An account of public charities in England and Wales, abridged from the reports of His Majesty's commissioners on charitable foundations, with notes and comments / by the editor of "The cabinet lawyer" [i.e. John Wade].

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AN

ACCOUNT

OF

PUBLIC CHARITIES

IN

ENGLAND AND WALES,

ABRIDGED FROM THE

REPORTS OF HIS MAJESTY'S COMMISSIONERS

ON

Charitable Foundations,

WITH NOTES AND COMMENTS.

BY THE EDITOR OF "THE CABINET LAWYER."

"It is absolutely necessary that it should be perfectly understood, that charity-estates, all over the kingdom, are dealt with in a manner most grossly improvident; amounting to the most direct breach of trust."—Lord ELDON, Chancellor, 13 *Ves.* 580.

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HAVING arrived at the end of the volume, it appears advisable to defer the completion of the work until the Commissioners have finished their inquiries. It is desirable our abridgement should not extend to an unpurchaseable size, and in order to keep it within the limits announced, it is necessary that we should have the whole of the Reports before us: besides, as the Commissioners rarely conclude their account of a city or place in one report, but carry it on at intervals through several volumes, without any intimation that their inquiries are to be continued, we have no means of arranging the details under separate local divisions, as it is desirable should be done, till we have ascertained their investigations are finally concluded. So far as we have gone, we have, with two or three exceptions, completed the account of the charities of the cities, towns, and corporate bodies we have entered upon, and this has been a task of no small difficulty, owing to the desultory manner in which the important materials of the original documents have been put together.

The present volume will afford a good insight into the results of the national inquiry now in progress, and also

into the origin and management of the numerous charitable donations scattered through the country. We have, in all cases, been particular in stating the amount and situation of the trust-property; and, in addition to our own observations, have carefully inserted the suggestions made by the Commissioners for improving its future application. It is satisfactory to think that the popular mode of publication adopted has been productive of many beneficial effects, both in the metropolis and in the country; and, when the work is complete, it will, of itself, we should think, form a salutary check against future negligence and malversation.

We have in many cases found it expedient to adopt an arrangement different from that in the original reports, but though our arrangement is different, we have not omitted to notice any charity reported by the Commissioners, except in the few instances of which we have not yet been able to complete the exposition.

J. W.

December 21*st*, 1827.

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INTRODUCTION.

THERE is no subject in our domestic polity, on which so little authentic information has been communicated as PUBLIC CHARITIES.

For the elucidation of the national history, and even the topography of the country, almost every source of intelligence has been thrown open; but of the numerous charitable foundations, scattered in every district of the kingdom,—of the amount of their revenues,—the purposes for which they were intended, and those to which they are applied, no precise knowledge could be obtained. It was a sealed volume, into which the parties really interested were denied access, and of which those only whose business was to administer, not to consume, had the perusal and interpretation.

Like some other discoveries, it is more to accident than design that we are indebted for the first intimation of the state of charitable property, and for the opportunity now afforded for elucidating this obscure branch of public statistics. The first glimpse of light proceeded from the Education-Committee, in 1816: this Committee was appointed to inquire into the provisions for the education of the poor in the Metropolis; in the course of these inquiries, it was incidentally disclosed that many rich endowments, appropriated to the instruction and maintenance of the opulent, were, by the ordinances of the founders, designed for the benefit of the indigent classes. It was discovered that the property left for charitable uses—for the education, clothing, and subsistence of the POOR—was of immense amount; that the great mass of this property was in the hands of the Clergy, the Aristocracy, and Corporate Bodies; that much of it was consumed in political intrigue, or applied to purposes of mere per-

sonal indulgence and emolument; and that, in very few instances were the funds so economically administered, the objects of the charity so numerous, and the benefits generally derived so extensive, as the benevolence of the donors intended, and the present ample amount of the revenues afforded the means to accomplish.

From this period public attention has been anxiously fixed on the state of Public Charities, but although a considerable time has elapsed, nothing has been published, to gratify the interest excited, by the disclosures of the Education-Committee. In consequence, however, of these disclosures, aided by the powerful efforts of Mr. Brougham, measures were adopted for more closely investigating the management of charitable donations. By the 58 Geo. III. c. 91, commissioners were appointed for the purpose; the powers of this act were augmented by the 59 Geo. III. c. 81, and the provisions of both further continued, for four years, by the 4 Geo. IV. c. 58. Under the authority of these different acts, the inquiry, for the last six years, has been pursued; the results have been annually reported to Parliament, and it is from them the facts and details of the present publication will be digested and arranged.

Something of this kind appeared necessary, to give practical utility to the labours of the Commissioners. Without a general knowledge of the abuses which exist, it cannot be expected the feeling and attention will be excited, which are essential to obtain an efficient and adequate remedy. From the parliamentary reports, alone, such knowledge can never be obtained. In condensing their results, we have endeavoured to bring the details, which refer to a particular district or subject, under a separate head or section,—to state shortly and clearly the principal facts relating to each endowment,—the name of the founder,—the nature and object of the charity,—the amount of the revenue, and the mode of its expenditure. At the conclusion, and sometimes at the commencement, such observations are introduced as appeared likely to be useful or elucidatory. For the facts, the Commissioners are alone responsible; the observations are our own.

It would have been easy to expand the account of different charities from other sources; but, as the value of the work must depend greatly on the accuracy of the details, we preferred confining ourselves to the statements of the Commissioners. At best, such matter would have been only apocryphal, whereas, the facts, as they now stand, rest on official authority: whatever notes and illus-

trations have been introduced have been separated from the context, under the head of "*Observations.*"

At the conclusion we shall give an alphabetical and classified index of the different charities; specifying, also, the volume and page of the report from which the account is abstracted. This will be useful for two purposes; it will afford the means of verifying our statements, by a reference to the original documents, as well as for turning to the Reports, by those who may desire more ample information than our limits would permit.

Nearly all charitable donations may be divided into two classes; those in *land* and those in *money*. The former are the most important; the value of land, in many cases, having risen ten and one hundred fold, and, consequently, our account of them is more copious; the latter, being fixed payments, are the same now as when first bequeathed, unless where arrears have accumulated, and the interest of them has been added to the original bequest. This division we have observed, when it was possible, in giving an account of the charities of a corporation, company, or parish.

The subject must shortly be one of intense public interest and legislative enactment; as a preparation for which, the present publication will form a seasonable and useful introduction.

But, independently of any public measures that may be adopted, the inquiry itself presents many points of interest and attraction. The Commissioners have had access to all the ancient documents, titles, charters, and grants, by which public charities were founded; they exhibit an interesting picture of ancient manners, feelings, and superstitions, and forming, as it does, the first and only authentic account of the foundation of ancient grammar-schools, colleges, almshouses, and hospitals, it is an invaluable and novel appendage to our domestic history. As a mere historical record, therefore, the work possesses high claims to attention, independent of the exposition it affords of an immense mass of property, in a singular state of abuse and perversion. Since the Reformation, nothing has appeared of analogous interest, and, in a period distinguished for research and intellectual activity, it is a matter of no small surprise that it has been so long neglected. It is true, till the present inquiry was instituted, there was no law empowering any one to investigate the management of charitable foundations, and the parties implicated therein had too obvious an interest in concealment to come forward with voluntary disclosures.

At first, the Commissioners were fourteen; by a subsequent act,

the number was increased to twenty, of whom ten, not in Parliament, receive salaries of £1000 each, and £8000 is yearly allowed for secretaries, messengers, and travelling expenses. They are divided into boards, each board, by examinations on the spot, investigating the charities of a particular parish, town, district, or corporation; and the labours of the whole have been generally comprised in two tolerably large annual volumes. Their powers extend to all estates, funds, and donations, of whatever kind, left for charitable uses: they may summons whoever they deem necessary to the ends of the inquiry, and demand the production of any deed, writing, or document. They may examine on oath, and are themselves sworn "faithfully, impartially, and truly," to execute the several powers of the acts by which they are created.

With certain exceptions, which I shall mention, these powers extend to all charitable endowments in England and Wales. 1. The Universities of Oxford and Cambridge; the Colleges of Westminster, Eton, and Winchester; the Schools of Harrow and Rugby; and the Corporation of the Trinity-House, are exempt. 2. All charities having special visitors, governors, or officers appointed by the founder; in the latter case, however, such charities must be specially reported to Parliament. 3. And, lastly, charities instituted for the benefit of Jews and Quakers, as well as those wholly or principally supported by voluntary subscriptions, are exempt.

As some of the most flagrant cases of abuse are known to exist under the first and second classes of exemption, it is to be hoped the jurisdiction of the Commissioners will be hereafter extended to their investigation. At all events, the reader will not have much cause for regret: enough, on a preceding occasion, had been disclosed to afford a tolerable insight into the nature of these foundations, and this information we shall condense in an Appendix, so as to complete the survey of all charitable endowments throughout the country.

Since the publication of Mr. Brougham's "Letter to Sir Samuel Romilly, on the Abuse of Public Charities," we have been enabled, from the last returns under the Property-Tax, to obtain more correct information on the annual value of charitable donations in England and Wales. It is on these returns the subjoined statement is founded.

REVENUE OF PUBLIC CHARITIES.

STATEMENT of the Annual Revenue derived from Public Charities in the several Counties of England, distinguishing the Amount of Rents and Profits of Messuages, Lands, Tenements, and Hereditaments; and the Amount of Dividends belonging to any Corporation or Society of Persons, or of any Trust for Charitable Purposes.

COUNTY.	Amount of Rents and Profits of Messuages, Lands, Tenements, and Hereditaments.			Amount of Dividends from Funded Property.			Total Annual Amount.		
	£	s.	d.	£	s.	d.	£	s.	d.
Bedford	9,308	4	8	804	0	8	10,112	5	4
Berks	9,307	18	0	2,620	19	5	11,928	17	5
Buckingham	6,472	6	9	1,007	1	7	7,479	8	4
Cambridge	4,405	18	8	1,012	0	10	5,417	19	6
Chester	3,012	9	8	1,275	16	9	4,288	6	5
Cornwall	346	0	6	400	18	0	746	18	6
Cumberland	1,211	7	10	582	7	1	1,793	14	11
Derby	5,657	11	9	718	1	4	6,375	13	1
Devon	7,096	11	4	4,577	10	6	11,674	1	10
Dorset	5,437	5	0	415	17	4	5,853	2	4
Durham	11,610	18	5	1,577	13	8	13,188	12	1
Essex	7,834	0	11	1,584	17	10	9,418	18	9
Gloucester	6,774	13	1	2,055	14	8	9,830	7	9
Hereford	3,372	12	3	3,409	19	1	6,782	11	4
Hertford	3,245	4	9	1,131	11	9	4,376	16	4
Huntingdon	1,204	18	3	209	4	4	1,414	2	7
Kent	73,031	12	10	130,408	5	11	203,439	18	9
Lancaster	19,053	4	5	2,998	15	5	22,051	19	10
Leicester	8,372	6	1	1,228	18	10	9,601	4	11
Lincoln	12,085	3	1	1,113	10	8	13,198	13	9
London (City of)	102,687	12	9	35,896	19	8	138,583	12	5
Middlesex	53,948	3	10	135,962	3	11	189,910	7	9
Westminster	11,112	9	4	4,919	5	0	16,031	14	4
Monmouth	689	13	0	39	0	0	728	13	0
Norfolk	13,274	2	10	3,217	7	6	16,491	10	4
Northampton	9,938	4	11	947	7	3	10,885	12	2
Northumberland	2,041	1	6	538	0	8	2,579	2	12
Nottingham	5,328	1	0	1,461	14	7	6,789	15	7
Oxford	4,028	13	6	3,726	18	6	7,755	11	0
Rutland	3,903	3	4	52	17	10	3,956	1	2
Salop	6,447	17	11	1,416	10	1	7,864	7	0
Somerset	14,012	10	11	9,291	1	11	23,303	12	10
Southampton	1,802	12	4	2,536	18	7	5,339	10	11
Stafford	7,620	5	1	2,468	18	5	10,089	3	6
Suffolk	13,614	18	0	1,381	16	2	14,996	14	2
Surrey	59,790	10	0	6,274	14	9	66,065	4	9
Sussex	2,563	13	11	815	6	9	3,379	0	4
Warwick	19,642	1	6	1,607	7	2	21,249	8	8
Westmorland	1,792	11	7	215	15	5	2,008	7	0
Wilts	6,038	8	9	2,364	2	1	8,402	10	10
Worcester	6,559	15	7	529	16	0	7,089	11	7
York	40,536	0	4	8,390	3	1	48,926	3	5
TOTAL	£588,213	0	2	£384,183	10	10	£972,396	11	0

The annual value of charities, in Wales, from land is £1,991 : 0 : 9; from dividends £1,528 : 13 : 2. Total, Wales, £3,519 : 13 : 11.

The annual value of charities, in Scotland, from land is £44,750 : 19 : 9; from dividends £8326 : 4 : 2. Total, Scotland, £53,077 : 3 : 11.

RECAPITULATION.

England	£972,396	11	0
Wales	3,519	13	11
Scotland	53,077	3	11
Great Britain	£1,028,993	8	10

This is the annual revenue from charities in Great Britain, which was exempt from the Income-Tax; and, consequently, actually received. It may be more, but cannot be less than this sum. The yearly revenue of the monasteries and religious houses, of every description, in England, dissolved at the Reformation, is never estimated higher than £140,784. The present income, from charities in England only, is £972,396. So that, after all the exaggerated statements of the wealth of the religious orders, prior to their dissolution, it appears that the whole annual income they received was little more than one-seventh the sum now yearly received from the charitable foundations in England.

If the sum of £1,028,993 be actually received from public charities, the revenue which *might* be obtained, under a different system of management, we shall not attempt to estimate. It could hardly fall short of TWO MILLIONS annually. Of the £972,396 received from charities in England, £588,213, or about three-fifths of the whole, is derived from real property. This immense estate is in the hands of trustees, and we all know how trust-property is generally administered. Almost every one, in his own vicinity, is familiar with instances of waste, abuse, and negligence in the management of charity-estates. In a few cases, the powers of the trustees do not admit of the most advantageous management of the property; in others, the trustees, or their friends, have become the lessees, at a nominal rent, of the trust-property; again, the examples are numerous where the property has been so long held, and on such easy terms, by the trustees, that they are generally considered, by themselves and others, as the real proprietors. Of these matters we shall find abundant illustrations as we proceed.

When the Commissioners have completed their survey of the estate of the poor, an important inquiry will arise as to the best mode in which it can be hereafter administered. Ought it to be applied to the support of a general system of education—to the mitigation of the poor-rates—to an extended plan of emigration—or to the liquidation of the national debt? The evils of ignorance were so apparent to our ancestors that much of their posthumous benevolence was intended to provide gratuitous instruction for the People; a part was intended for clothing; the rest for food. The design of the whole, however, was to BETTER *the condition of the poor*. After examining the ancient statutes, charters, and titles of endowment, this conclusion can no longer be contested. It is the tenure by which almost every charitable donation is held, and from which even our national universities are not exempt. Indeed, it would be absurd to suppose that men, who, in their latter moments, were actuated by feelings of piety and humanity, should, in forgetfulness of the poor, be only desirous of augmenting the means and superfluities of the rich.

Having endeavoured to give an outline of the arrangement, and of the importance and value of charitable property, we have little more to add by way of introduction. When the reader has gone through the subsequent exposition, we shall have some further reflections to offer on the subject; as, also, on the the mode in which the Commissioners have executed their task. At present, we have only one remark to make. We observe, after the four first reports, Parliament has suppressed the *minutes of evidence*. This, we think, is to be lamented. As documental proof, the minutes of evidence were as valuable, or perhaps more so, than the reports themselves. We hope the old practice will be resumed, or, at all events, that they are to be printed.

J. W.

December 20th, 1826.

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In order to judge of the value of money-legacies and other sums, left at different times, and mentioned in the course of the following work, it is necessary to regard the relative value of money at different periods. To assist the reader, in this respect, the subjoined table is added. It is prepared from Appendices VIII. and IX. in vol. iii. of Sir. F. Eden's "History of the Poor." It is not necessary the table should include a longer period, because the interval from the Conquest to the year 1601 embraces the time when most Public Charities were founded. Since the 43d of Elizabeth, too, there has been no alteration either in the standard fineness or weight of the £1 sterling of 20*s*.

The price of wheat is in the money of the time, as nearly as can be ascertained.

TABLE OF THE RELATIVE VALUE OF MONEY AT DIFFERENT PERIODS.

	YEARS.	Value of £1 Sterling in present money.	Price of Wheat.
		£ *s.* *d.*	£ *s.* *d.*
Conquest.	1066	2 18 1½	0 0 4
28 Edw. I.	1300	2 17 5	0 6 5
18 Edw. III.	1344	2 12 5½	0 3 8
20 Edw. III.	1346	2 11 8	0 4 6
27 Edw. III.	1353	2 6 6	0 6 8
13 Henry IV.	1412	1 18 9	0 4 4
4 Edw. IV.	1464	1 11 0	0 6 8
18 Henry VIII.	1527	1 7 6¾	0 15 0
34 Henry VIII.	1543	1 3 3¼	1 0 0
36 Henry VIII.	1545	0 13 11½	0 18 8
37 Henry VIII.	1546	0 9 3¾	———
3 Edw. VI.	1549	0 9 3¾	0 13 4
5 Edw. VI.	1551	0 4 7¾	0 8 0
6 Edw. VI.	1552	1 0 6¾	1 1 0
1 Mary.	1553	1 0 5¾	0 8 0
2 Elizabeth.	1560	1 0 8	0 16 0
43 Elizabeth.	1601	1 0 0	1 7 0

ACCOUNT

OF

Public Charities

IN

ENGLAND AND WALES.

CHARITIES OF THE METROPOLIS.

Chartered Companies.

EXPLANATIONS ON THE CITY COMPANIES.

As we shall commence our exposition with an account of the Public Charities under the management of the City Companies, it may be useful to readers in the country, and to many residing in the metropolis, to premise a few explanations on the constitution and nature of these privileged bodies.

The several professions and trades exercised in the City of London are incorporated into distinct fraternities, governed by their own officers and by-laws. The number of Companies is ninety-one. They mostly consist of a livery and freemen, governed by a master, wardens, and court of assistants. Persons exercising any trade within the City, not free of one of these Companies, are liable to penalties.

The freedom of the City may be acquired four several ways. 1st. By serving an apprenticeship. 2d. By birth, as a freeman's son. 3d. By fine and ransom, by order of the Court of Common Council. 4th. And lastly, by presentation from the City, as a mark of respect or gratitude for distinguished public services. Some Companies have not the privilege of making their members free of the City; such are the Companies of Surgeons, Porters, and Watermen. The livery is chosen from among the freemen of their respective Companies. They are a numerous and respectable body, and enjoy important privileges; such as electing the members of parliament for the City, lord-mayor, chamberlain, and principal city officers. Refusing to serve on the livery subjects to a penalty, unless reasonable cause can be shewn to the contrary. A fine is payable by each person on taking up his livery, varying in different Companies from £3 to £50.

Some Companies are merely such by prescription, and are not incorporated either by charter or act of parliament. Others have no livery; all that remains of them is the permanent staff, generally on full pay, consisting of the master, wardens, and assistants. Such are the Horners, Basket-makers,

Woolmen, Paviours, and Spectacle-makers. Two of these Companies have no charter.

The different Companies were all at first instituted for the benefit of trade. Exclusive privileges were granted to them that they might perfect themselves in their respective mysteries or occupations, that the public might be guarded against fraud and adulteration, and not suffer from the knavery or unskilfulness of workmen and traders. These duties have fallen into disuse: with the exception of the Apothecaries, Goldsmiths, and one or two more Companies, such surveillance is never exercised.

Indeed, as the Companies are now constituted, it is impossible such functions could be discharged; in many of them not a single member is of that trade which the name of the Company imports. This, I believe, is the case with the Mercers' Company, most of whom are merchants of the first class, bankers, and insurance-brokers. Like ancient bodies, generally, the duties have been suffered to expire, while the appropriation of the revenues, salaries, and fees have been carefully preserved or enormously augmented.

Nearly all the charitable funds in London are under the control and management of the City Companies. The annual value of these charities, even under the present system of administration, we have seen, amounts to £138,583 : 138 : 5. The property consists of manors and estates, messuages, tenements, church-livings, tithes of parishes, and of vast sums invested in the public funds. The objects for which this property was principally bequeathed were to feed, clothe, and educate the poor; to provide funds for apprenticing poor boys, for assisting young men commencing business with gratuitous loans, for erecting almshouses, and for relieving unfortunate debtors in confinement; in a word, for mitigating all the evils of life resulting from ignorance, age, penury, sickness, and misfortune.

The master, wardens, and assistants are the virtual disposers of this property; they have the letting of the lands and tenements; they contract for repairs, alterations, and improvements; they present to the livings, and receive the tithes and dividends. They also select the objects of the charity and interpret the will, deed, or letters patent by which it was created. The commonalty of the companies have no share in these functions; the power is engrossed by the parties mentioned, who elect themselves, forming a secret and perpetual conclave into which no one is admitted unless legitimately descended from the parent stock.

The Mercers' Company have the management of a considerable, but not the largest portion of charity-property in London. They usually rank the first among the twelve principal Companies, and the individuals composing it, from their wealth, influence, and politics, are considered the most potent in the City. It seems proper, therefore, to begin with the charities under the management of this Company, of which the Commissioners have furnished ample details, in the sixth volume of their reports. Some charities under the controul of the Company are detailed in the preceding volumes; these we have included, inserting the volume and page from which our account is abridged.

One fact occurs in the history of the Mercers' Company which it is proper to notice, in order to comprehend the situation of that division of the charitable funds under the denomination of "Money-Legacy-Charities."

From two petitions presented to the House of Commons, by the Company, in the years 1746 and 1747, it appears that, in the reign of Charles I. the Company had lent large sums to Government and the City of London, and that afterwards they had incurred large expenses, as joint devisees, with the City of London, of Sir. Thomas Gresham's estates, in rebuilding, upon ground purchased for the purpose, the Exchange, which formed part of the Gresham property, and which had been burnt down in the great fire, in 1666; for which purpose they had not only applied several large sums given them for

charitable purposes, but had incurred a considerable debt; that, with a view of replacing these sums and discharging their debt, they adopted a plan, suggested by the Rev. Dr. Asheton, for receiving subscriptions, for granting annuities, at the rate of 30 per cent. to the widows of clergymen and others, to commence after the death of the subscribers; but which plan, far from relieving, had so encreased their difficulties, that, in 1745, they found themselves indebted £100,000, and liable to the payment of annuities to the amount of £9,720 a year, with an income of little more than £4,000.

Upon application to Parliament, by the above-mentioned petitions, assistance was afforded them, by empowering them to let their trust-estates, on building and repairing leases, to issue bonds, payable by a lottery, drawn in their hall, and by a grant of £3,000 a year, for thirty-five years, out of the duty on coals imported into the port of London.

These aids were insufficient to restore the finances of the Company, and for some years prior to 1763 they were compelled to suspend the payment of their Money-Legacies, when the statute 4th George III. passed, allowing them to apply the £3,000, granted by the 31st George II., to liquidate the arrears which had accumulated.

In 1768 the Company adopted the resolution of investing in Old South Sea Annuities the arrears of the Money-Legacies unpaid, and which had accumulated in the preceding eighteen years; the dividends of the arrears so invested have been since added to the annual payments, on the several Money-Legacy-Charities. This occasions an augmentation of the present amount above the original grant, as will be remarked in several instances that follow.

Mercers' Company.

LANDED CHARITIES.

ST. PAUL'S SCHOOL.

THIS School, situated in London, was founded by Dr. John Colet, dean of St. Paul's, in the beginning of the reign of Henry VIII.

From an ancient book, in the possession of the Mercers' Company, entitled "Evidences of Dean Colet's Lands," containing copies of the title-deeds and documents, relative to the property with which Dean Colet endowed the School, and to which book is prefixed a preface purporting to be written by himself, it appears that the building of the School, at the east-end of St. Paul's Church Yard, was begun in 1508, and finished in 1512; that, in 1511, the Dean applied to the Crown for license to convey lands, in Buckinghamshire, consisting of divers manors, messuages, and rents, in trust, to the wardens and commonalty of the Company, for the support of the said School, for the instructing of boys, "in good manners and literature," and for maintaining one master and one or two ushers, according to the ordinances of the Dean, hereafter to be made.

The lands conveyed by this grant, consisted of 1965 acres, of arable, pasture, and meadow land, and thirty acres of wood-land; and the annual rent then derived from the land was £55 : 14 : 10½. This may be considered as the original endowment of the School, and constituted, for several years, its only revenue.

Subsequent benefactions, by Dean Colet, were added to the foundation.

First, he gave seventeen cottages and seventy-five acres of land, situate in the manor of

Stepney; six of these cottages, with gardens, being in the north-side of Aldgate-street.

Secondly, by deed, A.D. 1517, he granted the manor of Barton, in Cambridgeshire, with other lands in the same county; also, the messuages and premises in the town of Colchester, in Essex, with 108 acres of land, the moor, marsh, and fishing wears; also the lands, tenements, and fisheries formerly belonging to Thomas Cooke, knight.

Thirdly, by will, dated 10th June, 1515, he granted for his School, 1. A messuage and shop, in Soper's Lane, in the parish of St. Pancras, and two tenements in the parishes of St. Mary Colechurch and St. Mary at Bow. 2. Two messuages, in the parish of St. Magnus, in the ward of Bridge. 3. The grammar-school and appurtenances, built by him. 4. His grammar-house, lately called Poule's house, and four shops under it. 5. Two messuages, in the Old Change, London. 6. And, lastly, six tenements, in the parish of St. George, Pudding-lane, in the ward of Billingsgate.

The Company came into the entire possession of the Dean's property, in 1524, five years after his death, at which time it produced an income of £122 : 0 : 11.

PRESENT STATE OF THE PROPERTY.

In attempting to identify the estates, now constituting the School property, the Commissioners encountered considerable difficulty. The names of some of the places therein enumerated are lost, and other names are now found of places comprising part of the School property, which do not appear in the original grants. The extent, also, of the different premises in the possession of the Company, falls far short of the total number of acres specified in the original conveyances; while the quantity of land, in some places, exceeds the original amount. It appears, on the whole, that land, in England, in Dean Colet's day, was valued and estimated on the liberal scale it is at this time in the less cultivated parts of North America; and the Commissioners found that in the original grants, the different parcels of land were generally stated in round numbers, of 200, 100, or 60 acres.

Without, therefore, following the Commissioners through a detailed account of the present state of the school-property, it may be sufficient to mention that the annual income, now derived from the estates, is £5,252 : 2 : 11½.

In addition to this munificent revenue, from the endowment of Dean Colet, the School enjoys a valuable benefaction for the establishment of exhibitions at the university of Cambridge, under the will of viscount Campden, who devised for this purpose a moiety of the tithes of several parishes, in Northumberland. The net average receipt from this source, together with interest on savings, is £1,000 : 4 : 8, making the total revenue of St. Paul's School £6,252 : 7 : 7½.

In 1804, it appeared from the accidental discovery of an old cash-book, and some other investigations, to which this circumstance gave rise, that the Company was indebted to the School-estate, to the amount of £34,637 : 15. This debt had been incurred by the appropriation of

the surplus revenue of the School to those imprudent speculations, in loans and annuities, which have been already explained, and by which the Company lost immense sums. With the debt, so discovered, the Company charged themselves, and it is now in course of liquidation, by an annual payment of £1,000. £16,000 have already been invested in the public funds, leaving still to be discharged a balance of £18,637 : 15.

APPLICATION.

By the statutes of the School, drawn up by the founder, it is directed that there shall be taught in the School children of all nations and countries indifferently, to the number of 153; that, at the time of their admission, they shall be able to say their catechism, and to read and write competently, and that they shall be taught good literature, both Latin and Greek. No mode of admission is prescribed, nor is any thing said of the class of persons, whether rich or poor, from whom the scholars are to be selected. There are grounds of inference that the founder contemplated both. On the one hand, it is provided the children shall not use tallow candles in the School, but only wax candles, at the cost of their friends, which seems little compatible with the circumstances of poor children. On the other hand, it is directed, that each child, on admission, shall pay, once for ever, fourpence for entering his name, which sums the *poor scholar* shall have that sweeps the School; and other offices are directed to be done by a *poor child* of the School. The mode of education is the same as that of other grammar-schools expressed to be for poor children.

The high-master is to be chosen by the Mercers' Company; he is to be a man "hoole in bodie" and "lerned in good and cleane Latin literature, and also in Greke," to have his lodgings free, in the School-house, and to receive, for his wages, a mark a week, and a livery-gown of four nobles, "delivered in clothe;" the sur-master to be appointed by the high-master, and approved by the Company, and to receive for his wages 6*s.* 8*d.* a week, with a livery-gown of four nobles; the chaplain is to have, for wages, £8 a year, and a livery-gown of 26*s.* 8*d.*

The Company have full power to add to or diminish the statutes of the founder.

The management of the School-estate, and of the immediate concerns of the School, is vested in two officers, elected every year, from the members of the Company, called the surveyor-accountant and the assistant-surveyor. The master of the Company for the year is uniformly appointed surveyor-accountant, and the master of the Company next in succession to the mastership assistant-surveyor.

The number of scholars continues limited to 153. New scholars, as vacancies occur, are appointed by the surveyor-accountant for the year. On their admission they pay a shilling to the porter, which is the only charge they are put to, except for books and wax tapers; but the last, from the hours of attendance, are rarely required.

The education is entirely classical, similar in system to that of other large public schools. Once in the year there is a ge-

neral examination of the scholars, called the "*Apposition*," which lasts three or four days; after which rewards are given, and the distribution of exhibitions to the university determined.

In addition to the nine Campden exhibitions, of £100 each, the Company have appropriated £450 of the revenues of the School, to the establishment of nine other exhibitions, of £50 each, which latter are open to any college in either university.

The education in the School is now carried on by four masters —the high-master, sur-master, usher, and the assistant-master. The salary of the high-master is £600; the sur-master £300; the usher £220; the assistant £200; with sundry gratuities and allowances, for house-rent, gown, &c.; making the total amount of the salaries and emoluments of the masters £1,513 : 13 : 4 per annum.

Among other items of expenditure in the School, during the past year, the following are the most remarkable:

Pension to the late high-master, Dr. Roberts..	£1000	0	0
Salaries and gratuities to the Clerk of the Company £121, Accountant £40, Beadle £20 ..	181	0	0
Exhibitions.....	425	0	0
Courts and Committees.....	287	14	0
Apposition-Dinner.....	229	9	0
Law-Agency	129	19	8
Examiners at the Apposition	52	10	0
Senior Scholar (present on going to College)..	31	10	0
Present to Scholar distinguished at the University.....	25	0	0

The remaining expenses make the total disbursements of the year £6,207 : 3 : 0½.

The large pension to the late high-master is ascribed to his long services, and as a compensation for house-rent, with the privilege he enjoyed of taking boarders from among the scholars.

The payment to "Courts and Committees" is thus explained: when the court of assistants of the Mercers' Company, or committees appointed by that court, are summoned, it is customary, in order to secure a sufficient number for the despatch of business, to pay a sum of money to each member who attends. This custom prevails for courts and committees summoned for the especial business of St. Paul's School. In the latter case, the sum paid to each member is one guinea; in other cases, the sum paid out of the Company's fund is larger.

The sum of £229 : 9, expended at the "Apposition Dinner," is certainly not compatible with the economical provisions of the founder, who, by a clause in the statutes, directs that, on the day appointed for the audit of the accounts, there "*shall be an assembly and a* LITTELL DINNER *ordeyned by the surveyors, not exceeding the pryce of* FOWER NOBLES!"

The Commissioners think that the celebrity of the School is maintained, and its utility promoted by the examinations, recitations, and other ceremonials, which take place at the annual festival. They, however, cannot conclude without remarking, "that there is in the general management of the funds of the

School a character of liberality, into which the members have been naturally led, by finding themselves possessed of resources more than adequate to the strict maintenance of the limited establishment appointed by the founder." A striking instance of this disposition to swell the expenditure to the limits of the income is then given. There are charges at different periods, the last of which was in 1818, and amounted to £222 : 8 for gold, to be employed in the fabrication of MEDALS, one of which is annually given to the accountant-surveyor, on his going out of office: the value of each medal is now about £20.

OBSERVATIONS.

Without observing exactly the smooth and silvery tones of the Commissioners, it is abundantly clear, there is great absurdity and profusion in the management of St. Paul's School, and which are wholly inconsistent with the economical and useful purposes intended by the founder. It is now admitted, the charity was intended for all who could avail themselves of it, whether rich or poor; why then should the benefits of this wealthy foundation, situated in the centre of the metropolis, be limited to the precise number of 153 scholars. The Company are invested with full authority to modify the statutes of the School, as the changes of the times may require. When the number 153 was fixed the income of the foundation was not one-fiftieth part of its present amount. That number was adopted by Dean Colet, because it equalled the number of *seats* in the old School of St. Paul's, and the number of seats was fixed because it answered to the number of fish taken by St. Peter, mentioned John, xxi. v. 11.* Such is the derivation of the statutable number.

But if the Company are scrupulous about violating the ordinances of the founder, it is strange they have already violated so many. The Dean ordained that, every morning, the children should be at the School by seven o'clock; that, thrice every day, prostrate, they should say their prayers; that, at Childermas-day they should "come to Paule's Church and heare the *Childe Bishop's* sermon, and after be at the *high-mass*." Are these things observed?

The statutes of St. Paul's School are venerated in the same way, we suspect, as those of the colleges of Eton and Winchester; just as much of them is observed as suits the interest of those having the management, the rest is given to the winds. On this principle the high-master's salary of a mark a week is interpreted to mean £613 per annum, besides gratuities; and the surmaster's salary of 6*s*. 8*d*. a week £300 per annum. From what part of the ordinances the annual gold medal to the accountant-surveyor or the medical fee of one guinea for attendance on committees is derived we have not been able to discover.

From the evidence of the present high-master, Dr. Sleath, (3d Report of the Education Committee, 1816, p. 176,) it appears the children mostly belong to the clergy, the professional gentlemen, and medical men in the neighbourhood, and to gentlemen in Doctors' Commons. It has been suggested, the instruction of the School should embrace reading, writing, and mathematics, but this plan has not yet been adopted. There certainly appears no just reason why the education of the School should be limited to the acquirement of Latin and Greek. Dean Colet contemplated no such restriction when he said, "*desiring nothynge more thanne* EDUCATION *and bringing uppe children in good manners and literature.*" Without deviating from the literal expression, education might be interpreted to include many other branches of knowledge beside an acquaintance with the learned languages.

* Knight's Life of Dean Colet, published 1724, page 361.

The profusion in the expenditure of the School seems wholly indefensible. There can be no doubt but the same number of boys might be taught Latin and Greek at a much less sum than is now paid in pension to the late high-master; but it is mostly thus in foundations under the management of corporate bodies; no efforts to economize or to multiply the objects of the charity. If there be a surplus revenue it is sure to be exhausted in the expenses of committees, law-agency, and surveyors' charges; in extra repairs and improvements; in ostentatious buildings; in luxurious feasting for the parties and their friends; and in pensions and gratuities. There is never too much—generally too little, and the charity in debt.

WHITTINGTON'S ALMSHOUSE.

In 1521, Sir Richard Whittington bequeathed his house, in the parish of St. Michael Paternoster Church Royal, London, and all his lands and tenements, in several parishes in London, for works of charity.

Pursuant to this will, his executor founded an Almshouse, for thirteen poor persons, ordaining the Lord-Mayor of London and his successors perpetual overseers of the charity, and the Mercers' Company conservators. The Almshouse thus founded, and which is called Whittington's Almshouse, (or, in some of the old documents, Whittington's College,) adjoins the church of St. Michael Paternoster. It is possessed of considerable property, which is under the management of the Mercers' Company; but the will of the founder appointing the Lord-Mayor of London, for the time being, *special visitor*, the Commissioners were precluded from examining into its amount and application.

OBSERVATION.

Although the Lord-Mayor is visitor of the charity, the report informs us that such visitatorial power has never been exercised. The same cause of special visitation precluded the Commissioners from inquiring into the benefactions of William Elkeyn, in 1597; Edward Barkley, in 1601; Samuel Goldsmith, in 1647; also of Sir John Allen, Humphrey Baskerfield, and Richard Barnes; all of whom devised property to the almspeople of Whittington College.

DAUNTSEY CHARITIES.

I. COAL-CHARITY.

In 1542, Alderman William Dauntsey left to the Company £200, to be lent to four young men of the Company, £50 each, for seven years; for the loan of which they were to give one load of coals; whereof two loads were to be given to poor householders and poor people in the parish of St. Lawrence Jewry, and two loads to poor householders or poor people of the parish of St. Antholin's, Budge-row.

In satisfaction of this benefaction £26 : 10 is given in coals to the united parishes of St. Lawrence Jewry and St. Mary Magdalen, and an equal sum in money is paid to the parish officers of St. Antholin's, who manage the application of it.

These payments constitute a low rate of interest on the capital bequeathed, and are certainly inadequate to the value of the coal required to be provided; but they appear to be calculated on the price of coal at the time of the bequest.

II. SCHOOL AND ALMSHOUSE, WEST LAVINGTON, WILTS.

Alderman Dauntsey further directed, by will, dated 10th March, 1542, that his executors should purchase the vacant ground of the parish church of Allhallows, in Wiltshire, or land in West Lavington; that they should cause a house, called a church-house, a school-house, and eight chambers, to be built thereon; that the school should continue for ever, for children, to be taught at all convenient times; that one of the eight chambers should be for the shoolmaster, five should be for the habitations of five "poor aged and impotent men," and the remaining two chambers for two "honest aged poor women," to be called the beadmen and beadwomen of West Lavington.

The Alderman's brother, Ambrose Dauntsey, and his heirs were willed to appoint the schoolmaster, with a yearly stipend of £10; also, the five poor men, and two poor women of West Lavington, or if there should be not such poor persons in that parish, then to name others in the parishes of East Lavington, Little Cheverell, Tottern, Imber, Tibside, and of the Vise, to inhabit the said chambers. In failure of such appointments, by Ambrose Dauntsey or his heirs, within twenty days after a vacancy, the appointments to be in the vicar of West Lavington or his sufficient deputy.

For the execution of this will Alderman Dauntsey bequeathed to the Company all his messuages, lands, and tenements, in the City of London, (except the messuage he inhabited), conditioning they should pay the schoolmaster his £10 quarterly, and to the beadmen and beadwomen 10*s.* 10*d.* each, quarterly; with a proviso, in case of improper appointments, by his brother Ambrose or his heirs, the Company might displace the schoolmaster or poor persons, substituting others in their places.

By indenture, dated 20th October, 1553, it appears the executors of the Alderman purchased the vacant site, in West Lavington, above mentioned, built thereon a school-house and eight chambers; that his brother Ambrose named the schoolmaster, to teach grammar, and the seven poor persons; and that the Company entered into the messuages, lands, and tenements devised to them by the Alderman.

The deed covenants, among other things, that the Company shall uphold and repair, at their own cost, the school-house, church-house, chambers, and other buildings annexed.

It appears, from the books of the Company, when the property first came into their hands, in 1553, it consisted of the following premises, producing the annexed rents:—

Houses in Gracechurch-street	£18	0	8
Ditto in St. Peter's Yard, Church-alley ..	2	16	4
Ditto in Offele-alley	9	17	4
Ditto in St. Antholin's parish.....	10	3	4
Ditto in St. Thomas Apostle	6	10	8
	£47	8	4

The premises now possessed by the Company, under this devise, are the following; four houses, Nos. 3, 4, 5, and 6, in Gracechurch-street; five houses in Corbet-court, Nos. 1, 3, 4, and 5, and another, not numbered, occupied by William Rawson; a house, the sign of the Wool Pack, (not "Wheat Sheaf," as stated in the Report,) in St. Peter's Alley, Cornhill; part of a house in Queen-street, Cheapside, the corner of Watling-street, occupied by George Miller, the remainder of which belongs to Christ's Hospital; two houses, Nos. 42 and 43, in Watling-street; and three, Nos. 19, 20, and 21, and five others, not numbered, on lease to John Walters, in Maidenhead-court, in the parish of Little St. Thomas Apostle.

The rents received for these twenty-one houses, amounts to £1,060 per annum.

In consequence of a suit instituted, against the Company, by Sir John Danvers, in right of his wife, the heiress of the Dauntseys, it was ordered, by a decree of the court of Chancery, that the Company, in future, should pay for the schoolmaster and almspeople £60 per annum; stipulating, however, that the Company should not be called upon, by the plaintiff or his heirs, for any further advancement, whatever might be the future improvement of the charity-estate.

The payment of £60 a year continued till 1801, when gratuities were added by the Company of £30 to the master, and £45 to the almspeople; in 1803, at which time the rental had increased to £600, these gratuities were increased and made permanent additions of £70 a year to the schoolmaster's salary and £91 a year to the allowances to the almspeople, making the whole annual payment to the charity £221.

In 1810, the almshouses were rebuilt and the school repaired, at the cost of £1,196 : 9 : 3; and, in 1813, some additions were made to the buildings, amounting to £217 : 12. The charges for rebuilding, repairs, and incidental expenses, for eighteen years, from 1803, amounted, on the average, to £90 : 5 per annum. The buildings now consist of the almshouse, containing a sitting-room, bed-chamber, and buttery for each of the seven inhabitants; and one common apartment for brewing, baking, and washing; and of a school-room and apartments for the master, separate from the almshouse.

The school is free to all boys of the parish of West Lavington, who are received into it upon application to the master, without special appointment. There are at present thirty-four free scholars; they are taught the church catechism, reading, writing, arithmetic, and grammar. If scholars attend from other parishes they pay for their education. The master is a clergyman.

The almspeople are selected from the poor of West Lavington, which parish is always able to furnish a sufficient number.

The right of appointing the schoolmaster and almspeople has been long exercised by the family of the Duke of Marlborough, as lords of the manor, and owners of the manor-house and estate, formerly belonging to the Dauntseys, and which are now the property of Lord Churchill. It does not appear upon what ground the right of nomination is considered annexed to that

property. No such provision is found in the registry of the will, at Doctors' Commons, where the nomination, as above stated, appears to be given to Ambrose Dauntsey and his heirs.

OBSERVATION.

The surplus funds of this charity, appropriated by the Mercers' Company, must be considerable. The annual rental being £1,060, and the payment to the charity only £221: there is a yearly accumulating fund of £839. In 1803 the rental amounted to £600; as this was annually augmenting we may take the average, for the last eighteen years, at £830, during which the annual expenditure for maintaining the charity, for rebuilding the almshouses, repairs, &c. was only £311 : 5; so that the yearly saving was £518 : 15; amounting, in eighteen years, to £9,337 : 10.

What the saving amounted to, including interest, in the century and a half prior to 1803, I forbear to estimate; it must have been very great, and I hope the Company can give a good account of its application. I hope that the funds of this charity, like many others, will be found not to have been consumed in objects foreign to the intentions of the donors; that they have not been wasted in sumptuous Pitt dinners, in ostentatious entertainments to the members of the Holy Alliance, nor in magnificent embellishments of their halls, making them more like palaces than buildings appropriated to the occasional meetings of industrious tradesmen.

At present the objects of the charity might be extended without deviating materially from the will of the testator. He directed that, in case of a lack of poor people in West Lavington, the number might be made up from the parishes of East Lavington, Little Cheverell, &c. Why not extend the benefits of the School to these parishes? but even this would not consume the ample surplus revenue. Like all landed bequests the revenue of the Dauntsey charity has augmented so greatly beyond the expenditure, that nothing short of an act of the legislature would sufficiently extend the objects of its application, so as beneficially to consume the present income.

LADY JOAN BRADBURY'S CHARITY.

In the reign of Henry VIII. the Company were empowered, by letters patent, to receive lands, to the value of £20 a year, from Dame Joan Bradbury; and, in pursuance of which the Bishop of Norwich granted to the Company twenty-nine acres of land, in the parish of Mary-le-bone; twenty acres of land, forty acres of meadow, and sixty acres of pasture, in the city of Westminster, and in the parishes of St. Giles and St. Martin in the Fields, to the annual value of £13 : 6 : 8, in part of the said £20 a year, granted by Lady Bradbury, for the maintenance of certain *superstitious uses*, in the church of St. Stephen's, Coleman-street: the Company are, also, to pay 30*s.* a year, *in coals*, among the poor householders and inhabitants of the said parish, within ten days next before or after Christmas.

In what manner this property was dealt with after the suppression of the *superstitious uses* charged upon it, is involved in obscurity, and the Commissioners, in their Report, say, "it does not seem material, on the present occasion, to be ascertained." There remains of it, in the Company's possession, about eight acres and a half, forming the north of Long-Acre and the adjacent street.

The 30*s.* a year, which there appears no reason to consider in any other light than as a fixed charge upon the property, is not distributed *in coals*, but is paid by the Company, to the parish officers of St. Stephen's, Cole-

man-street, and is carried by them to the general poor account. No reason is assigned for this conversion of the charity, nor its application to a diminution of the poor assessment of the parish.

ROBERT CHERTSEY'S GIFT.

Robert Chertsey, citizen and mercer, left, in 1555, all his messuages, tenements, and houses, in the parish of St. James, Garlick-hithe, in London, after the death of his wife, to the Company, on condition they should, weekly, for ever, give to three poor householders, being free of the Company, to each 7*d*. Sevenpence is weekly paid to each of three poor widows of freemen of the Company.

OBSERVATION.

The present value of the Chertsey estate must be considerable; but the Commissioners have failed to give more particulars than those stated. The Company has adhered strictly to the *letter* of the testament, neither increasing the number of charitable objects nor the weekly pittance they receive, notwithstanding any change in the value of the property.

LADY GRESHAM'S GIFT.

By deed, dated 30th September, 1560, Dame Isabell Gresham, widow of Sir Richard Gresham, provided that, after her death, a messuage, in Milk-street, in which she then dwelt, and five other tenements, whereof four were in the parish of St. Lawrence, and one in the parish of St. Nicholas, Wood-street, should be left, in trust, to the Mercers' Company; conditioning that they should distribute the rents of the estate as follows: namely, that they should, yearly, between the 1st and 20th of December, pay £9 : 10 to poor householders of the parishes of St. Lawrence, Jewry; St. Mary, Aldermanbury; and St. Leonard, Foster-lane, 1*s*. 6*d*. to each householder, or, in coals, one sack or more, so far as the £9 : 10 might extend, allowing the renter-warden to retain 6*s*. 8*d*. for his trouble, and the clerk of the Company, 3*s*. 4*d*. out of the £9 : 10.

From the book kept by the renter-warden it appears the rents of these premises were first received, by the Company, in 1566, and amounted to £14 : 1 : 3 out of which the charitable proportions assigned by the donor were paid.

The premises, at the present time, consist of three houses in Milk-street, and six houses in Lad-lane. The rents have progressively increased. From 1566 to 1600, their amount continued the same. In 1601 they were raised from £14 : 1 : 3 to £18 : in

1667	to	£ 23	10
1743	to	195	0
1763	to	221	0
1773	to	251	10
1783	to	283	15
1793	to	313	0
1803	to	322	10
1810	to	430	0
1815	to	810	0
1819	to	902	0

During the whole of this time the annual payments of £3 to each of the three parishes, and of 6*s*. 8*d*. and 3*s*. 4*d*. to the renter-warden and clerk, have continued the same: the residue of the rents being carried to the general fund of the Company.

It appears, therefore, to have been always considered by the Company these valuable premises were given to them by Lady Gresham, subject only to

a fixed charge of £9 : 10, "although it is probable," add the Commissioners, "that, if she could have contemplated the great increase that has taken place in the value of her property, some provision would have been made by her for the extension of these charities, which were the principal object of her gift."—*Fourth Report*, p. 117.

SIR THOMAS GRESHAM.

Sir Thomas Gresham, 1575, left one moiety of his buildings, in London, called the Royal Exchange, and premises adjoining, to the mayor, commonalty, and citizens of London; conditioning, *first*, that they should choose four persons to read lectures on divinity, astronomy, music, and geometry, paying to each reader £50; *secondly*, that they should pay £53 : 6 : 8 unto eight almsfolk, whom they should appoint to inhabit his eight almshouses, in the parish of St. Peter-le-Poor; *thirdly*, that they should pay £50 for the relief of poor persons in the prisons of Newgate, Ludgate, the King's Bench, the Marshalsea, and Wood-street-compter.

The other moiety of his premises Sir Thomas left to the Mercers' Company; conditioning, *first*, that they should choose three persons to read lectures on law, physic, and rhetoric, paying to each reader £50; *secondly*, that they should, yearly, spend £100 in four dinners, for the *whole company*, in Mercers' Hall, on their quarter days, £25 each dinner; *thirdly*, that they should, yearly, pay to each of the five hospitals of Christ, St. Bartholomew, Bethlem, the hospital for the poor in Southwark, and the Poultry-compter, £10.

The eight almshouses Sir Thomas gave to the City of London; and his mansion-house, with garden, stables, and outbuildings, in the parish of St. Helen's, Bishopsgate, he gave to the City and Mercers' Company, jointly, for the use of the lecturers "to inhabit, study, and daily to read their several lectures." His will was, that no married man should be chosen a lecturer, nor continue on the foundation after he became married.

The City and Company came into possession of the Gresham property, in 1596, after the death of Lady Gresham. From that time it appears the trusts of the will were regularly performed: the seven lecturers were established in the mansion-house, in St. Helen's, which assumed the title of Gresham-College, and continued to deliver their lectures there, till the year 1768, when an act of parliament passed, whereby Gresham-College was annexed to the Crown, for the purpose of erecting an excise-office on the site; and an annuity of £500, payable out of the revenue of the excise, was granted to the City of London, and the Mercers' Company, in satisfaction of the premises; and it was enacted, that £50 a-year should be paid to each lecturer, in lieu of their apartments in the college, and that proper places should be provided for reading the lectures and the almspeople of the college. It was also enacted, that the lecturers should be allowed to marry.

Apartments have accordingly been appointed for reading the lectures over the south entrance of the Royal Exchange, consisting of a lecture-room and library, and an almshouse, contain-

ing eight dwelling rooms, has been erected, by the City, in Whitecross-street, for the habitation of the almsfolk.

The Royal Exchange, and the adjacent buildings, were burnt down in the great fire, in 1666, and were afterwards rebuilt on an enlarged scale, at the joint charge of the City and the Company, and at an expense of £58,962 for the building, and £7017 : 11 for the purchase of the additional ground.

The gross rental of this property is now	£5,580
Which, added to the annuity from the Excise.....	500
Makes the total income from the Gresham estate	£6,080

This is equally divided between the Corporation and the Company, making the produce of the Company's moiety, £3,040.

The general concerns of the charity are under the superintendance of a committee, called the Grand Gresham Committee; consisting of the lord-mayor, three aldermen, and eight common-councilmen on the part of the City; the master, three wardens, and eight senior members of the Mercers' Company on the part of Company; the former branch of the committee being appointed by the court of Common Council, the latter by the general court of the Company. The property is under the management of a sub-committee, appointed annually by the joint grand committee, to whose approval all their measures are subject. These committees hold their meetings in Mercers' Hall.

Of the seven lecturers, or, as they are usually termed, professors, those in divinity, astronomy, music, and geometry, are appointed by the grand committee on the City side; those in physic, civil law, and rhetoric, by the grand committee on the Mercers' side. Each receives £100 a-year, being £50 under the original endowment, and £50 under the act of 1768, in lieu of apartments. Lectures are delivered daily, in *term-time*, in the apartments over the Royal Exchange. Each of the six professors, beside the professor of music, lectures one day in the week, at twelve o'clock, in Latin, and at one o'clock, in English; and the music lecture is given, in addition, on Wednesdays, at two o'clock.

The payments now annually made out of the respective moieties of the Gresham estate are, by the City, £773 : 4; by the Mercers' Company, £340, making a total of £1113 : 4. Of this sum the lecturers alone receive £700.

OBSERVATION.

So far we have adhered closely to the facts stated by the Commissioners, and from which it might be inferred all was right in the management of the Gresham property, and there was no room for reform or improvement; we, however, can speak from a little experience of our own on that part of the subject which refers to the Gresham lectures.

About a twelvemonth since we were seized with a strong desire to hear a Gresham lecture; we had read of such things, but could never meet with one who could say he had actually heard such a discourse delivered. We attended at the appointed time and place. There were signs and finger-posts in abundance to guide the student in his way to the College, but, unfortunately, when we got to the top of the stairs our progress was arrested, the door being closed, and no appearance of any lecture that day. We repeated

our visits and always with the same result. At length we ventured to inquire, of one of the Change-keepers, why the lectures were not delivered as directed by Sir Thomas Gresham, and advertized by the Gresham Committee. He replied, no one ever attended to hear them, but it did sometimes happen the lecture-room was open and a discourse read there. This encouraged us to persevere, and on one occasion we were fortunate enough to detect a person peeping outside the door, when we immediately secured a lodgement in the interior. The lecture-room is well enough contrived for a small audience, but, like modern courts of justice, does not appear intended to encourage a numerous assemblage.

Shortly after the professor entered. The subject of the day was geometry, but not a particle of geometry did it contain. It related chiefly to the nature and properties of FIRE, and among other things we were told (for there were six persons, of both sexes, present) that fire was one of the four elements out of which all things were made and begotten. This we thought strange geometry; it might be geometry in Sir Thomas Gresham's time, but it certainly was not the sort of science understood by that term at the present day.

The truth seems to be, the professors have fairly read away their hearers, they have been standing still while all around them have been advancing. Like many others, similarly situated, their salaries were secure, and they did not feel obliged to court popular favour by keeping pace with the taste and improvement of the age. We suspect that the lectures, which are occasionally read there, are read from some ancient MSS. which, after escaping the great fire and other casualties, slumber in the archives of Gresham-college, and to which each lecturer regularly succeeds along with his professorship.

This, however, is not exactly as it should be, and it seemed to merit the more especial attention of the Commissioners; £700 a-year is too much to be thrown away in the occasional utterance of such nonsense as we have described. As it is, the seven professorships are mere sinecures, as gross as any that can be found in Church or State.

One means of renovating this well-meant endowment would be by giving greater publicity to the discourses delivered. The lectures are appointed to be read to the public, gratis; and we think if any of the public journals would depute part of their establishment to report the lectures, the subject-matter of them is such that, considering it is put forth in the centre of an enlightened metropolis, it would attract such attention as would ultimately lead to a salutary change and amendment.

TRINITY HOSPITAL, GREENWICH.

This charity was founded and incorporated in 1615, pursuant to the will of Henry, Earl of Northampton, and consists of a warden and twenty poor men, to be nominated, and, upon reasonable cause, removed by the Mercers' Company. By the will of the founder, twelve of the poor men are to be chosen out of Greenwich, and the remaining eight out of Shotesham, in Norfolk, where the Earl was born. Certain lands were devised for the maintenance of the foundation, and the Company superintend the management of the property, regulating the allowance to the almspeople and officers, but no part of the income passes through their hands. Twelve of the Company, of whom the two senior wardens and six assistants form always eight, are made *visitors* of the hospital, which they are required every year, on the Monday next after Trinity Monday, to inspect and regulate.

Under these circumstances the Commissioners deemed the Mercers' Company special visitors of Trinity Hospital, consequently they were precluded

from inquiring into the management of the charity by the limitations of the act of parliament from which their powers are derived.

SIR THOMAS BENNETT'S CHARITY, A.D. 1616.

This is a devise by Sir Thomas Bennett, alderman and citizen of London, of the rectory and church of Kirton, in the county of Lincoln, and the advowson and right of patronage of the vicarage of Kirton, formerly belonging to the monastery of Buckland, Somersetshire, and of all messuages, lands, and titles belonging thereto.

The rent reserved upon a lease of these premises for forty-one years, dated 12th July, 14 James I. is £150. The wardens and eighteen freemen of the Mercers' Company are appointed trustees, with power to the survivors to make a conveyance of the property to twenty others, when their number is reduced to eight.

The uses for which the trust was created were to dispose, yearly, of the produce of the property, as follows:—

	£	s.	d.
To the king, for the fee-farm, reserved by letters patent	29	0	
To the receiver, for two half-yearly acquittances	0	1	
To fifteen of the "most poor and aged sort of men and women" of the borough of Wallingford	20	0	
To four poor brethren of the Mercers' Company	20	0	
For redeeming twelve or more poor debtors yearly, in the two Compters and Ludgate; such as might be redeemed for 40*s.* or under	24	0	
For "clothing with hose, shoes, and shirts, and such like, poor and naked men, women, and children, wandering in the streets of London, and that have no dwelling"	14	0	
For the relief of poor children in Christ's Hospital	20	0	
For the charge for a dinner for the wardens, assistants, and livery of the Company, in their hall, on St. Andrew's Day	20	0	
To the wardens for their trouble	1	0	
To the clerk ditto	1	0	
To the beadle ditto	0	10	
	£149	11	

How the residue of the £150 is to be applied, is not specified in the deed.

In the year 1772, an act passed for enclosing the waste land in the parish of Kirton; and the commissioners under the act granted to the Mercers' Company, in lieu of tithes and ecclesiastical dues belonging to them, allotments of land, amounting to upwards of 593 acres. The estate was leased to William Watson, who continued in possession till his death; after which, his son, who had become entitled to the lease, finding himself unable to carry on the farm, agreed with the Company to surrender the lease, on having an annuity secured to him of £400 for the remainder of the term. This agreement was carried into effect, and a new lease granted to Samuel Everard, the present tenant, for twenty-one years and a half, from Lady-day, 1816, at the rent of a pepper-corn for the first half year, and of £1,000 per annum, for the remaining twenty-one years. These terms were fixed in consideration of the tenant expending £700 in repairing and improving the premises.

The payments specified in Alderman Bennett's will, and mentioned above, are in form duly made; but the following particulars are to be noticed.

The sum allotted to the discharge of poor debtors has been frequently unapplied; and the arrears vested in the funds, producing, in 1818, an annual dividend of £24. At the last audit, 11th October, 1820, the balance in hand amounted to £149 : 11 : 11. The keeper of the prison in Whitecross-street is every year made acquainted with the sum in hand, and is at liberty to apply for the whole of it, if he find proper objects to receive it; in consequence of a resolution of the Company, the sums under which relief might be granted are extended from 40*s.* to £4 or £5, and occasionally more.

The rent, reserved by letters patent, is paid to a purchaser from the Crown. The annuity of £20 to Christ's Hospital was purchased by the Company, in 1811. The £14 annually payable to "poor distressed objects in the streets of London" was, in 1820, paid to the society for the Suppression of Mendicity.

The total sum now annually paid by the Company, including the annuity of £400, to William Watson, out of the estate, is £509. The residue of the rent of £1000 is carried to the Company's fund for general purposes, it having been considered by them that they are only liable for the sum specified in the grant of Sir Thomas Bennett. From this conclusion the Commissioners dissent, and an application to the court of Chancery for regulating the appropriation of the charity and the surpluses of rent accruing is recommended.

The Company present to the vicarage of Kirton, and all transactions relative to the estate are carried on in their name.

BANCK'S CHARITY, A.D. 1619.

This is an assignment, by John Bancks, citizen and mercer, of London, of a house and six acres of land, situate in Holloway, in the parish of Islington, Middlesex; the produce of which was to be applied, by the Company, to certain charitable uses specified in the deed. The rent of the premises at the time amounted to £17, the whole of which sum is specifically appropriated by the donor. The premises are now let to Thomas Wace, on a seven years' lease, from Michaelmas, 1816, (with a proviso to quit on three months if the land should be required for building on,) at a rent of £84, the tenant doing all repairs.

The Commissioners consider the charity to stand under the same circumstances as that of Sir Thomas Bennett, and that "all the rents and profits" should be appropriated to the purposes directed by the donor, instead of the annual surplus, beyond the £17, being carried to the general fund of the Company.

Mr. Banck's also left £200 to be lent to two young men of the Company, and the interest to be added to the rents of his lands at Holloway. The same has not been accounted for by the Company to the charity.

MERCERS' SCHOOL.

An account of this foundation appears in the Third Report of the Commissioners, page 241.

It appears that, by letters patent dated 21st April, 1542, Henry VIII. granted to the

Company, in consideration of £969 : 17 : 6, certain premises in the city of London, which had belonged to the dissolved hospital of St. Thomas of Acon, upon part of which the present hall, chapel, and other buildings of the Company stand; and, by indenture of the same date between the parties, the Company covenanted, among other things, to keep a free Grammar-School, within the City of London, perpetually, and to find a sufficient master to teach twenty-five children and scholars, in the same school, freely, for ever.

The school has been kept up nearly in the manner prescribed by this instrument.

In 1672, Thomas Rich bequeathed to the Company all his tenements in St. Mary-Axe, London, upon condition they should yearly out of the rents allow two exhibitions of £6 each unto two poor scholars that had been taught in Mercers' School, and from thence sent to the university.

This property now consists of a house in St. Mary-Axe, let to Thomas Woodroffe, at £30 per annum. No exhibitions were claimed till 1817, which occasioned a saving to be made. During the time they were unclaimed, the rents of this property were funded, and the dividend thence accruing now amounts to £90 per annum.

Thomas Rich, also, left his dwelling-house and grounds, at West Ham, Essex, to the Company, in trust, that they should, after making certain specific payments amounting to £4, pay one moiety of the net produce to the schoolmaster of Mercers' School, (where the testator had been a scholar,) for his better maintenance and education of the scholars.

The property at West Ham now consists of a house, garden, and paddock, on lease to William Kebbell, at a rent of £45. It is applied as directed by the testator, the master receiving his moiety in addition to his other allowances.

There are now thirty-five boys at Mercers' School, ten having been added to the original number in 1809. The salary of the master is £200, and £50 gratuity, with a house to live in, rent and tax free. The writing-master has a salary of £120, and a gratuity of £20, but no house.

The school-premises are hired by the Company at a rent of £120, and the average expense of the school, for the last seven years, has been £677 : 2 : 1. The boys are instructed in Greek and Latin; and, since the year 1804, they have been also taught writing and arithmetic by a master appointed by the Company.

The master and wardens for the year appoint the scholars in turn.

OBSERVATION.

In the petition, presented for leave to found Mercers' School, the petitioners complain of teaching being a MONOPOLY, and add a shrewd remark of very general application. "For where there is great number of learners and few teachers," say they, "and all the learners are compelled to go to the few teachers, and to none others, the masters wax rich in money, and the learners poor in learning, as experience openly sheweth, against all virtue and order of weal public."

It will be remarked, that the Company, in the management of Mercers' School, have ventured to deviate from the indenture of foundation. They

have augmented the number of scholars, and extended the instruction of the school to more generally useful branches of knowledge than Latin and Greek. These are precisely the changes which have been suggested for the improvement of St. Paul's School.

FISHBORNE'S CHARITIES.

Richard Fishborne, by will, dated the 30th of March, 1625, left to the Company upwards of £9,000, to be applied to religious and charitable purposes; and the chief part of which sum he directed to be vested in the purchase of land.

He, *first*, left £500 to maintain a sermon, to be preached, in Mercers' Chapel, on the first Sunday in Michaelmas Term, until the first Sunday in Lent, yearly, for ever, in the afternoon; the preacher to receive 20*s*. for each sermon, and the keeper of the chapel 40*s*. yearly for ringing the bell.

Secondly, he left £2,800 to purchase two impropriate livings, in Lincolnshire or Yorkshire, or some other northern county, where the preaching of the word of God was most needed; the Company to nominate the minister, with power to remove him in case of non-residence, or holding more than one living.

Thirdly, he left £1,000 to be lent, *gratis*, to five young men, free of the Company, £200 each, on bond, with three good sureties.

Fourthly, he left £1,000 more to purchase land of the clear yearly value of £50; of which £25 was to be for the maintenance of a weekly lecturer in the parish-church of St. Bartholomew, the lecturer to be chosen by the parish, and the parson of the parish, if "a fit man to give the parish content," to have the preference; £20 to be distributed among the poor of the same parish, by the Company, who are directed to take care that this did not abate the assessments of the "wealthier sort," but to be a "*clear increase and yearly addition of relief to the poor*;" and the residue of the £50 to be shared between the wardens and clerk of the Company.

Fifthly, he gave £420 to purchase land of the value of £21; £20 for a yearly dinner for the *livery* of the Company, and £1 for a sermon before the said dinner.

Sixthly, £300 to defray law-expenses.

Seventhly, £1,000 to purchase land of the value of £50, to be distributed in shirts, gowns, shoes, and hose to the poor of the Company, three days after Michaelmas.

Lastly, he left £2,000 to the town of Huntingdon, to be applied to the maintenance of a lecture, a grammar-school, and an almshouse.

The sums directed by this will to be laid out in land were combined with other charitable funds, and invested in the purchase of an estate in Bedfordshire. These other funds were £500 by Mrs. Mary Robinson, to maintain four poor scholars at Cambridge; £500 by Lady Margaret North, for a similar purpose; £100 by Lady Martin, for a loan to two young men of the Company; £240 by Mrs. Catharine Clarke, for the benefit of six poor persons of Harrow, and six of the village of Rocksey; and, lastly, £200 by Sir Henry Rowe, to be lent, at five per cent. interest, to two young men of the Company.

These benefactions, added to

the portion of Fishborne's, directed to be laid out in land, formed a fund of £6,560, with which an estate was purchased, in the year 1650, consisting of the manor of Chalgrave and other property. From a survey, in 1818, the estate comprises 542 acres, which is now let to Joseph Redgrove for twenty-one years, from Michaelmas 1820, at a clear rent of £700 per annum.

This rent appears to be applied to the objects directed by the benefactors, leaving, however, a surplus of £111 to the Company.

It only remains to notice the application of the remaining benefactions by Fishborne.

The £2,800, given for the purchase of impropriate rectories and church-livings, was employed in the purchasing, of Sir John Fenwick, the tithes of several parishes in Northumberland, for the support of a lecture at Hexham and at Berwick-upon-Tweed, and in the purchase of the rectories of Canwick and Repham, in Lincolnshire. These livings and lectureships are now in the gift of the Company.

The £1,000, given to be applied in *gratuitous* loans, passed into the Company's stock; and, like other sums for a similar purpose, is said to be unapplied, from the want of demand for the use of it.

The £300 for law-expenses was carried to the same general absorbent of lapsed or neglected property.

LADY MICO'S ALMSHOUSES, STEPNEY.

In 1670, Lady Mico gave £1,500, some of it to build almshouses for ten poor widows, of the age of fifty or upwards; and directed that, with the rest, land should be bought, for a yearly revenue, to be equally divided among them.

The Company came into possession of this property in 1682; the almshouses were built, but the remainder of the legacy appears not to have been laid out in land, as directed. The surplus, from accumulations, has been partly invested in South Sea Annuities, and now produces an income to the charity of £144 : 7 : 5.

An addition to this income has accrued, under singular circumstances, from the will of the Honourable Elizabeth Fermor, dated the 8th of August, 1704. Of this benefaction the Company were unapprised till the year 1817, when it was communicated to them by Mr. Barker. Upon investigation it appeared the rent of a valuable property, called Chaceley-Hole, at Fairford, in Gloucestershire, consisting of an ancient farm-house, buildings, and ninety-one acres of land, belonged to the Stepney almshouses. The rent of the premises had reached £140; and, by the will of Mrs. Fermor, £10 was to be paid to the teacher of a free grammar-school, at Fairford, and £5 to the vicar; the surplus, when it exceeded £50, to be given to Lady Mico's charity. Instead of such appropriation the whole proceeds, for a series of years, appear to have been shared between the vicar and schoolmaster; the Company declined to call on the parties to refund the excess they had received beyond the sums they were entitled to under the will of Mrs. Fermor, but resolved that a regular account of such surplus should be required for the future.

The net annual sum received by the Company, from the Chaceley property, for the three years, ending Lady-day, 1820, was £65 : 14 : 9. This, with the sum under Lady Mico's endowment, makes the income of the almshouses £210 : 2 : 2.

The almshouses, which are opposite to the church-yard, at Stepney, consist of ten dwellings, having each a kitchen and bedroom over it, and a small garden. They are inhabited by ten poor widows of freemen of the city of London, being fifty years of age at least, who are appointed, as vacancies occur, at a general court. Since 1805 each person has received £30 a year. Thirty guineas a year are paid to an apothecary for attendance on the almswomen and medicine, and six allowed on the funeral of every one that dies.

RAND'S CHARITY.

John Rand, citizen and joiner, by will, dated 27th of August, 1706, left to the Company, in trust, a moiety of three messuages and premises, in Tower-street, to be applied to the discharge of poor debtors, 40*s.* to each prisoner, as far as the rents would go. That his bounty might not be abused, he desired that the master or wardens, or one of them, might be present at the discharging of such prisoners, who were to pay no prison-fees nor chamber-rent; the master or wardens receiving 20*s.* for their trouble.

Under this will the Company are possessed of a moiety of three houses, being Nos. 44, 45, and 46, in Tower-street, the other moiety belongs to Mr. Chillingworth. The houses let for a clear rent of £150, under a twenty-one years' lease, to Mr. Beckett; the tenant covenanting to spend £380 in repairs.

Although the master or wardens do not attend at the discharge of prisoners, they deduct £4, or 20*s.* each, from a moiety of the rent, and the residue is carried to the account of the charity.

There is, also, a surplus of £1000, three per cent. consols, invested, from balances not applied to the charity; the dividends of which, £30 a year, added to the clear rent of £71, makes the present income applicable to the discharge of prisoners £101.

Considerable irregularity, and even negligence was discovered in the management of this bequest. From 1760 to 1773 nothing at all appears to have been applied to the discharge of debtors. From 1773 to 1806 the payment sometimes exceeded or fell short of the income, and occasionally a year without any payment at all. During the four years from 1807 to 1810 nothing was paid, and in the four years from 1815 to 1819 only £4.

The persons relieved are selected in the manner described (page 35) in the application of the gifts of John Marsh and Mrs. Savage.

MORLEY'S CHARITY.

Richard Morley, citizen and mercer, left to the Company his messuage and appurtenances, known by the sign of the Angel and Crown, situated in Speenham-land, near Newbury, Berkshire, in trust, that, after the death of his wife, the rents and profits were to be applied towards the support of four poor

men, aged upwards of sixty years, to be approved and chosen by the general court of the Company.

These premises, which are still occupied as an inn, are now held by Samuel Slocock, under lease for thirty-one years, from Michaelmas 1803, at a net rent of £40 per annum, with a covenant from the tenant to expend £400 in repairs; who, also, undertakes to insure the premises and keep them in repair. This appears to have been a fair rent at the time of the agreement, but the property is now much more valuable.

The produce is divided between four poor men, two of whom are, at present, members of the Company. There appears no limitation of the class of persons from whom the partakers of this benefaction should be chosen.

HORSHAM FREE-SCHOOL, A.D. 1532.

This School was founded and endowed by Richard Collier, for the free instruction of sixty scholars, belonging to the poor people of the parish of Horsham, in Sussex, and "the next about the said parish" should be preferred before any other, "for consideration gentlemen and other men be in better ability than poor men." The scholars to be admitted by the vicar, churchwarden, and two honest men of the parish. The salary of the master to be £10 a year, of the usher ten marks. They were to be nominated by the vicar and churchwarden, subject to the approval of the Mercers' Company, who, for the payment of the salaries of the master and usher and the maintenance of the school, were to have the house called the "Key," with appurtenances in Cheapette, in the parish of St. Pancras, in the ward of Cheap; the wardens to have 20*s.* for their trouble; the residue of the rents to be applied "to the maintenance of the highways about the parish of Horsham."

The site of the premises, called the "Key," cannot now be exactly ascertained. They were blended with some other property left to the Company, and which, in 1596, was valued at one-fifth of the whole.

The premises now consist of three houses, one in Cheapside and two in Queen-street.

The house in Cheapside, No. 68, is leased to Thomas Wetherall, for thirty-one years, from Michaelmas 1813, at a rent of £260

The house in Queen-street, No. 6, is let to J. B. Sharp, at a rent of 135

The other house in Queen-street, No. 3, is let to Thomas Wetherall, at a rent of 120

£515

The average annual surplus of the income, above the expenditure, for the last ten years, is only £5. A portion of the expenditure has resulted from proceedings in Chancery.

The salaries of the master and usher have continued the same as directed by the founder; but the Company have added gratuities. The income of the former is now £110; of the latter £66 : 13 : 4.

The boys are taken from the poor of Horsham generally. They are appointed by the churchwardens, and educated entirely free of expense. They are taught reading, writing, and arithmetic. Four only, at present, learn Latin. Books and stationery are supplied gratis.

PETER BLUNDELL'S GIFT, A.D. 1599.

This is a bequest of £150 to the Company, upon condition they should, with part thereof, purchase land or houses, out of which 40*s.* every year should be paid to the poor in Bethlem, and the residue be given to the wardens for their trouble.

With the £150, and another legacy, by *Peter Blundell*, of £200, the Company purchased a house in Cornhill, at the corner of St. Swithin's Alley, now called the Turkey Coffee-House, (or John's Coffee-House,) and three shops adjoining, out of which the 40*s.* is paid to the treasurer of Bethlem-Hospital.

OBSERVATION.

This property, situate close to the Royal Exchange, must be very valuable. Three-sevenths of the rents are received by the wardens, after deducting the 40*s.* payable to Bethlem-hospital.

MONEY-LEGACIES.

OBSERVATION.

These form the second division of charities under the control of the Mercers' Company, consisting of bequests of money, which were generally not directed to be invested in land, but left to be applied by the Company to the objects which the donors prescribed, and, in the management of which the Company appear to have acted in the two-fold capacity of bankers and trustees. As this description of charities are of less importance than those in land, a briefer notice of them will suffice to show their value and object. The chief purposes for which the "Money-Legacies" were bequeathed are the following:—

First, gratuitous loans, or loans at a low rate of interest, to be advanced for a limited period, on sufficient security, to young men, with the view of forwarding them in business.

Secondly, sums for the relief of poor debtors confined in the different prisons of the metropolis.

Thirdly, sums for apprenticing poor and orphan boys.

The sums left to the Company for these different purposes we shall enumerate, beginning first with

LOANS TO YOUNG MEN.

APPOWELL'S GIFT.

In 1508, *David Appowell* left to the Mercers' Company £100, to be lent on bond to two young men of the Company, conditioning for the repayment in seven years, and requiring that they should yearly provide four cart-loads of great coal, between the feast of All Saints and Christmas, to be distributed among the poor of the parish of St. Lawrence Jewry, by the *oversight* of the clerk and beadle of the Company, to whom he gave 3*s.* 4*d.* to be paid by the young men.

The Company pay £5 a year to the united parishes of St. Lawrence Jewry and St. Mary Magdalen, as the interest of this legacy, together with some other small benefactions, making an annual fund of £20 : 9 : 3, which is yearly distributed in coals among the poor of these parishes. A list is made out by the churchwardens of the persons who are to receive them, and who are supplied accordingly; and the coals provided for the

purpose are paid for by the Company.

BASKERFIELD'S GIFT, A.D. 1563.

Humphrey Baskerfield gave to the Company £200 to be lent to four young men of the Company, from seven years to seven years, £50 each, conditioning for each of them to furnish two cart-loads of charcoal, each containing thirty sacks, to be distributed as follows:—namely, to the poor of St. Michael Bassishaw two loads; to the poor of St. Lawrence Jewry two loads; to the poor of St. Mary Magdalen, Milk-street, one load; to the poor of St. Mary, West Cheap, one load; and to the beadmen of Whittington-college, one load; with sundry small payments to the officers of the Company, amounting to 16*s.* 8*d.*

The interest of this legacy is accounted for by the Company to the different objects of the testator's bounty, at the rate of £1:5 for a load of coals, amounting to £5 per cent. exclusive of the payment to the Company's officers.

ALICE BLUNDELL'S GIFT, A.D. 1570.

This is a bequest of £100, to be lent to two young men of the Company, who were to pay every Sunday, in the forenoon, after service, 1*s.* 1*d.* "*in good sweet bread,*" among thirteen poor folk of the parish of St. Lawrence Jewry, in the presence of the churchwardens, or two parish-officers at the least.

A baker is paid at the rate of 13*d.* weekly, who supplies five two-penny loaves, and one three-penny loaf, every week, to the parish-officers of St. Lawrence Jewry.

HEYDON'S CHARITIES.

John Heydon, by will, dated 6th of March, 1759, gave to the Company £300, to be lent to six young men of the Company, for four years in succession, at an interest of £3:6:8 per cent.; the interest, amounting to £10, to be applied to various charitable uses therein specified.

He also gave to the Company £300, to be lent in like manner, and the interest applied in works of charity.

He also gave £400 to be lent to eight young men, trading over the seas; the interest, amounting to £13:6:8, to be employed to maintain weekly for ever a divinity-lecture, in the parish of St. Michael Paternoster, by some learned man, to be elected by the persons who appoint the lecturer for the Clothworkers in the same church.

Lastly, he gave £100 each to the Grocers', Drapers', Goldsmiths', Fishmongers', Skinners', Haberdashers', Merchant-Tailors', Salters', Ironmongers', Clothworkers', and Vintners' Companies, to be by them lent out to two young men of each Company respectively; and the interest, amounting to £36:13:4, to be applied by the Mercers' Company to the aid of the principal hospitals in London, and the relief of poor debtors in prison.

The interest of these charities appears to be paid in the manner directed by the testator. The payments to the different hospitals are made to the respective treasurers; and those to poor debtors, amounting to £16, is paid to the keeper of Whitecross-street-Prison.

The office of preaching, or reading, the divinity-lecture, is

at present held by the Rev. Mr. Walker (*Fourth Report, p.* 142.), to whom the stipend is regularly paid, and who has had the appointment for upwards of thirty years. The lecture has been discontinued for the last six or seven years; no person being found disposed to attend.

MARTHA BARRETT'S CHARITY.

This is a bequest of £100, to be lent in loans, and the interest applied to charitable uses.

Martha Barrett, also, gave to the Company £100, to the intent that they should yearly pay to one of the poorest scholars in Magdalen-College, Oxford, studying divinity, to be elected by the master, wardens, and commonalty of the Company, £5 a-year.

Since 1763, only two appointments have been made of exhibitioners to Magdalen-College, no other applications having been received for this benefaction. The first of these exhibitioners was appointed at Christmas, 1765, and continued till Christmas, 1771; the other was appointed at Ladyday, 1818, and still holds the exhibition. From the accumulation of arrears, the present value of the exhibition is £17 per annum.

VISCOUNTESS CAMPDEN'S LEGACIES. A.D. 1642.

These were, *first*, £3,100, to purchase impropriate church-livings, in the counties of York, Lincoln, or Durham, or other places where such purchases could be made, and the greatest lack of preaching existed. The ministers chosen to be masters of arts, at the least, under twenty-seven years of age, resident, and not pluralists.

Lady *Campden*, also, gave £1,000, to be lent, *gratis*, on good security, to eight young men, free of the Company, £125 each; shopkeepers of the mercery to be first preferred, next silkmen, all of the Company, but not of the livery: also £300 to the Company on performing the things required.

Lady *Campden* dying about 1646, her legacies were received in 1650; and, in 1652, the Company founded two lectureships, one at Grantham, in Lincolnshire, the other at Wakefield, in Yorkshire, at £75 per annum each.

In 1689, no impropriations having been purchased by the Company, an intimation was given by the Lord-keeper, that such purchase should be effected within two years from that time. In 1804, after an interval of 115 years, a committee of the Company reported that no steps had been taken, as directed by the Lord-keeper, recommended a strict compliance with Lady *Campden's* will as speedily as possible; and further, that the savings on the Grantham lectureship, of £931 : 5, should be added to the original legacy of £3,100. Still, however, no purchase has been made, the Company meanwhile stating their readiness to lay out the money to endow the lectures, if it can be "beneficially effected!"

Each lecturer now receives £100 a year, owing to the accumulation of interest on arrears.

No trace appears of the application of Lady *Campden's* bequest of £1,000, for gratuitous loans.

FERRER'S GIFT.

This is a legacy of £200, (date of the will not ascertained) to be

lent to three young men of the Company, inhabiting the city; the interest to be paid to Christ's Hospital, deducting an allowance of 5*s.* each to the under-wardens, and 3*s.* 4*d.* to the clerk of the Company.

PERRY'S GIFTS. A.D. 1630.

The first was a legacy of £200, to be lent to two young freemen of the Company; the interest to be paid to six lecturers of the parish church of St. Antholin, London, 20*s.* a year, each, for ever.

He, also, left £270, for the purchase of lands, of the yearly value of £13, for the support of a sermon on the Saturday preceding every first Sunday, in every month, in the parish church of St. Bartholomew, Royal-Exchange. No lands were purchased under this bequest, but the £13 is paid as directed.

SUNDRY GIFTS.

Richard Barnes, 1598, left £100, to be lent to two young men, at an interest of six per cent., which was to be given to the poor of Whittington College, and to the poor of St. Giles, Cripplegate. Edward Barnes, son and executor to the testator, in 1607, added £33 : 6 : 8, making the legacy 200 marks.

Ann Duckett left £100, to be lent, *gratis*, to freemen of the Company, for five years, on bond; also, £400, to be lent to four young men of the Company, for five years, at an interest of £2 : 13 : 4 per cent.; the proceeds of the £400 to be distributed to six poor widows, of the parish of St. Giles, Cripplegate, to be named by the church-wardens, 20*s.* each, on Good-Friday, yearly; and to four of the poorest widows of freemen, of the Company, 20*s.* each; 10*s.* to the Company for a collation; and 3*s.* 4*d.* for the beadles.

With the exception of the loan, *gratis*, this charity is administered as directed. The wardens receive 10*s.* and the beadle 3*s.* 4*d.*

George Birkbeck, in 1600, left £50 to the Company; Edward Crossley, in 1647, £200, and Edward de Bouverie (at what period is not known) £100; all which sums were to be advanced in loans, and the interest applied in works of charity.

Bartholomew Barnes, 1602, left £300, for loans of £50 or £100; the interest to be paid to Christ's Hospital.

Alderman Walthall, 1608, left £500, to ten young men, traders to London; £10 of the interest of which was to be paid to the poor of Christ's Hospital, £9 to be distributed to three of the poorest scholars in Cambridge, that commence masters of arts, and the 20*s.* to be given to the wardens for their pains.

The payments to poor scholars have not been claimed for many years, and the accumulations have been invested in the funds, producing an annual dividend of £27, which, added to the original amount of £9, would afford three exhibitions of £12 a year each. The non-application of this benefaction is ascribed to the difficulty, felt by the Company, in ascertaining who were entitled to receive it, under the description of persons "commencing masters of arts." The Commissioners suggest, the intention of the donor would be sufficiently complied with by paying the money to poor scholars on taking their master's

degree, towards defraying their expenses.

Robert Hilson, 1582, left 100 marks, to be lent to four young men of the Company, and the interest applied to charitable uses.

Sir Thomas Rivett, 1582, left £200, to be lent to four young men of the Company; for the the loan of which, they were to distribute, every Sunday, in the parishes of St. Margaret, Lothbury, London, and Chippenham, in Cambridgeshire, thirteen penny loaves, to thirteen poor, in each parish; the sexton to be always one. There is no application for the loan on these terms by the young men of the Company *(Fourth Report, p. 113)*; but the annual sum of £2 : 12 is paid to the parish of St. Margaret, in respect of this gift, and six two-penny loaves are distributed, every Sunday, by the parish-clerk, among the poor of the parish who have attended divine service, of whom the sexton is one.

Sir Lionel Duckett, 1585, left £200, to be lent, and the interest applied to the relief of certain poor and aged persons; the renter-warden receiving four nobles, or £1 : 6 : 8, for his trouble.

Robert Gibson, 1637, left £50, to be lent to young freemen, at five per cent.; the interest to be given in coals, in the months of October, "to the poorest, ancientest, and most impotent people" of the parish of Kirkheaton, in Yorkshire. The interest and arrears of this legacy amount to £4 : 2, which are paid to the minister of this parish.

Nicholas Slatham, 1588, left 500 marks, to be lent among the young men of the Company, at five per cent. interest, to be applied to the relief of poor persons, in such hospital as the King would license. The interest of this legacy, amounting to £16 : 13 : 4, has always been given to St. Bartholomew's Hospital.

GIFTS FOR POOR DEBTORS.

MARSH'S GIFT.

John Marsh, in 1557, left to the Company £200, to be lent to five poor young men of the Company, at five per cent.; of the interest he directed that £5 : 6 : 8 should be paid to the curate and churchwardens of the chapel of Uxbridge, Middlesex, in trust, to give every Sunday to twenty-four people of that parish "good sweet bread," of the value of 2*s.* the residue of the £5 : 6 : 8 to remain to the cnrate and churchwardens. The remainder of the interest he directed to be applied to the relief of the poor of the parish of St. Lawrence Jewry, and of poor debtors in the prisons of the city.

This small charity is administered as directed by the founder.

The debtors belonging to the four prisons of Ludgate, Newgate, and the two Compters, being transferred to the prison in Whitecross-street, the benefactions given to debtors belonging to them are paid to the keeper of Whitecross-street-Prison, on his producing receipts, signed by the stewards, who are persons appointed by the prisoners, from among themselves, to receive and distribute such charitable payments.

This explanation will apply to

all legacies to debtors in Ludgate, Newgate, and the two Compters; which, in the several compartments into which Whitecross-street-Prison is divided, still retain these appellations.

SIR ROGER MARTIN'S GIFT.

Sir Roger Martin, 1578, left £200, to be lent to four young men of the Company, at four per cent. interest; the interest to be given to the four prisons last-mentioned.

FRANCES CLARKE'S GIFT.

It appears from the "Benefaction-Book of the Company," *Frances Clarke* gave to the Company £200 to be applied to charitable uses; and the Company agreed to pay yearly, after her death, for ever, by two half-yearly payments, £10 towards the discharging and relieving the poor people that should at any time be in "the hole of the Poultry-Compter." This legacy is also paid to the keeper of Whitecross-street-Prison.

CHARITY OF MRS. SAVAGE.

Mrs. Jane Savage, by will, (the date of which is not ascertained,) left to the Company £2,000, to be laid out in the purchase of land, of the yearly value of £100, whereof £20 to be for the use of the Company, and the remaining £80 for the discharge of poor debtors out of Ludgate, Newgate, and the two Compters.

This money was never invested in land, as directed; after proceedings in Chancery against the executors, the Company received from the legacy £1,887:10; and four-fifths of the interest of this, at four per cent. amounting to £60:8, is all that is carried to the account of the poor debtors.

The keeper of the prison in Whitecross-street, where the debtors belonging to the prisons mentioned in Mrs. Savage's will are now confined, annually makes out a list of persons qualified to partake of the charity, upon the inspection of which, the housewarden decides upon what relief shall be granted. The general rule is not to allow more than £6 towards the release of each debtor; and, under this rule, the fund not being exhausted, a considerable balance has accumulated.

SYMOND'S CHARITIES, A.D. 1586.

By indenture, *Peter Symonds* stipulated for the yearly payment of £10 to the use of sundry charities. 52*s.* of the £10 were to be distributed in the Mercers' Chapel every Friday in the year, (except the six Fridays in Lent, when it was to be distributed on Sundays,) in twelve penny "white loaves" to poor persons; provided, that once in every quarter, the persons confined in each of the two Compters, Newgate, Ludgate, Bethlem, the Marshalsea, the King's Bench, and the White Lion, in Southwark, should have on Fridays twelve penny white loaves, instead of their being distributed in the chapel. If the Company failed to give the 52*s.* a-year, as directed, then he gave the benefit of one-half to Christ's Hospital, and the other half to the city of Winchester.

He also gave £4:2 to the corporation of the city of Winchester. The residue of the £10 to be applied to other charities, except 3*s.* 4*d.* to be paid to the two clerks at Mercers' Hall.

The distribution of bread in Mercers' Chapel has not taken place for many years. The rea-

sons assigned are the discontinuance of service in the Chapel on Fridays, and the inconvenience which would arise from the assembling of paupers there. The accumulation of money for this purpose, from 1763 to 1818, has been vested in the funds, and produces an annual dividend of £7 : 10.

The annuity of £4 : 2 to the city of Winchester has not been paid for many years. The Company profess their willingness to pay it, when a proper authority to receive it is produced.

GIFTS TO APPRENTICES.

LADY HUNGERFORD'S LEGACY.

Lady Hungerford, by will, dated 23d January, 1671, left to the Company £1,000, the profit to be applied in binding out apprentices; and she desired, if fit boys should offer themselves out of Wiltshire or Gloucestershire, they should be preferred.

Much obscurity prevails respecting the early administration of this legacy. In the books of the Company is an entry stating, that, by a decree of the Court of Chancery, in 1675, it was declared the Company should annually pay £30 for placing out apprentices; but the Commissioners were unable to find the decree, nor could any document be discovered, to show on what specific property the charge was fixed.

The practice has been to put out three boys annually, with a premium of £10 each, a preference being given to natives of Wiltshire or Gloucestershire; the applications, however, from these counties—though the charity is said to be "well known there,"—have been insufficient to supply the requisite number of apprentices, and the full complement has not been kept up.

In consequence of the lack of boys in these two counties, the fund had accumulated, in 1817, so as, with the original £30 charity, to produce an annuity of £42, which enables the Company to increase the premium given with each apprentice to £14.

OBSERVATION.

Never having been in Gloucestershire or Wiltshire, we cannot speak positively of the state of the male population in these counties, but we have no doubt it is sufficiently numerous to exhaust Lady Hungerford's bounty. The real state of the case we suspect to be, that scarcely a single individual in Gloucestershire or Wiltshire has ever heard of the charity, though it is said to be "well known there." It is an instance, of which many more will occur, of the utility of giving more general publicity to charities. Innumerable charitable funds are accumulating, or wasting, merely because the parties entitled to them have no knowledge of their existence. We hope to be instrumental, in some degree, in supplying this information.

MARTIN'S GIFTS, A. D. 1630.

Giles Martin, citizen and mercer, gave £125, to purchase land, the profit to be applied to binding out poor apprentices of the parish of Mamhead, in Devonshire. No land was purchased with this legacy, but it seems the interest is paid.

Mr. *Martin* also left £200 to the Company, which he "heartily prayed them to accept of," and in lieu pay the poor of Yarcombe, Devon, £10 annually for ever. By a codicil he gave £250 additional to the Company, for better insuring them against loss by the payment of the said £10.

This sum is paid, with some augmentations from arrears, to

the vicar and churchwardens of Yarcombe, and by them distributed to the poor.

GIFTS FOR SERMONS.

In 1717, Mr. Westall left £100 to the Company, on trust, to pay 40*s.* for two sermons, to be annually preached in Mercers' Chapel; he also left £3 a-year, for ever, to distribute to twelve poor members of the Company, a crown each on Shrove-Tuesday; the residue of his estate he bequeathed, that the Company might, every year, put into Christ's Hospital, four boys, children of the members of the Company, if so many offered.

The intentions of this will are in general executed, but it rarely happens the presentations to Christ's Hospital exceed one per annum.

By indenture, dated 20th Henry VIII. in consideration of a bequest of £200, from *William Brown*, the Company charged themselves with the following annual payments: namely, to four poor freemen of the Company, £5 : 4 in equal portions; to the master and warden, 10*s.* and to the clerk, 3*s.* 4*d.* Twenty-six shillings is annually paid to four poor freemen, of the Company, who are nominated at a general court, and continue to receive the annuity during pleasure. The master, wardens, and clerk also receive their annual payments.

By the same indenture the Company covenanted that they would, every Sunday, during Lent, provide a "substantial learned man to make a sermon within the church, called the Mercers' Church, for ever." These sermons are annually preached in the Mercers' Chapel, during Lent. The renter-warden fo the year appoints a preacher for each sermon, who receives for it two guineas.

MISCELLANEOUS.

SIR JOHN ALLEN'S GIFT.

By indenture, dated the 30th of June, 1521, the master and wardens of the Mercers' Company, in consideration of £300, paid to them by Sir *John Allen*, agreed to pay to Whittington College, 4*s.* 4*d.* a-year, and to the keeper of Mercers' Chapel, 1*s.* 4*d.* a-year; also for three loads of coals, to be distributed between Hallowtide and Christmas, among poor householders in the three parishes of St. Mary Magdalen, Milk-street, St. Nicholas Acon, and St. Benet Finck, if the coals could be bought for 27*s.* and if not, the 27*s.* to be paid in money, 9*s.* to each parish; the churchwardens to have, for their pains, 8*d.*

These bequests are annually distributed agreeably to the deed, excepting that the 1*s.* 4*d.* appointed to the keeper of the chapel is now given to the clerk of the Company.

THOMAS LANGHAM'S GIFT.

In the "Legacy-Book" of the Company is the following entry: "*Thomas Langham*, for payment of £11 per annum, for ever, to the churchwardens of Clapham, in Surrey, for their poor, 4*s.* a-week, in bread, and 12s. per annum to the churchwardens to see the same distributed, £400."

This £11, with £6 : 15 : 7, the interest of arrears, is paid to the churchwardens of Clapham.

DAMSELL'S GIFT, A.D. 1582.

Sir W. Damsell left to the

Company, in trust, £240, to distribute £5 to the poor, and to other godly uses, at their discretion, and the residue of the interest he gave to the Company. This annual sum is divided between two poor widows of the Company, who receive it during life, if they conduct themselves properly.

BERKENHEAD'S GIFT.

This is a legacy of £150, but at what period is unknown; £4 of the interest to be given for two sermons in the Mercers' Chapel, on the 30th of January and 29th of May; the remainder for wine, firing, the chapel-keeper, and clerk.

FRANCIS FLOYER'S GIFT.

This appears to be a legacy of £234, for the annual payment of £7 : 16 to the poor of Brent-Pelham, Hertfordshire; but the Company had lost all documents relative to this benefaction.

OBSERVATIONS.

Having laid before the reader the whole of the charities under the direction of the Mercers' Company, it will be convenient to recapitulate the names and value of each in the order they have been treated.

LANDED CHARITIES.

NAMES.	REVENUE.	NAMES.	REVENUE.
St. Paul's School	£6252	Sir Thomas Bennett	£1000
Whittington College	*special visitor*	John Bancks	84
Lavington School	1060	Mercers' School	677
Lady Bradley's Estate (Long Acre)	*unknown*	Fishborne Charities	700
Chertsey Estate	*unknown*	Stepney Almshouses	210
Lady Gresham	902	John Rand	101
Sir Thomas Gresham	3040	Richard Morley	40
Trinity Hospital, Greenwich	*special visitors*	Horsham Free School	515
		Turkey Coffee-House	*unknown*

MONEY LEGACIES.

LOANS TO YOUNG MEN.

Appowell's Gift	£100
Baskerfield's do.	200
Blundell's do.	100
Heydon's do	2100
Fishbourne's do.	1000
Barrett's do.	100
Lady Martin's do.	100
Campden's do.	1000
Sir H. Rowe's do.	200
Ferrers's do.	200
Perry's do.	200
Barne's do.	100
Duckett's do.	500
Birkbeck and others do.	350
B. Barnes's do.	300
Walthall's do.	500
Helson's do.	33
Rivett's do.	200
L. Duckett's Gift	£200
Gibson's do.	50
Slatham's do.	166

FOR POOR DEBTORS.

Marsh's Gift	100
Martin's do.	200
Clarke's do.	100
Savage's do.	1600
Symond's do	*in bread*

LEGACIES FOR APPRENTICING.

Lady Hungerford	1000
Giles Martin	325

LEGACIES FOR SERMONS.

Westall	100
Brown	200
Perry (page 34)	270

MISCELLANEOUS.

Sir John Allen	300	Berkenhead	150
Thomas Langham	400	Floyer	234
Sir W. Damsell	240		

SUMMARY.

Annual Landed Revenue (*known*)	£14,581
Loans for Young Men.....	7,699
For Relief of Poor Debtors	2000
For Poor Apprentices.....	1,325
For Sermons.....	570
Miscellaneous	1,324

Thus, it appears, the *known* annual landed revenue of the Company amounts to £14,581, exclusive of church-livings and lectureships in the gift of the Company; the legacies, in principal money, amount to £11,618. If in the rental of the Company were included the value of the charities not ascertained by the Commissioners, it is probable that the revenue of the Company, from real property, would be found not less than £20,000 per annum.

Now this sum was devised, in trust, for charitable purposes, and the question is, are the benefits derived from it commensurate to the greatness of the amount? We think not, and for proof we merely refer to two instances, the lavish expenditure on St. Paul's School, and the seven sinecure lectureships of Gresham College. Some thousands might be annually saved from these two sources only, and, God knows, there is enough of ignorance, and want, and nakedness, in this great City, on which they might be more laudably expended than in expounding the philosophy of JACOB BEHMAN, or in sumptuous feasting, and useless piles of brick and mortar.

No one can object to magnificent structures, when they are proportioned to the dignity or utility of the object for which they are erected; but it strikes us that 153 charity-boys might *hic—hæc—hoc* in a less costly building than that just completed for them in St. Paul's Church-yard; and we really cannot help suspecting that the planners of this stately temple, out of eleemosynary funds, had more in view than the giving additional *éclat* to the "Apposition Dinner," than in advancing the real object of Dean Colet's bounty.

However, the whole subject is now fairly before the public, and we have little doubt that any particular attention from this potent personage will tend to improve whatever may be materially amiss. The great obstacle to a better administration of public charities is removed by the facilities afforded for exposing their real situation. Although the fee of a guinea for attendance on school-committees shows that, even with the gentlemen of the Mercers' Company, mere lucre is not without its attraction, yet we have the charity to think, they would readily sacrifice present emoluments for the sake of any plan that could be shown to be more generally beneficial, and consonant to the duties of the trust. They are in the state of most associated bodies, they have a manifest interest in *being quiet*, in enjoying "the good the gods have provided," since that imaginary being, the *corporate capacity*, bears the blame of all abuse, corruption, and negligence, while, as *individuals*, they do not feel themselves directly called upon to originate any change or reform, even though they singly see and admit its utility.

All that appears to be required of them is, *first*, to multiply the objects of their charities, as far as the funds will permit; *secondly*, to avoid all unnecessary and ostentatious expenditure; *thirdly*, when education is to be provided, let it be such education as is most useful and suited to the changes of the times; and, above all things, let it be given to those who would, otherwise, remain without instruction.

In acting on these suggestions the Company will have no reason to reproach themselves with deviating from the institutions of the founders. The object of these benevolent men was to do good; and, could they rise from their graves, we are confident they would be the first to admit their intentions had been faithfully executed, by providing for vicissitudes which they could not possibly foresee, but to which their motives clearly indicate they intended their charities should be directed.

Haberdashers' Company.

OBSERVATION.

The Haberdashers were incorporated into a Company in the year 1447, and consist of a master, wardens, court of assistants, and livery. Their business was formerly much more extensive, and not confined, as at present, to the lighter articles of a lady's wardrobe, but extended to the sale of hardware, as daggers, swords, knives, spurs; also, of glasses, dials, spoons, lanthorns, &c. They form the eighth of the twelve principal companies, from which the lord mayors have been mostly chosen. The hall is situated in Maiden-lane, Wood-street. The clerk of the company, who appears to have been the person chiefly examined by the Commissioners, is Thomas George Knappe, Esq.

LANDED CHARITIES.

WILLIAM JONES.

1. CHARITIES AT MONMOUTH.

William Jones, by will, dated 26th December, 1614, bequeathed as follows: "I give to the Company of Haberdashers, in London, the sum of £9000 of current money, to ordain a preacher, a free-school, and almshouses for twenty poor old diseased people, as blind and lame, as it shall seem best to them, of the town of Monmouth, where it shall be bestowed; of this £9000, £6000, is already paid to the Company of Haberdashers, so there remaineth yet £3000 to be paid unto the Company of Haberdashers, by my executors, within a year after my decease."

Pursuant to this will, the several charities were established by letters patent of James I. the master and wardens of the Company being constituted governors, with power to purchase lands, and make regulations for the government of the almshouses, school, &c. Four parcels of ground were purchased in Monmouth, upon which were erected the buildings specified in the letters patent; namely,—

Twenty almshouses, for ten men, and ten women.
A school-house.
Dwelling-house and garden, for the schoolmaster.
Dwelling-house, for the usher or under-master.
House, offices and garden, for the preacher or lecturer.

The original cost of these buildings was £3400.

The revenues of this charity are derived from an estate called Hatcham-Barnes, situate at New Cross, Surrey, and in the adjoining parish of St. Paul, Deptford, Kent. It comprises 366 acres, which were bought for £7,180; this, added to the cost of the premises, at Monmouth, makes an aggregate expenditure of £10,580, exceeding by £1,580 the sum received from the estates of Mr. *Jones*, for the establishment of the charity. Towards this excess the Company applied a legacy of £1000, left by Mr. Jones for their trouble in managing his endowments; and the rest was paid out of the Company's funds.

Soon after the Hatcham estate came into the Company's possession, it appears to have been let to one tenant for £320 per annum, and it was held by several successive tenants at that rent. In 1674-5, the leases of the property were bought by the Company for £2,967; these leases expired in 1697, when the rents

received from the actual occupiers amounted to £550.

The money applied in the purchases of these leases was part of a larger sum produced by the sale of lands in Huntingdonshire, belonging to another charity, founded by *Jones*, of Newland, in Gloucestershire, and of which, likewise, the Company were governors, This appears to have been an extraordinary transaction, and to have wrought great detriment to the Newland property, to which we shall shortly come, only adverting to it now so far as is necessary to explain the progress of the Monmouth foundation.

In 1697-8, an information was filed, by the inhabitants of Newland, against the Company, praying, among other things, for an acoount how the money given by Mr. *Jones*, for the establishment of the Newland charity, had been disposed of; and in the course of the proceedings in this cause, a sequestration issued, in 1703, against the estate, at Hatcham-Barnes, the Company's Hall, and other property; upon which another information was filed, by the people of Monmouth, against the Company. Several decrees followed; the result of which was the appointment, by Chancery, of a receiver of the rents and profits of the Hatcham property, with the approbation of the Company, and of the lecturer of Monmouth, and the master and usher of Monmouth School.

Since this period the leases of the Hatcham estate have been granted under the authority of the Court of Chancery, upon a reference to a master (at which the lecturer, master, and usher attend by their counsel,) and his report thereupon, approving the terms. The present holdings, under this management, are as follow:—

	£	s.
Charles Thomas Holcombe, Hatcham Manor-farm, eighty-eight acres, for 105 years, from 1763; rent	120	3
Executors of John Varnham, house and land, at New Cross, sixteen acres, for 150 years, from 1763; rent	36	6
Joseph Hardcastle, Hatcham-house, and lands, sixteen acres, for 150 years, from 1763; rent	32	0
Robert Edmonds, ten acres, for 150 years; rent	17	11
Representatives of Henry Brougham, farm, tile-kiln, several houses, and land, for 71 years; rent	121	0
William Holcombe, farm at New Cross, ninety-two acres, for 81 years, from 1778; rent	142	0
William Holcombe, meadow-land, twenty-two acres, for 21 years, from 1820; rent	95	0
Ditto, farm at New Cross, seventy-one acres, for 14 years, from 1822; rent	210	0

N. B. The previous rent of the last was £250.

The total rental is £771. In addition to which there is now standing, in the accountant-general's name, in trust for the Monmouth charities, the sum of £5,970 : 16 : 4, three per cent. consols; which fund is intended for *repairs* and *rebuilding* the charity premises. With this view it is kept as an accumulating fund, and the dividends are not brought into the account of the annual receipt.

The Commissioners express their surprise at the extraordinary length of some of the leases, by

which the property is tied up, under terms which, at the present time, fall far short of the actual value.

Two sets of statutes, for the regulation of the Monmouth charities, were drawn up by the governors, in 1616. By these it is ordained the school shall be free for all children, those of Monmouth first, then others in the county, provided the number does not exceed the "*convenient* ability of the teacher," the determining which is left to the *teacher*, and, at the most, not above 100 scholars.

Admission 2*s.*, the poorer sort 6*d.*; two-thirds to the master and one-third to the usher.

The *master* not to be absent more than thirty days in the year, except at the time of breaking up; and the *usher* not more than twenty days; that each should be removable if advanced to any other place or living; that they should inhabit the houses respectively built for them, and keep them in repair; and that the master should have a salary of £60 and the usher £30 per annum.

The *preacher* to be a master of arts; not to be absent more than forty days in the year; to hold no other preferment with cure; twice every year to visit the school and examine the scholars; to inhabit the house built for him, and receive, for his stipend, £66 : 13 : 4.

These different allowances were augmented by a decree of Chancery, in 1708. The lecturer's salary, at present, is £140 a year; schoolmaster £120; usher £60. £314 is expended on the twenty almspeople. These, with other outgoings, make the total expenditure on the Monmouth charity £735 : 12 : 2, leaving a surplus of £43 : 17 : 6.

Twenty-one scholars are now on the foundation, of whom one is from the county, the rest from the town of Monmouth; and one scholar and five boarders from other counties, who pay for their education. The free-scholars are admitted by the master, who assured the Commissioners that all were admitted who applied from the town or county, without any other qualification than the being able to read English.

They are taught Latin, Greek, and English, gratis: for instruction in writing, arithmetic, geography, and merchant-accompts they pay £3 a year each.

The master and usher are appointed by the Company, and, of late years, have always been clergymen.

Some dissatisfaction has been expressed by the inhabitants of Monmouth, that the school is not thrown open as a free-school, for teaching more useful branches of knowledge without the classics (unless desired); but the governors, *considering themselves bound, by the terms of the foundation*, to maintain this as a grammar-school, do not feel warranted in altering the plan of instruction.

The almspeople are appointed by the Company, on the nomination of the corporation of Monmouth.

II. CHARITIES AT NEWLAND.

Beside the Monmouth charity, Mr. *Jones* bequeathed £5000, to the Company, for the maintenance of a preacher, and for the erection of almshouses, for the poor of Newland, in Gloucestershire. Premises were purchased,

and a dwelling for the preacher, and almshouses for sixteen poor persons erected; and, by letters patent, of 17 James I., the Company were constituted governors of the charity, with power to make statutes, and to possess lands for the support thereof, not exceeding the yearly value of £200.

In 1622, the Company purchased, of Sir Oliver Luke, the manors of Caldecott and Hardwicke, with several messuages and lands, in the county of Huntingdon, for the sum of £4,500. In 1674, these manors and premises were let for £248, when the entire property was sold, by the Company, for £4,615 : 17 : 8.

The produce of this sale, to the amount of £2,967, was employed, as already noticed, in buying up the leases of the Hatcham-Barnes estate, forming the Monmouth endowment; the remaining £1,648 : 17 : 8 passed into the *general fund* of the Company, and the payments, afterwards, made on account of *both* charities, were from the revenue of Hatcham-Barnes.

This diversion of the Newland endowment gave rise to proceedings in Chancery, which terminated in a decree of the Court, in 1708, by which the Company were made liable to the annual payment of £200 to the Newland charity. The present annual payments amount to £229 : 6 : 10; of which sum £66 is paid to the lecturer, and 3*s.* weekly, to each of the almspeople.

By the statutes, the lecturer is required to preach every Lord's Day, either in the parish church or some public chapel. The almspeople are nominated by the parishioners, in vestry, and appointed by the Company.

III. LECTURESHIP, ST. BARTHOLOMEW CHURCH.

Mr. *Jones* left £1,440, to the Company, for the maintenance of nine poor of the Company, £8 sterling a year each; and which annuities are now paid, quarterly, to nine freemen of the fraternity, who are appointed, as vacancies occur, by the court of assistants.

Mr. *Jones*, also, devised as follows:—"I give my house in "Sithe's Lane, (now Size-lane,) "which cost me more than "£1,000, and is now rented at "£70 per annum; and, with it, I "give, in money, £600, to some "learned and faithful preacher, "as the Company of Haber-"dashers shall appoint; in all "£1,600."

Under this devise, the Company, in 1614, appointed the Rev. John Downam lecturer, at St. Bartholomew's church, behind the Royal Exchange, and he received the rent of the house in Size lane, and interest, on the £600. In 1641, the Company purchased a house, in Fleet-street, called the "Lamb," for £914, of which Mr. Jones's £600 formed part; and, from that time the rent of these premises have been applied to the maintenance of the lectureship.

The lecture is still preached at the same church every Tuesday morning.

The present state of this property is as follows:—

Three messuages, on the east-side of Size-lane, held by Mrs. Jackson, for forty years, from 1790; rent	£26	0
A house in Fleet-street, and two in Apollo-court, held by the executors of James Felts, for 21 years, from 1811; rent	100	0

These rents, with the interest of some small sums arising from fines, make the total income of the lecturer £141 : 3 : 2.

OBSERVATION.

We thought it best to go through the whole of Jones's charities before introducing any remarks, and first of the Monmouth endowment. It appears £771 is yearly expended on this charity, £314 on twenty almspeople, £140 on a lecturer, and the residue in teaching twenty boys Latin and Greek. With this disbursement—especially the last—the inhabitants of Monmouth do not seem perfectly satisfied. They wish the grammar-school to be a free-school, for teaching such knowledge as they are desirous their children should learn, and be useful to them in after-life, and not reduced to Hobson's choice, of swallowing Latin and Greek, or nothing at all. This, it must be confessed, appears reasonable, and were Mr. Jones alive, I dare say he would willingly indulge their inclinations;—his object being not to benefit the preacher, nor the teacher, nor the worshipful Company, but the good people of Monmouth.

But the Governors say they cannot deviate from the statutes of the founder. Oh, ye precious "Haberdashers of points and particles,"—what did you do with the Newland charity? Did you not deprive it of its landed security to buy up the leases of the Hatcham-Barnes estate, and then grant enormous long leases at low rents to—we were going to say, yourelves or friends—but Heaven forbid we should suspect the world of such monstrous wickedness, living, as we do, in an age so exemplarily free from all imputation of "pecuniary taint!" There are, however, instances of trustees, of "high degree," taking leases of the trust-property, or letting them to others on terms for which a *bonus*, privately administered, is a consideration. We do not think such odious practices have crept into the administration of the Haberdashers' Company, or, if we did, we should be sorry to have it to prove in a court of justice under the present law of libel against the "*general fund*" of so wealthy a fraternity.

Leaving these general matters, let us come to points of practical utility. There is a surplus fund of £5,970, three per cent. consols, due to the Monmouth charity. Now do not let this sum be wasted, let it be applied in the establishment of an extensive free-school, of popular instruction, or some object really useful to the inhabitants of Monmouth. At all events, do not expend it in erecting a splendid pauper-house, fit only for Dukes or Lords, nor in some pompous pagoda, for charity boys to hiccup, from morn to night, *hunc—hanc—hoc!* Eschew this folly, we pray, ye worshipful vendors of cotton-balls and needles!

Five thousand pounds was left, by Jones, for the Newland charity; this was vested in land, which, in 1674, was sold to buy up the leases of the Hatcham-Barnes estate. The extent of loss sustained by the inhabitants of Newland, from this "extraordinary transaction," as the Commissioners term it, cannot now be ascertained. The Company pay little more than £200 on account of the Newland endowment; but had the original investment continued, the produce must have been double or treble that amount.

Of the St. Bartholomew lectureship, on which £140 is yearly expended, we do not wish to speak with any disrespect. It is at present held by the Rev. Mr. Wilkinson; and, as we sometimes drop in, we can say, of our own knowledge, it is regularly delivered, and respectably attended.

SOMERS'S CHARITY.

This was a devise, in the sixteenth century, of a tenement in St. Dunstan in the East, of the annual value of £3, for the performance of a yearly obit of 30*s.* and for the payment of 12*s.* to twelve poor men, free of the Company, and 2*s.* to the clerk and beadle.

These premises are supposed to have been sold early in the seventeenth century, and the payments charged upon them, owing to the embarrassments of the Company's affairs, discontinued about 1699. The Commissioners saw no reason why these payments should not be resumed, and the Company have subsequently expressed an intention of putting 12*s.* annually into the poor's box, in satisfaction of Somers's charity.

PEACOCK'S CHARITY.

Sir *Stephen Peacock*, by will, dated 3d November, 1535, left lands, in the parish of St. Sepulchre, on condition of making certain charitable payments, amounting, in the whole, to £2:17:4. The Company have no copy of this will, nor is any to be found at Doctors' Commons.

In 1802, the premises which supported this charity, consisting of three houses in the Old Bailey, were sold to the corporation of London for £1,200. This sum was invested in the funds till the year 1812, when the following premises were purchased, at the cost of £1,290.

A house in Crutched-friars, No. 24, leased to Wager Taylor; rent £47:12.

Two coach-houses and a stable in French-Horn-yard, Crutched-friars, leased to Messrs. Arthur; rent £25.

From this rental of £72:12, the sum of £17:19:10 is annually paid, and of which £8 is given to debtors in Whitecross-street.

BARNES'S CHARITY, A.D. 1557.

This was the testator's interest in the lease of a windmill, at Finsbury, for the benefit of the almspeople, in Staining-lane. In 1678, the court of assistants ordered £4 to be annually paid in satisfaction of this legacy, but this order appears never to have been acted upon.

BUCKLAND'S CHARITY, A.D. 1573.

Four poor members receive 20*s.* each, in January, under the name of "Buckland's charity."

Twenty shillings a-year are paid to the churchwardens of St. Michael-le-Quern, on the same account.

Twenty shillings were also paid to the poor of Shepperton, on the same account, till 1812, when, for some reason, not clearly explained, it was discontinued.

These payments were charged on two houses in Paternoster-row, which were sold, by the Company, in 1675, for £150, to meet various debts contracted in rebuilding their hall.

LADY BURGHLEY'S CHARITY.

In 1583, the Company, in consideration of £200 paid to them, by Lady Burghley, agreed to pay £10 annually to the poor of Cheshunt, and for the maintenance of four sermons yearly.

Also, by indenture, dated 19th January, 1585, the Company acknowledge the receipt of £210, to be applied—*first*, £120 to be lent to six inhabitants of Romford, a husbandman, a smith, a carpenter, a baker, a shoemaker, and a tailor, if such could be found, if not, persons of other occupations, £20 each, for two years, without interest, secured by bond, with two sufficient sureties; *second*, £80, to be lent to the inhabitants of Hoddesden, Cheshunt, and Waltham-Abbey,

of similar trades, £13 : 6 : 8 each, for two years; the remaining £10 to be for the benefit of the Company.

With respect to the first annuity of £10, it is paid to the churchwardens of Cheshunt. The loan of £120 to six poor tradesmen of Romford has been constantly lent, agreeably to the appointment of Lady Burghley. The loan of £80 to the inhabitants of Hoddesden, &c. has been discontinued since 1670, and is supposed to have been lost by the failure of the securities.

FREE-SCHOOL, BUNBURY, CHESHIRE.

This school was founded, 1594, under the title of the "Free Grammar-School of Thomas Aldersey, in Bunbury;" to consist of a schoolmaster and usher, a preacher and curate: the master and wardens of the Company, and the preacher and schoolmaster being constituted governors of the charity.

For the support of the school, *Thomas Aldersey*, the founder, devised to John Aldersey, for 500 years, at a rent of £122, the rectory and church of Bunbury, also the tithes of various parishes in the county of Chester; also the tithes, oblations, &c. of the township of Ridley, to Ralph Egerton, for 2000 years, at the yearly rent of £8. Lastly, he leased to the governors, for 2000 years, at the rent of a red rose, the chantry-house and appurtenances, in Bunbury, with several other messuages, crofts, and meadows, in the same parish, and the amount and situation of which is not stated: this last devise was stated to be for "the better maintenance of the preacher, schoolmaster, and usher of Bunbury-School, and to the intent that they might be sufficiently provided with competent dwelling-houses, and for the better applying themselves to their several offices."

Mr. Aldersey made statutes for the government of the school, which, among other things, comprised the following:—

That the school should be free for all children, especially for those born in the parish of Bunbury, provided the number does not exceed the convenient ability of the teachers, for profitable instruction, which part is left to the master for the time being to determine.

The number of female children are to be few, and to continue only till nine years old, or they can read English.

The terms of admission to be 12*d.*; the poorer sort to pay only 4*d.*: which money is to be equally divided between the master and usher.

The salary of the schoolmaster to be £20 a-year, with the chantry-house, orchard, garden, and croft.

The usher to have £10 yearly, with a dwelling, and seven roods of land in length, and four in breadth.

The preacher to have his dwelling and land, and a salary of 100 marks, (£66 : 13 : 4).

The curate, being unmarried, to have one room in the preacher's house, and a salary of £20.

The sum of £10 to be yearly distributed among the poor of Bunbury; and £3 : 6 : 8 among the poor of the Company.

APPLICATION.

The school has been always kept up under the superintendence of the master and usher;

and, till lately, afforded only common education in reading, writing, and arithmetic, the salaries being inadequate to procure masters qualified to give classical instruction. The school is divided into two departments; one under the master, the other under the usher. In the master's division are taught the classics, reading, writing, arithmetic, book-keeping, mensuration, &c. In the usher's, at present, only reading and spelling are taught. The usher is far advanced in years.

Greek, Latin, reading, and English grammar are taught gratis; for the other instruction given, each scholar pays 7*s.* 6*d.* a quarter.

The children all belong to the parish of Bunbury. No form of recommendation is required. The parents take them either to the master or usher, and, on payment of 2*s.* or 1*s.* as entrance-money, they are admitted.

The whole income of this endowment, amounting to £130 per annum, is paid by the Aldersey family, the proprietors of the leases of the founder. They receive the £8, reserved in the lease of the tithes of Ripley, from Sir W. Pepys, to whom that lease now belongs.

The salaries of the masters, their residences, and other applications of the funds of this charity, appear to be administered agreeably to the directions of the founder.

JETSON'S CHARITIES, A.D. 1622.

These were a devise to the Company of certain premises, in the parish of St. Giles without Cripplegate, London, for various charitable purposes. The rents of the property, at the time, appear to have amounted to £102 : 12; which, among others, were directed to be applied:—

	£	*s.*	*d.*
To six poor old or lame of the Company	15	12	0
To the poor of the parish of Lambeth	3	0	0
To the poor of the parish of Kinver, Staffordshire	5	0	0
To three poor scholars, studying divinity, in Trinity-College, Cambridge, to be chosen by the heads of the College	20	0	0
To the maintenance of a divinity-lecture, in Lambeth	6	0	0
To the preacher at Paul's Cross	5	0	0

The remaining applications were chiefly to the several hospitals in London, and to the beadles and clerk of the Company.

The estate, on which these payments were charged, consists now of eighteen houses in Haberdashers' Square, and six houses in Grub-street, in the parish of St. Giles, Cripplegate, which are let, on a repairing lease, to Richard Packer, for forty years, from 1789, at the yearly rent of £97.

The money-payments seem to be made nearly as directed by the testator. The £5 directed to be paid to the preacher at Paul's Cross is now paid to poor clergymen of the church of England, appointed by the master and wardens.

OBSERVATION.

When Mr. Packer's lease expires in 1829, we hope a better bargain will be made with the next lessee. It appears extraordinary, that premises in London, even under a repairing lease, should only let for £97, which, two centuries preceding, let for £102. Perhaps Mr. Packer covenanted to re-

build the houses and leave them well tenanted; nothing less, we think, would be an equivalent for the increased value of the property.

NEWPORT FREE-SCHOOL.

(Fifth Report.)

The revenue proceeding from the charities of Mr. Adams is very considerable, and apparently without any adequate object of appropriation.

It appears, by an indenture, dated 26th of November, 1656, (not 1756, as stated in the Report,*) that *William Adams* conveyed to the Haberdashers' Company, in trust, who are described as "the governors of the possessions and revenues of the free grammar-school of Newport, in the county of Salop," extensive estates, consisting of Knighton-Grange, in Staffordshire, and of other messuages and tenements, in Adbaston, for the maintenance of a grammar-school, and other charities, which he had established, conditioning that they should pay yearly out of the produce of the said property,—

First, £20 to a godly and orthodox minister of the town of Newport, for weekly catechizing the scholars, children, and servants, who should frequent Newport-church, and instruct them in the grounds of the Christian religion: in default, the money to be applied to the poor of the parish, or other object, for the benefit of the town of Newport.

Secondly, £40 to an able and learned schoolmaster, and £20 to an usher, conditioning they should observe the statutes and ordinances of the founder; on default, the money to be applied as last-mentioned.

Thirdly, £24 to be applied yearly in binding three poor boys apprentice, born in Newport, or at Chetwin-end, to serve in London or Shrewsbury, or other manufacturing town; the boys not to be under twelve years of age, nor to exceed eighteen, and to be chosen between the 25th of December and the 2d of February, by the minister and schoolmaster, the churchwardens of the parish, and five inhabitants, elected in vestry for the purpose by the parishioners. The boys to be *orphans*, or if such could not be had, fatherless and poor; or, if not such, the children of the "*poorest men*" living in the town of Newport or at Chetwin-end.

Every seventh year no election of boys was to take place; in lieu, the £24 was to be applied to pay the travelling expenses of a visitation, appointed by the Company, to examine the state of the charity.

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* We have met with a few instances of inadvertence, or, perhaps, carelessness, in drawing up the Reports; in some, the account of charities is unreasonably condensed, in others, they are unnecessarily full, by incorporating, almost at length,—as in that before us,—the indenture of foundation. There are some other errors and negligences of minor importance; for example, the mistake of a Wool-pack for a Wheat-sheaf, (p. 18,) and of a century in the date of the Newport charities; in page 128, *Second Report*, the revenues of Aske's Hospital are confusedly and almost unintelligibly stated; and at page 294, *Sixth Report*, in giving an account of Sir Thomas Gresham's charities, the founder is idly called Sir *Robert* Gresham, though only a few lines preceding, he is called by his proper name, Sir Thomas. The *rédacteurs* of these Reports, no doubt, have a difficult task to perform, and the epicure HORACE has somewhere an apologetic line for them, in which he allows that intervals of sluggishness, and even remissness, may intervene in undertakings of great labour and protracted duration.

Fourthly, 24*s.* to be paid for a yearly examination of the charity by four ministers, and three "others, the best knowing and judicious and qualified" persons.

Fifthly, 20*s.* yearly to a poor scholar of the school, for ringing the school-bell.

Sixthly, 20*s.* yearly to a poor scholar, or 10*s.* each to two scholars, for sweeping the school, and keeping it clean.

Seventhly, £5 yearly, for repairs of the school, or, if such repairs could be dispensed with, then the £5 to be given to the master, for the repairs of his house.

Eightly, £20 yearly, towards the maintenance of four scholars belonging to Newport-school, for four years, at one of the colleges of Oxford or Cambridge; one scholar to be chosen every year, and the exhibition-money paid half-yearly.

Ninthly, £20: 16 to be paid to four aged and poor people, two of whom to be widowers or bachelors, and the other two to be widows or maids of Newport, who should be past their labour, and dwell in the afore-mentioned almshouses. Should this provision be abused by drinking, or other disorderly conduct, any of the almspeople may be displaced.

Tenthly, and lastly, £20 to be paid to twenty poor of the Company, and 40*s.* to the clerk and beadles.

Under this indenture, it was provided, that, should there be any loss or failure of the rents, the deficiency should be made good from the £24 appointed for placing out apprentices.

Mr. *Adams* purchased the ground, and erected a spacious school-house, two houses for the master and usher, and the almshouse, prior to this indenture, which was confirmed by an act of parliament, passed in the 12th of Charles II.; by which the Company were empowered to hold lands and tenements for the support of the charities founded by *Adams*, not exceeding, in the whole, £300 per annum. It was also provided that the property so vested should be exempt from all taxes and assessments, imposed by authority of parliament, or otherwise.

By the will of Mr. *Adams*, dated 6th July, 1660, he devised to the Company the wood growing on the estate, and which he had reserved in the original conveyance to the Company, and the produce of which was sold, in 1667, and invested in the purchase of a messuage and land, at Woodseves, in the parish of Drayton.

The whole of the property at Knighton and Adbastan, as well as the newly-purchased estate at Drayton, was, in 1667, leased to Luke Justice, for seventy years, at a rent of £175. The same premises were re-leased, in 1714, to William Justice, for another term of seventy years, at the same rent of £175. The Commissioners naturally express their surprise at such a mode of letting the estates to the Justice family.

At the expiration of the last lease, in 1784, the property was let, in separate farms, on leases of twenty-one and a half years, at a total annual rental of £474 : 14; which considerably exceeding £175, the amount of payments prescribed by the founder, it became necessary to obtain the directions of the Court of Chancery as to the disposal of the surplus.

APPLICATION.

A decree, respecting the property, was made by the Court of Chancery, in 1797, and a subsequent decree, on the 6th December, 1808, on account of a further advance of the rents, on leases of fourteen years, to the sum of £766 : 17. The following yearly payments, on account of the charity, were then directed to be made :—

To the minister of Newport	£60	0
To the schoolmaster	150	0
To the usher	75	0
To putting out the apprentices	54	0
To the visitors of the school	2	10
To the boy for ringing the bell	3	0
To the boy for sweeping the school	3	0
Repairs for school-house and almhouses	10	0
Four exhibitions at the universities	90	0
To four almspeople	78	0
To twenty poor of the Company	75	0
To the clerk and beadles of ditto	9	0
To a master, for teaching writing and arithmetic	45	0
Woodreve	2	0
The receiver	21	0
Repairing fences and planting	2	0
Insurance	2	10
Quit-rents to the Crown, for Knighton manor	0	5
Allowance for books	10	0
	£692	5

The leases, for fourteen years, having expired at Michaelmas, 1819, new leases were granted, under the direction of the Court, for twenty-one years, at advanced rents; but the expenditure still continues regulated by the decree of 1808.

The present tenants, and the rents payable by each, are as under :—

Thomas Thompson	£84	0	0
John Lawrence	125	0	0
Thomas Arkinstall	224	0	0
John Furber	212	0	0
Richard Thursfield	243	0	0
Widow Watkins	13	13	6
Joseph Hayward	10	10	0
Eleanor Ray	9	0	0
Woodland (produce of)	36	0	0
	£957	3	6

The total number of acres, in these different lettings, is 883, including sixty-two acres of woodland, kept in the hands of the Company.

Considerable falls of timber have been made since 1784, from which, and the accumulation of surplus income, there remained, in the hands of the accountant-general, at the time of the inquiry, in May, 1820, the sum of £12,426 : 0 : 5, three per cent. Consols, yielding an annual divi-

dend of £372 : 15 : 7, which, added to the rental above stated, makes a total annual income of £1,329 : 19 : 1.

STATE OF THE CHARITY.

The free grammar-school which, by the statute of the founder, was destined for eighty scholars, consisted, at the period of the inquiry, of only thirty-eight; and it appeared that, in 1814, there had been only thirty-three.

The course of education, which was appointed, by the statutes, to embrace the Hebrew language, had been confined, in practice, to Greek and Latin, with the addition of writing and arithmetic; which alteration was made by the Company, about 1784, on the increase of the rents. The writing-master, also, gives lessons in mathematics to such scholars as desire them.

The master and usher are appointed by the Company, on certificate of qualification, from the visitors appointed by the Company.

The university exhibitions, the almshouses, and the apprentices seem to be managed as directed by the founder.

The annuity of £60 a year to the minister is paid to the resident officiating curate, agreeably to the provisions of the foundation-deed.

EXTRACTS FROM THE STATUTES.

The school shall be for ever free for the teaching of the Latin, Greek, and Hebrew tongues, or any of them, to four-score scholars.

No children that have upon them any noisome or infectious disease shall be admitted.

The school hours, from the 10th of March to the 10th of September, shall be from six o'clock in the morning to eleven, and from one o'clock till four in the afternoon; and, from the said 10th of September till the 10th of March, from seven o'clock in the morning till eleven, (except for two months, when the days are at the shortest, then to repair to school by half-past seven,) and in the afternoon from one o'clock till five, if the daylight continues so long, so that no candles may be used for teaching.

The statutes are to be fairly written, and hung up conspicuously in the school.

The master is to have attained the degree of M.A. and the usher of B.A. in one of the universities.

OBSERVATION.

In the leasing and general management of *Adams's* endowment there appears to have been a considerable want of wisdom and economy; however, as the charity is now in a flourishing state, that is, as to the amount of the revenue and the surplus fund, we trust something decidedly beneficial to the people of Newport will be hereafter attempted. The teaching of about thirty boys Latin and Greek, and the maintenance of four almspeople are objects vastly disproportioned to the ample amount of the revenues. As to the £60 yearly paid to the curate, we should deem it his duty, *ex-officio*, to catechise and religiously instruct the children and servants who frequent the parish church, without any allowance from the charity.

A reserve of £12,426, three per cent. Consols, and a surplus income of £637, form an excellent resource for establishing a highly advantageous undertaking.

Perhaps, an extensive free-school, of popular instruction, for the inhabitants of Newport, would be a desirable application; but of this or any other scheme

those who live on the spot will be best able to decide. At all events, we humbly hope the Company will not be entirely regardless of the suggestions we ventured to offer on a former occasion, and that they will forbear wasting the property of the charity in expensive and useless erections. However much such imposing projects may tend to fill the coffers of the builders and surveyors, and their friends, it certainly does not forward the real object of the founders, to BETTER *the state of the poor*.

MORGAN'S CHARITY, A.D. 1604.

This was a devise of certain property in Budge-row, White-Lion-court, Fleet-street, and at Stratford-Langthorne, Essex, on condition of paying £20 yearly to the poor of the parish of Oswestry. It was subject to other interests, and the only part of the estate remaining is that in White-Lion-court, consisting of a range of printing-offices, let to Mr. James Swan, on lease, from Midsummer, 1817, for twenty-one years, at the rent of £130 for the first seven years, and, after that period, at the rent of £150 per annum.

The annuity to the poor of Oswestry is regularly paid, though doubts have been raised about the liability of the Company.

CALDWALL'S CHARITY, A.D. 1614.

This was a devise of a freehold messuage, on Ludgate-hill, to various charitable uses; the house was burnt in 1666, and the ground on which it stood, in 1667, sold to the City, for the purpose of widening the street, for £92 : 10. On account of the bequest certain payments are made annually, amounting in the whole to £9 : 5 : 8; of which sum £2 : 3 : 4 is to the poor of the parish of Rolleston, Staffordshire.

MRS. WHITMORE'S CHARITY.

Mrs. Ann Whitmore, 1613, left certain messuages, with their appurtenances, on the condition, *first*, that the Company should pay £5 yearly for the poor of the parish of St. Edmund the King, in Lombard-street; *second*, that they should deliver, yearly, to ten poor widows of the Company, each, a gown, containing three yards of broad cloth, also one ell of Holland, of the price of 2*s*. the ell; the residue of the rents to be applied for the use of the Company.

The property charged with these payments consists, at present, of the following premises :—

A house in Bishopsgate-street, in the parish of St. Martin, Outwich, London, let, on a building lease, to Mrs. Payne, for 61 years, from Christmas, 1807, at a rent of	£91	15	8
A house in Helmet-court, behind the last mentioned house, let, on lease, to Mr. Skinner, at a rent of	17	3	4

The payments are made as directed by the testator, with some augmentation. The widows are selected, by the master and wardens, from among the most necessitous.

OFFLEY'S LEGACIES, A.D. 1596.

First, £200 to be lent to four young men of the Company, £50 each, for the space of five years.

Second, £200 to be employed by the Company, on consideration of paying twenty poor persons of the Company 10*s*. each, on the election-day, for ever.

Third, £200 for the founding of two scholarships for the study of divinity at Oxford and Cambridge, one scholar to be nominated by the court of assistants, the other by the mayor, aldermen, and forty of the common council of the City of Chester.

The three sums of £200 were received, but, except the £10 directed to be paid to the poor of the Company, the other uses of the legacies have lapsed. The Commissioners recommend the setting up of the two exhibitions, and the Company have expressed their willingness to adopt this suggestion.

BLUNDELL'S CHARITY.

Peter Blundell left £150 to be laid out in land or houses, from which 40*s.* were to be yearly paid to poor prisoners, in Newgate, the residue of the estate to be given to the master and wardens for their pains.

In 1603, the Company, for £150, bought a house, in the Poultry, being No. 8, now let to George Leyburn, from Christmas, 1809, for twenty-one years, at a net annual rent of £106.

The sum of 40*s.* is yearly paid to the debtors of Giltspur-street-Compter.

BRAMLEY'S CHARITY.

This was an assignment of leasehold premises, in St. Bartholomew's Lane, to certain charitable uses therein mentioned; the premises were burnt down in the fire, in 1666, and the Company having no funds for rebuilding, surrendered the lease to the Cloth-Workers' Company, for £150, on account of which £5 is annually paid to the poor of the parishes of Lothbury and St. Bartholomew.

LADY WELD'S BENEFACTION, A.D. 1623.

This was a bequest of £2000 to the Merchant-Tailors' Company, or any other Company who would accept the trust, for the purchase of impropriate church livings. The Merchant-Tailors having declined the undertaking, the Haberdashers' Company commenced a suit in Chancery against the executors of Lady Weld, to have the legacy paid over to them on the trusts of the will, and, accordingly, under an order of the Court, the executors paid to the Company the £2000, with £100 given for performing the trust.

In the execution of the trust, the following purchases were soon after made:—

The small tithes of Wigston, Leicestershire, for.....	£560
The rectory and advowson of Layston, in Suffolk, for	550
The rectory and advowson of Bitteswell, in Leicestershire ..	870

By the condition of the trust, a stipend, not exceeding two-thirds of the value of each living purchased, was to be paid to the minister, the residue to form an accumulating fund till it amounted to £2000, which was then to be applied to the purchase of other impropriations. In consequence of this, in 1665, two additional purchases were made; namely, of the vicarage of Albrighton, in Shropshire, and of Diseworth, in Leicestershire.

The governors of Christ's Hospital were appointed, under the will of Lady Weld, to audit the account of the Company, in respect of this trust; for which they were to receive five marks annually, for the use of the poor children of that hospital.

In 1702, the Company, being in a state of insolvency, proceedings were instituted against them by Christ's Hospital for the observance of their trust under Lady Weld; when a compromise ensued between the parties, in which it was conceded that the governors of the hospital should, out of the children educated there, alternately nominate to the five impropriations already purchased, and to such as should be hereafter purchased, out of £1000, which the Company agreed to advance in satisfaction of a sum of £4,040 : 16 : 8 due to the charity.

Under this agreement, the accounts of the Company are now audited every five years, by the governors of Christ's Hospital. The last account audited was made up to Michaelmas, 1821.

In 1819, there being a surplus in the hands of the Company, on account of the trust, a purchase was made of the vicarage of Chertsey, in Surrey, for £2,650.

Thus there are now six livings belonging to Lady Weld's trust, the incumbents of which are nominated alternately by the governors of Christ's Hospital and the Company; but the presentations to all the livings are made under the common seal of the Haberdashers' Company.

By the will of the founder, the ministers appointed are not to have any other preferment out of the parish, nor to be non-resident above forty days in one year, without the license of the churchwardens, and four others of the better sort of parishioners, obtained in writing.

OBSERVATION.

On this benefaction we have only one remark to make; we see what liberties are occasionally taken, by trustees, with charitable property, when it suits their interest or convenience, and this without any reference to the Court of Chancery, or other authority, to give a legal sanction to their deviations from the ordinances of the founders. In this case, it appears, a debt due from the trust to Lady's Weld's endowment of upwards of £4000 was compounded for by a payment of something less than 5*s*. in the pound, and this composition was accepted by the paid auditors or guardians of the trust, in consideration of being conceded to them a *bonus* of church preferment. After such transactions as these, it becomes unbearable that beneficial changes in the management of public foundations should be thwarted by the pretext that the trustees are tied down by the statutes of the founders. Either these statutes must be observed *in toto*, or not all; it can never be conceded that trustees shall pick out of the statutes whatever may screen their own abuses and malversation, while they will not tolerate the least deviation from them when it would forward, "in spirit and truth," the benevolent objects the donors intended.

HAMOND'S CHARITIES, A.D.1638.

1. Mr. *Edmond Hamond* left £400, for the erection of an almshouse, for six poor old men, unmarried, and free of the Company. He also left a rent-charge of £80, out of a messuage in Tower-street, and eleven other messuages in Tower-street and Mincing-lane, in trust, to pay yearly £60 to the aforesaid almsmen, and the remaining £20 of rent-charge to be distributed, on St. Katharine's day, to twenty poor men or women of the fraternity.

In 1651, the Company bought a piece of ground, on Snow-hill, for £250, and erected six almshouses, at a cost of £230. These

almshouses still remain; they contain each two rooms and a small cellar, and are inhabited by six old single men, appointed by the court of assistants.

The premises charged with the payment of £80 a-year now consist of fifteen houses in Mincing-lane and Tower-street, the property of Mr. Biscoe, of Horkwood, near Godstone, Surrey, and are amply sufficient to secure the annuity, which, as well as the other payments, are applied as directed by the donor.

2. Mr. *Hamond* left £1,000, for the purchase of impropriate church-livings, the ministers of which, appointed by the Company, were not to hold other preferment, nor be non-resident more than forty days in any one year.

This legacy was received in 1652, and, in 1657, the Company laid out £1,400 in the purchase of the rectory of Aure and chapelry of Blakeney, in Gloucestershire.

The Company present to this preferment. When the present incumbent was presented, in 1806, the value of the two appointments was estimated at £600, since which time it has probably increased.

3. Mr. *Hamond* also gave £500 to the Company, to be lent, *gratis*, to five young men of the Company; silkmen, if any, to be preferred.

The payment of these loans was discontinued after 1678.

HAZLEFOOT'S CHARITY.

In an old book belonging to the Company, entitled, "*The Title-Deed-Book*," it is stated, Henry Hazlefoot, Esq. conveyed, by indenture, in 1646, for the use of the Company, a freehold estate and manor, called Pitley-farm, in the parish of Great Bardfield, in Essex, of the yearly value of £70, which he directed to be distributed as under:—

To the parish of St. Nicholas-Cole-Abbey, yearly	£ 8	0	0
To the poor of the Company	20	0	0
To buy corn	8	0	0
To St. Thomas's Hospital	8	0	0
To Christ's Hospital	5	0	0
To Bridewell Hospital	3	0	0
To St. Bartholomew's Hospital	4	0	0
To release prisoners	10	0	0
To the Warden of the Company	2	0	0
To the Clerk	1	0	0
To the Beadles	1	0	0
	£70	0	0

This entry is the only document the Company possess respecting the origin of this charity. They have not got the indenture, nor any copy thereof.

The property under the benefaction now consists of

Pitley-Farm, in Essex, containing 212 acres, leased to John Ruse, for fourteen years, from 1807, at a yearly rent of	£180	0	0
A copyhold estate, at Matcham, Essex, comprising thirty-two acres, on lease, to Daniel Cannon and John Carpenter, for fourteen years, from 1818, at a rent of	45	0	0
	£225	0	0

Only £43 appears to be annually disbursed out of the rental of £225, the residue falling into the *general fund* of the Company.

According to the statement of the original grant, mentioned above, the payments equalled the whole amount of the rent then paid, and a question thence arises, whether the whole of the improved rent is not applicable to the purposes of the charity, the respective payments receiving a proportional increase? It is, however, to be observed, that the statement imports that the payments were to be made "out of" the rents and profits, and the short abstract there given of the grant seems hardly to afford sufficient ground for saying, that the practice which has uniformly prevailed is incorrect.

OBSERVATION.

The last paragraph is taken nearly verbatim from the Report. In this, and similar cases, in our humble opinion, the knot may be easily severed, by reverting to the primary objects of charitable donations. What were they? Certainly not to fill the coffers of the rich, but to benefit the poor. We see, in *Hazlewood's* grant, the whole produce was originally exhausted in works of charity, prescribed by himself; and can it be supposed that, now there is an ample surplus, he meant it to be carried to the "*general fund*" of the Company? Assuredly not—he meant it for the enlargement of his charities; this being the only motive for conveying a shilling to the Haberdashers' society. The Company are only the trustees of his bounty, and, by law, trustees are not allowed to receive compensation for their trouble; all they are entitled to are the small payments to their officers, which ought not to exceed a fair remuneration for their labour.

So far as we have examined the Reports, we are strongly inclined to commend the laborious diligence and fairness of the Commissioners; but we do think, sometimes, they are a little too shy of insinuating blame, and pointing out specific measures of reform and future appropriation.

RAINTON'S CHARITY.

A.D. 1646.

Sir Nicholas Rainton left to the Company the house he lived in, and a large shop and warehouse in Lombard-street, to be applied in works of charity. Among others, he directed to be paid—

To twenty-five poor men and widows	£32	10
To St. Bartholomew's Hospital	12	0
For apprenticing poor children, and clothing poor people of Lincoln	10	0
For apprenticing three poor children of Enfield, born in the parish, and in such houses as had been built forty years	10	0
To the poor of Washingborough and Heighington, in Lincolnshire	10	8
To the poor of St. Edmund the King	2	0
To the poor of St. Mary Woolchurch	2	0

The residue to be paid to the officers of the Company, making the total £87 : 1 : 4.

The premises devised now consist of a house in Plough-court, Lombard-street, let to William Allen, at a rent of £220; and a house, No. 97, in Lombard-street, let to Mary Lewthwaite, at £175.

Some of the payments on this charity had been reduced, others had ceased, at the time of the Inquiry; but, from a report

of Mr. Knappe, the clerk of the Company, it appears, were subsequently resumed, and the arrears refunded.

BARNES'S CHARITY. A.D. 1663.

This was a devise of a house, in Lombard-street, £6 of the rent, amounting, at the time, to £60, of which to be given to the Company, and the residue to the poor of the society.

This house is now the Sea-Policy-Office, in Lombard-street, and is held by James Curtis, Esq. on lease, from Michaelmas, 1810, for twenty-one years, at a net rent of £150 per annum.

CLEAVE'S CHARITY. A.D. 1665.

William Cleaves left two houses, in the parish of St. Swithin's, with £200 in money, for the benefit of the poor of the Company. These houses are situated, one in Oxford-court and the other in Cannon-street; and one held on lease, by Mr. John Scott, for a term of thirty-one years, from 1793, at a net rent of £35. It was a repairing lease; when it expires an increase of rent is expected. The rent is applied to the payment of pensions, of £5 each, to seven poor women of the Company.

No account appears of the application of the £200.

ARNOLD'S RENT-CHARGE.

Among the papers of *Thomas Arnold, Esq.* who died in 1669, was found, after his decease, a memorandum in the following terms:—

"I charge you, George, as "you will answer it to God, "that you doe assure twentie-"six pounds a yeare, out of "Islinton lands, to the Haber-"dashers, for ever, for them to "distribute to twenty poore men "at Katernstide, for ever, as "Sir Nicholas Rainton gave it "by his will."

George Arnold, the executor and heir-at-law, communicated to the Company this memorandum, and paid the annuity till his death, about 1694, when the legality of the bequest was disputed by his successor. Proceedings were instituted in Chancery, from which it appeared that Thomas Arnold was seised in fee of houses and land, at Islington, of the yearly value of £2000, and that his executor, George, charged the above annuity to be payable out of £40 Islington lands, then in the occupation of Martin Saxton. Thereupon the Court decreed the annuity should be a fixed rent-charge upon that portion of the Islington estate formerly occupied by Saxton.

The premises out of which it is paid are now the Angel Inn and lands which belong to it; and the annuity is paid by Mr. George Thornhill. It is disbursed among the poor of the Company.

BOND'S RENT-CHARGE. A.D. 1671.

William Bond left to the Company a yearly annuity, or rent-charge, of £50, conditioning that they should pay £24 yearly, to six poor single, aged men of the Company, the residue to the poor in general of the Company.

By some means which cannot be ascertained, the Company came into entire possession of this property. It is presumed, the proprietors of the estate, finding the annual produce not equal to the rent-charge, gave

up the possession to the Company.

The premises, forming now one house, No. 52, in Bread-street, were let for no more than £50 a year, till 1809, when a lease was granted to John Ansley, since assigned to Ford Wilson, for twenty-one years, at a clear rent of £215 per annum. It is considered a high rent and will probably undergo reduction at the expiration of the lease.

The Company have augmented the payment out of this charity £50, leaving, however, an annual surplus of £106: 18.

HOXTON ALMSHOUSE.

This was founded by *Robert Aske*, who, by will, dated the 18th January, 1688, gave to the Company £20,000, to be invested in land, within one mile of London, or "thereabouts," on which to build an almshouse, for twenty poor single men, free of the Company, as also to yield a revenue of £20, yearly, to each almsman, and the residue of the estate to be applied to the "*maintenance of* SO MANY *poor boys as the same would purchase*, at £20 each, for meat, drink, clothing, and schooling." Drs. Tillotson and Sharpe were appointed executors. The testator gave the entire legacy and the produce of the estate to be purchased by it to the establishment and maintenance of his charity.

The Company are appointed governors of the charity, with power to make laws for its regulation, and to expel persons from the foundation for irregular or disorderly lives. The boys are to be freemen's sons of the Company.

It appears, by an old account in possession of the Company, that they received, under the will of Mr. Aske, the sum of £31,905, with which land was purchased, at Hoxton, and several estates in Kent.

The property at Hoxton consists of twenty-one acres of land, on part of which the hospital and school were erected. The purchase of the Hoxton estate cost £2,000.

In Kent, the property consists of a manor and lands, called the King's North, the manor of Buxford, and land in Bevenden; the manor of Singleton; also, two woods, called Rowforth and Hele-wood, and Court-lodge-farm, and Great Chart, which last are held, by lease, under the Dean and Chapter of Canterbury. The purchase-money of this property was £14,114: 10. (*Appendix to Second Report, p.* 288.)

The total amount of the property, comprised under the present leases, is 1,929 acres, 1 rood, 5 perches. The gross income of the charity, for the last year, was £3,469: 7: 2, which is thus composed:—

	£	s.	d.
Rental of the property in Kent	2,108	19	0
Produce of last year's underwood	277	3	3
Rent of Hoxton estate last year	948	4	11
Produce of a fund of £4,500, three per cent. Consols, formed out of savings from the charity-estate	135	0	0
	£3,469	7	2

The property at Hoxton has been let on building leases. The Kent estates have, for the most part, been let on leases for twenty-one years, at improved rents, which are now beginning to be received.

EXPENDITURE.

Kent estates	£662	19	8
Hoxton establishment, including quit rents, taxes, salaries to officers, books, clothing for boys, gowns for almsmen, repairs, &c.	2334	8	9

Leaving a surplus for the year 1817, of £446 : 18 : 9.

By the accounts of the charity, audited in 1818, it appeared there was a balance in favour of the endowment of £922 : 1 : 5.

But the Commissioners complain of the confused and objectionable manner in which the accounts of this charity are kept. By one statement it appeared, owing to an erroneous method of carrying forward the balances, that, at the conclusion of the account in 1817, the disbursements of the Company on account of the charity had exceeded the receipts by £7000 : 15 : 6, whereas, had these balances been deducted, a real balance to that amount would have appeared in favour of the charity.

The number of boys at the school is twenty, who are instructed in reading, writing, and arithmetic, by a master, whose salary is fifteen guineas, to which, of late years, has been added a gratuity of five guineas. The boys are instructed according to the church of England, and catechised four times a-year. They are taken at the age of nine, and remain till fourteen, and are selected from the sons of freemen of the Company. A committee of the Company meet quarterly at the hospital, when they audit and pay the bills, and inspect the establishment. Small apprentice-fees are provided for the boys when they leave the school.

By a body of statutes framed by the Company, in 1745, the almsmen are to be appointed by the court of assistants. No one is admitted under fifty years of age; and when admitted, if any property be subsequently left to him of the value of £200, his place becomes void. They are lodged and fed at the hospital. They receive about £8 per annum in money. A gown is given every second year, but no other clothing. No pensioner can be absent without leave, and their names are called over every evening at ten o'clock in summer, and eight o'clock in winter.

Only seventeen almsmen are now on the foundation, through the want of applications to fill up the number to twenty. This is ascribed to the difficulty of finding single men for candidates, and the reluctance felt to comply with the regulations and confinement of the hospital.

The chaplain resides in the hospital, where he has a house, rent free, and receives a salary of £50 a-year, and an allowance of coals.

The savings now amount to £6,500 Consols, and £688 : 2 : 11 Reduced Annuities.

OBSERVATIONS.

We are sorry to observe that the Report of this valuable foundation is drawn

up in a very slovenly manner; the information it comprises is extremely meagre, and the statement of the expenditure, as before observed, is almost unintelligible.

It is proper to remark that the £31,905 received under the will of Mr. Aske includes legacies from other persons left by them for the support of Mr. Aske's establishment; the whole, however, of this great sum, equivalent, at least, to £300,000, of present money, was devised for the benefit and maintenance of the Hoxton foundation.

The management of the trust appears highly improvident and reprehensible. The present income, which is yearly increasing from improved rents, is £3,469 : 7 : 2. Did it never occur to the Company that something more ought to be accomplished by this munificent revenue than the maintenance of twenty almsmen, and the maintenance and education of as many boys, beside defraying the charges of the quarterly meetings, which, doubtless, form a conspicuous item in the outgoings?

We can see no reason for limiting the number of boys on the foundation to twenty; Mr. Aske's will, after providing for the almshouse, directs the residue of the estate to be applied to the "*maintenance of* SO MANY *poor boys as the same would purchase*, at £20 a-year each, for meat, drink, clothing, and schooling." Why, therefore, not extend that branch of the charity appropriated to education?

At the time of the Inquiry, there was a surplus, from savings, of upwards of £7000 vested in the funds. We were in hopes of suggesting some plan for judiciously laying out this money, but we have since ascertained we need not give ourselves any trouble on that head, for much more than the surplus has been recently expended in repairs, and rebuilding the almshouses at Hoxton. We well recollect, in the course of last spring, passing the site of Aske's foundation, and, from the extent of the preparations going forward, it struck us that a stately structure was about being erected, either for a new Sessions-house, or place of meeting for the county magistrates. Little did we surmise that the object of all this display of iron, stone, and scaffolding was to provide a retreat for seventeen decayed Haberdashers; the cost and massiveness of the palisades alone is such that we are sure they would not disgrace the new front of Buckingham-palace. The proverb says, it is easy being liberal with other people's money, and we all know what facilities these great jobs sometimes yield for providing for sons, sons-in-law, brothers, and friends, who happen to be in the building, surveying, carpentry, and glazing lines.

TROTMAN'S CHARITIES, A.D. 1663.

Throckmorton Trotman left to the Company £2000 to purchase, for ever, in land, £100 per annum clear; £15 towards the maintenance of a lecture at Dursley, in Gloucestershire; £80 towards the maintenance of a free-school, in the parish of Cripplegate; and the remaining £5 for the poor of the Company.

For the second of these dispositions, the Company, in 1669, purchased a piece of land in Bunhill-row, and erected a school-house and house for the master. No particular mode of instruction was prescribed by the founder to be used in this school; but, till the year 1740, it appears to have been a grammar-school. An order was made in that year, by the Company, that reading, writing, and arithmetic, should be taught, in addition to the classics, from which time the teaching of the classics has ceased, parents not being willing to send their children to be instructed in Latin and Greek.

Mr. Trotman, also, further gave to the Company £2000,

to purchase lands of the yearly value of £100 for the following purposes; £20 yearly for a lecture on the Lord's day, in the parish church of St. Giles, Cripplegate; £20 for a lecture on the week day, on Thursday, in the same church, with 40*s.* each to the clerk and sexton; £6 yearly to be given by the Company to those who took care of the premises; £4 for candles at the time of preaching the lectures in winter; £16 to the poor of the said parish; £30 for the poor of the parish of Cam, in Gloucestershire, where the donor was born, towards the building and maintaining an almshouse there, or towards setting poor people to, as the Company should determine.

These sums of £2000 each were not laid out in the purchase of land, but *borrowed by the trustees* and secured on a mortgage of the Company's Hall and premises, which are assessed at £300 per annum, and of several houses and other premises in Maiden-lane, Flying-Horse-court, Staining-lane, and Bunhill-row, the rents of which amount to £361 per annum, giving a security to the annual value, in the whole, of £661.

With the exception of TROTMAN'S FREE-SCHOOL, Bunhill-row, of which we shall speak more particularly, the other benefactions appear to be administered as directed by the donor.

On this foundation there are now twelve boys, selected from the two parishes of Cripplegate Without, and St. Luke's, Old-street, into which the original parish of St. Giles, Cripplegate has been divided; they are taught reading, writing, and arithmetic, and are admitted at the age of seven and remain till they are fourteen.

The present master is a clergyman; his salary is £80 a-year, and he has an annual gratuity of £20, out of which he pays the rent and taxes of the school-house.

The school is evidently in a *state of decay*. The number of boys on the foundation from two populous parishes—though unlimited by the founder—has, on the average of the last ten years, been only TWELVE. This is, perhaps, attributable to the *age* and consequent *failure of capacity* of the present master.

OBSERVATIONS.

This account of TROTMAN'S SCHOOL is abstracted from the *First Report* of the Commissioners: in the *Tenth Report*, it is added, the master is since dead; and, under his successor, the school appeared to be acquiring "*a greater degree of efficiency.*" This was in 1822, and, in the course of last month, four years subsequent to the commencement of this more efficient system, we had the curiosity "just to drop in," to see what had been done.

As we love "to be particular," and as we shall describe nothing but what we actually saw at that time, it may be proper to state our visit was on the 14th of December, at a quarter past three o'clock, p. m. On our way down Bunhill-row we overtook two ragged urchins, whom we naturally supposed were proper objects to share in Trotman's bounty, and most likely to direct us to the object of our inquiries. We asked them where Trotman's school was—adding, that it was a school where boys had nothing to pay for teaching. The lads stared and laughed; they said they had never heard of such a school *there*. However, on looking up, just opposite the head-quarters of the Royal London Militia, we spied poor Trotman's inscription on the wall, stating that was his foundation, which he had consigned to the care of the worshipful Company of Haberdashers.

Entering the area by an iron gate, we observed, through the glass-door of the school-room, a person standing before the fire, from whose ample breadth of shoulder, we at first concluded was the head-boy of the school: he was apparently under a strong excitement from the new Spanish war, and was making, with great energy, with a piece of whip-cord he held in his hand, the different cuts of the broad-sword exercise. On knocking, the athletic figure turned round, and came forward to open the door, when the following interrogatories ensued :—

Visitor. Pray, sir, is not this the school founded by *Throckmorton Trotman?*

Great Boy. I don't know, sir, indeed.

Visitor. You are the master, I presume?

Great Boy. No, I'm not; Dr. Towne, Charles-square, Hoxton, is the master.

Visitor. Then you are his usher, assistant, or deputy, I suppose?

Great Boy. No, I have not been long; I only *attend here* for Dr. Towne.

Visitor. Would you permit one to see the school-room?

Great Boy. Oh! certainly; walk in.

On entering, we were much struck by the singular appearance things presented. At the upper end of the school, on each side, were two desks, apparently intended for the master and his assistant; but which had clearly not been tenanted for many years. A hole in the wall, with a few iron bars across, formed the fire-place. The desks, on which the scholars were employed, were ranged on one side the room, and formed the most picturesque objects of the kind we had ever beheld; they were carved, gashed, and perforated in the most grotesque manner imaginable, and many an idle hour had obviously been spent in their embellishment. Eighteen boys were in the school, whose average age appeared about eleven, of these only a portion were on the foundation, the rest paying Dr. Towne 2*s.* 6*d.* quarterly, for firing, and 1*s.* 6*d.* for pens and ink. We saw no books; some of the boys were making figures on bits of slate, others (the *oppidans* we suspect) had got their Christmas improvements before them, with the usual marginal illuminations of the season. Above the school-room was another apartment of the same size, intended, no doubt, for the classical division of the school, but this was quite unoccupied. Both rooms are large enough to accommodate at least 200 scholars. The schoolmaster's house,—a very capacious residence,—is on the opposite side of the area, and lets, we should think, for £70 a year, the Doctor preferring a more elegant abode in Charles-square.

Now, Messieurs Commissioners, you see the "greater degree of efficiency" introduced into the management of this foundation, in the interval of six years, from your first inquiry. We expected some such result; we were fearful the rotten places you had opened up would be closed immediately your visitation had passed over. But we are at a loss to conceive how the Company can justify their neglect of this endowment; they are not, in this case, fettered by the statutes of the founder; the school is free to teach whatever they please for the benefit of the neighbourhood; it belongs to two parishes, containing a population of 53,844 persons, and abounding in as many destitute objects as any place in London. The income of the school, on the present securities, exclusive of the premises, is upwards of £130, and had *Trotman's* donation been invested in land, as he intended, and for neglect of doing which the Company ought to make compensation, the income of the school would not be less than £500 a year. Think of the benefits that would result from a judicious application of this sum in the education of the poor children in the courts, alleys, and avenues of Bunhill-row, Grub-street, Old-street, Whitecross-street, &c. We do hope the master, wardens, and assistants will bestir themselves; they are, at present, justly blamable for no inconsiderable portion of the delinquences of two

large parishes, and, were it merely for the sake of a quiet death-bed, and that inward gratulation which men always feel in having done their duty, they would be bountifully rewarded.

BANKS'S LEASEHOLDS, A.D. 1716.

This was a devise by John Banks, citizen and haberdasher, of London, of his leasehold interest in extensive premises, in the parish of St. James's, Westminster. They originally consisted of seventy-two houses, held by lease, under the crown, for an existing term of thirty-four years, with further reversionary term of ninety-nine years; and also of two freehold houses, situate in St. John-street, Clerkenwell. How these two houses came to be included in the trust property does not distinctly appear, Mr. Banks's will mentioning only the leasehold estate; they have, however, always been held as part of that property, and appear, from the first, to have passed as such from the representatives of Mr. Banks to the Company.

The rental in February, 1822, was as follows:—

Rents of the houses in St. James's, Westminster	£1767	4	0
Rents of house in St. John-street, let to Mr. Venables	20	13	6
Rents of house in St. John-street, let to Mr. Seymour	25	0	0
	£1,812	17	6

The expenditure on account of the different charities, with incidental expenses, amounted to £1067 : 19 : 11, leaving to the Company an annual surplus of £77 : 18 : 7.

On the 26th of February, 1822, the lease for ninety-nine years, from the crown, of the houses in Westminster expired. Application was made to the commissioners of woods and forests for a renewal of the lease, but the terms insisted on by the crown were such as the Company did not think proper to accept.

Thus the original endowment is nearly lost, nothing remaining of it but the two houses in Clerkenwell. A fund, however, has been realized amply sufficient for the charities established by Mr. Banks, consisting, at the time of the inquiry, of £54,482 : 0 : 7, three per cent. Consols, to which some additions have been since made by the investment of dividends.

Of the appropriations under this trust, a considerable portion was to the relatives of Mr. Banks, and their descendants, and to the poor of the Company. Among the remaining were,—

To the minister and deacons of the congregation held near the Three Cranes, London, £12. Of this sum, £10 was to be distributed among the members, and the remaining £2 to be spent in an entertainment for the minister and deacons when they met to make the distribution.

To the meeting-house adjoining the Hall, £2.

To five poor men of the age of forty, and upwards, of St. Bennett's, Paul Wharf, £5 each.

To five poor single women, of the age of forty, or upwards, of the same parish, £5 yearly, each.

To five poor men of the parish of Battersea, of the age of forty, and upwards, £2 : 10 each.

To five poor single women, of the same parish, of the age of forty, and upwards, £2 : 10 each, yearly.

To five poor men and to five poor women, under the same circumstances, in the Park, in the parish of St. Mary Overy, in Southwark, £2 : 10 each.

These payments to the poor of different parishes are made by the Company, on the recommendation of the churchwardens of each parish respectively.

MONEY LEGACIES.

BENEFACTIONS FOR LOANS.

Vested in the Haberdashers' Company, as well as in the Company of Mercers, are various sums of money entrusted to them, by benevolent individuals, to be lent in different proportions, and for different periods of time, successively, to young men of the Company, some of them *gratis*, others at interest, to be paid in money, or otherwise, and to be applied to charitable purposes. A few of these benefactions are supposed to have been lost from the insolvency of the persons to whom they were lent; but the greater part appear to have remained in the Company's stock, as the loans were all paid in about the middle of the seventeenth century, and have not been subsequently lent out. The charitable distributions, however, directed to be made from the interest of such of the loans as were to bear interest, were kept up by the Company till the year 1670, from which time they seem to have been discontinued.

The finances of the Company became considerably embarrassed in the course of the 17th century, and it is probable the charitable loans were applied towards the relief of these embarrassments, and were thus, in fact, expended; now, however, their finances are restored, the Commissioners are assured the Company are ready to lend these loans in the manner directed by the respective donors, on proper applications being made for them, and to distribute, as directed, the amount of the interest of such loans as were not to be lent gratis; and that steps will be immediately taken to resume such distributions.

The Commissioners suggest a portion of these loans might be beneficially applied to setting forth in trade the sons of freemen, who have been educated in Aske's hospital, at Hoxton.

The following is a statement of the several benefactions for loans, including some which, being combined with other charities, have been already mentioned:—

SUMS TO BE LENT GRATIS.

Names of Donors	*Date.*	*Amt.*	*Names of Donors.*	*Date.*	*Amt.*
Nicholas Culverwell..	1569..	£100	Sir R. Fenn	1635..	50
William Bond	1574..	160	Edmund Hammond..	1638..	500
William Bower.....	1586..	200	Martin Bond	unknown..	50
Ann Bressie	1596..	100	Samuel Hare	ditto..	50
Robert Offley	1596..	100	Adrian Moore	ditto..	100
Elizabeth Taylor	1602..	50	William Palmer	ditto..	50
Robert Clarke	1603..	50	Edward Skeggs.....	ditto..	200
Sir W. Romney	1611..	50	Richard Smith	ditto..	100
Lady Romney	1629..	200	William Whitmore..	ditto..	400

OBSERVATIONS.

The total sum given to the Company, to be lent *gratis*, is £2510; of this sum £396 : 6 : 3 appears to have been lost, leaving a sum of £2113 : 13 : 9, still to be applied in gratuitous loans, and which the Com-

pany have declared their willingness to advance, on proper application from members of their society.

The sums left, to be lent at *interest*, and the interest applied to charitable purposes, amounts to £1,010; but as the interest is mostly higher than that at which money can now be borrowed, on good security, it is not probable any application would be made for these loans on the terms prescribed, and we have, therefore, omitted to recapitulate the names of the donors.

MISCELLANEOUS GIFTS.

Thomas Huntlowe, A.D. 1543, left £50, for the almshouses in Staining-lane. He, also, left £200, in 1547, for the same purpose. These almshouses were burnt down in the great fire, and part of the Company's hall has been since erected on the site. Certain annual payments are made on account of this benefaction.

Thomas Johnson, 1563, gave £50 for the poor of the Company.

Nicholas Culverwell, A. D. 1569, left £300, of which £100 was to be lent, gratis, to five of the poorest young men of the Company, who should begin housekeeping and follow some trade; the interest of £10 of the remaining £200, it was provided should be given to two of the poorest preachers, studying divinity in the universities, named by the Bishop of London. Part of this legacy was lost in 1678; the two exhibitions of £5 each are regularly paid as directed.

Martha Barrett, about 1580, left £200 for loans, the interest of £100 to be paid to the poor of Isleworth and Totteridge; the remainder to a poor scholar of Magdalen College, Cambridge. The latter payment was discontinued in 1700; the former is still paid.

John Taylor, 1600, left £200, for loans, to four young men of the Company, conditioning that each young man should give, every Sunday, 6*d.* in bread, at the church door of St. Stephen, Coleman-street, and "the vantage bread therewithal" to poor householders of the parish, as the parish-officers should appoint. No money is lent out; but, in satisfaction of this benefaction, the Company pay £3: 18 yearly, to the churchwardens of St. Stephen's, Coleman-street.

On account of *Ralph Benskyn's* legacy, in 1603, the Company pay 8*s.* yearly, to the poor of St. Martin Orgars. No other particulars appear of this bequest.

Mrs. Clarke, 1608, gave £200 to the Company, conditioning they should pay, yearly, to two poor scholars of Oxford and Cambridge £5 each. Both these exhibitions were discontinued after 1692.

Thomas Shingler, 1616, left £100, for the poor of Rugby, and for the preaching of a sermon yearly.

Mary Paradyne, 1629, gave £300 to the Company, covenanting with them to pay, yearly, to four poor preachers, appointed by the Company, 50*s.* each; to the poor of the parish of St. Andrew Wardrobe, £3; and to poor felt-makers of the Company £3. These payments continued till 1685, when that to poor preachers ceased. The persons receiving this bounty appear, from the account books, to have been the preachers at *Paul's Cross*, and the payments were probably discontinued when the preaching there ceased. Since the commencement of this Inquiry

the money has been paid to poor clergymen of the Church of England.

Lady Romney, 1629, paid to the Company £1,200, stipulating *first*, that they should lend £200, *gratis*, to four young men of the Company; *secondly*, that they should pay, yearly, £24 to four poor scholars, two of Emmanuel College, and two of Sussex Sidney College, Cambridge; £6 each, to two poor men of the Company; and £3 each, to four poor widows. The gratuitous loans ceased about 1673. No payments have been made to poor scholars since 1739. The payments to poor freemen and widows of the Company have been made quarterly. The exhibitions to the universities have been resumed on the suggestion of the Commissioners.

Mrs. Freeman left £5 a year, in trust, to the owner of the manor-house of Aspeden, in the county of Hertford, to be, by him, applied either to the relief of the poor of the Company, or to the binding of children apprentice in the parish of Aspeden. John Holbrook, Esq. is the present owner of Aspeden manor-house, and, consequently, entitled to receive and distribute this legacy.

Thomas Cleave left £54, to pay, yearly, for ever, 40*s.* to ten poor widows of the Company. This legacy was paid from 1648 to 1670, and then discontinued. Since the institution of this Inquiry 40*s.* has been annually put into the poor-box.

Richard Wynne gave £200, for the payment of £5, yearly, to the poor of St. Chad, in Shrewsbury, and £5, yearly, for an apprentice-fee of a freeman's son

Joseph Holden gave £100, for the distributing of £5, yearly, among ten poor of the Company.

George Frend, 1699, left 2*s.* 6*d.* each, to twenty poor persons of the Company.

Messrs. Boddington and Boulter, in 1700-2, left £500, for the payment of 20*s.* each, to twenty poor people. This payment is charged on some houses in Bishopsgate-street and Montague-court, the lease of which is held by the representatives of R. Spiller and A. Bibbon.

Thomas Carpenter, 1731, gave £400, the interest to be disbursed to twenty poor of the Company.

Messrs. Seabrook and Harris, in 1747, left £150 for the general fund of the Company.

Thomas Gale, in 1540, left a legacy of £50, the application not specified.

OBSERVATIONS.

Having gone through the whole of the charities under the management of the Haberdashers' Company, we shall briefly recapitulate the revenue and funds of each.

LANDED CHARITIES.

Names.	*Revenue.*	*Names.*	*Revenue.*
Monmouth Almshouse, School, and Lectureship	£771	Buckland's Charity	£ 2
Newland Almshouse and Preacher	200	Bunbury Free-School	130
St. Bartholomew Lectureship, London	141	Jetson's Estate	97
Somers's Charity	*unknown*	Newport Free-School, &c.	1329
Sir Stephen Peacock's Charity	72	Morgan's Charity	150
Barnes's Windmill, Finsbury	*unknown*	Mrs. Whitmore's Devise	108
		Blundell's Charity	106
		Aspeden Manor-House	5
		Lady Weld's Six Church Liv-	

Names.	*Revenue.*
ings, probably worth £500 per annum each	3000
Hamond's Almshouses, Snow-hill	80
Rectory of Aure and Blake-ney, Gloucestershire	600
Hazelfoot's Estates	225
Rainton's Houses, Lombard-street	395
Sea-Policy Office, Lombard-street	£150
Cleave's Houses, Cannon-street	35
Angel Inn, Islington	26
Bond's Rent Charge	215
Hoxton Almshouse	3469
Trotman's Charities	661
Banks's Leaseholds	1812

MONEY LEGACIES.

William Jones	£1440	Offley Legacies	£600
Lady Burghley	410	Bramley's do.	150
Caldwall	9	Cleave's do.	200

BENEFACTIONS FOR LOANS.

For Loans, gratis, (see p. 65) £2510 Loans to be lent at interest .. £1010

MISCELLANEOUS GIFTS.

Names.	*Date.*	*Amt.*	*Names.*	*Date.*	*Amt.*
Thomas Huntlowe	1543	£ 50	Thomas Cleave	——	54
Thomas Johnson	1563	50	Richard Wynne	——	200
Nicholas Culverwell	1569	300	Joseph Holden	——	100
Martha Barrett	1580	100	George French	——	*unknown*
John Taylor	1600	200	Messrs. Boddington and Boulter	1700-2	500
Ralph Benskyns	1603,	*unknown*	Thomas Carpenter	1731	400
Mrs. Clarke	1608	200	Messrs. Seabrook and Harris	1747	150
Thomas Shingler	1616	100	Thomas Gale	1540	50
Mary Paradyne	1629	300			
Lady Romney	1629	1200			
Mrs. Freeman	——	100			

The next inquiry is the purposes to which these immense charitable funds are applied. It seems, out of an annual landed revenue of £13,779, the Company maintain 53 almspeople, and educate and partly maintain about 120 boys; besides disbursing annually in parochial gifts, about £477. In contrasting these results with the ample pecuniary means of the Company, there is, certainly, no great room to extol either the economy or wisdom of the past administration. Indeed, the history of the different charities abundantly shows there has been great negligence and abuse; the landed property has been frequently leased out in an improvident and suspicious manner; the trusts of the founders have, in many instances, been openly violated—the payments on charities being arbitrarily suspended, or diverted from their proper objects; and in those which have been maintained in some degree entire, no attention appears to have been paid whether the sums annually expended on them accomplished either the direct or any analogous purpose the founder intended.

These delinquences, however, are so frequently found in the administration of charitable trusts throughout England, that they affix no particular odium on the Haberdashers' Company, and we certainly do not wish to apply them in any peculiar manner to the present members of this wealthy fraternity. We have, indeed, reason to know there exists, in the present Court of Assistants, an anxious desire to correct, as speedily and efficiently as possible, the abuses and malversation of the two preceding centuries. A practical example of this laudable spirit has been afforded in the restoration of Trotman's School, Bunhill-row. The attention of some of the members of the Court being called to the neglected state of this weil-meant endowment by the statements in our first Number, a committee was promptly appointed to make inquiries, and measures have been subsequently adopted to restore the

school to real usefulness in that populous neighbourhood. Instead, therefore, of indulging in any unnecessary animadversions, we shall conclude this article with a few practical remarks on the management of trust property, situated as most of that is under the control of the Company.

Our first observation is, that the more our inquiries extend into the history of Public Charities, and the less authority we find, from preceding examples, at least, for a strict observance of the ordinances of founders; trust-bodies appear, at all periods, to have exercised a large and liberal power in the application of charitable uses, either to purposes more interesting to themselves or better adapted to the vicissitudes of the times. We have a striking example of this in the deviations consequent on the change in the national religion in the reign of Henry VIII. Probably, nine-tenths of all the charitable foundations in England are bound up with the observance of some of the superstitious practices of Popery; such as the burning of wax lights, the celebration of masses, or the catechizing of children on the mysteries of the real presence. The reader must already have remarked several instances of annual donations to the preacher at PAUL'S CROSS; this Cross is one of the most noted spots in history, and formerly stood on the site of the present cathedral of St. Paul's. It was a kind of public rostrum, in the open air, raised on a flight of steps, with a leaden canopy, surmounted with a wooden cross of enormous dimensions. From this elevated station sermons were preached, proclamations made, papal bulls published; public delinquents were anathematized, sinners did penance, and heretics professed their recantations. It was from Paul's Cross, on the 13th of June, 1483, Dr. Shaw preached his memorable sermon from the words of Solomon, that "bastard slips shall never take deep root;" and, by endeavouring to prove the illegitimacy of the young princes, sought to pave the way to the throne for the infamous Duke of Gloucester.

The charitable legacies which were left to the maintenance of Paul's Cross, it appears, have been mostly transferred to the poor clergy of the Church of England, and we have no objection to offer to this new disposition of pious use money; it is the object most analogous to its original appropriation. But if trustees can, without reference to any public authority, thus follow the reform of the national religion, they are equally competent to adopt the contemporary reforms that have been introduced into popular knowledge. And this leads us to say a word on GRAMMAR SCHOOLS, on the maintenance of which such a large proportion of charitable income is unprofitably expended—expended too, as the example of Newport, and many other places testify, contrary to the expressed wishes of those who were exclusively sought to be benefited by the donors.

According to high legal authority,* "the words grammar-school exclude all learning but the learned languages." Now, it may have been highly judicious to devise property for teaching the learned languages, as they are called, (though, in fact, there is little learning in them, if by that word we mean knowledge,) when all science was conveyed in these tongues. Three centuries since, the ancients were unquestionably our masters and teachers, and their works formed the only sources of intelligence. But the attainments of the moderns as far transcend those of the Greeks and Romans as of the Chinese. Of the most useful knowledge of the present day, they were altogether uninformed; they were comparatively ignorant of the mechanical arts, of chymistry, navigation, and the different branches of natural philosophy. They knew nothing of political economy, and, doubtless, they were happy in their ignorance of the paradoxical sophistry with which it has been recently adulterated; but, independent of this, the science contains valuable truths, without an acquaintance with which neither individuals nor nations can be greatly happy and flourishing. Their literature, for the most part, consisted of a mass of fabulous history, licentious poetry, and

* Attorney-General *v.* Whiteley, 10 Ves. jun. 24.

mistaken dogmas in ethics, jurisprudence, and national policy. Such being the case, it can never be worth while that any considerable portion of either time or money should be wasted in the acquisition of an instrument by which such unprofitable knowledge is acquired.

But this reasoning applies with peculiar force to the administration of charitable property, most of which, in the first instance, had been acquired by men in trade, and was devised, in trust, to persons similarly occupied, with a view of affording to others the means of acquiring those habits of order, industry, and perseverance, by which the donors themselves had attained comfort and independence. The endowing of grammar-schools was, probably, at the period, the best method for accomplishing these purposes the benefactors could have adopted; but the same men, who, in the 15th and 16th centuries, founded grammar-schools, would, in the 19th, have founded mechanic institutions, philosophilcal societies, or seminaries of useful and practical instruction. A deviation for the attainment of these or similar objects, would, in our humble opinion, be virtually fulfilling the benevolent intentions of the founders. No penal consequences could possibly follow; it could not, by any legal sophistry, be construed into a perversion of charitable property, but an honest fulfilment of the obligations under which it had been conveyed. All that is required is the fiat of the trustess; that they would, as has been already done in the case of the Mercers' School, and many other endowments, direct that in addition to, or in lieu of, the dead languages, popular and useful knowledge should be taught.

The Haberdashers' Company are favourably situated for benefiting by these suggestions; the surplus funds of many of their charities being very considerable, and apparently in abeyance for want of some new and judicious investment. The surplus fund of the Newland charity amounts to £5,970, four per cents.; of Newport, £12,426, three per cents.; of Banks's Leaseholds, £54,482, three per cents.; and, till recently, the surplus of Hoxton-hospital amounted to £7,000: making a total of unemployed capital of £79,878. But it is obvious that for any thing greatly beneficial to be accomplished, the trustees themselves must suggest and superintend the future appropriation of charitable property; the clerks and officers of corporate bodies, who are usually the only persons acquainted with the obligations of different trusts, and whose representations are usually adopted without much inquiry, have seldom any motive (but often the contrary) to deviate from the practices of their predecessors.

Charities
OF THE
CITY OF BRISTOL.

CORPORATION OF BRISTOL.

The last charter granted to the city of Bristol is dated the 24th of July, 1710, by which former grants and privileges are confirmed, and the mayor and other officers of the Corporation allowed to execute their respective offices without the approval of the Lord Chancellor, which, by the charter of Charles II. was ordered to be first obtained. The Corporation, in which the civil government of the city is vested, consists of a high steward, the mayor, a recorder, aldermen, sheriffs, common council, town-clerk, chamberlain, and some other subordinate functionaries. In the list of her high stewards, Bristol reckons Oliver Cromwell, who filled the office with a salary of five pounds annexed, in addition to which, as a gratuity, the Corporation presented to the Protector a pipe of Canary and half a ton of Gascoigne wine.

The election of the mayor and sheriffs takes place, annually, on the 15th of September, and refusal to serve these offices subjects to fine; but this is seldom levied, as courtesy generally avoids a choice which is known to be disagreeable. The sheriffs are elected from the members of the common council, which body is limited, by the charter of Queen Anne, to forty-two. There are twelve aldermen chosen by the twelve wards into which the city is divided. They are constituted preservers of the public tranquillity, with the power of justices of the peace, and enjoy all the privileges and authority of the aldermen of London.

In point of opulence, the Corporation of Bristol is supposed to rank among the most wealthy bodies corporate of the kingdom. In 1778, Mr. Barrett estimated the annual income of the Corporation at £14,000, arising from the several estates they possess, from those for which they act in trust, with the rents of the several markets, the profits arising from town duties, and other sources of income. It has subsequently increased, Mr. Evans conjectures, in his History of Bristol, to £18,000. There is little doubt, we think, it is a great deal more from the augmented value of property, and the Corporation having abandoned, *without the city*, the former practice of letting their estates on lives, with merely fines for renewals. A considerable portion of the city estate is derived from the charter of John, and claimed by them under the title of "lords of the waste," and including what is now Queen-square, Princes-street, King-street, and part of St. Augustine's Back, the Key, Grove, and the Back. Out of the Corporation income £1,500 is annually given to the mayor for the better support of the dignity of his office, and £500 to each of the sheriffs. Between £3,000 and £4,000 are expended in salaries and other expenses incidental to the municipal government of the city. Of the income annually appropriated in discharge of the charitable trusts of the Corporation, Mr. Barrett stated that it amounted to £3,000. We shall find, in the sequel, this item to be greatly under-rated. Indeed, writers in general appear to have been very imperfectly acquainted with the revenue and finances of corporate bodies; in most histories of London, the yearly revenue of the Mercer's Company, to be applied to charitable purposes, is estimated at £3,000, and that of the Haberdasher's Company at £3,500; but we have found, from the inquiries of the Royal Commissioners, that the *known* annual landed revenue of the former society amounts to £14,581, exclusive of church preferment in the gift of the Company, and of the latter to £13,779.

Besides the charities under the management of the Corporation of Bristol, there are others under the different incorporated Companies of the City: but as the origin and constitution of these bodies are similar to those of the chartered Companies in London, of which we have before given an account, any explanation on this part of the civic institutions of Bristol appears unnecessary.

The finances of the Corporation are managed by the chamberlain of the city, which office is one of considerable trust and importance. He gives a bond of £3,000 for the execution of his duties with care and fidelity, and is obliged, by the statute, to render an account of the revenues of the Corporation, together with their application, in one month after the feast of St. Luke.

Bristol is a county corporate; that is, besides the city properly so called, certain lands and districts adjacent are comprised within its jurisdiction. The freedom of the city is obtained by hereditary right, by serving an apprenticeship of seven years if the indenture be registered at the council-house, by marrying a freeman's daughter, and by purchase.

CHARITIES UNDER THE CORPORATION.

QUEEN ELIZABETH'S HOSPITAL.

THIS Institution was founded by *John Carr*, gentleman, of Bristol, in 1586, and established under the 39th of Elizabeth, as an hospital for bringing up "poor

children and orphans" born in the city of Bristol and the manor of Congresbury, upon a similar plan and regulation as the hospital of Christchurch in London. The Corporation of Bristol were made perpetual governors of this foundation. The property first devised for the support of the charity consisted of various wharfs and tenements, the site of the dissolved priory of Woodspringe, and the manor of Congresbury; in addition to which, Anthony Standbank, in 1587, left all his property in Bristol and elsewhere, and several other benefactors have added to the revenues of the foundation.

The governors are now proprietors of the manor of Congresbury and of a considerable estate there, which, from the evidence of the Chamberlain, does not appear to have undergone any alteration, otherwise than by exchanges and allotments under enclosure acts. The estate of Standbank consists entirely of houses in Bristol, two of which are situate in Temple-street, and let to tenants-at-will; two others are in St. Nicholas-street, and let on leases for lives. The governors have also a messuage in Baldwin-street, and four others on Redcliff-hill, for which they have received rent as far back as their books go, though they are unable to state how their title to this property is derived. They also hold a fee-farm rent of another house in Baldwin-street, their title to which stands on the same ground of long possession.

Alderman Barker, in 1658, gave six houses in Bristol, with a donation of £100, on condition the governors should, every two years, at least, or oftener, apprentice to trades in the city, one or more boys, nominated by the mayor and aldermen, from the boys of the hospital. Of these six tenements, one is in the old market, a substantial dwelling-house, three others are in Temple-street, and two in St. Peter-street. The donor provided they were not to be leased for a longer term than twenty-one years, or three lives in possession.

The governors also hold property in the parish of Winterbourne, in Gloucestershire, purchased with a sum of £1000, given by *Lady Mary Ramsey*, to which sum, £450, arising from other charitable gifts, was added to complete the purchase. The Winterbourne property now forms nine farms, comprising in the whole, 280 acres.

Edward Colston, merchant of London, in 1698, granted to the governors his house and estate at Yatton, in Somersetshire, containing upwards of 61 acres, for the purpose of maintaining six boys, in addition to the thirty then on the foundation, and providing each an apprentice-fee of £10: the boys to be sons of freemen and citizens of Bristol. In case of default in keeping up the number of thirty-six boys, the profits of the Yatton estate were to lapse to the Society of Merchant Adventurers, in Bristol, to be by them applied to the use of Colston's Almshouse, if necessary, otherwise to the mariners of the Merchants' Almshouse.

James Gollop, soap-maker, left his house and estate of 65 acres, in the parish of Siston, for the use of the hospital.

Samuel Hartnell left £700 for the purchase of an estate, the produce to be applied in maintaining three boys selected from the parishes of St. Augustine and

St. John, and providing an apprentice premium of £10 each: with this legacy the governors purchased an estate in Henbury, containing 28 acres.

The last grant of land to the hospital, was that of *Samuel Gardiner*, of Coombe-lodge, in the county of Oxford, in 1819, and consists of nine acres in the parish of Congresbury, which was for the maintenance of an additional boy on the foundation, to be nominated by William Weare, of Leigh, during his life; after his death, by Henry Weare, of Clifton, and on his death, the nomination to vest in the governors.

A further sum of £90 per annum, and also an apprentice-fee of £10, is about to be annexed to the funds of the institution, under the will of Mr. *Gist*, dated 22d January, 1808. In the execution of this will, it was determined, in common council, in 1821, that three boys should be placed in the hospital, and £10 annually applied for an apprentice-fee.

Besides the grants of such property, various gifts in money have been made to the foundation by William Bird, Robert Dowe, Thomas Farmer, and other charitable persons.

The hospital site and what may be considered the hospital estate were granted to the governors by the Corporation of Bristol; on this ground, the present building, sufficient for the reception of two masters and one hundred boys, was erected, in 1706. But, in 1769, the hospital, being considered a more convenient erection for a school establishment, it was converted to that purpose, under the authority of an act of parliament, by the Corporation, and the hospital charity removed to the place where the grammar-school was carried on.

The governors hold property in the funds, producing a net income of £40 : 15. The current average income from the whole hospital property is £2,391 : 6 : 4½. Last year there was a fall of timber on the hospital estate, producing £1,030, which made the actual receipt £3,490.

The expenditure for the year ending 29th of September, 1819, was £1,687 : 6 : 10, leaving an average annual surplus of £700. Among the items of expenditure in 1819, are the following:

Allowance to the Master of the School, for the support of thirty-eight boys at an expense of £20 per annum, each	£760	0	0
Usher's salary £20, and board £30	50	0	0
For teaching the boys to sing	5	5	0
Law charges for the year	57	4	0
Incidental expenses, including medicine for boys	57	2	4
Expenses on rent days	28	3	3

The remaining expenses are chiefly surveyors' charges, gifts for sermons, furniture and repairs. Last year, an addition was made to the hospital premises, consisting of dormitories, a better dining-room, and an arcade for the boys to play in in wet weather, which cost about £1,400.

During the whole period from the beginning of this institution a large debt has been due from the hospital to the Corporation, and, in 1819, this encumbrance stood at £46,669 : 6 : 3¼.

It appeared, however, a large portion of this debt had been run up by the Corporation charging *compound interest* for their money; against this mode of keeping accounts with the charity, the Commissioners, in their *Sixth Report*, from which the preceding account is abstracted, decidedly protest as illegal; in consequence, the Corporation drew up a fresh account, which is inserted in the *Tenth Report*, on the principle of simple interest, by which the debt of the hospital is reduced to £28,970 : 8 : 6¼, making a saving to Queen Elizabeth's Hospital of £15,523 : 14 by the investigation of the Commissioners. This abatement, combined with a mode of letting the hospital property, recently adopted, will shortly tend to place the foundation in more affluent circumstances.

MANAGEMENT OF THE HOSPITAL.

The charity has no other object besides the maintaining, clothing, and educating of boys. The number on the establishment is thirty-eight, composed of the boys on the different foundations of the respective donors. The master has an allowance of £20 for clothing, maintaining, and educating each boy. They are clothed in the same way as the boys of Christ's Hospital in London, and have badges to distinguish the different endowments to which they belong. They are allowed three meals a day, of proper and wholesome food.

The boys are admissible from seven to nine, and remain till fourteen. They are taught reading, writing, and arithmetic. They read principally in the Bible and Testament, and are also instructed in the Church Catechism.

The boys are elected by the mayor, aldermen, and common council, or any seven of them, who receive petitions from the inhabitants applying. The boys are chosen under the different foundations already mentioned. No boy is eligible who has not had the small-pox and the measles, and is free from bodily deformity. Except on Colston's foundation, the vacancies are filled up from the inhabitants of Bristol generally, though a preference is usually shown to the sons of the burgesses. Whenever there is a vacancy there is always abundance of applications.

The Commissioners speak in favourable terms of the neatness, healthy appearance, and proficiency of the scholars, and of the arrangements made for their comfort and instruction.

THE FREE GRAMMAR-SCHOOL.

This school once stood upon the site of an ancient hospital, called the Hospital of St. Bartholomew, at the bottom of St. Michael's Hill. It has since changed place with Queen Elizabeth's Hospital, and is now established in Unity-street, as before stated, in our account of that foundation. It owes its origin to *Robert Thorne*, who, in 1532, left £1000, to be employed by his executors as might seem best for his soul, without specifically directing the establishment of a grammar-school; but, in consequence of this legacy, the Corporation, by letters patent of Henry VIII. were empowered to establish a grammar-school, and receive for its support the houses and lands apper-

taining to the dissolved Hospital of St. Bartholomew. By the foundation-deed, the school was to have one master, and one or more ushers, and to be for the "better education and bringing up of children and others who will resort thither to the honour of God and the advancement of the city."

The head-master, the Rev. John Joseph Goodenough, D.D. receives with each free-boy £4, out of which he provides books and stationery. He also receives 7*s.* 6*d.* quarterly for each boy, for firing and keeping the school clean. His salary is £80 a-year, which is the same as that of the under-master. A small additional sum of £1 : 6 : 8 is paid by the Corporation to the head-master, and 13*s.* 4*d.* to the under-master, called "hat-money," which has been paid for a great number of years, but the origin of it cannot now be traced.

There are *four* or *five* free scholars now upon the foundation. The number varies a little, but there does not appear to have been more than ten for many years, though the school is open to all the sons of freemen within a mile of the liberties of Bristol. The master considers himself bound to teach only the learned languages. He has PRIVATE pupils to the number of thirty-five, who board with him; he also receives some day-boarders, making the total number about FIFTY. For an additional sum of sixteen guineas he puts the foundation-boys on a footing with his private pupils as to all branches of education.

The only reason assigned for the small number of free-boys is, that there is less demand for a classical than a popular education in Bristol. It was stated by Dr. Goodenough that, when a shop-keeper applies to have his son received on the foundation, the classical nature of the school is made known to him, that he may judge whether it will be consistent with his object to send his child, at the same time the master declares his willingness to receive him.

The school premises consist of a very good and spacious dwelling-house for the master, and a school-room of large dimensions, not less than one hundred feet long, over which is a dormitory of the same size. On the ground-floor there is a hall, used by the boys to play in in wet weather, beyond which is a paved court, used also as a play-ground.

The master is appointed by the Corporation. He must be a master of arts, and well learned in the Latin, Greek, and Hebrew languages.

The school has been endowed with several exhibitions, and also with two scholarships at St. John's College, Oxford. Upon vacancies in the latter it is stated there are abundance of applications. The exhibitions are very small, and offer little inducement to parents to place their boys on the foundation.

OBSERVATIONS.

The present income of the school does not appear in the Report. The foundation-deed mentions the original estates conveyed to its use to consist of four messuages, 300 acres of land, 80 acres of meadow, 200 acres of pasture, and 10 acres of wood; therefore the revenue must be very considerable. There are no statutes nor ordinances of the founder to limit the

uses of this school; it appears not to have been specifically intended for a grammar-school at all; nor in the indentures and instruments connected with the foundation are there any rules prescribed either as to the number of boys, the salaries of the teachers, or the subjects of instruction; it is free to all without charge, further than 4*d*. (now converted, by some marvellous interpretation, into *four pounds sterling*) on the admission of each scholar. At present the establishment seems sadly misapplied, and a large dwelling-house and spacious school erection perverted to the accommodation of the private pupils of Dr. Goodenough. Only FIVE boys derive any benefit from the charity, and this at an expense of £160, besides the sums levied on the scholars for entrance-money, hat-money, and for sweeping the school-room. Such a state of things may be very conducive to the convenience and emolument of the master, but it is far otherwise for the inhabitants of Bristol, for whose benefit the charity was instituted. In this city, as elsewhere, there is clearly little or any demand for an exclusively classical education, and the Doctor, for obvious reasons, has no wish to increase the number of applicants, though he insists, at the same time, he is not permitted to teach, gratis, any other kind of learning.

There is something of a tragi-comic character in the history and management of this foundation, which we have not met with any where else, and we cannot imagine with what kind of faces the members of the Corporation, and more especially Dr. Goodenough, can daily meet the citizens of Bristol. It seems this *Free-School* has changed places with the Hospital of Queen Elizabeth, and this conversion was made with the view of obtaining more spacious premises for the numerous youth of Bristol who flocked to share the bounty of the founder; that the youth now on the foundation amount to the prodigious number of FIVE, for whose ample accommodation there is a school-room *one hundred feet long*, and a *dormitory* of equal dimensions, and for "the better education and bringing up" of this immense multitude of children, there are 590 acres of arable, meadow, pasture, and wood land, besides messuages. Great as the number of free-boys is, the benevolence of *Robert Thorne*, one would have thought, had made abundant provision for them, but such appears not to have been the opinion of the trustees of his bounty. These *free-boys* (though God knows they are not free) are squeezed and taxed with as much ingenuity as ever Mr. Pitt displayed in taxing the people of England, merely to eke out the slender proceeds of the 590 acres of arable, wood land, and pasture.

We should be constantly at a loss to account for the strange things we daily behold were it not for the light which history throws on their origin and progress. It is a well-known fact that at the period the Free Grammar-School was brought from the foot of St. Michael's Hill, the master was son-in-law of an alderman of Bristol. Hence the origin of the great boarding establishment of Dr. Goodenough, in Unity-street. Doubtless, the *Magnates* of the city and county of Bristol do not think *sixteen guineas* too much for the education of their children by a D.D. and enjoy wherewithal the "airy, spacious," and noble premises of Queen Elizabeth's Hospital, erected for "bringing up the POOR *children and orphans*" born in the city of Bristol and manor of Congresbury.

Highly as classical learning is extolled, it appears singularly cheap in the west of England, and even not very highly prized by some of its professors. Here is Dr. Goodenough offering to teach the learned languages *gratis* to the Bristolians, and he can only find *five* persons out of a population of fifty-two thousand to accept the boon; but when the Reverend Chapman brings forward his English wares he finds abundance of customers, and there are ten persons who will give sixteen guineas for plain English literature, for one who will accept, as a gift, Latin and Greek; and the Doctor himself approves and guides their choice.

WHITSON'S CHARITIES.

RED MAIDS' SCHOOL.

This charity, with many others, was established by Alderman *John Whitson*, by feoffment of divers manors, tenements, and advowsons.

By his will, dated 27th of March, 1627, he devised out of this property, in trust to the Corporation, the following charitable appropriations :—1. To twenty poor married women of the city, lying in child-bed, a gratuity of 20*s*. each, with a payment of £1 to the person distributing the same; no one to have the benefit of this gift more than three times. 2. For the maintenance of a matron and forty female children, to be taught to read and sew, and do such other work as the mayor's wife and the matron should approve: the children to be apprenticed to the matron for the term of eight or ten years, and none to be admitted to the benefit of the charity above the age of ten years, nor less than eight. The matron to receive 40*s*. yearly for each apprentice, and the girls to be clothed in *red cloth*, to attend on the mayor and the aldermen's wives on festival days and public occasions. 3. The sum of £8 : 10 : 6 and three bushels and a half of wheat for the master of Redcliff Free-School. 4. To the poor of Newland and Clowenhall, in Gloucestershire, £12. 5. To the poor of Burnett, in Somersetshire, 20*s*. to be distributed by the ministers and churchwardens. 6. To the schoolmaster of Newland, £10. 7. For the repairs of the church of St. Nicholas, £2, and for two sermons to be preached there, £1. 8. And, last, he left £500 to be advanced on loans to the freemen of Bristol. With the exception of the last, all these donations are yearly payments, charged on the real estate of Alderman Whitson. Two-thirds of the residue of the estate were to be applied to such good uses in the city as the mayor and aldermen, or the major part of them, should approve; the other third to be given to his relations.

The portion of the residue left to the disposal of the Corporation has been chiefly appropriated to the augmentation of the charities of the testator.

The total income from the estates of this benefactor is £1828: 15 : 3½. The average payments on account of the different charities is £1368 : 4 : 1, leaving a balance in favour of the charities of Alderman Whitson, for the year 1820, of £460 : 11 : 2½.

The premises of the *Red Maids' School*, which now forms a principal part of Alderman Whitson's endowments, consist of a large building, partly brick and partly stone, nearly adjoining the mayor's chapel, on the College-green, distributed in various apartments, the largest of which is the school, forming an oblong room, about thirty-two feet in length, by about sixteen in breadth. The dwelling-house consists of two apartments on the ground-floor for the mistress, and a room used to teach the children to write in. Over these are two dormitories for the children, and a bed-room for the mistress. There is a large paved yard for the children to play in, about ninety feet in length, by thirty-eight in breadth. The mistress

has a garden, eighty feet by thirty-four. There are two kitchens, and a room where the children dine.

The mistress is appointed by the Corporation. Her salary is £12 per annum for each of the children under her care, with which she is expected to maintain them in board, and supply them with clothes, except bonnets, shawls, handkerchiefs, and bed-linen, which are furnished by the trustees.

Once in every three years new clothes are given to the children. They have always three suits, one for Sundays, one for holidays, and one to wear in the house. The children wear red cloth gowns, according to a fixed pattern. The mistress is allowed an extra 40*s*. for new clothes on the admission of each child; and 40*s*. is given to her on each child leaving the school, to purchase clothes, their school-dress being left behind; but, in consideration of the school-dress being so left with her, she gives the 40*s*. to the parents or friends of the child.

The mistress has the earnings of the children's needle-work. These earnings average, one year with another, about £100. No presents of any kind are received by her of the children's friends.

There are forty scholars, which is the constant number. The school is always kept full; as soon as vacancies occur they are filled up. An additional girl has been lately admitted under the foundation of Mr. Hughes, making the number forty-one, and there will be three more when Mr. Gist's charity is carried into effect.

There are fixed times for work and play prescribed by the rules. They breakfast before eight in the summer half year, and before nine in the winter, at which hour they respectively begin work, and sit till twelve, sometimes a little longer. They dine at one, and take half an hour to dinner, after which they play till two, when they return to school, and remain there till about five.

In the morning, as soon as they are risen, they sing the Morning Hymn, after which they go to prayers, according to the established church; they are then, on alternate days, taught reading and spelling. They likewise do all the work of the house in turn, in which business three at a time are employed for one month together.

Sometimes Mrs. Mayoress, but principally Mrs. Daniel, who is the wife of the senior resident alderman and treasurer, superintends the school.

The other charities of Alderman Whitson appear to be supported nearly as directed. Instead of £20, as the testator appropriated, £52 is annually expended on the Child-Bed Charity.

In one respect there appears to have been a deviation from the provisions of the founder, by which he directed that the surplus profits of the charity estates should be employed in portioning the girls brought up at the Red Maids' School. The Commissioners made inquiries into this point, and it was distinctly stated to them to be the unanimous opinion of the trustees and all the members of the Corporation that, if this clause were

acted upon, it would be productive of great injury to the school. It would expose the girls to the addresses of improper and designing persons, and unsettle their minds at a time when they ought to be preparing themselves for earning a subsistence, and it is to be particularly observed that the main object of this institution is to qualify them for service.

As the saving from the charities of Whitson are rapidly accumulating, it appears from the evidence to be in contemplation to enlarge the school establishment.

OBSERVATIONS.

We have been more particular than usual in our details of the Red Maids' School; it appears in general to be very well conducted, and to form an excellent model for any similar institution. But we by no means concur in the logic by which the girls have been deprived of their *portions*, especially as the advantage has been cut off by a deviation from the disposition of Alderman Whitson. That the girls are *meant for service*, by the trustees, is plain enough, but there is no authority whatever for such a destination in the will of the founder. But even if they were meant for service, *perpetual service* could never be intended, and a small portion, combined with the other benefits derived from the charity, might be the means of procuring them a comfortable reversion in matrimony. The argument that such provision might expose them to the solicitations of improper persons applies to every unmarried female possessed of property, but it applies with less force to the females on the foundation, since it may be reasonably presumed, from the judicious manner in which they are brought up, they will be less liable to fall into the snares of worthless suitors. Withholding the portions is really a positive injustice, for which, it appears to us, the trustees would be liable, at any period, to account; the girls, by serving their apprenticeship and conducting themselves properly, obtain as clear a title to this reversionary fund, as any labourer to his hire, or a person to the possession of a commodity for which he has fairly bargained and paid the purchase-money. The pretext, that the girls with portions would be liable to form *improper matches* is too absurd to be thought of a moment—it would be laughed at in any court or company in England.

TRINITY HOSPITAL.

The foundation and endowment of the hospital, or almshouse, situate in the Old Market, in the parish of St. Philip and Jacob, are involved in obscurity. The corporation is in possession of an old charter, which is believed to be of Henry V.; though the word expressing which Henry it was is obliterated. This instrument is nearly destroyed by corrosion; but, as far as it was possible to make it out, with the assistance of a copy produced to the Commissioners, it appears to recite a previous grant by the predecessor of the reigning sovereign to one *John Barnstaple*, granting him liberty to erect, in the suburbs of Bristol, a perpetual hospital, or almshouse, with power to the grantees (whose names are obliterated) to take the profits of lands and other possessions to them and their successors for ever. By a regular series of conveyances, this property has been continued down to the members of the corporation.

A considerable addition has been made to the Trinity-hospital estate by the disposition made of the proceeds of the sales of certain houses under local acts of parliament, for rebuilding the bridge, improving

the city, and enlarging the burial-ground of St. Stephen's, in three several purchases of estates at North Weston and Chew Magna, in the county of Somerset. The trustees have, also, an interest in lands in the parish of Nempnett, the gift of *Henry Bengough*, Esq. late an alderman of the city, who, by his will, in 1818, gave certain annuities to his heir-at-law, upon condition of conveying the estates intended by him for the Trinity Charity.

Mr. Richard Reynolds, by deed, settled £4000 3 per cent. Bank Annuities of 1726, for the benefit of the alms-people of Trinity-Hospital.

The total income arising from the whole of the real and personal property of the charity is £789 : 15 : 2:

There are ten men and thirty-six women upon the establishment, and the same weekly sum is paid to all the alms-people, namely 5*s*. The average annual expenditure is £649 : 4 : 7, and there does not appear any remarkable items in the outgoings, except an annual payment of 30*s*. a year to a clock-maker for winding up the clock.

The premises consist of two separate buildings, one on the north, the other on the south-side of the Old Market-street. Annexed to the building, on the south-side, is a chapel, capable of holding all the alms-people and affording accommodation to some strangers. The poor people occupy each one apartment, with a fire-place furnished by themselves. There are, besides, two small rooms which they occasionally use. The Corporation, in 1796, rebuilt the chapel out of their own funds.

FOSTER'S ALMSHOUSE.

The founder of this charity was *John Foster*, a merchant, of Bristol, who, by will, bearing date the 6th of August, 1492, directed that his executor should find, daily, a priest to sing in the chapel of his almshouse, in Stepe-street, in the parish of St. Michael, for twelve years, for his soul and the souls of his relations, and that they should distribute, weekly, during forty years next ensuing his decease, among the poor people dwelling in his almshouse 2*s*. 2*d*.

The lands which, previous to this will, Foster had vested in feoffees, for the support of his charity, now consist of five tenements, a glass-house, and buildings, in Temple-street; four houses, an outhouse, and a stable, in St. Thomas's Street; a house in Redcliff-street; three houses in St. Peter-street; three houses or warehouses in Narrow Wine-street; one house in Small-street; eighteen houses in or near St. Michael's Hill, and one house in Broad-street. There is, also, some other property appertaining to the charity in Chew Magna, and two fee-farm rents, one in Corn-street, and another in Thames-street.

The total income from the real and personal estate of this charity is £333 : 16 : 4.

The almshouse is a substantial stone building, plastered, comprising fourteen apartments, seven on the ground floor, and seven over them. Annexed to the building is a small chapel. Each person is allowed half a ton of coals at Christmas. The allowance is 4*s*. per week each, with 4*s*. extra at Christmas, and 5*s*. at Easter and Whitsuntide, divided between them. The

alms-people are appointed by the mayor and aldermen. The bailiff of the Corporation inspects the institution. His salary is fifty guineas per annum.

WHITE'S CHARITIES.

TEMPLE HOSPITAL.

This was founded in 1613, by *Thomas White*, doctor of divinity, for the abode, maintenance, and employment of ten poor and impotent people, and was incorporated under the name of "The Ancient Brother, Brothers and Sisters of the Temple Hospital, in Bristowe." It consisted of ten tenements, and the two senior aldermen of the city, the town-clerk, the chamberlain, and vicar of the parish church of the Temple, or a majority of them, were appointed governors of the charity, after the decease of Dr. White.

The property assigned for the support of the foundation, subject to a yearly rent of 12*d.* payable to the founder and his heirs, and assigns, consisted of garden ground extending backward to the Avon; of three messuages and ground, situate in Bear-lane; also, of a messuage and appurtenances known by the name or sign of the "*Fox*," situate in Cheapside, in the parish of St. Mary Colechurch, in the city of London. Two years after, Dr. White granted another house, situate in High-street, Allhallows, for the better support of the hospital, and subject to the payment of a yearly rent of 4*d.* payable to him and his heirs.

By another indenture, Dr. White granted, in trust, to the mayor, burgesses, and commonalty of Bristol four tenements, in Gray's-Inn-lane, London, then held at a rent of £40, for the purpose of making the following yearly payments, namely:—

40*s.* yearly, on St. Thomas's Eve, for the poorest persons in the gaol of Newgate, Bristol, to be distributed by the mayor and two senior aldermen, or the major part of them, the mayor being ever one.

20*s.* to a preacher, chosen by the mayor and aldermen, for one sermon, to be preached on the Feast of St. John the Baptist, in the forenoon, at the Cross, called the Stallenge-cross, in the parish of Temple.

£10 for four sermons to be yearly preached by the minister of St. Warborough's, Bristol; the sermons to be delivered on such days as the Corporation should appoint.

£10 to the minister of the parish church of All Saints, for four yearly sermons.

£5 to the minister of the Temple church, for one sermon on St. Thomas's Day.

£6 yearly, to the poor people of Temple Hospital, for the increase of their alms.

40*s.* yearly, towards the expense of the annual dinners of the governors of the hospital, "whereby the diet of the poor people there that day might be amended."

£4 more, yearly, for any necessary charges of the said hospital.

The residue of the rents of these premises, if any, Dr. White directed to be appropriated to such charitable uses as the Corporation deemed fit, provided that the alms-people of the hospital should have one half at the least.

Dr. White, by will, left £40 yearly, to his brother George White, during his life, and, after his death, the annuity to be ap-

plied to the support of two additional alms-people in the hospital.

It is generally supposed the ten tenements mentioned in the foundation-deed are those which are now standing, and compose the ancient building called the Temple Hospital. They form a range of chambers under one roof; but the hospital, at present, consists as well of these ancient apartments as of fourteen similar apartments, subsequently built, and ranging with the old ones. This more recent part of the structure has been erected at various times as the finances of the endowment have enabled the governors to build them. It is uncertain at what period these additions were made; in 1640 they were increased to the number of twelve, by the death of George White, the annuitant. In 1782, the number amounted to fourteen; in 1814, to twenty-two; there are now twenty-four. These additional tenements, which stand upon the old site, have been erected out of the savings of income.

The premises in Bear-lane are not in existence as they originally stood; but upon the site of them have been erected some buildings adjoining the almshouse, containing a kitchen, and wash-house, and other offices, for the establishment.

The tenement conveyed by the foundation-deed, and then known by the sign of the *Fox*, no longer exists; but the hospital enjoys the rent of a good substantial house in Cheapside, being a silversmith's shop, which it is presumed stands upon the site of the old tenement called the "*Fox*."

The house in High-street, Bristol, still forms part of the possessions of the hospital; it is a good house, and in good repair.

The hospital premises consist of two parallel rows of buildings, the end being connected towards Temple-back by a wall, the entrance to the other end being in Temple-street. The space between these ranges of building is open, and forms a court or garden for the use of the brothers and sisters, in breadth about twenty-one feet, and in length about 240 feet. Each of the brothers and sisters has two apartments, one on the ground-floor, and one immediately over it.

The bailiff resides in a house fronting Temple-street: he has no salary; his remuneration for his services being considered the occupation of the livery-house rent free.

In conformity with the directions of the founder, a dinner is provided for the governors yearly, on St. Thomas's Day. It consists of plain food; and, after the governors have dined, the poor people have what remains, which "makes them an ample meal." Before the dinner is served, the alms-people are summoned before the governors, and hear the rules and orders read by the vicar. On the same day, in the morning, the accounts of the bailiff are audited. Upon this day, also, the governors visit the apartments, hearing any complaints that may be made by any of the inmates. The alms-people find their own furniture, which their relations may remove on their death, if they choose. They receive spiritual comfort, when required by them, from the vicar of the parish, and have an appropriate accommodation in the parish church. By the ordi-

nances of the founder, only single men under fifty years of age are to be chosen into the almshouse, and such as have not been, for one quarter of a year preceding, either a drunkard, fornicator, or blasphemer. Forty shillings are allowed by the ordinances for the expenses of the annual dinner of the governors.

REVENUE OF THE HOSPITAL.

The house in Cheapside, London, is let to Charles L'Oste, for a term of twenty-one years, from 1805, at a rent of	£130	0	0
The house in High-street, Bristol, is on lease for fourteen years, from 1819, to Thomas David, silk-mercer, at a rent of	150	0	0
From the tenements in Gray's-Inn-lane	12	0	0
The premises in Gray's-Inn-lane now consist of two houses and premises adjoining, and the Boar's-head Brewhouse; they are on lease to Mr. Edmunds, for a term of fourteen years from 1821, at a rent of £121, which is a considerable increase on the former rent. Half the residue of the rent of these premises above £40 belongs to the hospital; but the sum appropriated to the hospital appears to have averaged	5	17	6
From the Bradley and Hockley estate	191	9	10
Interest of £1,000 3 per cent. consols, being an investment from savings of income	30	0	0
Interest on the sum of £2,263 : 6 : 6, being also savings, and lent on the bonds of the Corporation	90	10	8
	£609	18	0

The expenditure on account of the hospital is between £400 and £500 per annum, leaving a balance in favour of the foundation, which will be considerably augmented as the new rents come in. The moiety of the surplus rents in Gray's-Inn-lane, not yet accounted for, remains in the hands of the chamberlain, awaiting the determination of the Corporation as to its disposition, who have, some time since, referred it to a committee to report on the best mode of applying it to charitable purposes.

SION COLLEGE, LONDON.

Dr. *White*, by will, dated 20th February, 1622, among other bequests, gave £3,000 for the "buying of a fair-house and backside, fit to make a college for a corporation for all the ministers, parsons, vicars, lecturers, and curates within London and the suburbs;" also, for an almshouse close by, subject to the same regulations as the Temple Hospital, for ten men and ten women; the governors of the last to be perpetually the president, the two deans, and the four senior ministers of the aforementioned college. For the support of the college and almshouse, he left £160 yearly, out of his real estate; of which sum, £120 was to be set apart for the almshouse. The alms-people were to be taken, six out of St. Dunstan's-in-the-West parish, two out of St. Gregory's parish, four persons out of Bristol, and the residue out of the Company of Merchant Tailors, London.

The testator further gave £40 yearly, in land, to the Dean and Chapter of St. Paul's, for the weekly reading of three lectures. He also gave £100 a-year for the repair of the highways within five miles of Bristol, and for the highways most used leading to

the Baths and towards Oxford, ten miles in length; provided the expenditure on the highways were unnecessary, £30 each was to be lent, gratis, for two years, to two poor tradesmen, and the residue of the annuity was to be given, in portions of £10 each, to four poor maidens of honest fame.

Four poor persons out of Bristol are regularly nominated by the mayor and aldermen of Bristol, to the benefit of Sion-College Almshouse, agreeably to the Doctor's will. These are allowed, by the governors of Sion-College, to be out-pensioners. They at present receive £8 a-year each, but the amount has varied with the state of the Sion-College property, of which establishment a more detailed account will be hereafter given.

It appears the £100 per annum for mending highways, with the contingent provision out of the same for loans to poor tradesmen, and portions to maidens, was provided for by the rents of the Bradley and Hockley estate, in Essex; and that the rents and profits were agreed to be divided between the Corporation of Bristol and the governors of Sion-College, so as to give seventy parts to the city of Bristol, out of which two-sevenths have been appropriated to the Temple Hospital.

The produce of the road money received by the Corporation has been, upon an average of the last seven years, £479 : 2. But the passing of the Turnpike Acts for repairing the roads, having rendered the application of White's bequest to the purpose unnecessary, a surplus fund had accumulated, on the 29th of September, 1821, to the amount of £3,395 : 14 : 2.

Under these circumstances, application was made to the Court of Chancery for its directions as to the future appropriation of the accumulated balance, and also of the average income; and, in consequence, the following scheme of disbursement was approved of by the Master:—

To be expended in the repairs of the Livery-house	£1000	0	0
For the purchase of ground for additional almshouses.....	1000	0	0
For the expense of building eight new apartments.....	1000	0	0
For future repairs and contingent expenses	395	14	2
	£3,395	14	2

As to the future average income of £479 : 2, it is proposed to be disbursed as under:

For repairing roads	£100	0
For loans and gifts.....	100	0
For eight additional alms-men	162	0
For an additional 1*s.* per week to the whole number of thirty-two	83	4
Which, with the surplus	33	18
Makes.....	£479	2

CHARITY TO TWENTY-FOUR CORPORATIONS IN ENGLAND.

The singular gift of *Thomas White*, alderman of London, has recently excited some interest in the courts of law, not only

from the novel conditions under which it was conveyed, but from the number and importance of the bodies interested therein.

The charity was created by an indenture, dated 1st July, 1566, made between the mayor, burgesses, and commonalty of Bristol, on the first part, the president and scholars of St. John's College, Oxford, founded by Sir Thomas White, of the second part, and the Merchant Tailors' Company of London of the third part; by which the Corporation of Bristol received the sum of £2,000 from Sir Thomas White, to be vested in land on the conditions following:—

First, that they would, on the feast of St. Martin, in the year 1567, and so, yearly, on the same feast day, for eight successive years, advance, for ten years, without interest, £50 each on sufficient security, to two young men of Bristol, of honest fame, being inhabitants and freemen of the city, (clothiers to be preferred,) to be appointed by the mayor and aldermen, and four of the common council. At the expiration of the ten years, each loan was to be re-paid, and again lent, under similar conditions, so that, at the end of the eight years, £800 would be lent to sixteen young men, and this, by "God's help, was to continue for ever." The same persons not to receive the benefit more than once.

Secondly, the Corporation agreed to pay, in 1575, to the chamberlain of Bristol, and four discreet men of the common council, chosen by the mayor and aldermen, the sum of £200, to be employed in the purchase and sale of corn to poor people, for ready money, without profit, and this money to continue in stock, to be so employed for ever for the benefit of the poor of Bristol.

Thirdly, it was covenanted, at the end of ten years from the date of the indenture, namely, in 1577, to pay to the Corporation of the city of York, or their attorney or assigns, on St. Bartholomew's day, at the common hall of the Merchant Tailors' Company, between the hours of two and six in the afternoon, the sum of £104; of this sum £100 was to be lent in loans of £25, without interest, for the term of ten years, to four young men, freemen of York, (clothiers to be preferred,) and to be selected by the Corporation of York; at the expiration of ten years, the loans were to be again lent, in a similar manner, to other young men, and so in perpetuity, in the same way as the loans to the freemen of Bristol. The £4 residue of £104 was to be at the disposal of the Corporation in consideration of their trouble. A similar engagement was made to pay the like sum of £104, in succeeding years, to twenty-three other corporations, for similar purposes, namely:—

Canterbury, in the year	1578
Reading	1579
Merchant Tailors' Company	1580
Gloucester	1581
Worcester	1582
Exeter	1583
Salisbury	1584
West Chester	1585
Norwich	1586
Southampton	1587
Lincoln	1588
Winchester	1589
Oxford	1590
Hereford East	1591
Cambridge	1592
Shrewsbury	1593
Lynn	1594
Bath	1595

Derby 1596
Ipswich 1597
Colchester 1598
Newcastle 1599

In 1660, it was covenanted that £50 each, as a free loan, for ten years, should be lent to two young men of Bristol, qualified and chosen as before described, and so from ten years to ten years for ever.

For the non-payment of the £104, in the same order of rotation in perpetuity, to any of the cities, company, or towns, the Corporation of Bristol was bound to forfeit to the president and scholars of St. John's College, for the *first* default the sum of £110; for the *second*, £115; for the *third*, £120; for the *fourth*, £130; for the *fifth*, £140; for the *sixth*, £150; and so for every farther non-payment of £104, the penalty of £150. Should the estate on which the payments were secured decay in value, by reason of fire or other casualty, these forfeitures were to be applied to make up the deficiency to the Corporation to which the £104 was due. It was also stipulated the Corporation of Bristol and St. John's College should, within twenty years after the date of the indenture, and ever after, at intervals of twenty-four years, respectively, appoint two persons "to ride to and view," at their own cost, every city, company, and towns before named, to inquire into the due execution of the trust under which they received the gift of £104; in case of negligence, the future payment to be suspended, and given to some other corporation.

The landed property on which the trust of the Corporation of Bristol is secured, is situated in the counties of Gloucester and Somerset, and the rental on the 29th of September, 1820, amounted to £197:3:3½.

In 1818 the Merchant Tailors' Company, the mayor, bailiffs, and commonalty of Oxford, and the other corporations interested in the charity of Sir Thomas White, exhibited an information and bill in Chancery, against the Corporation of Bristol, to which the latter preferred a petition of appeal; after hearing counsel on both sides on the construction of the indenture, the Court decided the twenty-four corporations were not entitled to any share of the produce of the estate of Sir Thomas White above the specific sum of money expressed in the indenture, and which the Corporation of Bristol had covenanted to pay to plaintiffs respectively, in rotation, for ever.

The chamberlain of Bristol produced to the Commissioners regular discharges from the cities and towns for the payment to them of the £104, in the order of succession, except the towns of King's Lynn and Newcastle, which were entitled to receive the £104 in 1813 and 1818, declined receiving the same to avoid committing themselves, it being then intended to litigate the question.

The last payment of the £104 was to the corporation of Canterbury, for which the receipt is in the following terms:—

"*City of Canterbury.*

"We, the mayor and commonalty "of the said city, do hereby ac- "knowledge to have received of "the mayor, burgesses, and com- "monalty of the city of Bristol, by "the hands of John Langley, Esq. "chamberlain, £104, being for one "year's payment of the gift of Sir

" Thomas White, Knight, deceased, " payable to us on the feast of St. " Bartholomew, in the present year, " 1821. In witness whereof we have " hereunto ordered our common " seal to be affixed."

£104.

It does not appear whether any particular sum arising out of the trust income was specifically appropriated to be laid out in corn; but, it seems, numerous instances are recorded in the books of the corporation, of various sums, amounting at least to £2,000, having been laid out in corn to be sold to the poor at prime cost, which expenditure has no reference to any other charitable donation.

The Commissioners think that the Corporation of Bristol has acquitted itself of its trust in relation to the charity satisfactorily. It is a proper subject of inquiry how far the twenty-four corporate bodies have discharged their obligation in the application of the £104, they have successively received; but the Commissioners deem this a point without their jurisdiction, since the college of St. John, Oxford, and the Corporation of Bristol, should each nominate an honest and discreet person " to ride to and view" the cities, company, and towns, participating in Sir Thomas White's bounty, to inquire into their execution of the trusts confided to them.

KITCHEN'S CHARITIES.

In the Register-Book of Wills, belonging to the Corporation, (No. 3, folio 8,) is an old copy of the will of Alderman *Robert Kitchen*, dated 19th of June, 1594, whereby he devised his mansion-house and appurtenances in Small-street, within the city of Bristol, and also, after certain other dispositions there specified, the residue of all his personal property to the relief of the poor of Bristol, and of the town of Kendal, in the county of Westmoreland, and to such other charitable uses as his executors should approve.

Pursuant to this will, the executors paid £1000 to the Corporation of Bristol, stipulating, first, for a yearly rent-charge of £32 on the city lands, in lieu of £600, part of the £1000; of this rent-charge £26 was to be applied in the payment of 10*s.* weekly, to a poor householder, that was either a burgess or a widow of a burgess, inhabiting the seventeen parishes of the city; the poor person to be nominated by the mayor and aldermen of the city, and the churchwardens and overseers of the poor of the parishes respectively: when one payment had gone through all the parishes in the order set forth, then the payments were to begin again in the same order, so many times yearly, as prescribed in the schedule annexed to the indenture. As to the £6 residue of the rent-charge, it was to be applied to the use of the poor kindred of the testator, or of his wife (a Satthfield); or, if none such, then it should be given to three fatherless or friendless children inhabiting the parish of Christchurch, Temple, and St. Stephen's; the children to be nominated by the corporation and the churchwardens and overseers of these parishes.

With respect to the application of the £400, the residue of the £1000, it was to be applied as follows:—1st. £125 was to be lent in loans of £25, gratis, for five years, to merchants of the city, to be chosen by the

Corporation; 2d. £250 was to be lent, gratis, for five years, to six or seven burgesses, in sums of £5 and £10, in a similar manner as the preceding; 3d. £25, the residue of the £400, was to be lent, gratis, to the Mayor of Bristol, for the time being, from year to year, for ever, at the feast of St. Michael, together with a basin and ewer, double gilt, weighing 90½ ounces, in order that his Worship might faithfully superintend the appropriation of the £1000 in the manner prescribed. In case of default in the execution of the trust, the property was to devolve on the heirs of Alderman Kitchen.

To the deed by which these covenants were executed a schedule was annexed, showing the yearly amount of the sums to be weekly paid to the 17 parishes, namely, to

	s.
Christchurch parish	40
Temple do.	40
Redcliff do.	40
St. Nicholas' do.	40
St. Stephen's do.	40
St. Mary Port's do.	40
St. Peter's do.	40
St. Philip's do.	40
St. James's do.	40
St. Michael's do.	30
Little St. Augustine's do.	30
St Leonard's do.	20
St. Ewen's do.	20
St. John's do.	20
St. Thomas's do.	20
St. Walburgh's do.	10
All Saints' do.	10

A committee being appointed, in 1738, to investigate the state of the charities of the Corporation, it was discovered that the rents above £12:12:8, issuing out of the New Market, or Shambles, were devised, under Alderman Kitchen's will, to be applied as follows:—

	£	s.	d.
All Saints' parish	3	6	8
Christchurch do.	3	2	0
St. Stephen's do.	3	2	0
Temple do.	3	2	0
To apprenticing seven poor children	17	10	0
To Catharine and Mary Leeke	2	10	0
To the parish of Westbury, in the Gloucestershire	0	13	4
For collecting the rents	1	5	0
For increase of bread to the parish of Christchurch	1	6	0
To the Chamberlain of Bristol	2	0	0
For a sermon in the city of Bath	0	10	0
For a sermon at Kendal	0	10	0

Excluding the payments to the parishes of Bristol, the residue of a sum of £28 is directed to be applied to "good uses."

APPLICATION.

It seems the annual sum of £26 payable to the seventeen parishes of Bristol had not been applied according to the undertaking of the Corporation; but, from vouchers in their possession, it was made appear that sums to the same amount, though not in the manner agreed upon, had been annually paid to the parishes.

As to the £6 remaining of the annuity of £32, to be given to the poor relations of Alderman Kitchen, or of his wife, the corporation-books show that so far back as 1698 there have been several of the kindred of the Alderman on their list, to whom they have given the benefit of the charity in rotation.

The application of the £400,

the residue of £1000 to be applied in gratuitous loans will appear subsequently in the account of the Loan Money Charities of the Corporation.

The loan, gratis, of £25 to the Mayor of Bristol is regularly taken by each mayor in succession; as, also, the ewer and basin given by Robert Kitchen, which forms a part of several other charitable donations of plate, with which the mayor is accommodated during his mayoralty.

The Corporation is in possession of the place described as the New Market, or Shambles; but no market or shambles has been there within the memory of any man living. The whole of the premises coming from Alderman Kitchen now form the passage in Broad-street, called the New Market-passage. It is in a poor part of the city, and covered with mean dwellings. The rental of these premises now amounts to £31:11:6, and the average fines for the last 79 years to £19, making an average income from the New Market premises of £50:11:6.

In satisfaction of this income, the Corporation have annually applied, in charity, in reference to the New Market property, the sum of £40:15. In the payments to the parish of Christchurch, 10*s*. has been deducted from the 26*s*. directed to be applied to the increase of bread, to be given, for a gift-sermon, to the rector. This is a manifest deviation from the engagement of the Corporation, but the practice has subsisted for a century, and how it originated the Commissioners could not ascertain.

Instead of £17:10 for apprenticing children, the Corporation has annually expended £20 a year upon that object.

The 10*s*. for a sermon at Bath is given to St. Stephen's parish, Bristol, and this has been the practice, at least, since 1768.

The payment of £3:2 to the parish of St. Stephen's, in Bristol, appears never to have been made, though no reason could be discovered for this omission.

The Corporation has not, in fact, treated the rents of the New Market premises as applicable to the charities of Alderman Kitchen; but the Commissioners think that, by payments from the funds of the city, in a general way, they have more than fulfilled the charitable purposes of the donor. The Commissioners, however, have suggested to the Corporation the propriety of carrying in their books the whole rents and profits of the New Market estate, in future, to the account of Alderman Kitchen's charity, and this they have undertaken to do.

COLSTON'S FREE SCHOOL.

By indenture, tripartite, made the 25th November, 1708, it appears *Edward Colston*, of the city of London, granted certain manors, lands, and messuages, for the support of a school established by him in St. Augustine's Back; and he gave a power of nomination to vacancies in the school alternately to the company of Merchant Adventurers and his executors; and, after the deaths of the latter, half to the Merchants' Society, and half to certain nominees appointed by himself. In a subsequent instrument, containing directions for the government of the foundation, Mr. Colston appointed visitors of the school,

with a power of expelling boys and removing masters. The Commissioners, therefore, deemed the charity under the control of special visitors, and, by consequence, exempt from their jurisdiction.

OBSERVATIONS.

It is a matter of regret the Commissioners were compelled to forego an inquiry into Colston's foundation in St. Augustine's Place. It is, we believe, a very fine establishment, where reading, writing, and arithmetic, including merchants' accounts, form the principal branches of education. There are one hundred boys boarded, clothed, and educated during seven years; and some of the most skilful accountants in the city have been formed in this school. Here, also, poor Chatterton resided for the space of seven years, and where, doubtless, some of those poems, which have earned him such a mournful celebrity, were composed. It is not probable the Commissioners would have discovered many abuses, and it would have been peculiarly cheering to record one cultivated spot amid the general waste and desolation of endowed foundations.

TEMPLE-STREET SCHOOL.

This school is situated in the parish of Temple, and appears to have been supported by voluntary subscriptions until about the year 1711, when Mr. Colston erected the present house and school, and caused his coat of arms and the following inscription to be set up in the front of the building:—" This school and dwelling-house were erected and endowed by *Edward Colston*, Esq. a native of this parish, Anno Domini 1711, for the education, in reading, writing, ciphering, and perfecting in the understanding of the Church Catechism, as it is now established by law, and, also, for clothing poor boys of this parish for ever."

By an indenture, it appears the funds assigned for the clothing of the boys and the support the school, consisted of an annuity of £80, charged upon the manor of Toomer, in the parish of Henstridge, in Somersetshire; that the master and scholars were to be appointed by the overseers, churchwardens, and vestrymen of the Temple parish, and certain others appointed by the donor, on every Wednesday in Easter-week. To this indenture certain rules for the government of the school were annexed, directing, among other things, that the schoolmaster should be a member of the Church of England, and qualified for teaching reading, writing, and arithmetic, and that the boys should be catechised once in each quarter of a year.

The annuity, or rent-charge, of £80 is regularly received from —— *Medlicott, Esq.* the owner of the manor of Toomer, and is the only permanent fund for the support of the school. This fund, although originally sufficient for the purpose, has been, by the alteration of the times, many years insufficient for the clothing and educating forty boys as directed by the founder, and the trustees, for upwards of twenty years past, have been obliged to reduce the number of boys to twenty-five or thirty. The number of boys at present on the establishment is thirty, who are completely clothed every year; and the whole expense of the school last year, including the master's salary of £28 per annum, amounted

to the sum of £76 : 6 : 6, leaving a balance in favour of the charity of £3 : 13 : 6.

The premises belonging to the charity consist of a dwelling-house and garden, in the occupation of the master, and a good school-room, capable of holding forty boys, in which there are proper desks and convenience for the accommodation of that number. The boys are nominated by the trustees, and are taught reading, writing, and the common rules of arithmetic, and are instructed in the Church Catechism.

A *John Graye*, formerly of Bristol, clothier, by his will, dated 13th April, 1713, gave a messuage in Temple-street to the trustees of the school, for the purpose of apprenticing some of the boys educated therein, but no document can be found to point out the house so given, except that it is conjectured to have been a very old house in Temple-street, which having become ruinous, and the land lying waste, in consequence of the trustees not having any fund out of which they could repair or rebuild it, the churchwardens, many years back, took possession of the ground, and built a watch-house thereon, and applied it to other parish purposes.

A regular application was made, in the month of May, 1800, in pursuance of a resolution of the trustees, by Mr. Ward, their solicitor, to the churchwardens of the parish to deliver up the possession of these premises to the trustees; and, in the month of November following, an answer was returned by the vestry-clerk of the parish, stating, that the parish considered the claim erroneous, as they had been in possession of the premises *time immemorial*, and would not give them up. The trustees having no evidence to support their claim, under the advice of their solicitor, have taken no further steps in the business.

It also appears a Mr. *Sperring*, previous to the year 1713, gave £50 for the use of this school, which sum remained many years in the hands of the Corporation of Bristol, upon their bond, and the interest was regularly paid to the treasurer of the charity until 1783, when the principal was paid to Mr. Eagle, the then treasurer. Mr. Eagle, who had been treasurer of the charity above forty years, died in 1801, insolvent, leaving a a balance of £95 : 13 : 7, besides the sum of £50 in his hands, which is considered entirly lost to the school.

OBSERVATIONS.

The history of this charity is full of misfortune, and as it appears a case that hardly admits of delay, we sincerely hope that it will, ere long, attract the notice of some of the benevolent and enlightened persons with whom Bristol abounds. It shows what may be accomplished by a small sum judiciously laid out, when thirty boys can be clothed and educated by an annual expenditure of £76 : 6 : 6. It contrasts strikingly with the improvident management of the City Grammar-School. Although the Corporation may not feel justified in devoting a portion of the revenue of that pompous sinecure in support of Colston's School, it can hardly be supposed Dr. Goodenough would feel any reluctance to administer some relief in the shape of rent, in consideration of the noble charity building he occupies almost entirely for the accommodation of his private pupils and his own emolument. With such poor clients one cannot feel surprised that Mr. Ward

discouraged a law-suit with the Temple church-wardens, especially as these invaders defended their encroachments on the ground of *immemorial usage*, which might have led to a litigation so protracted that the origin of it would have become far more obscure than their usurpation.

WHITE'S CHARITIES.

Mr. Thomas White, in the reign of Henry VIII. left certain lands, tenements, and rents in trust for charitable purposes, and on account of which the Corporation hold some fee-farm rents in Lawrence Weston, at Coleharbour, and from some messuages in Broad-street. They have also a messuage and four or five acres of land, called Wellclose, which they let at rack-rent, producing about £24 per annum, and a fee-farm rent of £1:14 is paid to the Corporation as a compensation for an encroachment that was made some years ago on a part of the property; and on another part of these latter premises a house of correction for the county was built in 1815, for which a consideration was paid of about £340.

Pursuant to the will of Mr. White, the Corporation make the following payments:—to four almshouses, 4*s.* a month each; towards the maintenance of the conduits of St. John's and All-hallows, 20*s.* each; to the prisoners in Newgate, £1:1:8; to St. Ewen's parish, yearly, the sum of 6*s.* 8*d.* This last payment is made from some donation of White, but to what instrument or disposition it is referable cannot be ascertained by any documents in the possession of the Corporation.

PIOUS USE MONEY.

It appears by the Charitable Donation Book, p. 142, that *William Spencer*, in 1494, left a messuage, situate at the back of Bristol, then let at a rent of £4, on condition the trustees, out of the rents, should provide three priests to preach in the church of St. Mary Redcliff, or in the church-yard, before the mayor and commonalty of Bristol, and other devout persons, at the feast of Pentecost, and to pay every priest for there preaching, 6*s.* 8*d.*; to the mayor of Bristol for the said preacher's dinner at his table, 3*s.* 4*d.* each day; to the clerk and sexton for ringing the bell, and placing the forms for the mayor and common-council, 12*d.* per day; the residue of the rent he appointed should remain towards payment of quit-rents, the reparation of the said messuage, and to the common benefit of the town. The Corporation, on whom this charge has devolved, pay, at Whitsuntide, for preaching three sermons, £1:10; to the clergyman of Redcliff parish, and for ringing and strewing rushes in the church, 3*s.* 4*d.* The mayor and part of the Corporation go to Redcliff church on Whitsunday, when the church is strewed with rushes. These payments appear to have been constantly and regularly made. But the Corporation-books afford no information as to the property charged, or the manner in which the obligation to perform the charity has devolved upon that body.*

* We pass over, in this place, the two charities of *William Carr* and *Richard Cole*, reported by the Commissioners; the account of the first seems merged in the account

GIFTS FOR SERMONS.

It appears, by the old Register Book of Wills, No. 3, p. 284, that *Humphrey Brown*, merchant, of Bristol, in 1629, left his estate, in the parish of Filton, in Gloucestershire, that the Corporation should procure four sermons yearly for ever to be preached in St. Warburgh church, on four several days in the year; namely, on the 24th of June, on or about which day he was born and brought into this vale of misery; the 1st of July, on which day he was baptized, and made a member of Christ's church; the 6th day of May, whereon he was married; and that day of the month whereon he should die and be freed from this vale of misery; also, for a lecture, or sermon, to be delivered on every Lord's Day, in the afternoon, for ever, either in St. Nicholas's church or in St. Warburgh's church, or some other church within the city which the mayor and aldermen should choose. The preacher of the sermons and lectures on the Lord's Day, and also of two of the four sermons, were to be bachelors of divinity at the least. The testator required two more sermons yearly for ever, the one in the chuch of Westbury-upon-Trim, on the Sunday next after his death, and the other in the church of Acton, on Midsummer-day; and to distribute to the poor of each parish on the day the sermon was preached, 40*s*.

The several sermons and lectures provided for by the will are stated to have been preached at the several churches, and, as the chamberlain of the Corporation believed, at the respective times directed by the will. The person appointed to preach the four sermons in St. Warburgh's has been the incumbent for the time being; but it does not appear whether these sermons have been upon any particular subjects, the clergyman being left to his own discretion in that respect. The other appropriations under this will for a lecture and sermons, and to the poor of Westbury and Acton, appear to be faithfully executed.

The Commissioners have not stated the present income derived from the Filton estate.

Lady Rogers paid £20 into the chamber for securing the annual payment of 20*s*. for a sermon at St. Thomas's church. For this gift a sermon is regularly preached.

William Gibbes, in 1602, left £10 for a sermon to be preached in the church of the Gaunt's, at Queen Elizabeth's Hospital, on the first Sunday in Lent for ever. This church is now called the Mayor's Chapel, where service is performed every Sunday, and where the boys of Queen Elizabeth's Hospital regularly attend. The whole expense of providing the church-service there, including the chaplain's salary, is defrayed by the Corporation.

BREAD CHARITY.

John Bagod suffered a recovery in the 9th of Hen. VII. of four messuages, with their appurtenances, situate in Gropelane, to the use of the Corpora-

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of Queen Elizabeth's Hospital, and of the latter the property devised never appears to have been realized by the Corporation.

tion, on condition that the latter should distribute the sum of 3*s.* 4*d.* in bread yearly, on the 12th of May for ever, unto the poor prisoners in Newgate.

The Corporation have a great many houses in a street called Nelson-street, formerly Gropelane, and, probably, the houses conveyed to them by this assurance may be among the number, but there is nothing to show this with certainty. The Corporation have not carried literally into execution either this or any other gift of bread to the prisoners of Newgate; but they have always laid out a very large sum, not less than £1000 a year, in the supply of necessaries, of various descriptions, for the prisoners of Newgate. The bread-bills alone satisfied by the Corporation upon the account of the prisoners in Newgate have been for a great many years past about £400 a year. Formerly, it was less, because the number of prisoners was much below the number which have been confined of late years. There is no county-stock, and the whole of the supplies come from the Corporation. It is positively stated that, at all times, the amount of the bread so given by the Corporation has very greatly exceeded the extent of their obligations under any donations of bread which they can be called upon to carry into effect.

JACKSON'S CHARITY, A.D. 1658.

The origin of this charity is not very clearly ascertained, and it appears uncertain whether the original bequest was £100 or £300; on account, however, of Alderman Jackson's gift, certain payments are annually made for charitable purposes to the overseers of the subjoined parishes:—

Castle Precincts	£3	10	0
St. Philip and Jacob	1	15	0
St. Thomas	1	15	0
St. Michael	1	15	0
St. Mary-Redcliff	1	15	0

PRISON CHARITIES.

Mrs. Margaret Brown gave £10 for a stock to be employed by the master of Bridewell to help to keep the prisoners at work.

Peter Matthew, in 1587, left £100 for the same purpose.

Lastly, *Sir John Young* gave £20 for employing poor people in Bridewell.

This prison is under the special care of the Corporation, and maintained chiefly, if not altogether, at their expense. The three last gifts have not been applied exactly as directed, but the sums yearly given by the Corporation for the support of the prison and towards setting the prisoners to work, greatly exceed what is due to them under any donations of private benefactors. The average expense the Corporation incurs in respect of this establi h-ment is not less than £500 a year.

Thomas Fownes, about 1626, gave £100 to the Corporation for setting poor people to work. The Corporation consider this bounty satisfied by the large donations they make to the poor of the city.

John Griffin, 1587, left £100 to be employed in buying corn, and selling it to the poor at prime cost. It appears doubtful whether this sum ever came into the hands of the Corporation.

MAYOR'S GIFT.

On inquiry into the circumstances of this donation, they were ascertained to be as follows:—£10 is annually paid at Christmas to the churchwardens of various parishes in Bristol, as the gift of the mayor and aldermen, which practice is traceable as far back as to the year 1625. The money is paid by the chamberlain, in virtue of an order signed by the mayor and aldermen. The following is the disposition of the £10 for coals, at Christmas, 1821:—

	£	s	d
St. Augustin	1	0	0
Christ-church	0	10	0
St. James	1	0	0
St. John	0	7	6
St. Leonard	0	2	6
St. Maryport	0	7	6
St. Michael	0	15	0
St. Nicholas	0	10	0
St. Peter	0	10	0
St. Philip and Jacob	1	0	0
St. Mary-Redcliff	1	0	0
St. Stephen	0	10	0
Castle-Precincts	0	15	0
St. Thomas	0	10	0
Temple	1	0	0
St. Warburgh	0	2	6
	£10	0	0

CHARITY FOR BLIND PERSONS.

John Merlott, one of the aldermen of the city, by his will, dated 14th January, 1784, left £3000, to be vested in government securities, and the interest, after the death of his wife, to be applied, as far as it would go, to the relief of blind persons, being of the age of 50 years or upwards, resident in Great Britain, in the sums of £10 each. The objects of this charity were to be nominated by the mayor and aldermen, without regard to place of birth, but in every other respect on the same terms and conditions as prescribed in the deed of settlement made by the Rev. Mr. Hetherington, for the establishment of a similar charity in London, and by which persons receiving alms or begging, or having any annuity or income above the value of £20, are excluded from the benefit of the donation.

Mrs. Elizabeth Merlott, the testator's widow, died in 1800, and the legacy was shortly after invested in the funds, and conveyed, under the trusts of the will, to the Corporation.

At a meeting of the mayor and aldermen, it was resolved that, in conformity to the will of the testator, and of the settlement of Mr. Hetherington, the petitioners for the charity should be divided into four classes, and that the first class should consist of persons who had attained the age of 80 years; that the second class should consist of persons of 70 and under 80 years of age; the third class, of persons of 60 and under 70; the fourth class, of 50 and under 60: and that where, in any instance, there was a competent number of petitioners in the first and second classes duly eligible, that such persons should be preferred to the petitioners in the third and

fourth classes. At a subsequent meeting of the Corporation, it was ordered that the chamberlain should, out of the proceeds of the charity, annually retain five guineas for his trouble.

Richard Reynolds, Esq. in his life-time, gave several sums, at different periods, from the year 1800 to 1806 for augmenting the funds of Merlott's charity, and which, being invested in stock, made the sum of £3,333 : 6 : 8, 3 per Cent. Consolidated Bank Annuities.

Miss Elizabeth Merlott, in her life-time, gave £1000 for the increase of the funds of this charity; and, at her death, she left £3000 to be applied to the same benevolent purpose.

The funds of this institution being also increased by savings from surplus income, the whole stock belonging to the charity, on the 2d November, 1820, the time when the accounts were audited, consisted of £15,152:17:1, 3 per cent. stock, producing an annual dividend of £454:11:8. The whole of this income, after deducting the salary to the chamberlain and expenses, is distributed in the payment of annual pensions of £10 each to blind persons, nominated by the mayor and aldermen, who strictly adhere to the directions of the will of the founder, the deed of Mr. Hetherington, and the votes of their own body before-mentioned.

The number of persons receiving sums of £10 each is always kept up to the full extent of the annual income; and the present number is forty-three.

MRS. PELOQUIN'S LEGACY.

Mrs. Mary Ann Peloquin, by will, dated the 27th April, 1768, gave, upon trust, to the mayor and aldermen, the sum of £19,000, to be invested either in government securities or in the chamber of Bristol, under the security of the city seal (so that the interest allowed by the chamber should not be less than £3 per cent. per annum); and upon further trust that they should apply the produce of this legacy to the charitable purposes directed by the testator.

First, That they should, yearly, for ever, on St. Stephen's day, pay the interest of £300, part of the legacy of £19,000, to the rector, curate, and sexton, for the time being, of the parish of St. Stephen, in the proportions following: namely, to the rector £5, to the curate £2, and the residue of the interest of the £300 to the clerk and sexton, in equal portions, for their trouble respectively in preaching a sermon, in reading prayers, and attendance in the church of St. Stephen on that day.

Secondly, That they should distribute the interest of £15,200, on St. Stephen's day, yearly, for ever, among thirty-eight poor men and thirty-eight poor women, all of whom to be free of the city, housekeepers therein, not receiving parochial alms, nor occupying or keeping an alehouse, in equal shares; these poor men and women to be nominated in the following manner; that is to say, three men and three women out of the ward of St. Stephen at large, and two men two women out of the parish of St. Stephen in particular, to be nominated by the alderman of the ward, for the time being; and three men and three women out of each of the eleven remaining wards of the city, to be nominated by the respective aldermen of these wards for the

time being. But the testatrix expressly directed that in no case should any poor housekeeper be nominated a *second* time, till the expiration of three years from the time of receiving the first donation

Thirdly, That they would distribute the interest of £2,500, part of the £19,000, to such poor lying-in women, being wives of freemen, after the rate of 30*s*. to each, as the wife of the mayor, if he be married, or if not, then as the wife of the next senior alderman, would appoint.

Fourthly and last, That the interest of £1000, residue of the £19,000, should, upon St. Stephen's day, yearly, for ever, be divided in equal shares among twenty poor widows and single women, and ten poor men, inhabitants of the parish of St. Stephen, not receiving parochial alms, as the minister and churchwardens should yearly nominate to receive the same.

Mrs. Peloquin died on the 2d July, 1778, when the legacy of £19,000 was paid into the chamber, and a bond given under the city seal, with a penalty of £38,000, for the due observance of the trusts of the will, and the payment of the interest of 3 per cent. per annum. Dr. Tucker, late Dean of Gloucester, and Mr. Drummond, the executors of Mrs. Peloquin's will, are both dead, and this bond is supposed to be in the hands of the representatives of Mr. Drummond, who was the survivor.

APPLICATION.

The mayor and aldermen have regularly paid £9 to the rector, curate, clerk, and sexton of St. Stephen; and prayers are read and a sermon preached in the afternoon of St. Stephen's day, as directed by the will.

The interest of £2500 is distributed among fifty lying-in women, wives of freemen, at the rate of 30*s*. each, according to the directions of the mayoress, for the time being, if any; if not, of the lady of the senior alderman. Persons desirous of the benefit of this charity present a petition to the mayoress, who, if she approve of the application, signs the appointment of such petitioner. This appointment, so signed, is taken to the chamberlain of the city, who pays the money, upon a certificate produced that the woman is confined.

The gift to twenty poor widows and single women, and ten poor men, is regularly applied according to the directions of the testatrix. The list of proper objects is signed by the minister and churchwardens, and sent to the chamberlain's office, and the persons nominated in the list, being supplied with a ticket, signed by the minister and churchwardens, when the money is paid to the person producing the ticket.

The payments to the poor men nominated by the aldermen of the twelve wards of the city are also made as directed by the benefactress; but, in some years, the aldermen of some of the smaller wards have not been able to find persons properly qualified according to the terms of the will. In consequence, there was, in 1820, an accumulation of £1,285 : 1 : 4 remaining in the chamber of Bristol. Application being made to the Court of Chancery for directions on the future disposal of this surplus, it was ordered that the mayor and aldermen might distribute the said balance, or any other

which might accrue, in sums of £6 each, or any such equal sums as the number of applicants within the description of the will of Mrs. Polequin, from all or either of the wards, would admit of.

The Corporation always require the persons applying for the charity to produce receipts for rent, or other proof of their being housekeepers; also, a copy of their freedom; and when they are paid the money they inquire whether they keep a public-house.

WIDOWS' CHARITY.

Miss Elizabeth Ludlow, by her will, dated 11th February, 1805, left to the Corporation £1000, three per cent. Consolidated Annuities, on trust, that they should distribute the dividends among five poor widows, resident within the city, and who had been the wives or daughters of freemen. The mayor and aldermen, or the major part of them, to select the objects of this bounty. Miss Ludlow died in 1812, and her intentions have been carried into effect so far as the amount of her bequest, after deducting property-tax, legacy-duty, and other abatements, would permit.

MR. GIST'S WILL.

Samuel Gist, Esq. by his will, dated 22d June, 1808, gave £10,000, three per cent. stock, in trust, that the annual produce be applied, 1st. To support six poor men and six poor women. 2d. To maintain six poor boys and six poor *girls* in Queen Elizabeth's hospital. 3d. To pay to the first-mentioned poor men and women £5 each, on St. Thomas's Day. 4th. To provide an apprentice-fee of £10 each, for the boys maintained at Queen Elizabeth's hospital. The residue of the interest was to be applied to the placing as many boys on Queen Elizabeth's foundation as the same would support. The nomination of the objects of this bounty was vested in the Corporation.

Mr. Gist died in January, 1815, and two suits were soon after instituted in Chancery for carrying the trusts of the will into execution. That part of the testament by which six *girls* are directed to be placed on the foundation of Queen Elizabeth was impracticable; the nature of that institution not allowing the admission of females, and, in consequence, several schemes were submitted, by the Corporation, to the Lord Chancellor, for modifying the original dispositions of the testator. The following plan was finally approved and adopted, namely, that three poor men and three poor women should be paid weekly stipends; that three poor boys should be received into Queen Elizabeth's hospital, at £30 per annum each; and that three poor girls should be received into the Red Maids' School, at £24 per annum each.

The weekly stipend, paid to the three poor men, is 6*s.* each; to the three poor women, 5*s.* per week each.

OLD MARKET AND TEMPLE ALMSHOUSES.

Alderman Stevens, by his will, dated 6th of April, 1679, bequeathed his lands and tenements, situate in Breachyate, Wick, and Abson, in Gloucestershire, for the purchase of sites for two almshouses, in the parishes of St. Philip and St. Jacob, and in the parish of the Temple, fit for the accommoda-

tion in each of twelve poor men or women.

Pursuant to this devise, ground was purchased and two buildings, in two different parishes, erected, one in Temple-street, and the other in the Old Market. The one in the Old Market is a stone building, containing sixteen rooms, one room being assigned to each poor person, with a fire-place in it. The almshouse in Temple-street is, also, a stone building, containing twelve apartments, inhabited in the same way, with a fire-place in each room.

The charity has, for many years, been confined to females, except one old man, an out-pensioner. As vacancies arise in the almshouse, preference is usually given to the out-pensioners in filling them up. They are expected to be members of the church of England, and not to receive parish pay; and every applicant must bring a petition, signed by persons that are known to the trustees. There are, usually, a great number of applicants for vacancies. Each of the trustees present make out a list of the persons he most approves of, or wishes to put in nomination; they then consider the merits of the persons named in the list, and make their election accordingly. The out-pensioners as well as in-pensioners have their pay regularly, unless they prove themselves unworthy by their conduct. The treasurer principally superintends the foundation.

The property belonging to the charity, according to the survey in 1800, amounts to 354 acres and 9 perches.

There has been a decrease in the income of the foundation from a reduction in the rents, and the trustees, in consequence, have been obliged to reduce the scale of expenditure. In the year 1815, the income was £871; in 1816, £755; in 1817, £731 : 2 : 0; and so it has continued to the present time. In 1815, the number of poor people maintained from the charity, at 6*s.* per week each, was fifty-five; in 1816 the same number; in 1817, fifty-one; in 1818, fifty; in 1819, forty-nine; in 1820, forty-five; and, on the 16th February, 1821, forty-one.

The Commissioners, on visiting the charity found every indication of good management.

The following is the expenditure for the last year:—

6*s.* per week to the old people, allowing for two or three deaths	£602	8	0
Coals (which is an article supplied occasionally)	3	9	4
Repairs	60	11	3
Chief rent to the Trinity Almshouse	4	0	0
Ditto to the Chamber of Bristol	3	0	0
Insurance	1	4	1
Expenses of dinner, at the time when the trustees inspected the estate	6	6	3
Expenses of the audit-breakfast; at which time the almspeople attending have a meal	6	18	6
Salary of the Secretary	6	6	0
Taxes, about	2	0	0
	£696	3	5

TEMPLE SCHOOL, FOR GIRLS.

This school began about a century ago, and was supported by voluntary contributions, until 1798, when the ample amount of the funds, from donations and legacies, rendered further support, from subscribers, on the existing plan of the school, unnecessary. Since that period no subscriptions have been received, but sundry donations have been made to the charity, by which its funds have been increased to £1,750, five per cents, which sum is now standing in the name of the Rev. Robert Watson, formerly vicar of the parish, and two other persons, as trustees of the charity. The school will, also, be entitled to £100, under the will of Mrs. Sutton, who died in 1819, and left that legacy to the charity, to be paid at the expiration of two years after her decease.

About the year 1787, the guardians of the charity, out of the savings of income, purchased an old house and piece of freehold ground, in Temple-street, which house they pulled down, and upon the site of it erected the present school. The building contains a good school-room on the ground-floor, a parlour and kitchen, and four rooms above stairs, and there is a small enclosed garden at the back of it.

There are forty girls on the establishment, who are clothed entirely, and taught the church catechism, reading, and needlework. No girl is admitted under seven, or above eleven years of age, and they must stay till fourteen; there are proper orders and regulations drawn up and observed in the management of the school.

MRS. THURSTON'S CHARITY.

Mrs. Ann Thurston, by will, dated 22d November, 1756, left £300, in trust, that the interest should be applied to the relief of poor lying-in women, wives of freemen, at the rate of 20*s.* each; and the objects of this bounty, after the death of Mrs. Thurston's executor, to be chosen by the mayoress (if any), and if not by the mayor, for the time being. The annual interest of this bequest, now amounting to £12, is paid to the mayor or mayoress, and the Corporation have regularly taken receipts for the payments, which are entered in their books. The executor, Mr. Farrell, died in 1778, and the legacy appears to have been subsequently applied as directed by the donor.

CHESTER'S ESTATE.

This was a grant, in the reign of Queen Elizabeth, by *Alderman Chester*, of certain premises in the parish of St. James, on trust, that the Corporation, out of the rents, would pay £7 : 16 : 0 to the relief of the poor inhabiting the parish of St. John; 4*s.* to the poor of the almshouse of St. James's Back; 40*s.* for the maintenance of a house of correction lately erected in the city; with a further covenant that the donor should be hereafter exempt from taking upon him the office and charge of the mayoralty of the city.

The Corporation are now in possession of two houses on St. James's Back, and a fee-farm rent of 20*s.* yearly issuing out of a house called the *White Hart*, also situate on St. James's Back, which was understood to have passed to them under this

grant, and are described, in their ancient rentals, as being Chester's gift. The two houses are let to William Howell, upon a lease for ninety-nine years, determinable upon three lives, at a reserved rent of £6 per annum.

The Corporation pay the sum of £7 : 16 : 0, every year, to the churchwardens of the parish of St. John ; and 1*s.* quarterly, to the almshouse, on St. James's Back. The 40*s.* per annum is paid in the general expenditure of the Corporation, towards the support of the prisoners in the house of correction.

HOLBIN'S GIFT.

Thomas Holbin, in 1619, left £100, on condition £4 : 10 should be yearly paid on St. Thomas's Day, to the poor of the parish of St. Thomas ; and 10*s.* be paid for a sermon to be preached in the church of St. Thomas, on St. Thomas's Day. The chamberlain regularly pays £5 to the churchwardens of the parish, to be applied as directed by the will of the testator.

NEWGATE CHARITIES.

Matthew Havyland, merchant and alderman of Bristol, in 1619, left an annuity of £4, on trust, to the Corporation, for the yearly preaching of twelve sermons in the common jail of Bristol, called Newgate ; the preacher to be chosen by the chief of St. Walburgh's parish, with the approval of the donor's children and kindred in the city. *Richard Holworthy*, the *overseer* of the will, paid to the chamber £100, of which sum, £80 was on account of the gift of Alderman Havyland for twelve sermons, the other £20 was the gift of Mr. Holworthy himself, for 20*s.* per annum to be given to the poor prisoners in Newgate. The £4 is given to the ordinary of Newgate, who regularly preaches the twelve sermons, and the donation of 20*s.* is also paid to the ordinary, to be applied by him for the benefit of poor prisoners.

George White, in the 10th of Charles I. left £100 to the Corporation, on condition they should, yearly, pay £5, within two days next after the feast of St. Michael the Archangel, either to free or relieve poor prisoners in Newgate ; such prisoners to be nominated by the sheriff either on, or ten days before, the said feast-day of St. Michael.

Mr. White also left £100 for the better employment of the poor of the city.

HARRINGTON'S GIFT.

By deed, dated 13 Car. I. the Corporation covenanted with *George Harrington*, on consideration of a sum of £540, to pay to him, during his life, an annuity of £37, and after his death, yearly the sum of £26 in form following ; that is to say, on Saturday, weekly, for ever, 10*s.* to a poor householder, being a freeman, or widow of a freeman, who should inhabit one of the parishes specified by the donor in a schedule annexed to the deed ; the churchwardens and overseers to select the objects of the bounty, and the clerk who superintended the disbursement of it, to receive 20*s.* for his trouble.

The payments on this charity are now made annually, instead of weekly, to the churchwardens of the different parishes mentioned in the original instrument.

BREAD CHARITY.

By indenture, in the 17 Car. I.

the Corporation, on consideration of £52, paid by *Thomasine Harrington*, widow of George Harrington, covenanted to pay yearly to the churchwardens of Redcliff the sum of 52*s.*; it was further agreed that the churchwardens, with the said 52*s.*, should provide, on every Sunday, weekly, for ever, one shilling's worth of bread to be brought into Redcliff church, and, after service, to be distributed in such manner as the bread of Mr. Harrington had been usually disposed of in the said church.

By another indenture of similar import, the same provision was made for the poor of the parish of St. Michael.

By a third indenture, and in consideration of a sum of £104, the Corporation covenanted to provide for the weekly distribution of two shillings' worth of bread among the poor of the parish of St. James, in a similar manner as in the first-mentioned charity.

These several annual sums are yearly paid by the chamberlain to the churchwardens of these parishes respectively; but the application of them, by the churchwardens, will form a subject of investigation when the Commissioners inquire into the state of the charities of each parish of Bristol.

ALDERMAN LONG'S GIFT.

The only document that can be found respecting this gift is an entry in the Charitable Donation Book of the Corporation, dated 10th of August, 1739, in which it is stated, "That the mayor and commonalty had paid £5 per annum to the parish of St. Stephen, under the name of the gift of *Alderman Long*, and that it could not be found whether he gave the same by will or deed; but, upon referring to the Audit Book of 1650, folio 60, and the Receipt Book of the same date, it appeared that James Powell, then chamberlain of the city, had paid to Walter Tocknell, overseer of the poor of St. Stephen's parish, the sum of £5 for the use of the £100, due to the poor of the said parish, the gift of Alderman Long, deceased, and that the said sum had been paid yearly to the said parish, to that time." This annuity has been regularly paid, from the date of this entry, by the chamberlain of the city.

GIFT FOR A SERMON.

John Pearce, about 1663, left £20, on condition the Corporation should yearly pay 20*s.* for the preaching of a sermon on every 5th of November, in the parish of St. James, within the city. This 20*s.* is regularly paid to the minister of St. James's parish, and the sermon preached as required.

GIFT FOR APPRENTICES.

Edward Cox, in 1622, left £200, which is secured on the Corporation estate, in order that the interest, £10, might be for ever employed in binding apprentice poor boys and relieving decayed handicraft-men, and such-like uses, within the city; but especially he willed that the poor of the parish of St. Philip, within this city, should be respected.

In execution of this trust, it appears, from the earliest accounts of the charity, kept by the Corporation, that £8 has been annually paid by the chamberlain to the churchwardens of the parish of St. Philip, £1 to the

churchwardens of St. James's parish, and the remaining sum of £1 to the churchwardens of St. Mary, Redcliff. This mode of distribution is still continued.

POWELL'S GIFT.

An entry in the Charitable Donation Book, dated 17th August, 1739, states that 40*s.* yearly had been paid to certain almshouses, as the gift of "one Parson Powell," but which payment had afterwards been reduced to 30*s.* The sum of 30*s.* a-year is now paid, quarterly, in the following proportions; namely, to St. John's almshouse, 2*s.* 6*d.*; the Templegate almshouse, 1*s.* 8*d.*; All-Saints' almshouse, 1*s.* 8*d.*; and to the Seamen's almshouse, 1*s.*8*d.*

On account of the gift of —— *Silk*, (date not mentioned) the following sums are paid half-yearly by the chamberlain; — Lower Mead almshouse, 2*s.* 6*d.*; St. Thomas's almshouse, 3*s.*; St. John's almshouse, 1*s.* 3*d.*; and Foster almshouse, on St. Michael's Hill, 1*s.* 3*d.*; making together, 8*s.* half-yearly.

GIFT FOR BIBLES.

Charles Sloper, D.D. chancellor of the diocese of Bristol, by his will, dated 3d August, 1727, devised to the Corporation the lease of his house and appurtenances, situate in the College-green, upon trust, that they should pay £5 per annum to his niece and next of kin, during her life, and the remainder for buying Bibles to be disposed of yearly, among the poor of Bristol.

The lease of these premises was afterwards sold for £405, which, with savings from the previous profits, made a sum of £565 : 15 : 8, which was invested in the purchase of a rent-charge of £15 : 16 : 7, upon the custom-house, then let to the Crown, by the Corporation. Since 1809, the Corporation have allowed £4 per cent. on the purchase-money, making the annual sum paid by them £20 : 8 : 9. This annuity is suffered to accumulate for three years, and then the whole sum is laid out by the chamberlain in the purchase of large bibles, which are distributed among poor persons, according to the directions of the mayor and aldermen. Each bible has the following inscription on the cover: "The gift of Dr. Charles Sloper, by the hands of the mayor and aldermen of Bristol."

ALL-SAINTS' ALMSHOUSE.

An annual sum of 10*s.* is paid to one of the poor persons in All-Saints' Almshouse, to be distributed among the rest, as the gift of *Mrs. Wheatley*, but the origin of this benefaction cannot be traced.

ST. STEPHEN'S PARISH.

It appears from the Charity Donation Book already mentioned, that the sum of £680 was owing from the Corporation to *Mr. Alderman Humphry Hook*, which sum he gave to them, on condition they should charge themselves with the payment, to the poor of the parish of St. Stephen, weekly, for ever, of 4*s.* for bread, and 4*s.* for coals, and the remainder, if any, to the Hospital of Queen Elizabeth. It does not appear any security for this payment has been given by the Corporation to the parish of St. Stephen; but the sum of £20 : 6 is annually paid by the chamberlain to the churchwardens of this parish, and receipts are taken for the same, which were produced to the Commissioners.

LOAN-MONEY CHARITIES.

SIR THOMAS WHITE'S LOAN.

In the account of the loan-charity to twenty-four corporations, page 84, it appears *Sir Thomas White* gave £2,000, and directed that £100, part of the profits thereof, should, for the first eight years, be appropriated to the raising of a fund of £800, to be lent in sums of £50, for ten years, interest free, to sixteen young men, freemen of Bristol; and, at the end of ten years, to sixteen others in like manner, and so to be continued for ever. The Commissioners inquired in what manner this disposition had been observed, and were assured the Corporation had always been *anxious* to carry into full effect the intentions of the donor respecting the loan of £50, and that they had made it matter of notoriety in the city, from year to year, that these sums were ready to be advanced upon application, according to the prescribed terms, but it often happened the sums had not been all lent for want of application for them.

After the ceremony of swearing in the new mayor, at Guildhall, when there is usually a large attendance of the inhabitants, the new mayor gives out publicly that there are various sums of money in the loan-chest *ready to be advanced* WITHOUT INTEREST; and there is hung up, on the public staircase of the council-house, accessible to every body, a table on which is entered, in large characters, a specification of the amounts of different moneys to be advanced on loans, and the terms. A committee, also, called the "*Permanent Committee*," which meets monthly, and whose duty it is to consider of petitions for the loans, and who invariably take such petitions into consideration, if there are any to be produced.

When the whole of the £800 is not lent out, the remainder is kept in the hands of the chamberlain, ready to answer any application. The Corporation has, also, at this time, (1822,) an accumulated fund of £1,000, arising from the gift of £100, which it is entitled to receive in rotation with the twenty-three other corporations; but this is also lying idle in the treasury of the Corporation, for want of applicants. It is stated, however, that this £1000, as well as the £800, is *always in readiness* to be lent to the description of persons we have already mentioned; but, at present, no clothing trade is carried on at Bristol, so as to make it practicable to observe the preference directed by Mr. Alderman White: it is, therefore, lent indiscriminately to all young tradesmen of honest character, upon their application.

HEYDON'S GIFT, A.D. 1579.

This was a legacy of £100, to be lent to two young men trading over the sea, £50 each, for four years, at an interest of £3 : 6 : 8, which the Corporation was to divide among poor persons in prison, in the city. The money is lent, as directed, whenever application, by persons qualified, is made; but it is stated, the Corporation have never been in the habit of taking any interest for this loan, though they have divided among poor persons in prison the amount of £3 : 6 : 8.

ALDERMAN THORNE'S GIFT.

In the Corporation's Book of Wills, or Great Orphans' Book, p. 261, it is stated, in 1532, *Alderman Thorne* left £500 to be lent, interest free, for one year, to young men minded to cloth-making, so that the borrower would give security; and he that made most cloth, was to have the largest portion of the loan. The money is not confined to clothiers for the reason already mentioned, but is lent out in sums of £50, when applied for by proper persons.

ALDWORTH'S GIFT, A.D. 1634.

This was a legacy of £1000, by *Alderman Aldworth*, for setting poor people to work within the city, and it is now lent by the Corporation in sums of £50, for ten years, without interest, to such as find employment for the poor.

ALDERMAN WHITE'S GIFT.

This was a bequest of £200, in the tenth year of Charles I. to the Corporation, to be lent on St. Martin's Day, to ten freemen, clothiers to be preferred, in sums of £20, for ten years; the borrowers giving security for repayment at the expiration of the term, when it was to be again lent, and so continued for ever.

WHITSON'S GIFT, A.D. 1627.

Alderman *John Whitson*, among other numerous charities, left, if he should die without issue (which he did), £500 to be employed as follows: £250 to be lent to five young men, being merchants and freemen of the city, to each £50, they giving bond, with two sufficient sureties, to repay the loans in seven years with 10*s.* yearly, for the use; the interest, amounting to 50*s.* to be distributed among such poor householders of the parish of Nicholas, as the churchwardens and ministers should select. The other £250, residue of the £500, to be lent to twenty poor tradesmen, being inhabitants or free burgesses, to each £12 : 10, without interest, they giving bond to repay the same in seven years, when, as in the former case, the money was to be again loaned out, and so in like manner for ever.

ROBERT ROGERS'S GIFT.

A regular search has been made for the will of this benefactor, but none has been found; from the researches of the Committee of the Corporation in 1738, it appears to have contained a legacy of £100 to be lent in sums of £10, interest free, for five years, soap-boilers to be preferred. The Corporation still charge themselves with £100 under the will of Mr. Rogers; but in this case, as in many others, the Commissioners were told, when the loans to be advanced were *below* £50, few applications were made for the use of them.

GIFTS TO MECHANICS.

By the Donation-Book of the Corporation, page 18, it seems, Mr. *John Dunster*, in his lifetime, gave £100 for a stock to be lent, interest free, unto ten poor handicraft men, by £10 apiece, who were to have the use thereof for five years, giving security for the repayment, at the expiration of the term, when it was to be again loaned out to ten others, and so continued for ever. This gift appears

never to have been employed, and still remains to be disposed of when there are any handicraft men in Bristol who want a gratuitous loan of £10, and can give security to repay the same in five years.

In the Book of Wills, No. 3, page 212, it appears *Thomas Jones* left £380 to be lent, in sums of £20, to nineteen poor honest thrifty young men, following some occupation by land or sea, free of the city; the loans to be for six years, at an interest of 5 per cent. and the interest, to the amount of £15, to be applied as follows: 20*s.* for a breakfast to the corporation when they yearly meet to audit the accounts; 40*s.* yearly to a clerk for finding books and keeping accounts; 40*s.* to the Dean and Chapter of Bristol, that they might, from time to time, call upon the mayor and aldermen to see the trust duly performed; 20*s.* to the poor of the parish of Redcliff, and £9 to nine of the poorest parishes in Bristol, to be distributed every year a week before Easter, with 20*s.* additional to these ten parishes; the residue of £4 was to be paid to the vicar of Stowey for the time being, of which £4, 40*s.* was to be for four sermons yearly, and the remainder to the poor of the parish.

The sum of £380 was received by the Corporation, and they still hold it applicable to the will of Mr. Jones; but no candidate has appeared for the loans of £20 on the terms prescribed by the testator. No specific application has, therefore, been made of the interest money; but the Corporation have, in this instance, as in many other like cases, carried the charitable intentions of the donor into *partial* effect, *independently of any interest received by them.* With the exception of £4 paid to the vicar of Stowey, no further charitable application is made of the interest of this fund.

OBSERVATIONS.

The Royal Commissioners appear inclined to give credit for a spirit of liberality in the Corporation, to which we strongly suspect they are barely entitled. From the last paragraph, and on several preceding occasions, it might be inferred the Corporation had generously made up the interest out of their own funds, and applied it to charitable purposes, though no interest had been made by them from the application of the money in loans, in the way directed by the donors. Allowing such supererogative goodness in the trusteeship of the Corporation is, we suspect, more generous than just.

In all the cases we have met, it seems the legacies left to be lent out have been duly paid and received by the Corporation; many of them have never been used at all as directed, for want, as it is said, of *proper applications* for them; meanwhile, how has the money been employed?

Some of the legacies are two or three centuries old, and as they were all duly paid in the coinage of the time, they would, if they have been kept, intact, in the coffers of the chamber, as the statements of the Corporation would induce one to suppose, form a very curious sight to see, and would, also, be very valuable to dispose of. Perhaps, among the hoards of the worshipful body, may be that paragon of coins, a Queen Ann's farthing, or some of the marks and nobles of the Williams and John; or of the heavy old shillings of Edward III. when only twenty were coined out of a whole pound of silver. Our fears, however, are, that the mercantile spirit of Bristol has been fatal to the preservation of numerous specimens of the ancient coin of the realm, and that the chamber of the Corporation con-

tains little more than books of account and huge chests of wax and parchment. Of the many thousands bequeathed for loans, either at low interest or no interest, most probably a large portion, rather than suffer the money to be idle, has been borrowed by the members of the Corporation, and, though such a practice is not in exact accordance with the terms on which it was entrusted, they, doubtless, deemed the security they could give for the repayment better than any which could be afforded by mechanics and poor tradesmen. If the loan-money has been so employed, or if it has been deposited in any other way, and interest for it received, it is certainly no great merit in the Corporation to have applied a fraction of that interest to charitable purposes when the *whole* ought to have been so appropriated.

That this is very lamely done the management of *Jones's Gift* is an example. In this case, though £380 was bequeathed and paid into the chamber, and an interest of £19 specifically appropriated, it seems there is no record of any payment beyond the yearly sum of £4 to the Vicar of Stowey. As the date of Jones's will is 1652, the arrears of interest that have accumulated, and now due to the poor and the Dean and Chapter of Bristol, (if the latter have not forfeited their claim by failing to superintend the management of the trust,) must be very considerable. Meanwhile, the application of the surplus is to be explained; as Jones only assigned the miserable pittance of 20*s*. for an annual breakfast for the Corporation, perhaps the residue may have been absorbed in furnishing out a more ample meal.

REDWOOD'S GIFT, A.D. 1630.

By the Corporation Register-Book of Wills, No. 2, page 6, *Robert Redwood* appears to have left £200 to be paid into the chamber of the city, to be lent, on security, to poor burgesses, £10 each for five years, gratis. This fund is in abeyance for want of application, though it appears open to every description of freemen, provided they be poor, and can give security.

The Corporation also acknowledge to have received £50, on account of *Dr. James*, to be advanced on security, by sums of £10, to five poor men for two years, *interest free*.

The gift of *Alderman Kitchen*, of £375, mentioned page 87, seems suspended in the hands of the Corporation for want of applicants among the freemen for such small, but as we should deem them, convenient sums as £25, £10, and £5.

DOUGHTY'S GIFT, A.D. 1629.

In the Will-Book, No. 3, page 277, *John Doughty* appears to have left £100 to be lent to *smiths, cutlers, joiners, cord-makers, hoopers*, and such like handicraft and small trades, £10 each, for five years, without interest, the borrowers giving security for the repayment at the expiration of the term. The Corporation, also, charge themselves with this sum; but the mechanics of Bristol appear either to be without credit, or in no want of money, as no applications are made for this loan.

THOMAS PEARCE ALLISON'S GIFT.

The Corporation have not the will of this benefactor; but an extract, copied from the will, and entered in their Donation-Book, shows that the testator, in 1777, left £200, on trust, to the Corporation, to be lent to such

honest and industrious freemen of the city, as they should think proper, in sums of £50, for ten years, *interest free*. The directions of the will are said to be followed in respect of this donation, which closes the enumeration of the loan-money of the Corporation.

Without allowing any thing for losses from the failure of the securities and other casualties; the charity loan moneys, for which the Corporation consider themselves liable, amount to £5,567 : 18 : 4. The account stands thus :—

Upon Sir Thomas White's gift there is outstanding upon loans	£1450	0	0
Upon Alderman Aldworth's ditto	438	15	0
Invested in Three per Cent. Consols, for a reserve for occasional losses	155	5	9
Balance, in cash, in the chamberlain's hands unapplied	1412	17	7
Liabilities for the sum of £2,111 for which the Corporation has executed bonds under the city seal	2111	0	0
	£5567	18	4

The balance of £1412 : 17 : 7 is in cash, and is so specifically kept always ready to be applied. The present amount is larger than ever known at any former period in the present chamberlain's time. It has been as low as £226, and the amount necessarily varies from differences in the number of borrowers. The sum of £2,111, which is made up of donations, to be lent in sums of £25 and under, is considered, for the most part, as an *inoperative fund*, there being seldom any persons who are willing to borrow such small sums on the terms on which they are to be lent. But this sum, like the last, is always ready to be lent in these small loans upon *proper application* for them.

Upon the whole, the Commissioners conclude the Corporation have not taken advantage of, nor claimed any abatement for losses on the charity-loan-fund by the failure of the sureties, and the plunder committed upon it in the times of the civil war; but they have carried on their accounts just as if the whole of what they received, under the different donors, had remained unimpaired by any loss or casualty whatever. During the civil wars of the 17th century, Bristol was a principal scene of the disturbances; and, it appears by the books of the Corporation, that they were plundered of their possessions, particularly that their loan-money-chest was robbed of its contents, and that the Corporation were driven to borrow money to make good the contributions levied upon them. At the same period, the Corporation was obliged to part with all its plate.

The experience of the Corporation in respect to these loan-moneys and the knowledge they possess, as individuals, of the trading part of the city of Bristol, support them in the observation that, as to any sums *under* £50, the inducement is not considerable enough to procure any applications to be made, at

least any such as can be admitted with safety and propriety. But that if they were authorised to lend sums out of all the loan-money promiscuously, of £50 and *upwards*, according to their discretion, this loan-charity would be found to operate much more beneficially for the *trade of the city*, and it is probable that in consequence of this investigation the Corporation will make application to the Court of Chancery for liberty to employ the fund in this more beneficial manner.

OBSERVATIONS.

Having gone through the whole of the charities under the management of the Corporation of Bristol, as detailed in the 6th and 8th Reports of the Royal Commissioners, it only remains to draw up a summary statement, and conclude with a few observations on the manner in which the charitable trusts of the Corporation have been administered.

LANDED CHARITIES.

	Average Income.	*Average Expenditure.*
Queen Elizabeth's Hospital	£2391 16 4½	£1677 6 10
The Free Grammar-School	*very great*	160 0 0
Alderman Whitson's Charities, including Red Maids' School, Child-bed Charity, and others	1825 15 3½	1368 4 1
Trinity-Hospital	789 15 2	649 4 7
Foster's Almshouse	333 16 4	———
Temple-Hospital	609 18 0	450 0 0
Dr. White's Road-Money	479 0 2	100 0 0
Charity to Twenty-four Corporations in England, *yearly*	197 3 3½	104 0 0
Alderman Kitchen's Charity to Seventeen Parishes of Bristol	*charged on city estate*	32 0 0
Ditto New-Market Property	50 11 6	48 17 0
Colston's Free-School	*special visitors*	———
Temple-street School	80 0 0	76 6 6
White's Charities	42 14 8	11 18 8
Spencer's Messuage	*unknown*	1 13 4
Brown's Gift	*Filton estate*	*unknown*
Lady Roger's Gift	1 0 0	*unknown*
Mayor's Gift	———	10 0 0
Old-Market and Temple-Almshouses	731 2 0	696 3 5
Temple Girl-School	*unknown*	*unknown*
Chester's Estate	6 0 0	7 16 0
William Gibbes	10 0 0	10 0 0
Bread Charity	*unknown*	*unknown*

MONEY LEGACIES.

Jackson's Gift	£ 100	Newgate Prison Charities	£ 300
Sundry Prison Charities	330	Harrington's Gift	540
Charity for Blind Persons (Three per Cents.)	15,152	Thomasine Harrington's Gift	152
Mrs. Peloquin's Legacy	19,000	Long's Gift	100
Miss Ludlow's Widow Charity	1000	Pearce's Gift	20
Mr. Gist's Will	10,000	Apprentice Gifts	200
Mrs. Thurston	300	Rev. Mr. Powell's Gift	*unknown*
Thomas Hoblin	100	Gift for Bibles	405
		Humphry's Gift	680

LOAN-MONEY CHARITIES.

	Date.	*Amt.*
Sir Thomas White	1566..	£900
John Heydon	1579..	100
Alderman Thorne, *gratis*	1532..	500
Alderman Aldworth's, *gratis*	1634..	100
Alderman White, *gratis*	10 Car. I.	200
Alderman Whitson	1627..	500
Robert Rogers, *gratis*	*unknown*	100
John Dunster, *gratis*	——	100
Thomas Jones	*unknown*	380
Robert Redwood, *gratis*	*unknown*	200
Dr. Jones, *gratis*	*unknown*	50
Alderman Kitchen	1594 .	375
John Doughty, *gratis*	*unknown*	100
Thomas Pearce Allison, *gratis*	1777..	200

In the management of these different funds and revenues the most flagrant abuse is unquestionably the *Free Grammar-School.* We have before expressed our opinion on this matter, but it appears to us such a shameless usurpation of the property of the citizens of Bristol, that we cannot help again adverting to it. The inquiring torch of the Commissioners has demonstrated there is no ground for considering this institution exclusively intended for classical learning; the bounty of ROBERT THORNE was left unfettered with statutes and ordinances, to be applied to whatever purpose was most beneficial to the city of Bristol. The letters patent of Henry VIII. to the executors of the founder declare "that there shall be a free-school for the *better education* and *bringing up* of children, and *others* (*adults* we presume,) who will resort thither, to the honour of God and *advancement of the said city.*"—Can the education of FIVE children, with an estate of *five hundred and ninety acres*, be considered such an *advancement of the city* as the founder intended, or the restriction of a rich foundation to the teaching of a species of knowledge which no one will "resort thither to learn," a fulfilment of the obvious intent of the benefactor?

We sincerely hope some disinterested member of the Corporation will take up this business, or, if there be none such, we trust some public-spirited citizens of Bristol, unconnected with the abuse, will exert themselves to reform it, and rescue the bounty of THORNE from the hands of the spoiler: whoever undertakes this good work, will deservedly rank among the best benefactors of the city, and be not less entitled to gratitude than the founder himself.

We pass over the other *Landed Charities* of the Corporation, on some of them we have already observed; and of others, so far as we can penetrate, the management appears unexceptionable, and even praise-worthy. It is fair to observe, too, that the chamberlain, in a great many cases, produced receipts and vouchers for the regular payment, during a series of years, of the sums granted to different charities, to the Commissioners, who, on this, and several other occasions, evinced a laudable zeal to probe to the bottom.

We have only a remark or two to make on the *Loan-Money Charities.* Money, like land, seems apt to lie *dead* in the hands of corporate bodies; we mean *dead* as to any appropriation to the proper objects for which it was bequeathed; for we can never suppose (though such an improbable circumstance has been hinted at) that it ever lies idle in the coffers of the chamber; it is always, we suspect, in circulation, and though some of the legacies to be lent out are stated never to have been *used at all*, we cannot imagine they have remained unchanged, for two centuries, in the original coin they were received, but have undergone divers transmutations from bullion to Bank

notes, up to this day. It follows, that if the money legacies have been productively employed, the Corporation is liable for the accumulation of interest to those for whose benefit the principal was devised. We have, however, too much respect for the laws ever to recommend that the Corporation should be called upon for *compound interest*, though the Corporation itself wished to exact compound interest from Queen Elizabeth's Hospital.

The chief reason assigned for the limited employment of the loan money is, the want of application for it. Sums of £15, £25, and £50, seem very convenient for the general use of handicrafts and poor tradesmen, and we cannot help thinking, in spite of the representations made to the Commissioners, that much ignorance prevails in Bristol that such accommodation can be obtained at the Chamberlain's office. The information is, however, now brought home to the citizens, and it is their own fault if they do not apply; the names of their benefactors, the sums to be lent out, and the terms are all stated; moreover, the Chamberlain repeatedly affirmed to the Commissioners, the money is always lying ready in the loan-chest, to be advanced on "*proper* applications." Here's the rub! Who is to judge what applications are *proper?* The "Permanent Committee" alone determines on the petitions of applicants, and forms apparently an arbitrary tribunal, from which there is no appeal. We trust, however, they discharge their functions in a fair and liberal spirit.

The Corporation intimated to the Commissioners an intention of reforming the management of the loan money charities. This is seven years ago, and, by this time, probably, (though we have strong doubts,) the whole system is in a train of efficient and extended usefulness. It certainly appears to us that, to augment the amount of the loans to be advanced would be no reform at all. God knows the *great capitalists* in this country of late years have had facilities enough for carrying on their ventures; it is the *little ones* who require a lift, and such, we apprehend, is the description of persons the donors intended to assist.

A suggestion has occurred to us which we will mention in this place for improving the management of all corporate trusts. We would apply to them the same talisman of PUBLICITY which has contributed so much to improve the administration of our national affairs. An act of parliament for this purpose, we are convinced, would be attended with the most beneficial consequences. We are aware of no good reason why corporate bodies should be exempt from the obligation imposed on the king's ministers. The corporation of a city or town stands in the same relation to the inhabitants as the imperial government to the people of England. The Chancellor of the Exchequer brings forward his annual statement of debts and credits, of income and expenditure, and lays them before the nation, and the same duty ought to be discharged by every chamberlain, or other equivalent officer, to the whole city, borough, guild, or fraternity, by which he is appointed. Such a reform would check negligence and abuse, and maintain a spirit of inquiry into the administration of all corporation funds.

CHARITIES UNDER THE MANAGEMENT OF THE SOCIETY OF MERCHANT ADVENTURERS IN BRISTOL.

MERCHANTS' ALMSHOUSE.

The Merchants' Almshouse, in King-street, formerly called St. Clement's Almshouse, is erected in the Avon Marsh, upon the site of an ancient chapel, built by one John Welsh, with other mariners, in honour of the "blessed Clement," and the first conveyance of the lands appurtaining thereto in trust for the almshouse was in the 4th year

of Queen Elizabeth, by Thomas Aldworthe and Thomas Symonds.

By a book of proceedings, called the Society of Merchants' Hall-Book, it appears the Society came into full control and management of the almshouse about the year 1647, when they either rebuilt or made considerable additions to it. How long before this period the Society directed the concerns of the almshouse cannot now be ascertained. The Commissioners, in their report, have abstracted the several feoffment-deeds, by which the almshouse estate has been conveyed from the reign of Edward VI. to the 17th November, 1756; which is the date of the last conveyance of the premises to the Society's feoffees.

In the opinion of persons best informed on the subject, the whole site of St. Clement's chapel is now covered by the premises called the Merchants' Hall; and it is supposed the hall extends considerably beyond that ancient site, and comprehends what was formerly called the rope-house and premises, or at least, a large portion of them. The Society, at different times, made purchases contiguous, and it is probable part of the garden connected with the Merchants' Hall, and lying behind, or to the north, has risen out of these purchases.

The present income of the almshouse is made up of various benefactions from different individuals, and, particularly, from two ground-rents and some land settled upon the foundation by *Edward Colston*, in 1696. The society, also, out of their general fund, contribute a considerable annual sum towards its support.

One of the oldest gifts to the institution, is a legacy by *Margaret Abley* of £50, which she bequeathed to the Society of Merchant Adventurers for the relief and maintenance of poor decayed mariners and seamen of the Merchants' Almhouse. This bequest is secured upon the general funds of the society, whose books show that an annual sum of £2, in respect of this gift, has been regularly applied to the almshouse.

A sum of £1 per annum is paid in respect of a gift by *John Hopkins* and *Elizabeth Hopkins*, his widow and executrix.

There is an obscure account of a sum of £1000 coming to this charity from a Mr. *Richard Jones*, or his executors. The will of Jones has been searched for, but without success; but, it appears, from an entry in the Society's Hall-Book, in 1695, that an agreement had been made with the executors of Jones, by which it was stipulated the Hall should maintain either six poor sailors or sailors' widows in their almshouse, and build rooms to receive them; and that, on the payment of any part of the £1000, the society should allow 4 per cent. interest. In the same book, credit is given for the receipt of the whole sum of £1000, at two several payments. In the rental, too, of the Society's estates, at Bristol, in 1798, certain premises in Castle-street, consisting of the George Inn and other messuages, are enumerated as the property charged, by a deed dated in 1696, with the maintenance of six poor sailors or sailors' widows, on account of Jones's legacy. This deed has been searched for, but cannot be found.

Six poor persons, however, were added, and are still kept up, in consequence of the donation of Mr. Jones; and as 3*s.* a week are paid to every one of the almspeople, it follows that these six people have, at least, more than *the interest* of 4 per cent. on the £1000 among them.

Mr. *Davis*, in 1703, left £100 for the maintenance of one poor seaman, the interest of which, at £5 per annum, is applied to the use of the charity.

About 1730, Sir *Abraham Elton* left £150 for the maintenance of one seaman.

Mrs. *Mary Ann Peloquin*, in her life-time, about the year 1771, gave £400 to this charity. This gift was for the clothing of twelve almswomen, in a particular manner described by the donor. From the time of the gift, the clothing has been annually distributed on the 1st of January, as appears in the beadle's account-books. The sum expended last year was £16: 19; it has varied according to the price of the article. The quantity of clothing distributed has been always the same.

Alderman *Whitson* left £26 yearly for the Merchants' Almshouse, and which is regularly received from the vice-chamberlain of the city of Bristol.

Richard Long, by will, dated the 10th June, 1646, devised a rent-charge of £10 per annum, payable out of Tibbot's farm, in the parish of Seiston, in Gloucestershire; this £10 to be laid out in *sea-water green-coloured* coats, to reach down to the garters, with caps of the same colour, and knit white stockings. It seems that only £8 a-year has been received under Mr. Long's gift. By the receipts entered in the account-books of the society, it appears the receiver has always debited himself for the £10, and credited himself for £2 land-tax, allowed to the proprietor of the lands. The present owner of the lands charged is Fiennes Trotman, Esq. No distinct account is kept of the clothing in reference to Alderman Long's donation; the almsmen have all coats of sea-green colour, and of the length prescribed by the will.

Alderman *Vickris*, by his will, dated 24th August, 1665, left an annuity of 52*s.* charged on a messuage in High-street, in the parish of St. Nicholas, to be applied towards the maintenance of one poor woman in the almshouse, at the rate of 12*d.* a week for ever. The Merchants' Society receive the annual sum regularly from the owner of a house in High-street. It is entered in the account-books of the society as Alderman Vickris's gift.

In the year 1653, *Hugh Brown*, late mayor of the city and master of the society, left to the Merchant Adventurers his messuage, next to his dwelling-house, in Bristol, upon trust, they should apply the rent of £7: 10 towards the maintenance of two poor men in the almshouse; and it was his desire the deeds and writings, relating to the said messuage, should be delivered to the master of the society within three months after his decease. He also gave £100 for the maintenance of a third poor man, or a mariner's widow, as should seem best.

There is no sum of £7: 10 paid to the Society in respect of any house in Bristol under the will of Mr. Brown. How that came to be so could not be explained to the Commissioners.

There are *no beadles' books of accounts* anterior to the year 1687, and it is in these documents any entry relating to this gift would have been inserted. No person, on the part of the Society, is able to ascertain the locality of the tenement devised by Mr. Brown, *for want of the accounts* of the period in which the donation was given, which, had they been in existence, would have shown the situation and particulars of the premises. It is to be observed that the will does not give the name of the street, or otherwise point out the situation of the house, except by stating its contiguity to the dwelling-house of the testator.

In lieu of Mr. Brown's devise, the Society make a *voluntary* contribution, out of their own funds, towards the support of almshouse; but the Commissioners have suggested, with a view to the solidity of the establishment, the propriety, in future, of entering in their books, to the credit account of the charity, the annual sum of £7:10, in part of the permanent income of the almshouse; and the Society have intimated an intention of authorising their accountant to adopt this suggestion.

Joseph Jackson, in 1658, left an annuity of £5:4, payable out of the chamber of Bristol, for the maintenance of one person in the almshouse.

We come last to the grant of *Edward Colston*, in support of the almshouse; which consisted of messuages and lands on the road to Brislington, in Somersetshire, for the maintenance of six poor seamen, in addition to the number then on the foundation; and to whom was to be paid 2*s*. weekly, provided there was no deficiency in the funds for the maintenance of St. Michael's almshouse, another endowment of the benefactor. This property was vested in trustees, who have been kept up to the present time; and the land and premises described in the original settlement are still in the possession of the trustees, except that portion which has been sold to the Bristol Dock Company, for £990, under the act for improving the Port of Bristol. The six seamen, after the decease of Mr. Colston, were to be nominated by the Merchants' Society.

For forty-eight years past there has been a constant deficiency in the funds of St. Michael's Hill Almshouse for the support of that establishment, as appears by the books of the society, to which it was always considerably in debt until the year 1808, when the consideration of a lease to Mr. Hare was received, by which means the debt was liquidated, and the balance turned in favour of the charity. The debt, however, of that almshouse has again accumulated, as appears by the last audit, on the 29th of September, 1820. The property of St. Michael's establishment, consisting principally of fee-farm rents, is not so susceptible of improvement as the Merchants' Almshouse.

There are now in the Merchants' Almshouse thirty-one rooms and thirty-one occupants, nineteen men and twelve women.

Upon an average for the last nine years, the expenditure upon the almshouse, exclusive of repairs, has been £310. The permanent income appears to be only £188:13:8, and the excess in the expenditure is provided for out of the society's funds.

The sum of 3*s.* a week is paid, by the society, to all the almspeople, indiscriminately, except the chief brother, who has 5*s.* a week. There are certain rooms, eighteen in number, called *perquisite rooms*, the occupiers of which, twelve men and six women, respectively receive 2*s.* 2½*d.* at certain periods; the women every three years, six of the men every three years, and other six every six years only. It is called shirt and shift money, and is devised under the will of Mr. Alderman *Brown*, dated 6th June, 1695; by which he gave to the com-parishioners of St. Nicholas, in Bristol, two tenements, situate in the Weare of Bristol, upon the condition that the proctors of the church should yearly, at the feast of Christmas, bestow 26*s.* 8*d.* in good strong shirts and smocks, to be given to the almspeople, and to others the most needful in the same parish. This is paid by the churchwardens of St. Nicholas's parish.

Hopkin's gift, before mentioned, is given to the occupiers of the eighteen perquisite-rooms. At Christmas, Easter, and Whitsuntide, 9*s.* is allowed at each festival by the Merchants' Society for dinner, which is, also, confined to the perquisite-rooms; 1*s.* 8*d.* each quarter is, likewise, divided among the perquisite-rooms, by the chamberlain of Bristol, devised from the gift of a "Parson Powell," mentioned page 103.

The poor people find their own victuals and the furniture of their rooms. Every man, without distinction, has a coat and a cap, one pair of stockings, and one pair of shoes, every year and a half. The women have each, every year two shifts, two pair of shoes, two pair of stockings, and two handkerchiefs. They have each one apartment, with a fire place in it. They have, also, a common wash-house for the establishment. The chief brother, for the additional pay of 2*s.* a week, is expected to look after and pay the other almspeople, and report any impropriety he may observe to the society's receiver. A copy of the rules, made in 1650, is hung up in the chief brother's room; and it was promised to the Commissioners, by Mr. Haines, that they should be read over, annually, to all the almspeople. Five guineas a year is paid to the rector of St. Stephen's parish for his spiritual attendance on the poor people, when required.

COLSTON'S ALMSHOUSE.

This establishment, on St. Michael's Hill, was incidentally noticed in the last article, and was endowed, by *Edward Colston*, in 1696, as an almshouse and abiding place for twelve poor men and twelve poor women, the first twenty-three of which almspeople were appointed by the founder in his life-time, and power was afterwards given to the Merchant Venturers, who were constituted governors of the charity, to fill up vacancies and superintend the institution. The almspeople were to be freemen of the city, or widows, sons, or daughters of freemen, or natives of the city, or persons who, for twenty years preceding, had resided in the city. Each person was to receive 3*s.* weekly for maintenance, and an elder brother 6*s.* being 3*s.* extra, in consideration of his trouble in receiving and

paying the allowance of the others, and looking after the general concerns of the foundation. The minister who performed divine service in the chapel of the almshouse was to receive £10 per annum, payable quarterly.

The property granted by Colston for the maintenance of this charity, consisted of divers messuages, estates, fisheries, and fee-farm rents, in the counties of Northumberland and Somersetshire. *Richard Hart Davis*, Esq. also, by indenture, dated 28th September, 1811, conveyed, upon trust, a piece of ground, called the Mariner-Pitts, in the parish of Westbury-upon-Trim, for the better maintenance of the twenty four almspeople.

The Merchants' Society is now in the receipt of the several fee-farm rents, settled on the almshouse by Mr. Colston, except nine, which were sold under an act of parliament passed in 1807; and the proceeds, combined with some other sales, producing £1833 were invested in the 3 per Cent. Consols.

The property left by Mr. Hart Davis, now consists of a nursery-garden in the holding of Messrs. Sweets and Miller, under a lease for twenty-one years, one-half of which has expired. The total present income of the charity, from different sources, is as follows:—

	£	s	d
Amount of chief rents	19	2	0
Rack-rents (including the gift of Richard Hart Davis, Esq.)	98	0	0
Annual amount of ground-rents unsold	168	0	5½
Annual dividends, payable on the stock produced by the investment of the purchase-money of the rents sold	61	9	4
	£346	11	9½
Deduct land-tax and expense of collecting	48	15	3½
Leaving clear revenue of the charity	£297	16	6

Of the twenty-four almspeople, twenty-three receive 4*s*. a week each; the twenty-fourth, or chief brother, receives 7*s*. This increase, above the allowance under Mr. Colston's settlement, is in consequence of the grant of Mr. Davis.

The following detail of expenditure for one year, to 10th November, 1820, was laid before the Commissioners:—

	£	s	d
Fifty-two weeks pay	£253	10	0
Coals, soap, and candles	31	19	6
Rev. James Carter, one year's salary for reading prayers	40	0	0
Insurance	2	1	3
The gardener	0	7	0
Washing, &c. the surplice	1	4	0
Keeping the clock in order	5	15	6
Land-tax	0	17	6
Collecting rents	5	17	1
Bill of costs	13	14	4
Tradesmen's bills, average	60	0	0
	£415	6	2

Thus the expenditure exceeds the income, which excess is supplied from the surplus income arising from Mr. Colston's gift

to the Merchants' Almshouse in King-street, beyond what has been sufficient to satisfy the weekly payment of 2*s.* each to the six almsmen, provided for by his settlement, and which has always afforded a considerable surplus beyond that charge upon it.

There are twenty-four apartments, no additions having been made to the building since its first establishment. Each individual has one apartment, with a fire-place and other conveniences. They find their own provisions and clothes, but they have coals, soap, and candle-money supplied them, as appears by the above expenditure. They are nominated by the Merchants' Society, from among persons qualified, as already described. They are all of the Church of England; nor are they admitted, unless they bring testimonials of their having attended the service of the church. The rules and orders are hung up in the chapel-room, and are read at the time of the visitation of the governors, by the clerk of the company.

MERCHANTS' HALL SCHOOL, KING-STREET.

This school may be said to have had its effective beginning in the year 1738, though for many years before that time a small payment of £2 annually appears in the society's books to have been made to a schoolmaster, for teaching boys, as the donation of the society.

The first and principal benefactor of the school was Dame *Susanna Holworthy*, who, in her life-time, vested £200 in trustees, the interest to be applied in such manner as the trustees thought best for the advancement and education of youth; and who, thereupon, covenanted with William Whipp, a mathematician, to teach ten young men the art of navigation. Also, a *John Price*, captain in the royal navy, by his will, dated 1st October, 1703, gave £100 to the Corporation of Bristol, the interest to be applied to the educating one or more sons of seamen of Bristol in the mariner's art. These two gifts, by the non-payment of interest, increased to £460, when the trustees paid the whole to the Merchants' Society, on condition the Society would find a person, well-skilled in navigation, to instruct twenty boys of the city, and to which master they would yearly pay a salary of £20. The boys to be nominated by the master and wardens, for the time being.

This salary of £20 has been increased, from time to time, by successive additions. For some time there continued to be two masters, one who received the £20 under the arrangement just mentioned; the other, who received the original payment, and was considered as being upon the old establishment, which original payment had been improved to £5 annually. In 1754, these two payments were consolidated and paid to one master, who took the whole duty upon himself. In 1764, the consolidated payment was increased to £40. In 1812, it was raised to £50; in 1815, to £65, and so it continued to 1819, when it was raised to £80. All above £20, which the Society covenanted to pay, is to be considered a contribution of their own, and entirely voluntary.

The Society have, from time to time, supplied the mathematical instruments, charts, and na-

vigation-books, used by the master for the purpose of instruction; but this is, also, an expense which they voluntarily take upon themselves.

The school-room forms part of the Merchants' Hall. It consists of a large apartment, in three divisions, in one of which the master teaches the navigation-boys; in another, the other boys who do not learn navigation; and in a third, he keeps his globes and instruments.

The number of boys on the establishment is forty. There are ten who receive private tuition, and, of course, pay for the same; but these are not instructed in navigation, unless their parents desire it, and pay for such instruction accordingly. Neither do all the *free-boys* receive instruction in navigation, the master not considering himself required to teach more than ten boys that science, and the Society furnishes him only with books and instruments for that number. All the boys are taught writing, arithmetic, English grammar, and geography; and none are admitted until they can read their bible. There is no restriction as to the age of admission.

DONATION FOR BUILDING A BRIDGE ON THE AVON.

Mr. *William Vicks*, a wine merchant, of the city of Bristol, by his will, dated 1st December, 1753, left £1000, to the Merchants' Society, upon the trust after mentioned; that is to say, "he," the testator, "was of opinion, the erecting of a stone bridge over the river Avon, from Clifton Down, in the county of Gloucester, to the opposite side of Leigh Down, in the county of Somerset, for carriages as well as horse and foot passengers, toll free, would be of great public utility, and he had heard and believed that the building of such bridge was practicable, and might be completed for less than £10,000; for advancing so useful a work, and encouraging contributions thereto, he left the above sum to accumulate, by compound interest, either on the security of the Society, the Chamber of Bristol, or of the government." After the building of the bridge, if any surplus remained, it was to be applied to such charitable purposes as the Society approved; and the Society were at liberty at any time to apply the trust money towards the building of the bridge, when, by their own contributions, or other means, a sufficient fund should be obtained to execute this undertaking.

But, in case the Society should deem the building of a bridge so directed by the donor impracticable, or improper, then the trust estate was to be paid over to the Corporation of Bristol, on condition that £4,000, part of the £10,000, should be lent out, interest free, on bond, with sufficient sureties, to such young, honest, and industrious clothworkers, resident in the parish of Minchinhampton, in Gloucestershire, as should apply, in sums not exceeding £100 each, and for such term of years as the Chamber should fix; and, in case of no application from such clothworkers, or the number applying being insufficient to exhaust the £4,000, the whole, or residue of that sum was to be lent to young burgesses of Bristol, in such manner as the Chamber thought expedient. As to the disposal of the £6,000, the

remainder of the £10,000, he directed it should be applied towards the founding and maintaining an hospital for *illegitimate children*, and to be added to "any subscription or contribution for that useful and much wanted charity," under such regulations as the Chamber should deem proper: and, until this part of the bequest should be so employed, the testator directed it should be added to the above-mentioned loan money fund.

The legacy of Mr. Vicks, subject to these different appropriations, was duly received by the Merchants' Society; and, on the 14th of October, 1821, the amount of principal and interest was £4,139 : 9 : 8. Supposing the interest on this sum to continue to accumulate in a compound ratio, at three per cent. it is calculated that it will amount to the sum of £10,076 : 0 : 10, on the 14th October, 1851.

It is to be observed that, from a period long anterior to the commencement of such accumulation, down to 2d October, 1782, the Society was regularly paying three per cent. on sums borrowed by them. But, from the period last mentioned, down to the present time, the Society has never paid less than *four per cent.* as appears by all their books of accounts. Supposing interest of £4 per cent. had been calculated upon the whole sum, from the 2d October, 1782, when the interest paid by the Society on sums borrowed was increased to that rate, the total accumulation would have amounted, on the 2d October, 1821, to £6,074 : 17 : 5, instead of £4,139 : 9 : 8, making a difference between the amount as at present calculated, at three per cent. and the amount so calculated at four per cent. of £1,935 : 7 : 9.

The Commissioners expressed their doubts as to the propriety of computing the interest at *three per cent.* from the 2d October, 1782, from which time the Society was in the practice of paying *higher interest* upon the sums borrowed by them; in consequence of this suggestion, the Commissioners were subsequently informed, by the master and solicitor of the Society, that this point had been taken into consideration, and that it had been agreed to calculate the interest at *four per cent.* from 1782, and to credit the trust accordingly, which will make the Society debtor to the charity in the sum of £6,074 : 17 : 5.

A resolution to this effect was passed, at a meeting of the committee of the Society of Merchants of Bristol, holden in their common-hall, 7th of August, 1822.

OBSERVATIONS.

One cannot help stopping a moment to pay a tribute of commendation on the beneficial effects constantly resulting from the investigations of the Commissioners. We have already seen these really useful servants of the Public recovering a sum of £15,523 to Queen Elizabeth's Hospital, by detecting the Israelitish proceeding of the Corporation of Bristol towards that foundation: and an addition of nearly £2,000 to *Vick's Donation* will greatly accelerate the period when the useful purposes of that benefaction may be accomplished. It is plain the Bristolians have not acquired the reputation of being dexterous accountants without some pretensions. The loss of the books of the Merchants' Society, prior to 1687, and of various wills and deeds relative to donations to their Almshouse, in King-street, appears a very ex-

traordinary circumstance in the history of this celebrated fraternity. But, of course, the present members of this ancient association cannot, at this distance of time, be expected to elucidate, still less to be accountable for, all the doings of their predecessors.

ELEANOR HAMMOND'S GIFT.

From the Merchants' Hall book it appears *Eleanor Hammond*, about the year 1774, left two sums of £200 and £400, on trust, to the society, that the interest, at three per cent. should be applied to the charitable purposes she specified. The interest of the first sum, amounting to £6, she directed to be paid to the churchwardens of the parish of St. James, in Bristol, to be by them laid out to the best advantage, in the purchase of women's shoes, which shoes she directed to be given to poor women, inhabitants of the parish, on the 29th day of September, yearly, for ever. The interest of the second legacy, amounting to £12, she also directed to be given to and distributed by the churchwardens of the parish of St. James, among twenty-four poor widows, living in the parish, and not receiving alms, by 10*s.* gifts to each, on the 1st of November, being All Saints' Day, for ever, and when All Saints' Day should be on Sunday, the same to be distributed on the Monday following.

These payments have been made as directed by the testatrix, and for which the Society produced the receipts to the Commissioners.

ALICE COLE'S CHARITY.

The property of this charity seems nearly lost by the extinction of the trustees. It consists of the two rectories of Worle and Kewstoke, in Somersetshire, which were devised by *Alice Cole*, in trust, to certain charitable uses which she specified, subject, however, to a yearly rent of £12 : 13 : 4, payable to the Crown, and of £20 yearly out of the profits, to Richard Cole, his heirs and assigns, or if none such, then such £20, also, to be applied in works of charity.

In default of heirs to Richard Cole his £20 was to be applied in relief of decayed housekeepers, being craftsmen, and for clothing poor boys, born within the city, and placing them out apprentice. Of the other £20 of the profits £4 yearly was to be paid to the almshouse, in Lewin's Mead; £4 to the almshouse, on St. James Back; £4 to the Merchant Tailors' almshouse; £4 to the almshouse in Tower-lane, in the parish of St. John; also, £4 yearly to a preacher in Bristol. And in case of any profits above the £40 so appropriated and the rent payable to the Crown, such surplus was to be applied in clothing and apprenticing poor boys, born in the city, to honest masters. Provided the trust did not yield £40 so appropriated above the Crown-rent, in that case each bequest was to abate a proportional part.

The last conveyance of the trust-estate is dated Aug. 2, 1787, and was made to Sir Stephen Nash, Andrew Drummond, John Taylor, the younger, and others, their heirs and assigns. Of these trustees Messrs. Drummond and Taylor are believed to be the only surviving feoffees; but Mr. Drummond is, at present, in a state of incapacity, and no-

thing beyond *belief* could be affirmed as to Mr. Taylor's existence, who does not appear to have acted in the trust, having resided in Ireland.

In both the parishes there are vicarial as well as rectorial tithes, but there is good reason to believe that no endowment of either of the vicarages is to be found. Terriers, however, of both the parishes are in the hands of the feoffees, and both specify the glebe lands of the vicar.

In 1812, the tithes were let to two farmers, named Hardwicke and Hewlett, at £124 a year; the terms of which letting were settled by Mr. Coombe, a respectable land-agent and surveyor. Messrs. Hardwicke and Hewlett still continue the tenants, and are in arrear for the years 1820 and 1821. They have been applied to for the payment of their arrears, which they have shown some hesitation to pay; alleging that they expected an *abatement of rent*, and adding, also, that, as Mr. Drummond was in a state of incapacity, they *doubted the authority* of any other person to receive it from them; but that they did not mean to take any advantage from this circumstance.

The feoffees have also two houses on St. James's Back, in explanation of which property a book was produced to the Commissioners, entitled "An Account of Mrs. Alice Cole and Mr. William Pennyer's Charities," in which, page 8, was the following memorandum:—"*Memorandum*, That the feoffees have, by the improvement of the gift of Mrs. *Cole*, bought in of the estate the yearly fee-farm rent reserved to the Crown, and out of these revenues, settled by the said Mrs. Cole to pious uses, have built a *free English school*, with convenient lodging for a man and woman, to teach children therein, on a piece of ground lying on St. James's Back, and given them *by the city*."

It appears from the same book the fee-farm rents to the Crown were purchased of the commonwealth during the protectorship of Oliver Cromwell. But this, with other similar transactions, was rescinded at the Restoration, for it appears from the above book that the payment to the Crown recommenced, and, in fact, it has ever since continued to be exacted and paid.

The property on St. James's Back consists of one house, formerly two houses, now in the possession of Mr. George, holding under the feoffees, from year to year, at an annual rent of £45. These premises appear to have been purchased 150 years ago, and to have remained ever since in the possession of the trustees.

There is a sum of £2,350 Three per Cent. Consols, belonging to the charity, producing an annual dividend of £71 : 10, making the total income of this charity £216 : 10.

The last receipt of the dividend upon the stock was on the 21st October, 1821, for the July preceding. Mr. Drummond's misfortune puts things in suspense, and there has been no one to act with sufficient authority since that event.

Four pounds a year is paid for the Merchant Tailors' almshouse; £4 annually to the poor of Lewin's Mead almshouse; another annual £4 to the poor of St. John's almshouse; also, the same sum, yearly, to the alms-

house on St. James's Back. From 1747, down to the present time, the almshouses alone appear to have been the charitable objects receiving any benefit from this charity. When the present secretary, Mr. Powel, entered upon his office, neither Mr. Drummond, nor any other trustee, appear to have made him acquainted with the other charitable appropriations directed in the will of Mrs. Cole.

The annual fee-farm rent of £12 : 13 : 4 is paid to the Crown. A chief rent of £2 : 17 is paid to the chamber of Bristol, for the houses on St. James's Back. The secretary receives a salary of three guineas. There are, also, outgoings for repairs and land-tax.

With respect to the large balance now in favour of the charity, the secretary, on the suggestion of the Commissioners, undertook to consult the parties most nearly concerned in the management thereof, and who appear to be the Rev. Robert Taylor, the only surviving trustee (if he still lives) capable of acting; the vestry of St. James's parish, as being the parish in which three of the almshouses are situated entitled to the benefit of the charity; the vestry of St. John's parish; and Mr. Amos, the only surviving member of the Merchant-Tailors' Company, in Bristol, in order to their concurrence, in an application to the Court of Chancery, for the appointment of new trustees, and the directions of that Court, as to the disposition of the accumulated surplus, and for the future management of the trust.

Perhaps it will be thought, as the trustees, not long after the death of Mrs. Cole, purchased the house on St. James's Back, for the purpose of *establishing a school*, which school was actually carried on for some years, that design may be beneficially renewed.

OBSERVATIONS.

The Commissioners have placed this charity as under the control of the Merchants' Society, but it does not appear from their Report in what manner this body is connected with its management. It seems in a very precarious state, and, unless some very decisive steps are taken, we suspect it will soon sink into the gulph of oblivion. Messrs. Hardwicke and Hewlett have already apparently taken possession of the tithes of Worle and Kewestoke, as a species of waif or estray, for which no owner can be found. The only person who takes any direct interest in the administration of the trust is Mr. Secretary Powel, and his interest ostensibly extends only to the amount of *three guineas* per annum. We would beg to call the attention of the Corporation of Bristol to this orphan of Mrs. Cole's benevolence; they have, certainly, a greater right to become foster-fathers than any of the parties named by the Commissioners. First, the largest portion of the charitable appropriations by the testatrix was to the poor of their city; and, second, as they gave a piece of ground for the establishment of a free English school, which school has been suffered to fall into decay, they have, clearly, an equitable right to insist either on the resumption of their gift, or the fulfilment of the purpose for which it was granted. Were they to succeed in founding a free-school of popular instruction out of the ruins of this charity, we should really think they had gone a great way towards compensating the citizens of Bristol for the daily injury they sustain by the perversion of the foundation in Unity-street.

CHARITIES IN THE PARISH OF ST. MARY, REDCLIFF.

FRY'S MERCY-HOUSE.

THIS institution, situate on Colston's Parade, was founded by *William Fry*, in 1777, for the reception and habitation of eight poor women; and for the maintenance of which, the rents of certain premises, described in the deed, were conveyed by the benefactor.

The establishment comprises eight rooms, numbered in arithmetical series from 1 to 8; and for the better government thereof, the trustees are required to meet at the almshouse twice in every year, to fill up vacancies and consider of the general concerns of the place. No business to be proceeded in at a general meeting unless three of the trustees should be present, the majority of whose votes should be binding upon all, whether present or not. The sum of 5*s.* is allowed to be expended in *cake and wine* for the refreshment of the persons comprising such meeting; the senior trustee to preside, and be called the president. No alteration to be made in the present building without the unanimous consent of the governors.

Each almswoman is to be allowed 2*s.* 6*d.* weekly towards her maintenance. The last elected sister is to reside in the room numbered 8, until there be a vacancy in one of the other apartments. In case of the decease or removal of an almswoman, the weekly allowance of such till the vacancy is filled up, is to be applied towards the expense of renewing the lease of the premises, which is held of the churchwardens of St. Mary Redcliff, for the term of forty years, at a rent of £1 : 7, with a fine of £16 for renewals.

Mr. Fry drew up certain rules for the better *government* of his foundation, which, among others, comprise the following:—

That the almswomen be elected by the trustees or visitors, in pursuance of the indenture; should not be under the age of fifty years at the time of their election.

That they should be persons who had lived or been well bred, and who should be known to be of good moral and religious characters, and of the communion of the church of England, and who, at the time of their application, should not receive any support from any parish, and who, after their election, should not receive any parish gift.

That they should always be single persons; to wit, widows, or such as had not been married, and that they should continue unmarried during their abode in the hospital, under the penalty of expulsion. And the founder heartily recommended it to the care of the trustees, that they would choose none that should be known to be vicious persons or drunkards, or of turbulent spirits; and that in their choice they would always give the preference to persons who should reside in the parish of St. Mary Redcliff, if such should be found duly qualified.

That the almswomen should regularly attend at prayers, on pain of forfeiting 6*d.* for every neglect or default.

That the senior sister should, among other things, keep a book,

wherein should be entered by her a true account of all offences and breaches of the rules by any of the almswomen. And that she should, also, from time to time, call upon the president of the trustees, and receive from him the weekly allowances for herself and the other almswomen, and should take due care to pay the same; and she should, also, at those times, deliver unto the president the said book, in order that it might then be inspected by him; and, for her trouble in inspecting the house, keeping the book, and receiving the weekly allowances, and for doing the other matters required to be performed by her, she should, at every half-yearly visitation of the governors or trustees, be entitled to receive from the president the sum of 10*s.* 6*d.* over and above her ordinary weekly allowance.

That as often as there should be a vacancy in the hospital, by the death or removal of either of the almswomen, such vacancy should not be filled up by the governors or trustees till their second general meeting next after such vacancy should have happened; and that the weekly allowance appointed to such of the almswomen who should die or be removed, (until a successor be appointed,) should be retained in the hands of the said governors, together with the forfeits for defaults, for the purpose already mentioned.

The following exhibits the income of the foundation:—

	£	*s.*	*d.*
Rents of the premises devised by Mr. Fry, which are now chiefly in the occupation of the Bristol Dock-Company, and Messrs. Hallicar, Jefferson, Fletcher, Loudon, and Hope, and Mistresses Dallimore and Hughes	50	7	7
Dividend on £100, 3 per Cent. Consols, purchased from savings of income	3	0	0
	53	7	7
Deduct reserved rent, and expenses of collecting rents, &c..	3	19	0
Leaving a net income of.....	£49	10	7

This income is applied in the following payments:—

	£	*s.*	*d.*
Pensions to seven alms-women, at 2*s.* 6*d.* weekly each	45	10	0
Additional to the matron	1	2	0
Tea for the trustees, in lieu of *cake and wine* allowed by the founder	0	8	0
Haling ashes and sweeping the chimnies	0	12	0
Repairs, on an average, for the last ten years	3	15	7
Total expenditure	£51	7	7
Exceeding the income	£1	17	0

By will, dated 3d July, 1811, *Henry King* left, in trust of Mr. Poole, £100, for the use of the House of Mercy. In consequence of this legacy, an additional allowance of 6*d.* has been

made to the sisterhood, and 2*s.* 6*d.* weekly to the matron.

In the appointment of the almswomen and the general management of the institution, the rules laid down by the founder appear to be punctually observed.

THE PILE-STREET SCHOOL.

This school appears to have originated in voluntary subscriptions, some time before the year 1733; but the design was probably suggested in the will of *Edward Colston, Esq.* to which we shall shortly more particularly advert.

By indenture, dated 31st October, 1738, *Edmund Saunders,* in consideration of a sum there expressed, conveyed, in trust, to the vicar of the parish of Redcliff, and twelve other parishioners, and sixteen parishioners of the parish of St. Thomas, certain premises in Pile-street; the rents and profits to be employed in the clothing and instructing of forty poor boys, of the parishes of Redcliff and St. Thomas, in the principles of the Church of England, and in reading, writing, and arithmetic, and for the support of an able and experienced master, which master and scholars were to be subject to such rules and regulations as might, from time to time, be made by the grantees.

From a subsequent trust-deed in 1779, it appears the trustees had caused the aforesaid messuage, which had been used as the school, to be pulled down, and a new one erected on the site, with a residence for the master; and it, also, appears, from this instrument, the boys had been clothed and the school supported by voluntary subscriptions.

The school still continues to receive its principal support from voluntary subscriptions; but it, also, derives an additional income from another source.

Edward Colston, by his will, dated 26th May, 1720, after reciting that he had ordered certain sermons to be preached in some of the parishes of Bristol, every Wednesday and Friday, during Lent, yearly, which he had continued during his life, with an allowance of £20 per annum to the ministers who should preach them, declared it to be his will that, "if his executors should, at the end of three years, approve of and be satisfied that such preaching had proved *beneficial to the inhabitants of the city, by inclining them to a love and good liking of the institutions of the primitive church,* the Merchants' Society should thenceforth continue the payment of the £20 out of the property devised to them, for the support of such preaching for ever; but if the ministers were negligent in the performance of what was so appointed, then such gift was to cease and be afterwards paid to the churchwardens of Redcliff and St. Thomas, towards maintaining a charity-school in each parish, for twenty children at least; *if* the parishioners would raise a fund sufficient for teaching them to read, write, cipher, and the church catechism; in default thereof, the £20 to be distributed among forty poor housekeepers of the said parishes, who should not receive alms, and who should frequent and conform to the doctrine of the established church." In trust for this and other purposes the testator gave to the Society of Merchant Adventures all the fee-farm rent of

£39 : 17 : 6, issuing, for ever, out of the manor of Sharpwicks, in the county of Dorset.

The Commissioners were given to understand that the Lent sermons were discontinued about the year 1732; and it appears that since the year 1747, the Pile-street School has been in the regular receipt of this annuity of £20.

There have been several other benefactors of this school, the names of which will appear in the following summary statement of the present income of the charity:—

	£	s.	d.
Edward Colston's benefaction	20	0	0
Matthew Worgan's do.	0	16	9
William Fry's do. a moiety, the other half being expended as an apprentice-fee	2	0	0
James Gully's do.	2	0	0
George Watson's do.	0	16	0
Jane Powell's do.	0	15	8
Interest on savings	36	15	4
Subscriptions collected in the parishes of Redcliff and St. Thomas, producing, on the average, the sum of	110	0	0
	£173	3	9

The principal items of expenditure consist of a salary of £50 to the master, and a gratuity of five guineas, voted to him, as a testimony of approbation, at Easter; about £65 for clothing, and about £23 for coals, books, stationery, printing, rewards to the boys, &c. There are, besides, repairs and taxes for the school-house, and other incidental charges, so that the total average expenditure may be stated at about £150 or £160.

The school consists of 40 free boys, who are taken from the parishes of Redcliff and St. Thomas; in addition to which number, the master has the privilege of taking 25 other boys, as *private scholars*. The school is kept in the school-house, in which the master also resides. The scholars are instructed in reading, writing, and arithmetic, and in the principles of the established religion.

There is an apprentice-fund belonging to this charity, arising out of a benefaction of *John Fisher*, of £100; of the *Redcliff Constables*, in 1776, of £20, and of *William Fry*, before-mentioned, of a moiety of £100. It is applied to the apprenticing boys educated in the Pile-street School.

ALMSHOUSE ON REDCLIFF-HILL.

This almshouse is reputed to have been founded by *William Cannynge*, about the year 1440; which opinion is countenanced by an entry in one of the Corporation books, enumerating the various benefactions of Cannynge to the city of Bristol, and stating, among other things, that he founded an almshouse on Redcliff-hill, and gave every one of his poor there 20*s*. a piece. It does not appear whether these 20*s*. were intended as a permanent endowment, or in what manner the payment was secured; nor have the Commissioners been able to gain any other information whatever relative to this supposed foundation.

It appears, however, from the certificate of the Commissioners, under the Statute of Chauntries, which was inspected in the Augmentation Office, that William Cannynge founded two chauntries in Redcliff-church, for two priests to sing at the altar, for two annual obits; and, moreover, "*to distribute certain money yearly, for ever, to the relief of the poor people.*" The lands and tenements belonging to these chauntries are certified to be of the annual value of £34 : 19 : 4, out of which was paid to the poor the yearly sum of 26*s.* 8*d.* It is possible the poor in the almshouse may have had the benefit of this annual payment, which would necessarily determine upon the seizure of the chauntries into the hands of the Crown.

From the earliest period to which the parish books yet extant enabled the Commissioners to trace, (namely, the year 1548,) this house and the Temple-gate Almshouse, appear to have been in the management of the vestry, and, except in a few instances, kept in repair by the general parish funds. For more than a century past, both houses have been appropriated to the reception of parish paupers, in consequence of arrangements with the corporation of the poor of Bristol. In 1774, the Corporation agreed to allow the churchwardens £16 per annum, in lieu of 6*d.* per week, to twenty-five poor persons in the almshouses at Temple-gate and on Redcliff-hill, conditioning that the vestry should keep such almshouses in repair, and allow only persons having a settlement in the parishes to inhabit them.

Since this period the anunity of £16 has been regularly paid by the corporation of the poor, and the almspeople have been appointed and the almshouses kept in repair by the parish of Redcliff. The number of almspeople in Redcliff-almshouse is fourteen, each occupying a separate room. In addition to the relief afforded them by the corporation of the poor, they are allowed to participate, in a small degree, in the general charities of the parish, and enjoy some trifling advantages from a payment out of two houses in Prewett-street, at present the property of Mrs. Bartlett.

The old almshouse on Redcliff-hill was pulled down in 1804, by the Bristol Dock-Company, and the present building erected, the site being a little shifted, for the convenience of their works.

THE TEMPLE-GATE ALMSHOUSE.

The origin of this almshouse is involved in still greater obscurity than the last. It is supposed to be the same of which mention is made in Leland's "Itinerary" and Tanner's "Notitia" by the name of "Roger Magdalen's of Nonney, which was founder of it."

Its later history has been nearly exhausted in the account of Redcliff-Hill Almshouse. It only remains to add that it appears to have been rebuilt by the vestry in the year 1675, at an expense of £113; that it consists of eleven rooms, occupied by the same number of paupers, who are appointed by the vestry; and, in addition to the relief afforded them by the Corporation of the poor, receive some benefit from the general chari-

ties of the parish, as well as from the annuity of 6*s.* 8*d.* left them by the Rev. —— Powell, before mentioned.

QUEEN ELIZABETH'S FREE GRAMMAR AND WRITING SCHOOL.

Queen Elizabeth, by letters patent, dated the 30th June, in the 13th year of her reign, ordained that there should be a *grammar* and *writing* school, in the parish of Redcliff, with one master and an under-master, for the education of boys, and that this purpose might be better effected, twelve governors were constituted a body corporate, with power to choose their successors, have a common seal, and make rules and ordinances, with the consent of the mayor of Bristol, for the government of the foundation.

Among the benefactors of this school, is Alderman *Whitson*, who devised to the corporation of Bristol certain rents stated to amount to £8 : 10 : 6, and three bushels and a half of wheat, and three bushels of rye yearly, for the support of the charity.

The Commissioners having inquired into the particulars of these rents, it was ascertained that their correct amount was £8 : 11 : 6½ in money, three bushels and a half of wheat, and three bushels and a half of rye. It has been the practice of the tenants, since 1762, to pay certain *stated sums of money* in lieu of the corn-rents, amounting to £1 : 2 : 9. But on reference to the leases on which the corn-rents were reserved, it was found that these rents were all payable *in kind*, without any provision for a commutation, (except in one instance, in which the lease had expired). As the sums which have hitherto been paid by way of commutation have, for many years, been inadequate to the actual value of the corn which ought to have been rendered, the Commissioners think the interests of the charity require that these rents should, in future, be demanded *in kind*, or that a more adequate price should be obtained for them.

On a tablet in the school-room, purporting to contain a list of benefactions to the School, is the following inscription :—" Dr. George Owen, physician to King Henry the Eighth, £4 per annum, paid by the chamberlain." It appears tolerably clear this payment was charged on lands demised by Dr. Owen, to the Corporation of Bristol, and which are still in their occupation ; but the documents are too obscure to warrant a positive conclusion on this point.

In 1762, the foundation was removed from the west to the east end of Redcliff church, it having been discovered that " the beauty and magnificence of the said parish-church of St. Mary Redcliff, were greatly impaired and diminished by the situation of the school-house." In consideration of this change of site, the feoffees of the church-lands of Redcliff assured to the foundation a yearly rent-charge of £8, clear of all deduction, and which annuity has since been paid out of the pipe and church lands of the parish.

The respective annuities, the particulars of which have been stated, and which amount, together, to the sum of £21 : 2 : 6, have, at all times, been regularly paid to the master of the school,

when there *has been a master to receive them;* but some intervals have occurred between the years 1806 and 1810, and again in 1813, during which *no master was appointed:* the sums accruing during these intervals remained respectively in the hands of the Corporation and vestry. The present amount of these accumulations is £89 : 1 : 3.

With respect to the annuity payable out of Dr. Owen's lands the Corporation do not conceive themselves liable to be called upon to pay for any interval of time during which the school has been suspended; but they have intimated their intention not to avail themselves of this circumstance, if the sum which yet remains in their hands unappropriated may, by any means, be rendered conducive to the effective re-establishment of the school.

The Commissioners go on to observe that they proceed with regret to report the state in which they found this school. Since the appointment of the present master, (which took place on the 13th of December, 1813,) *there has been no free scholar*, nor more than one private scholar, who remained only for the short space of three months.

His immediate predecessor, who was appointed on the 2d of January, 1811, does not appear to have had any free scholar, nor more than three or four private scholars during the space of nearly three years that he retained the place.

We have already seen the intervals from June 24, 1806, during which the place of master continued vacant.

The Rev. —— Evans, who was appointed in May, 1805, is stated to have had from ten to fifteen scholars, but it does not appear that *any of them were on the foundation.*

The Commissioners have not been able to trace the state of the school to an earlier period than about thirty-five years ago, when the Rev. Dr. Robins was master, who, they were given to understand, had about forty scholars, of whom, however, not more than *two* or *three* appear to have been on the foundation.

Dr. Robins was succeeded by the Rev. Mr. Thomas, who retained the appointment until 1803, and who is also represented to have had a large school, consisting generally of about thirty scholars, *some* of whom (but the number is not specified) are stated to have been free scholars.

It appears, upon the whole, sufficiently clear that, for the last thirty-five years at least, very little benefit has been derived to the parish from this charity, the operation of which may be considered to have been, for several years past, wholly suspended. The Commissioners feel much at a loss to account for so total a failure, when it is considered that the school, by the terms of its original foundation, was destined for the instruction of *writing as well as grammar;* and that the further duty of instructing in the English language was superadded to it in consideration of Alderman Whitson's devise; but they have reason to fear that these *advantages have not been* SUFFICIENTLY PROMULGATED IN THE PARISH, and they cannot but think that much injury has re-

sulted to the school, from the want of a more vigilant superintendence over its interests, and a more zealous co-operation in furthering them, than the governors, for several years past, appear to have exercised.

OBSERVATIONS.

The judicious remarks of the Commissioners render any comments of ours unnecessary. We suppose the school, by this time, has been re-established: if it has not, it can only be ascribed to the continuance of that cloud of ignorance to which the Commissioners allude, and which has obscured the real nature of this useful charity from the knowledge of the parishioners. The Report has failed to inform us of the names of the *faithful* trustees of this royal foundation, and what has become of them, with their *common seal,* and other corporate appurtenances. We trust some of the inhabitants of Redcliff, to whom our publication may come, will find them out, and recall them to a sense of their duties.

MISCELLANEOUS CHARITIES.

CHARITIES OF ROBERT ROGERS AND SIR RICHARD ROGERS.

These charities consist of a certain rent-charge, devised, in trust, to the feoffees of the parish-lands, by the donors, for a weekly distribution of bread by the churchwardens of the parishes of Redcliff, St. Thomas, and Temple; and which is issuable out of premises in the parish of St. Thomas. And a further annuity of 20*s.* was made payable for a sermon to be preached, yearly, in the church of St. Thomas, on such a convenient day as the vestry of the parish should appoint.

The old house on which these annuities were charged was taken down, and two new ones built upon part of the site, at an expense of £150. The remainder of the site, consisting of seven feet in depth, was sold to the Corporation of Bristol, for the purpose of enlarging the street. It produced the sum of £100, which was probably applied towards the discharge of the £150.

The two houses were ultimately sold, under an act of parliament for building a bridge on the Avon, when the sum of £96 : 10 was paid to the parish of Redcliff, as its proportional interest, under the original devise. The annual sum of £3 : 17 : 2 (being at the rate of 4 per cent.) has been since allowed out of the parish-funds, for the use of the charity, and which now forms part of a fund for the supply of weekly bread to the poor.

JOHN HAYTER'S CHARITY.

By indenture, dated 30th of May, 1656, it appears this was a devise of 26*s.* yearly, charged on a messuage in Redcliff-street, payable at the four feasts of St. John the Baptist, St. Michael the Archangel, Christmas, and Lady-Day, with a penalty of 5*s.* for default; and it was agreed the grantees, their heirs, and assigns should, for ever, distribute this annuity by 6*d.* every Sunday, in bread, among the poor of the parish.

The premises subject to this

charge constitute, at present, the Ship public-house, and are the property of Mr. John Skidmore Bevan. The annuity is regularly paid, and forms a part of the weekly bread fund.

GLEED'S CHARITY, A.D. 1661.

This was a devise of an annuity of £28 to feoffees of Christchurch, issuing out of premises in High-street, in the parish of All Saints, for the thirteen parishes of St. Augustine, St. Michael, St. Philip and Jacob within Lawford's Gate, St. James, Temple, Redcliff, St. Thomas, Christchurch, St. Mary Port, St. Stephen, St. John, and St. Leonard, 40*s.* each, yearly, to to be paid quarterly, in sums of 10*s.* each, for such poor householder or widow, not receiving weekly alms, as the churchwardens and overseers of each parish respectively should appoint. No person to have the benefit of the gift more than once in one year. Of the residue of £2, £1 was to be allowed for keeping the accounts and making the payments, the other for a yearly sermon, to be preached on St. Matthew's day, in the parish church of Christchurch.

The premises, subject to the annuity of £28, consist, at present, of a shop and dwelling-house, and are the property of Mr. Henry Toye, by whom the payment is made. The annuity is received by the vestry-clerk of Christchurch, and, till recently, the full sum of £2 used to be paid to the several parishes enumerated by the testator. But, for a number of years, only £1 : 18 has been paid to each parish. This reduction first commenced in 1745, when a Mr. Skinner was the person receiving the annuity, and is supposed to have originated in the voluntary agreement of the parishes, to allow him 2*s.* each, *by way of compensation* for his trouble in receiving and paying. The Commissioners think the agreement unwarranted by the trust of the will, especially as Mr. Gleed *provided a compensation* for the trouble of receiving and paying, in the salary of 20*s.* which he appropriated to the person on whom these duties devolved.

In consequence of this substraction, one of the poor people out of the four of each parish receives only 8*s.* instead of 10*s.* as the donor intended.

ANN EDSON'S GIFT, A.D. 1662.

This was a devise to the feoffees of Redcliff church-lands of an annuity of 25*s.* charged on Glassmill Leaze, in the parish of Stapleton, in Gloucestershire, to be paid on St. Thomas's Day, yearly, for ever, for the purposes following; namely, 10*s.* for a sermon in St. Mary Redcliff church every New Year's Day; 12*s.* for distribution in bread among the poor of the parish; and the other 3*s.* to be divided equally between the clerk and sexton for their attendance and ringing the sermon-bell.

The premises charged with this annuity are, at present, the property of John Smith, Esq. of Heath-house, Stapleton, by whom the payment is made. Forty-eight three-penny loaves are distributed among the poor of Redcliff on the 1st of January for the 12*s.* and the other payments are made as directed.

Mrs. *Mary Gibbs*, in 1662, gave £30, the profit to be applied for the benefit of the poor of the parish.

FARMER'S GIFT, A D. 1667.

This was a legacy of £200, to the parishes of Christchurch, St. Thomas, Redcliff, Temple, and St. James, £40 each, the interest to be given yearly, about the feast of All-Saints, to six poor families, the heads of which were freemen, and such whom "Divine Providence, and not their wastefulness," should have subjected to poverty. There have been long interruptions in the disbursement of this charity in Redcliff; £1 : 12 is now payable as the interest of £40, the share of the parish of Redcliff, in the original gift of £200.

Thomas Farmer, in 1668, gave 50*s.* to be yearly distributed, in bread and coals, to the poor of this parish. The earliest period to which it was possible to trace any specific allowance on this charity is 1766; from which time, £2 has been annually paid out of the parish funds, as the interest of this legacy.

Alderman *Vickris*, by will, (the date of which does not appear,) left an annuity of £10 : 8, chargeable on a messuage in High-street, and out of which, among other charitable payments, (some of which we mentioned, p. 113,) left 52*s.* for a distribution of bread, in two-penny loaves, in the parish church of Redcliff, every Sunday. The messuage subject to this charge was sold, in 1774, under the Bridge Act, and £72 : 16 was paid to the vestry for the interest of Redcliff parish on the premises. In consequence of this sum, £2 : 12 is annually added to the weekly bread-fund.

PREMISES IN REDCLIFF-STREET.

Mary Smith, by her will, dated 12th of March, 1734, devised a rent-charge of £30, issuing out of certain messuages, stables, cellars, and gardens in Redcliff-street, for the remainder of a term of ninety years, and, after the expiration of the ninety years, her reversionary interest in the said premises for a longer term, to the churchwardens of the parishes of St. Thomas, and St. Mary, Redcliff, to be by them appropriated, in moieties, to such "poor old persons of the said parishe as the churchwardens should think most to need the same;" with a provision, that if any of the relations of the testatrix should ever be reduced to poverty, "wheresoever they dwelt," then a moiety of the rent-charge of £30, or if, after the expiration of the term of ninety years, then a moiety of the whole property should be paid to their relief, in equal portions, for so long a period as "their poverty continued."

It appears, from the original deed, found among the parish papers, that the term on which the annuity of £30 depended, was a term of ninety-nine years, from the 25th of March, 1721. This term having expired on the 25th of March, 1820, the churchwardens of the respective parishes of Redcliff and St. Thomas took formal possession of the premises by virtue of their reversionary interest, but agreed to continue the actual tenants in their respective occupations, as tenants from year to year, subject to the determination of the respective vestries to grant them leases for seven years, under such rents and covenants as should be agreed upon.

The following are the particulars of the present state of these premises:—

1st. A messuage and warehouse, situate in Redcliff-street, in the parish of St. Thomas, held by Shute, Edwards, and Co. at the annual rent of	£120	0	0
2d. A dwelling-house adjoining the above, and held by George Taylor, at the annual rent of	50	0	0
3d. Another house also adjoining the first, and held by Benjamin Bozley, at the annual rent of	25	0	0
Total Rents.....	£195	0	0

The Commissioners consider these rents to be the fair value of the respective premises.

The annuity of £30 appears to have been regularly paid during the continuance of the term. Of the £15 which came to Redcliff parish, the sum of £3 : 15 was annually divided among certain poor relations of the testatrix, and the remaining £11 : 5 was distributed, separately, among the poor at Christmas, as the gift of Mrs. Smith.

Of the rents which have accrued since the determination of the annuity, no disposition has yet been made, it having been found necessary to apply to the Court of Chancery for directions upon the subject, which have not yet been finally pronounced.

CHARITY OF GEORGE GIBBES.

This was a grant, in the reign of Charles I. of a close or meadow, in the parish of Bedminster, in Somersetshire, to be holden for a term of 1000 years, subject to a yearly payment of £3 : 6 : 8, to be applied in the manner following; that is to say, 52*s.* among the poor of the parish of St. Mary Redcliff, to be distributed in two-penny loaves, weekly, in the church; the residue, with the exception of 8*d.* each for the clerk and sexton for attendance and ringing the bell, to be given for a sermon yearly, on Palm-Sunday, for ever. The close thus granted now forms the site of Somerset-square. The remainder of the term of 1000 years is vested in the executors of Peath Sheares, deceased. The rent of £3 : 6 : 8 is duly paid, and the application of it appears to be as directed by the donor.

WILLIAM PITT AND MARY STILES.

In the reign of Charles I. *William Pitt* left £25, and *Mary Stiles* £15, for a distribution of bread among the poor of Redcliff, on every Sunday, at the discretion of the vestrymen, as the gifts of the donors. These gifts are consolidated in the weekly bread fund. The premises charged with the annuity are, at present, the property of Messrs. Timothy Powell and Co. The payment appears to have been made in full, without deduction, till the year 1755, when, for the first time, a deduction of 5*s.* was claimed for *taxes*, and since then, the reduced sum of only £2 : 7 has been paid in respect of the rent-charge. The taxes alluded to are not particularly mentioned, but it is probable that the land-tax was intended.

GAMLEN'S ESTATE.

Blanch Yeamans, by will, dated 30th April, 1647, left £20 to be employed as might seem best, and the profit to be distributed among the poor of Redcliff, in

bread or *otherwise, as might seem best* to the churchwardens, overseers, and vestry, for the time being.

Mrs. *Mary White*, in 1648, gave 20 marks, the interest to be applied to the relief of the poor.

Mrs. *Ann Edson*, in 1649, gave £20, the profit to be applied in the same manner.

Robert Edson, in 1650, left £20 for a weekly distribution of bread to the poor.

These gifts appear either to have been combined with other charities, or an advance out of the parish funds, amounting in the whole to £100, and to have been invested in the purchase of a messuage and two acres of land, belonging to *John Gamlen*, and which now form part of the Pipe and Church Lands of the parish. In the vestry accounts for the year 1656, when the rent of the premises was £7, 19*d.* per week is credited to the poor in bread, as the gifts of the persons mentioned. In the year 1766, when the bread account was brought under revision, the annual sum of £7 is assigned to the charity, which sum still continues to form a part of the weekly bread fund.

It does not appear by what principle the allowance of 19*d.* per week, or £4 : 2 : 4 per annum, was regulated. It is less than the interest of six per cent. which, as the vestry accounts show, had been *previously* paid for these charities, and which would have afforded a weekly allowance of 1*s.* 8¼*d.* The several charities amount together to £73 : 6 : 8, the proportion of which sum to £100 is 11 to 4, consequently, so long as only £7 was received for the rent, the charity was entitled to the annual sum of £5 : 2 : 8, and to a proportional part of the increased rents and the fines for renewals, which accrued subsequent to the year 1656.

In the opinion of the Commissioners, the original estate was *purchased for the sole use of the charity*, and the produce from the rents and renewals ought to have been applied to the purchase of bread for the poor of Redcliff. The fines on renewals, from 1661 to 1820, and which have been received by the vestry, amount to £3891 : 1 : 6, which amount would be more than doubled, if interest were added to it, even at the reduced rate of four per cent. This sum, instead of having been applied to the direct objects of the trust, has always been expended in the *general purposes of the parish.*

The trust-deeds, after stating that the rents and profits of the premises had been used for the *good of the poor*, successively declare the new trust to be to employ the rents and profits, in FUTURE, to the same uses as they had been heretofore employed. As the fines have not been applied agreeably to these trusts, the Commissioners deem it incumbent upon the trustees to provide the means of *repaying to the charity* the sums that have thus been improperly withheld from it.

The present annual value of the premises, which has of late years been considerably enhanced by improvements on the river Avon, to which they are contiguous, is £580. They are all in the parish of St. Philip, and the particulars of the present holdings, as we collect from Appendix B, of the Seventh Report, is as under:—

Buildings and premises occupied with distillery, on lease, dated 1820, to *Michael Castle*, for three lives; annual rent 6*s.*; fine for renewal £260; present value	£130	0	0
Distillery and premises leased to *Amos Castle & Co.* 1819, for three lives; rent £1 : 4; fine for renewal £700; present value	350	0	0
Iron foundry and premises, leased to *John Winwood*, 1794, for three lives; rent £7; fine for renewal £86; present value	100	0	0
Total present value.....	£580	0	0

OBSERVATIONS.

As the Commissioners have expressed a decided opinion that the feoffees of the Church and Pipe Lands are indebted to the poor of Redcliff in *bread* to the amount of £3891 : 1 : 6, without reckoning interest for the space of 160 years, we apprehend they will hardly deem it judicious to be entirely regardless of such an intimation. Matters in respect of Public Charities are no longer now as formerly; the mysteries which have been heretofore concealed in the archives of parish vestries, and in the halls and chambers of corporate bodies, are revealed; there is no subterfuge in wax and parchment, nor in any inscrutable lock and key depository, by which the delits of trustees can be hid from the public gaze. In a little time every one will have the means of knowing the obligations of the different charitable trusts in his immediate vicinity; and where abuse exists, or there is a manifest dereliction of duty, the remedy is obvious. The resources of an individual will often be adequate to the purpose, or when these are insufficient, the joint subscription of a number would frequently be all that is requisite to obtain a just appropriation of charitable funds.

We repeat, therefore, that the abuses of all charitable donations are now in jeopardy; the public spirit of an individual, or of a single trustee or vestryman, will often be sufficient to expose and reform them. Such being the critical situation in which they are placed, it seems improbable the feoffees of Redcliff parish lands will slumber over their obligations to the charities of *Yeamans*, *Edson*, and others. Whether the surplus funds of these bequests should be distributed *in bread*, as appears to have been originally intended, we cannot determine. Yeaman's will directs the profit of his legacy to be disbursed in bread, or *otherwise*, as might seem best for the poor of the parish. If, therefore, the fund was applied to any other purpose than the purchase of bread, provided it were for the benefit of the poor of Redcliff, it would comprehend the spirit and intention of the donor. The revival of the free grammar and writing school of Queen Elizabeth would certainly be a good thing, and if nothing better turns up, we cannot help thinking the expenditure of the surplus fund in the re-establishment of this foundation would be as judicious an outlay and as consonant to the tenor of the trust as any which could be devised.

CONTRIBUTION FOR RINGING THE BELLS.

On the "Table of Benefactions" is the following inscription:—

"1724.—This year, by the voluntary contributions of some of this parish, was raised the sum of £20, and paid into the vestry; the profit thereof to be paid for ringing the bells in memory of the late worthy Edward Colston, Esq. on the 2d day of November, yearly, for ever."

The sum of 20*s.* is annually paid by the vestry on the 2d of

November, for ringing the bells on that day, in pursuance of the trust above expressed.

It does not appear necessary to follow the Commissioners through the remaining miscellaneous charities of the parish of Redcliff; those we have detailed are sufficient to exemplify the origin and general application of the whole, and it will suffice to include them in a summary statement along with those which have been more particularly described.

CHARITIES OF	Dates.	Legacies received by the Vestry. £	s.	d.	Annual Allowances in respect thereof. £	s.	d.
Robert and Sir Richard Rogers	1635	96	10	0	3	17	2
George Gibbes	—	annuity			3	6	8
William Pitt and Mary Stiles	—	annuity			2	7	0
Blanch Yeamans, &c.	—	annuity			7	0	0
John Hayter	—	annuity			1	6	0
Francis Gleed	—	annuity			1	18	0
Ann Edson	—	annuity			1	5	0
Mary Gibbs	—	30	0	0	1	4	0
Arthur Farmer	1668	40	0	0	1	12	0
Thomas Farmer	1670	50	0	0	2	0	0
Richard Vickris	1774	72	16	0	2	12	0
Sir William Penn	1670	50	0	0	2	0	0
William Curtis	1670	50	0	0	2	0	0
Elizabeth Caro	1673	5	0	0	0	4	0
Joseph Bullock	1675	70	0	0	2	16	0
Mary Casbeard	—	annuity			2	0	0
Sarah Birks	1678	20	0	0	0	16	0
Richard Luckcock	1678	50	0	0	2	0	0
Elizabeth Yeamans	1684	10	0	0	0	8	0
Jeremiah Holloway	1685	20	0	0	0	16	0
Sir Robert Yeaman	1690	50	0	0	2	0	0
Samuel Hale	1687	10	0	0	0	8	0
John Lawford	1689	50	0	0	2	0	0
Margaret Stokes	1690	10	0	0	0	8	0
Susanna Compton	1691	10	0	0	0	8	0
William Whitehead	1723	50	0	0	2	10	0
Alice West	—	182	12	0	7	4	0
William James	1719	30	0	0	1	4	0
Ann Tilly	1721	21	0	0	0	16	0
John Newman	1724	26	0	0	1	0	9
Lady Yeaman	1729	13	17	6	0	11	0
Edward Dowell	1737	100	0	0	4	0	0
John Jaine	1738	150	0	0	6	0	0
Ann White	1756	50	0	0	2	0	0
Robert Sandford	1764	1000	0	0	40	0	0
George Harrington	—	annuity			2	0	0
Thomasine Harrington	—	annuity			2	12	0
Edward Cox	—	annuity			1	0	0
Alderman Hitchin	—	annuity			2	0	0
Joseph Jackson	—	annuity			1	15	0
The Mayor's gift	—	annuity			1	0	0
Contribution for ringing the bells	1724	20	0	0	1	0	0
		£2337	15	6	93	14	11

Hereafter to be added—							
Mrs. Mary Smith's rents, one-half	—	..	———	..	97	10	0
Also to be added rents of the Gamlen Estate	—	..	———	..	1	10	0
The Fines received on account of ditto..	—	..	3891	1 6	..	———	
Interest on those Fines	—	..	———		..	———	
Interest on Alice West's Fine of £130 from the year 1798	—	..	———		..	———	

OBSERVATIONS.

The money legacy charities actually received by the Vestry amount to £2,337 : 15 : 6.

The rent charges and other annual receipts of the vestry amount to £30 : 9 : 8.

The annual disbursements out of these charitable funds are the following:—

In *money*, principally at Christmas	£75	10	0
In *bread*, at the rate of 11*s*. 8*d*. weekly.....	30	6	8
In *bread*, at other times than weekly	6	3	0
In *clothing*	8	0	0
To the *minister*	2	8	4
To the *clerk* and *sexton*.....	0	12	7
To the *bell-ringers*.....	1	0	0
Total....	£124	0	7

In the account before given of several of the Miscellaneous Charities, it will be remarked the annual allowances afforded by the vestry, on account of the moneys received by them to the use of the respective charities, had been reduced from *five*, and sometimes from *six*, to *four per cent.* and, in one or two instances, to still less. These allowances have been always paid out of the rents of the PARISH LANDS; and it will presently be seen in the account about to be given of those lands that the trusts on which they have, from time to time, been transmitted to successive trustees, have been, in general terms, to apply the rents to the *same uses and purposes* to which they had been theretofore applied; although, therefore, no specific charge has been imposed upon the lands to secure the continuance of each respective allowance; yet, it may be apprehended, that the fact of such allowance having been previously made out of the rents of the lands, would, in each case, entitle the charity to the benefit of the general trust expressed in the subsequent trust-deed; and under these circumstances it seems reasonable to consider the several allowances in the nature of equitable rent-charges upon the lands, created respectively at the times when the moneys, in respect of which those allowances were severally granted, were first received by the vestry, and appropriated to the general purposes of the parish.

This view of the subject led the Commissioners to entertain considerable doubts of the power of the vestry to reduce the rate of those annual allowances, from time to time, in the manner that they have done.

CHURCH AND PIPE LANDS.

These lands appear no longer

confined to the specific objects for which they were granted, but to be consolidated with the Poor Land, and the produce of the whole to be partly applied in the charitable disbursements already mentioned, and in the general outgoings of the parish. It will be proper, however, to follow the satisfactory exposition of the Commissioners of the origin of these now valuable possessions, and, first, of the *Church Land.*

In a writ of execution, in the 4th Charles I. it is affirmed that "the parish church of Redcliff, for the foundation structures and buildings thereof, was one of the most famous, absolute fairest, and goodliest parish churches within the realm of England," and that the founder of the church, and divers other good and godly folk had, therefore, towards the maintenance and reparation of the church, given divers messuages, gardens, orchards, and lands, amounting to the yearly value of £400, part thereof being given for some *superstitious uses,* as well as to the repair of the church. These possessions were vested in feoffees, with power to assign to others, to be approved by the minister, churchwardens, and vestrymen of the parish; in whom was also vested the entire control and management of the church estate.

A new trust-deed, dated 5th November, 1651, declares the trust to be "for the better maintenance, sustentation, and reparation of the said church or chapel." The next succeeding trust-deed, dated in 1688, embraces the *Pipe Lands* and certain other premises; and the trusts are therefore extended.

The Pipe Lands appear to be property devised or granted for the repair and maintenance of the public pipe, or conduit, in the parish of Redcliff. The earliest mention that appears of the pipe in any of the parish documents, is found in the vestry accounts for the year 1552, in which there is a charge of £10 for the purchase of a house for the use of the pipe, and in the following year there commences a rental, and debtor and creditor account of the lands belonging to the pipe, which is regularly continued for a series of years.

There is no trust-deed of the Pipe Lands of an earlier date than 1613, and the trust, by subsequent deeds, was brought down to the year 1668, when the Church and Pipe Lands were blended in one conveyance. Various grants of land and tenements for charitable uses as those of Gibbs, Pitt, Yeamans, and others, which we have already noticed, were made to the feoffees of the Church and Pipe Lands. But, after the year 1754, no distinction is observed between the Church, Pipe, and Poor Land, and the whole, by a deed, dated the 15th May, of that year, is comprised in one feoffment.

There have been additions as well as alienations in the management of these parish lands. In 1817, a piece of garden ground, since covered with buildings, was purchased from the Bristol Dock Company, for the sum of £326. In 1818, the feoffees purchased, of Mr. W. Harris, a house and garden, in Cathay-Parade, for £615; and the deeds cost £53. In 1804, about five acres were sold to the Dock Company, under the powers of their act.

The present annual value of the Church, Pipe, and Poor Lands, will appear in the following statement:—

	£	s	d
Annual amount of the rents is.....	214	13	5
And that of the fines for renewal, on an average of the last ten years, amount, per annum, to	817	4	1
So as to make an average annual income of..	1,031	17	6
Exclusive of the annuity received from the Corporation of the poor, mentioned page 127	16	0	0
Which, being added, makes a total of ..	1,047	17	6
From these rents the annual allowances for charitable purposes are supplied; in addition to which, the various other parochial charges are defrayed, the whole expenditure amounting, upon an average of the last ten years, to the annual sum of	1,025	2	6
Leaving an average annual surplus of	£22	15	0

The expenditure for 1820 was more than double the average expenditure, owing to various purchases and other extra outgoings in that year. The following exhibits the particulars:—

	£	s	d
Repairs of the church and churchyard	193	3	11
Service; namely, vicar for prayers and gift sermons, the lecturer, organist, clerk, sexton, ringers, and other incidental expenses..	236	15	2
[This item increased this year, on account of hangings, &c. for a royal mourning.]			
Pipe; including *yearly dinner to the vestry on surveying the course to the spring head;* the latter, on an average of ten years, £9 : 11 : 6 per annum	32	15	10
Gifts to the poor; including the payments to the Grammar School, Pile-street School, and the repairs of the almshouses; the latter amounting, on like average, to £5 : 10 : 3 per annum	177	12	11
Church and other *lands*, including purchases, repairs, alterations, &c.....	1,980	6	0
[This includes purchase money paid Amatt and Co. and interest, amounting to £1,346.]			
Sundry expenses, including the vestry clerk's general account, the *annual dinner*, on swearing in the churchwardens; the latter being on a like ten years' average, £15 : 15 : 4 per annum	50	19	10
Total expenditure in 1820....	£2,673	14	2

OBSERVATIONS.

The revenue of the Church and Pipe Lands appears to have been left in trust for two specific objects: to maintain in pristine beauty, the "absolute fairest and goodliest" of all parish churches; and, second, to repair the pipe. Other lands have been since consolidated with these, and the produce of

the whole now forms a general fund, from which all the extra, and many of the current outgoings of the parish are liquidated; including, among the rest, payments to the vicar, the clerk, organist, sexton, and ringers; "sundries" in the general account of the vestry-clerk, gifts to the poor, mourning decorations on royal funerals, and also two annual parish dinners. After these ordinary and extraordinary disbursements are duly met, there remains, upon an average of ten years, a small balance of £22 : 15 in favour of parochial financeship. We confess this result surprises us; for we never do expect any surplus where there are these little festive celebrations, called "annual dinners;" it is so easy to extend the scale of the entertainment on these joyous occasions, that it seems quite a miracle when there is more than enough. There is certainly no reason to accuse the feoffees of Redcliff of prodigality; ten guineas for "*surveying the pipe*," and fifteen guineas for a jollification on swearing in the churchwardens, no reasonable person can think too much. To us who are accustomed to the more magnificent doings of the metropolis, the Bristolians appear almost abstemious. The Worshipful Company of Mercers think nothing of spending fifteen times the amount of poor-money in one glorious banqueting. These gentlemen have £6,000 a-year to spend in teaching 153 children Latin and Greek; and the surplus being rather large, a part is dissipated in one annual meal which costs 200 guineas, and the rest is expended in the purchase of GOLD MEDALS, with which these self-satisfied personages mutually present each other, in token of the exemplary manner they discharge their eleemosynary duties!

PARISH OF ST. THOMAS.

BURTON'S ALMSHOUSE.

An inscription on one of the benefaction tables, in the parish of St. Thomas, records Mr. *Symon Burton* as "Founder of the Almshouse for sixteen persons," in the year 1292. No further information could be obtained relative to the origin of the foundation; nor does there appear any subsequent mention of the almshouse either on the tables in the church, or among any other of the parish documents, until about the beginning of the 16th century; after which period, the several endowments date their commencement.

It is not improbable this charity is of a later foundation than that attributed to it on the benefaction board; and that it derived its origin from John Burton, who, in the certificate of the Commissioners under the statute of Chantries, (now in the Augmentation Office,) is stated to have founded a chantry in St. Thomas's church, "by license of King Henry the Sixth, who, by his letters patent, did incorporate the same for a priest to sing in the said church, for ever; and part of the issues and profits of the lands to be bestowed in alms, as in buying wood and other charitable deeds, to the relief of the poor." The lands are certified of the yearly value of £14 : 4, whereof there was yearly paid to the relief of the poor people, 28*s*. 4*d*.

But it ought to be mentioned that, in the grant of St. Thomas's market by Queen Elizabeth, this almshouse is spoken of as having existed "beyond the memory of man," having been maintained chiefly by the inhabitants of St. Thomas's Street.

The present income is derived from the benefactions of individuals, some of which are of very ancient date. A weekly stipend of 8*s*. is paid out of the profits of the market held in St. Tho-

mas's Street, and of which we shall speak more particularly shortly. The sum of £3 is annually received by the vestry for the rent of a cellar under the almshouse; and the further sum of £5 from the Corporation of the poor, originally granted, as is supposed, for the privilege of placing a certain number of parish paupers in the almshouse. It does not appear, however, any such privilege is enjoyed by that body, although, in the appointment of the almspeople, persons receiving relief from them are not excluded. These two last sums are carried by the vestry to their general account, and it is uncertain whether any allowance is made to the almspeople in satisfaction of them.

The present annual income of the foundation is £48 : 4 : 8.

The alms-people are sixteen in number. They are appointed by the vestry, from among the poor and infirm old women of the parish, and they participate, in a small proportion, in the general charities to the poor of the parish.

OBSERVATIONS.

The researches of the Commissioners lead to many curious facts which cannot fail to be interesting to the antiquarian and historian. What strikes us, is the extreme antiquity of many of the almshouses, some of which may boast of as ancient a descent as the proudest of the aristocracy, and of which it may be as truly said, they "*came in* with the Conqueror," or "thereabouts." The history of Redcliff-hill, Temple-gate, and Burton almshouses may be traced almost to that early period.

Another incident results from these inquiries, scarcely less interesting;—namely, the light they throw on the vicissitudes of landed property, especially that portion of it appertaining to the Crown and the Church. From a remark at page 121 it appears, all contracts made during the Interregnum, for the sale of the landed revenues of the Crown were rescinded at the Restoration. The justice of this procedure, as well as other acts of the restored family, is rather questionable. Had all the acts of the Commonwealth been declared null, the resumption of the alienated property of the Crown might have been deemed a necessary consequence of a general law, but this course was not pursued. The Navigation Act, and other salutary measures of the republican government, were confirmed and perpetuated after the re-establishment of the monarchy.

The fate of the *Chantries* forms also a curious episode in ecclesiastical history, and is not a little illustrated by the present Inquiry. It must be confessed, though superstition has been fraught with abundant evils to mankind, it has also been productive of some "blessed effects;" for the priesthood, by acting on the credulity of the rich and powerful, often contrived to extort from them concessions in favour of the poor and unfortunate. These chantries were established for the maintenance of a perpetual orison to the repose of the soul of the founder, and with the endowment for this purpose, was usually coupled, as instanced in the history of Redcliff-hill and Burton almshouses, a provision for the relief of the poor, which formed a part of the same expiatory offering for the transgressions of the benefactor.

The seizure of the revenues of chantries and free chapels under the 37th Henry VIII. and other changes consequent on the Reformation, took away this, as well as many other charitable provisions established for the benefit of the poor.

THE MARKET.

It appears, by letters patent, dated the 11th of December, in the thirteenth of Queen Elizabeth, that the buildings and street of St. Thomas had fallen

into decay, by the decline of the woollen cloth manufacture, and owing to the consequent poverty of the inhabitants, they had thereby become unable to maintain a certain almshouse and canal, or aqueduct, situate in the said street, and which, "beyond the memory of man," had been maintained by them. With the view of assisting the inhabitants in the maintenance of their almshouse and aqueduct, power was granted to establish a market in St. Thomas's Street, to be held every Thursday, for yarn, wool, cattle, and other things, and all stallage, pickage, tolls, customs, and profits arising from the said market were to be applied to the uses already mentioned. The feoffees of the church lands of the parish of St. Thomas were constituted trustees of the market, with a power reserved to the mayor and aldermen of Bristol, to make such orders and regulations as they might deem necessary to the due government thereof; and, upon further condition that the feoffees should not "*let, set to farm, alien, or grant* the said market, or any commodity or profit thereof, to any person, but that they should keep the same in *their own possession* to the good uses before expressed."

In the fourteenth of King James, the feoffees granted to Catharine Callowhill, for a term of years, a portion of the church lands in exchange for a piece of ground in St. Thomas's Street, which is now appropriated for sheep-pens for the use of the market.

There has been also attached to the market, from a very early period, a building, called the "Wool-hall," used for the purpose of weighing and depositing wool, but the origin of which it was impossible to trace.

For many years after the letters patent of Elizabeth, the market was under the immediate superintendence of the vestry, the tolls and other profits being collected by officers appointed for that purpose, and credited in the vestry accounts. The latest credit of this kind is in the account for the year 1654–5, from which, it appears, the beast and sheep market were then let for a yearly rent of £20 : 0 : 3. From about 1656, the constant practice has been to *farm out* this branch of the market on leases, from seven to fourteen years.

The last lease of the cattle-market is dated in 1809, for the term of fourteen years, to Robert Jeffrey, at a reserved rent of £140, and which appeared to the Commissioners, upon inquiring into the present amount of the tolls and profits, and the expenses attending the management of the market, a fair consideration.

The wool-market continued under the management of the vestry, some time longer than the sheep and cattle market; but at what period it first began to be let cannot be discovered. The hall and market are at present let to Mr. Bellamy, as yearly tenant, at the rent of £30 per annum. The rent of the same premises in 1794, on a lease of seven years, was £63 per annum. But the present rent of £30 is deemed a fair value, owing to the change in the wool-trade.

These several rents of £140 and £30 are blended with the

general funds of the parish, from which the repairs of Burton's almshouse is kept up, and the almspeople allowance of 8*s*. per week is supplied. The conduit of water is also maintained, and other parochial disbursements defrayed out of the same fund.

It cannot escape observation that the leases which have been granted of the respective branches of this market have been in direct violation of one of the provisions of the grant, by which the feoffees were expressly *restrained from letting or setting to farm the said market*. As far as regards the sheep and cattle market, it is impossible to discover any sufficient grounds for the infringement of that provision, and still less for the long terms of fourteen years, which the leases respectively grant. But, with respect to the wool-market, it seems that the principal benefit which at present results from it is derived from the use of the wool-hall as a general warehouse, and that it has become necessary to let that building to prevent its remaining wholly unproductive.

THE CHURCH-LANDS.

The earliest trace that could be discovered of these lands is afforded by a trust-deed, dated 3d November, in the 44th of Elizabeth, by which it appears certain lands, messuages, and premises were granted to the vicar and fourteen others of the parish of St. Thomas, in trust, for "the maintenance of God's divine service, repairing and amending the said church, and the houses, lands, and tenements thereunto belonging, and other necessary expenses and charges thereunto appertaining."

In a succeeding trust-deed, dated in 1636, in which some additional premises are included, the trusts are declared to be for the maintenance of the parish-church of St. Thomas, and for "other good and charitable uses as hath been heretofore accustomed;" which last-mentioned terms have been, in substance, retained in all the subsequent trust-deeds.

The present annual rents of these lands, including the Market, amount to £241 : 17. The fines for renewals average, for the last twenty years, £58 : 1 : 6 per annum. Making a total average income of £299 : 18 : 6.

This income is applied to the repair of the church and its precincts; to the payment of stipends to the minister, clerk, sexton, and other parish-officers; to the payment of the several allowances, which will be hereafter specified under the head of Miscellaneous Charities, and to other parochial purposes.

The expenditure on these different objects average, during the last ten years, the annual sum of £420 : 10 : 9.

The lands are let from time to time, under the direction of the vestry, and care seems to be taken to obtain the most advantageous terms.

MISCELLANEOUS CHARITIES.

As the general character of these charities is similar to those detailed under the same head in our account of the charities of the parish of St. Mary Redcliff, we shall not follow the Commissioners through a history of each, but give a tabular statement of the whole.

CHARITIES OF	Date.	Legacies received by the Vestry. £	s.	d.	Rents and other Annual Receipts. £	s.	d.
Walter West	1567	——			1	0	0
Christopher and Eleanor Woodward	1634	——			1	12	0
Robert and Sir Richard Rogers	—	193	0	0	——		
Robert Rogers	—	——			1	0	0
Matthew Warren	1634	10	0	0	0	10	0
William Pitt	1634	30	0	0	——		
Mary Stiles	1641	10	0	0	——		
Julian Stibbins	1651	——			1	0	0
Christopher Tovy	1656	20	0	0	——		
George and Samuel Hellier	1656	30	0	0	——		
Thomas Longman	1658	21	0	0	——		
Edmund and Elizabeth Denton	1659	45	0	0	——		
Francis Gleed	—	——			1	18	0
John Pope	1671	——			1	10	0
Michael Deyos	1671	——			2	0	0
Arthur Farmer	1669	40	0	0	——		
George Longman	1669	——			3	0	0
Edward Morgan	1673	——			2	12	0
Sir William Penn	1670	30	0	0	——		
James Braithwaite	1673	10	0	0	——		
Christopher Brinsdon	1673	30	0	0	——		
Edward Grant	1674	30	0	0	——		
James Frend	1677	20	0	0	——		
Samuel Wharton	1678	——			1	0	0
Nehemiah Webb	1683	20	0	0	——		
Michael Hunt	1684	20	0	0	——		
Richard Brayfield	1669	10	0	0	——		
Robert Amberson	1685	100	0	0	——		
Samuel Hale	—	10	0	0	——		
Charles Herbert	1687	10	0	0	——		
James Seward	1693	10	0	0	——		
Edward Laggatt	1695	20	0	0	——		
John Gore	1699	20	0	0	——		
John Worgan	1701	32	0	0	——		
John Hipsley	1706	40	0	0	——		
Sir Thomas Day	1709	50	0	0	——		
Charles Jones	1714	20	0	0	——		
John Newman	1724	26	0	0	——		
Alethea Hopkins	1726	20	0	0	——		
Matthew Worgan	1727	40	0	0	——		
Morris Thomas	1730	20	0	0	——		
Edward Dowell	1737	100	0	0	——		
Lydia Williams	1737	100	0	0	——		
George Bridges	1737	10	0	0	——		
William Bridges	1741	10	0	0	——		
Richard Bagnold	1741	10	0	0	——		
Francis Stokes	1745	100	0	0	——		
William Hasell	1740	50	0	0	——		
Luke Wilmot	1753	30	0	0	——		
David Hughes	1762	20	0	0	——		
Elizabeth Elton	1776	10	0	0	——		
William and John Fisher Weare	1792	40	0	0	——		
Thomas Sanders	1801	42	0	0	——		
Daniel Lane	1802	10	0	0	——		

Mary Gresley	£500	0	0	4 per cents...	1638..	——	£20	0	0
Thomas Lewis	134	9	10	do.	..1805..	——	..5	7	6
Thomas Holbin				.....	1619..	——	..5	0	0
Robert Kitchen				.....	1594..	——	..1	0	0
George Harrington.....				.....	— ..	——	..1	0	0
Joseph Jackson.....				.....	1658..	——	..1	15	0
Hereafter to be added, on account of									
George Longman's Charity (short payment)					— ..	——	..	——	
Thomas Lewis's Charity				do.	— ..	——	..	——	
					£1519	0	0	51	4	6
								62	11	0
							£113	15	6
There must, also, in future, be added									
The additional allowance on account of John Hipsley's.....					— ..	——	..1	0	0
And some allowance on account of William Pitt's (suppose 4 per cent.)					— ..	——	..1	4	0
And a moiety of Mrs. Mary Smith's rents					— ..	——	.97	10	0
							£213	9	6

The total amount of the money legacies received by the vestry of St. Thomas, from the year 1567 to 1805, is £1519. The annual allowance to the poor, in respect of this sum, is £62 : 11.

The rent-charge and annuities, chiefly payable out of houses and lands in Bristol, amount to £51 : 5 : 6.

There will be an addition to the income of the poor on account of Hipsley, Pitt, and Mrs. Smith's charities, (see p. 132) to the amount of £99: 14, making the sum for annual charitable disbursements amount to £213:9:6.

The annual expenditure on account of the miscellaneous charities are as under :—

In *Money*, at Michaelmas and Christmas	£80	5	0
In *Bread*, weekly and at other times.....	25	7	6
To the *Minister*	6	14	0
To the *Clerk* and *Sexton*	0	11	6
	£112	18	0

The distributions, both of money and bread, are made principally at the church; in a few instances at the churchwardens' houses. The majority of the money charities are specifically distributed among a certain number of poor families or individuals; the remainder of the money charities and the whole of the bread charities are distributed generally among the poor of the parish, in portions adapted to their respective necessities; in this distribution the poor of Burton's almshouse participate.

The annual allowances on account of the money legacies are paid out of the revenue of the Market and Church Lands; and it appears that, previous to the year 1753, these allowances were, in most instances, calculated at the rate of *five per cent.* and, in some instances, at *six per cent.* on the amount of the respective sums which had been received by the vestry. The al-

lowances, however, have been subsequently reduced by the vestry in the same arbitrary manner as has been already remarked in the proceedings of the vestry of St. Mary Redcliff. Upon this point, the following resolution was found entered on the vestry minutes of the parish of St. Thomas :—

"*December* 18, 1753.—Whereas five pounds per cent. interest, for gifts, (the principal of which money has been taken into the church stock,) having been hitherto paid to the poor of this parish, it was, therefore, at a collecting of the vestry this day, agreed that, by reason of the low interest of money, no more than £4 *per cent. interest* shall be from henceforth paid for the said gifts."

OBSERVATIONS.

We have no remark to make on the management of the charitable funds of this parish. The Commissioners have properly expressed their opinion on the conduct of the vestries of Redcliff and St. Thomas, in arbitrarily reducing the annual allowances on the money legacies to the poor of these parishes. We suppose, when these abatements were made, the poor of Redcliff and St. Thomas were not *represented* in the vestry ; and so their interests, like those of other unrepresented persons, in higher places, went to the wall without any great exertion of logic or eloquence in their behalf.

PARISH OF TEMPLE.

WILLIAM PITT'S CHARITY.

A.D.

This charity has been before described as a legacy of £80, to be invested *in land*, and the produce distributed in bread, among the poor of three parishes, of which Temple parish was one. It does not appear the money was ever laid out in land, nor can it be traced, after a careful examination of the accounts of Temple parish, that any specific sum has been paid on account of the interest or income of this gift since the year 1659; but considerable sums have been yearly paid for bread distributed to the poor, among which it is probable, the interest for this gift has been included. It is, however, not included in the bread distributed among the poor at the present time, but the churchwardens have engaged that the sum of £1 : 5, as the interest of the proportional share of Temple parish, in this legacy, shall, in future, be distributed in bread.

BIRKIN'S CHARITY. A.D. 1668.

This was a rent-charge, of £10, on certain premises within the hundred of Barton-Regis, in Gloucestershire, and which was to be applied to the relief of the poor of certain parishes in Bristol ; namely, to four poor people of the parish of St. Mary-Port, not receiving alms, the sum of 10*s.* each; to four poor people of the parish of St. Nicholas, the same allowance ; also, to four poor people of the parish of St. James, and to four poor people of Temple parish. The sum of 20*s.* was to be paid for a sermon, in the parish church of St. Mary-Port, to be preached on the Sunday, in the afternoon, next after the 15th of September; after the sermon 10*s.* was to be distributed in bread ; 6*d.* was to be paid to the lord of the manor

in which the premises were situated; and 9*s.* 6*d.* the residue of the rent of the £10 per annum, was to be the share of the collector of the rents, for his trouble.

The annual sum of 40*s.* has been regularly paid by the churchwardens of St. Mary-Port parish to the churchwardens of Temple parish, who have distributed the same, on St. Thomas's Day, among four poor persons of the parish, not receiving alms, according to the directions of the testator.

No account has hitherto been kept of the persons among whom this gift is distributed; but the churchwardens have engaged such account shall be kept for the future.

HUDSON'S CHARITY. A.D. 1710.

This was an annuity, or rent-charge, of £5 : 5, issuing out of premises in Back-street, Bristol, to be applied to charitable uses; that is to say, 13*s.* 4*d.* to the minister of Temple, for preaching a sermon on the feast-day of St. John the Evangelist, 4*s.* to the clerk, and 2*s.* 8*d.* to the sexton, on the same day; 20*s.* to four poor widows, not receiving alms; 10*s.* to the minister of Temple parish, for preaching a sermon on Ash Wednesday; 5*s.* to the churchwardens for their trouble; and the sum of 50*s.* being the residue of the said annuity, to be distributed among the poor in such a manner as the churchwardens, for the time being, might direct. This rent-charge of £5 : 5 appears from the churchwardens' accounts to have been annually paid to them by the owners of the house in Back-street, and is now paid by Mr. Joseph Green, as the proprietor. The several sums given to the minister, clerk, sexton, and churchwardens, respectively, are annually paid to them; and the sums of £2 : 10 and £1 are distributed by the churchwardens at Christmas among the other Christmas gifts, to the poor of the parish.

SAILORS' WIDOWS' CHARITY.

On one of the benefaction-tables of the church it is stated Captain *Nicklus* gave £20, in 1732, the interest to be paid to *four poor sailors' widows*, and, for want of such, to four poor housekeepers, to be distributed on the 9th of November, being his birth-day.

Elizabeth Nicklus, widow, gave £30, the interest to be given to six poor sailors' widows, or, if none, to six poor housekeepers, not receiving alms, on the 1st of February, being the day of her birth.

These two sums were received by the vestry, and 50*s.* as the interest thereof, is annually distributed by the churchwardens of the parish among the poor, together with other Christmas gifts; but the specific directions of the donors are not otherwise complied with.

JOHN WADHAM'S CHARITY.

Upon one of the benefaction-tables in the parish-church is the following statement: — "Mr. *John Wadham*, a native of this parish, gave £50, the interest thereof to be given to four poor widows of this parish, at the discretion of the minister and churchwardens, on the 29th of October yearly for ever; *glaziers' widows* to have the preference; and also £50, the interest thereof to the support and maintenance of the

charity-schools for girls, established in this parish.

It appears, from the accounts of James Curtis, who was churchwarden in the year 1798, that the sum of £47, being the amount of the legacy, after deducting the legacy-duty, was then received by him; and that in the same year, the sum of £49 : 4 was invested in the purchase of £100 three per cent. consolidated stock. The dividend of £3 on this stock is received by the churchwardens; but the sum of only 40*s.* is annually distributed among four poor widows, and the remainder carried to the general account.

This appears to be a mistake, and the churchwardens have engaged that the whole sum of £3 shall be distributed among four poor widows for the future.

For the application of the £50 for the Temple-school for girls, see our account of the charities under the management of the Corporation of Bristol, page 100.

SINGLE WOMEN'S CHARITY.

Sarah Taylord, by her will, in 1783, left £50, the interest to be given every Monday in Easter-week, to two *maiden women*, upwards of fifty years of age. It does not appear when this legacy was received by the parish, but the sum of £2, as the interest thereof, is annually given to two poor persons.

Martha Catcott, about the year 1806, gave £20, the interest to be divided yearly at Christmas, between two *poor single women*, above fifty years of age. This legacy was received on the 4th of January, 1811, by the churchwardens, and carried to the *general account of the parish*; but no specific distribution of the interest of this charity, as well as the last, appears to have been made among the objects of the testatrix's bounty.

THOMAS GOLDSMITH'S AND SARAH SMITH'S CHARITIES.

These charities consist of two annuities of £10 and £5, charged on premises now the property of Mr. Thomas Smith, of Bedminster, who, for several years past, has paid £11 per annum to the churchwardens of Temple parish for charitable uses, and £4 per annum to the Tuckers' or Clothworkers' Company. Of the sum of £11 received by the churchwardens of Temple parish, £4 is paid to the Weavers' Company; the sums of £2 and £1, the other part thereof, are distributed annually as the gifts of Thomas Goldsmith and Sarah Smith among the Christmas gifts of the parish, and the remaining sum of £4 forms part of the weekly bread-fund.

The application of the sums received by the Clothworkers' and Weavers' Companies will form a future subject of investigation.

ALDERMAN HARRINGTON'S CHARITY.

The Temple parish is one of the parishes specified in the schedule annexed to this charity, an account of which has been given page 101.

CHARITIES LOST OR SUSPENDED.

It is stated, upon a benefaction-table in the church, that Mr. *William Goldsmith* gave £10, the profits thereof to be distributed in bread, on the 20th of

January, to the poor of this parish for ever. It appears from the churchwardens' accounts that this gift was not received by the parish until the year 1763, although the sum of 12*s.* as the interest of this gift, appears in the churchwardens' accounts for the year 1671, to have been then distributed among thirty-six poor people, by giving to each of them a four-penny loaf. Interest was continued to be paid for this charity, among the Christmas payments, until the year 1800, since which time it does not appear the parish has applied any specific sum in respect of the interest of this gift.

The benefaction-table further states that *Thomas Guest*, of Exon, gave £10, the profits thereof to the poor of this parish, yearly, for ever. This sum appears, by the churchwardens' accounts for the year 1672, to have been then received and carried to the parish account; but no trace can be found in the parish-books of any specific payment having been made in respect thereof, and nothing is now paid.

It is also recorded on a benefaction-table in the church that Mrs. *Lucy Pesters*, widow, gave unto the poor of this parish £50, the profit thereof to them yearly for ever. This sum of £50 appears, by the churchwardens' accounts for the year 1674, to have been received and carried to the account of the parish. It also appears, from the same accounts, that £3 was paid the next year by the churchwardens to "the widow Underhill," as the interest of this gift, and that the same sum was continued to be paid to the same person till the year 1696, since which time it does not appear that any specific sum has been paid by the parish in respect of this gift.

It is stated on a benefaction-table in the church that Mr. *Robert Markham*, of London, gave £10, the profit thereof to be given to the poor of this parish in bread, on St. Paul's day, yearly, for ever. The payment on this legacy has also been discontinued since the year 1800.

JOHN BARKER'S CHARITY.

John Barker, by his will, dated 26th March, 1636, gave to the feoffees of Temple parish, an annuity of £4 : 6 : 8, issuing out of his messuage in Temple-street, in trust that they, or the churchwardens of the parish, should cause a sermon to be preached in the parish church on the first Lord's day in every month, for ever, for the better instructing the people of the parish in the way of God.

This annuity is received by the churchwardens from Messrs. Philip George and Co. who are the owners of the premises charged with the payment, and is paid over by the churchwardens to the vicar of the parish, who preaches a sermon on the days directed by the donor.

CHARITIES OF ROBERT AND SIR R. ROGERS.

The interest of Temple parish in these charities has been before stated in the account of the charities of St. Mary Redcliff, page 130.

MARY CURTIS'S CHARITY.

Mrs. *Mary Curtis*, by her will, charged certain lands in

Latteridge, in the county of Gloucester, with the payment of an annuity of £2:2 per annum to the minister of the parish of Temple, and devised the same premises so charged to the Rev. Henry Shute. She died about the year 1784. Mr. Shute has regularly paid this annuity to the minister of Temple parish, although he considers the charge to be void under the statute of mortmain; but has expressed his intention to continue the payment for his life, and to provide for the future payment of the same by an investment of a sufficient sum of money in the public funds.

ALICE WEST'S CHARITY.

The history of this charity is involved in some obscurity, many of the documents relating to it are lost, and part of the property has been merged in the general landed property of the parish. The substance of the information which could be collected appears to be this:— *Alice West*, by will, dated 12th March, 1671, left three messuages, situate in Temple parish, to the use of the poor of the parish after the termination of certain lives long since expired. On the church-board, dated 1690, it is stated, that "Mrs. Alice West gave three houses, the profits thereof to the poor of this parish for ever."

Of these houses one near Counterslip, the feoffees of the parish are now in possession; they have also houses in East Tucker-street; but whether these include the two remaining houses is uncertain. All these houses are considered part of the landed property of the parish, under the denomination of "Church-Lands." The rents arising from this property are disposed of in various ways towards the repairs of the church, and other objects chiefly connected with the church, so that the rents of this tenement have been in this way diverted from their original destination. But the vestry-clerk has, on the suggestion of the Commissioners, undertaken to recommend to the vestry to make in future a specific application, in bread to the poor, of the rent of the house at the Counterslip, and in any future feoffment of the church-lands to declare the special trust of this particular property.

LAWFORD'S CHARITY, A.D. 1686.

Alderman *Lawford*, by will, gave to the churchwardens of the parish of St. Peter an annuity of 52*s*. issuing out of a messuage in Temple-street, to be laid out in bread, and distributed among six poor people of the parish; he also gave the like annuity, charged on the same property, to Temple parish, to be applied in a similar manner; and he gave the messuage so charged to his daughter and assigns for ever.

The testator also left several legacies to other parishes of Bristol, which will be mentioned in the account of these parishes.

By some means, not very clearly ascertained, the Temple parish came into entire possession of the messuage so devised, and the profit thereof was consolidated with the charitable gifts of a Mr. *Warren;* and the produce of the whole, in 1749, was applied as follows:—

	£	s.	d.
Paid to the churchwardens of St. Peter's	2	12	0
„ ditto of Temple	2	12	0
„ the Rev. Mr. Jones, for a sermon	1	0	0
„ clerk and sexton	0	6	0
„ in bread, given away Tuesday in Whitsun-week	7	0	0
£1S	10	0	

The messuage and tenement charged with the above charitable bequests are let by the parish to Mr. James Ivy, upon a lease for fourteen years, commencing at Lady-day, 1816, at a rent of £35 per annum. The premises were let by public auction, and the rent is considered as being equal to their full value.

There is, also, a sum of 10*s.* received for the rent of a garden, belonging to these premises, from the Rev. Mr. Elwin, the vicar, as a yearly tenant. His predecessors appear to have always held it before him. It now forms part of the vicarage-garden, and is said not to be worth more than 10*s.* per annum.

The two rent-charges of £2: 12 each, granted by Alderman Lawford, to the respective parishes of Temple and St. Peter, are duly paid. There is, also, paid out of the rent of these premises a fee-farm rent of 10*s.* to the chamber of Bristol; and the sum of £1 to the vicar for a sermon on Whit-Sunday. The residue was, for a long period, regularly distributed in bread on Whit-Tuesday, in every year; but, upon the commencement of the present lease, large expenses were incurred in rebuilding the house, and, since that time, the annual sum of £8 only was applied in bread, in addition to the other payments, until the year 1820, from which time the whole residue, after the satisfaction of the rent-charges, sermon, and fee-farm-rent, has been exhausted in repairs.

ROBERT KITCHEN'S CHARITY.

It appears, by the report of Alderman *Kitchen's* charities, (p. 87,) that the parish of Temple would be entitled to receive the annual sums of 40*s.* 52*s.* and 10*s.*; the 40*s.* to be divided among poor housekeepers; the 52*s.* to be distributed in bread; and the 10*s.* for an annual sermon.

It is stated, on the board in the church, among other benefactions, that Mr. Robert Kitchen, alderman, gave 10*s.* for a sermon, and 12*d.* weekly, in bread, and 40*s.* yearly, to poor housekeepers, by 10*s.* quarterly, for ever. There is an item regularly occurring, from a long period back down to the present time, in the account-books, of the 40*s.* paid to the four poor housekeepers; but the 52*s.* for bread has not formed a separate item in these accounts, at least since the year 1743, in which year it was a specific item of disbursement. Since that year, it seems to have been incorporated in a large sum, annually distributed in bread. From about the year 1780, the payment of the 10*s.* to the clergyman of the parish, for a sermon, has been a regular article of disbursement. Antecedently to that period, the statement in

the accounts is less accurate; but some payments always appear to have been made to the clergyman by the churchwardens, though it is not distinctly manifest upon what account.

MISCELLANEOUS CHARITIES.

Names of the Donors.	Date.	Amount paid to the Vestry. £	Allowance on account of each Charity. £ s. d.	
Arthur Farmers	1667	.. 40 ..	2 0 0	money.
John Gray	1713	rent-charge	2 0 0	sermon.
John Gray	1713	.. 120 ..	6 0 0	sermon.
Mary Gray	——	.. 50 ..	2 0 0	sermon.
John Jayne	1740	.. 140 ..	7 0 0	girls' school.
Grace Bowen	1724	.. 15 ..	0 15 0	widows.
Elizabeth Gibbs	1769	.. 50 ..	2 0 0	Christmas gift.
George Knight	1659	.. 36 ..	2 10 2	sermon.
Edward & Mary Battens	——	.. 40 ..	2 0 0	bread.
Sir John Knight	1683	.. 20 ..	1 0 0	bread.
Jeremiah Holloway	1685	.. 20 ..	1 0 0	bread.
Robert Amberson ..	1686	.. 25 ..	1 5 0	bread.
John Newman	1724	.. 26 ..	1 6 0	bread.
Isaac Hollier	1729	.. 10 ..	0 10 0	bread.
Thomas Brayne	1760	.. 150 ..	6 0 0	sermon.
John Baker	1724	.. 50 ..	2 0 0	sermon.
Mrs. Ann Knight ..	1725	.. 100 ..	4 0 0	bread.
Daniel Taylor	1779	.. 100 ..	4 0 0	bread.
John Pennington ..	1813	.. 100	3 per ct. stock	bread.
Arthur Sandall	1817	.. 36 ..	1 16 0	bread.
Miss Ann Bowen ..	1801	.. 100 ..	4 14 0	sermon.
George White	1640	.. 25 ..	1 0 0	sermon.
Robert Markham ..	1676	.. 10 ..	0 10 0	bread.
William Colston	1683	.. 50 ..	2 10 0	bread.
Mrs. Sarah Colston	1704	.. 50 ..	2 10 0	money.
Sarah Cornish	1772	.. 50 ..	2 0 0	money.
Abraham Short	——	.. 10 ..	0 10 0	bread.
Mary Stiles	1641	.. 10 ..	0 10 0	bread.
Richard Ditty	——	.. 10 ..	0 10 0	bread.
Francis Gleed	——	.. annuity ..	2 0 0	bread.
Samuel Hale	1686	.. 10 ..	0 10 0	bread.
Richard Vickris	——	.. annuity ..	2 12 0	bread.
Abraham Sperrins ..	1712	.. 50 ..	1 10 0	bread.
Mary Beckham ..	1696	rent-charge	2 18 8	bread.
—— Cox	——	.. —— ..	1 0 0	——

OBSERVATIONS.

In the account of parochial gifts and of charitable donations generally, the reader must have been frequently struck with the serious abatement they sustain by the operation of the public taxes. It can never, we imagine, be the policy of a financier to tax the *paupers* of a community, and, more especially, under the constitution of this country, which, by express statute, disqualifies persons receiving alms from voting in the election of their representatives. Besides, it is the *superfluities*, not the *necessaries*, of consumers which form the legitimate fund for taxation. But the term pauper, or almspeople, imply that, with such persons, the means of subsistence are already reduced to a minimum, and that they are themselves supported out of that superabundance of others, which ought alone to supply the exigencies of the State. It follows that the State, by taxing the income of public cha-

rities, in fact taxes itself, by encroaching on those necessary funds which, in every well-regulated community, must be supplied, either out of the public revenue or by private individuals, for the mitigation of casual distress and misfortune.

The *Legacy-duty* is exactly a tax of the nature to which we allude. It must have been often observed that the bounty of individuals to almshouses, and other charitable institutions, is often mulcted of a tenth part by the operation of this impost. It is a tax as impolitic and unjust as a duty would be levied on the produce of the poor-rates. Moreover, it tends to discourage voluntary gifts for the relief of the poor, and thereby rendering more necessary a compulsory assessment for the same purpose.

The *Land-tax* is another impost which operates in the same impolitic manner, on the revenues of charitable foundations. It is true, the 46th Geo. III. c. 133, provides for the exemption of small livings and charitable institutions; but this exemption can only be obtained where the income is less than £150; and the exemptions, in the whole, do not exceed £6000.

We believe both the legacy-duty and land-tax, so far as they affect public charities, are continued more from the inadvertence than a deliberate intention on the part of Government. We hold this opinion from the provisions of the income-tax, under which all charitable donations, under the control of corporate bodies, and in trust for charitable purposes, are specially exempt. We cannot see why the acts, imposing the legacy-duty and the land-tax should not contain a clause of the same import.

ST. PAUL'S FAIR.

This fair was established by letters patent of Edward VI. to be held within the city of Bristol, on the feast-day of the Conversion of St. Paul, and continued for eight days; and, in pursuance of an agreement between the Temple parish and the Corporation of Bristol, all profits thence arising were, after the payment of a yearly rent, or annuity, of 20*s*. to the Corporation, to be applied to the maintenance of the poor of the Temple parish, and the repair of the conduits of water within the same parish.

The days of keeping the fair were altered by act of parliament, in 1769, to the 1st of March, and the seven succeeding days; and the fair has regularly continued to be held according to the charter and this act, the parish of Temple enjoying the profits and emoluments derived from the stallage and tolls of the fair.

The net average income for the ten years, down to Easter, 1820, after defraying the expense of erecting stands, and other incidental costs, has been £79 : 15 : 5½. Out of this sum is first paid the 20*s*. rent to the Corporation.

The expenses of maintaining the water-pipes are next defrayed, the amount of expenditure upon which varies much in different years. For the last ten years, the total amount expended upon this object has been £637 : 4 : 8½. What remains of the net income, after the annual conduit expenses are discharged, is distributed in money to the poor. The amount of the sums so distributed to the poor, out of the fair-money, is specifically charged by the churchwardens, in an account kept by them with the fair; and it thereby appears that the total amount of money, upon this account, laid out for

the last ten years, ending in 1820, was £257 : 3 : 8.

The money is given away, about Christmas, by the churchwardens, at the recommendation of the vestrymen. There is a special meeting of the vestry, about this time, to settle the distribution of the money, when a list is formed of the persons to receive the benefit. The character and situation of such persons are in general well known to the vestrymen. The churchwardens have, for some time past, distributed, on these occasions, more than they have derived from the profits of the fair, looking to be reimbursed out of the Church-Lands; so that the emoluments of the fair will have to make this good to the church-fund, which will occasion a temporary suspension of donations to the poor out of the fair-money.

THE CHURCH LANDS.

The oldest deed of feoffment produced to the Commissioners relative to these lands, was an indenture, dated 10th July, 17th Edward IV. whereby John Body and Thomas Galway granted to John Mason, vicar, and others, their heirs and assigns, certain rents, tenements, and shops, without specifying any particular use or trust for which the conveyance was executed. But in a subsequent feoffment the trusts are specifically defined; and in the indenture, dated 28th July, 11th Charles I. they are declared to be for " the maintenance and repairing of the parish church of the Temple, the relief of the poor of the parish, and other good uses within the parish, with the consent of the vestrymen, or the most of them, and not otherwise."

By indentures of lease and release, dated 28th and 29th of January, 1820, between Jeremiah Bartley, distiller, William Weare, Esq. Timothy Powell, drysalter, and James Gadd, schoolmaster, surviving feoffees of the Church Lands, on one part; the Rev. R. Watson, clerk, the Rev. F. Elwin, clerk, and divers others, of the other part; it is witnessed that the former convey to the latter the premises already described in trust for the charitable uses and purposes expressed in the before recited indenture. It is also provided that six of the trustees, with the consent of the major part of the vestry, may grant leases, determinable with lives, for the purpose of building thereon, or otherwise, at such reserved rents as they shall approve; with a further condition, that when the trustees should be reduced to six, such surviving trustees should re-convey the trust premises, so as to vest them in themselves, together with twenty-four or more trustees, to be nominated and appointed by the vestrymen of the parish, or a majority of them.

To the last instrument is annexed a schedule and plan of the premises, drawn up from the survey made in 1819 and 1820, by Mr. Turnbull; also, the names of the lessees of the Church Lands, the dates of the existing leases, and the terms and lives upon and for which they were respectively granted.

On a part of the church estate is a limekiln, which has been let from year to year at £36 a year, for two or three years past. Before this time, it was let upon

lives, as the rest. There is, also, an annual sum of £12, for a stable and garden, let to several tenants, situate in Tower-lane, in the Great Gardens. The same stable and garden, during the time of the fair, is let for the purposes of the fair; but, when the taxes for these premises are deducted from this total produce, it would leave a net amount only of £75 : 16 : 5 for the last six years. The residue of the property consists of houses let on leases for lives, and of quit rents, payable out of divers premises. The total annual rental of the former is £179 : 15 : 10, subject to certain charges payable thereout to the Corporation and others, amounting to £6 : 9, leaving a net rental of £173 : 6 : 10. The annual amount of the quit rents is £32 : 9 : 6. There is, also, belonging to this property, a sum of £100, Navy Five per Cents. now reduced to £105, New Four per Cents. producing an annual dividend of four guineas. The amount of the fines received for the twenty years ending 1820, is £6508 : 12 : 2; from which is to be deducted the sum of £540, that, in the year 1813, was laid out in the purchase of a property, now comprised in the Church Lands, being the stable and garden mentioned, leaving a balance of £5968 : 12 : 2, which, divided by 20, affords an average of £298 : 8 : 7.

The total income so constituted may therefore be stated thus :—

	£	s.	d.
Rack-rent	36	0	0
Average income from the stable and garden	12	12	9
Rent reserved on leases	173	6	10
Quit-rents	32	9	6
Income of stock	4	4	0
Average of fines	298	8	7
	£557	1	8

The whole of the rents and revenues belonging to the feoffees, comprising as well the foregoing property, as also the income derived from the investment of such charitable donations as were invested at the time of their receipt in the purchase of stock, and also such properties as have been specifically devised for particular charities, has formed one general fund, out of which the several payments in respect of all the charities have been made, and the residue has been expended in the repairs of the church, and other various expenses.

Exclusively of the expenditure of the income derived from the investment of specific donations, which has been uniformly commensurate with the amount actually received, and also exclusively of the expenditure of the income derived from St. Paul's Fair, both which particular heads of expenditure are not here taken into view, the average expenditure for the twenty years, ending in 1820, has been £562 : 6 : 10, exceeding, as it would appear, the income by £5 : 5 : 2.

The churchwardens, for some years past, have been in advance to the parish, on account of certain expenses which have been necessary to be defrayed, and

for which they have personally advanced money beyond the funds in their hands. It appears from their books what are the balances in favour of each of these churchwardens, who look to have their demands upon the parish discharged out of future augmentations, by fines or otherwise. The churchwardens' books were produced, audited by the vestry.

Until the commencement of this inquiry, the mode in which the books have been kept has been very defective and confused; but it was resolved, at a vestry held some little time ago, for the purpose of taking this subject into consideration, to put all the accounts of the parish into a more intelligible and correct form.

ABSTRACT of the AVERAGE ANNUAL EXPENDITURE for Ten Years to Easter 1820, of all the Rents and Revenues under the Control of the Vestry of the Parish of the Temple, otherwise Holy Cross.

	£	s.	d.
In charities, including allowance in bread, money, gifts for sermons, &c.	132	4	0
On account of the income of St. Paul's Fair, for rent and repair of water-pipes, gifts to the poor, and royalty expenses	103	7	0
Repairs of church and churchyard	325	12	3½
Service of church; viz. vicar for prayers, organist, clerk, sexton, ringers, and incidental expenses..	172	6	6
Making rates, surveying, law expenses, printing, receiver of rents, &c. &c.	52	14	3½
Sundry expenses, including church-clerk's account, sealing, *dinner expenses* of perambulations, dressing the church in mourning, *Waterloo subscription*, and incidental expenses	75	6	7
Total average expenditure	£861	10	9½

OBSERVATIONS.

There are a few items in this account which would afford scope for observation were we inclined to be captious; but it is not our disposition to watch too closely the aberrations of public bodies, knowing that the law and feeling of the community extends to them a portion of the indulgence awarded to minors and *femes covert*, and that they are not subject to the same strict liabilities which control the actions of individuals. We have, therefore, contented ourselves with putting in italic one or two of the outgoings in Temple parish, which appear of a more dubious character, and which we cannot bring within the limit of those specific objects to which the produce of the parish lands was restricted. Omitting all remark on this matter, we shall conclude with expressing the pleasure we derive, in common with our readers, from the researches of the Commissioners, by the light they are constantly throwing on the obscure parts of our local and domestic history. Independent of the pecuniary gain which must ultimately result from their labours,—of the vast addition to public wealth by the more productive employment of property,—they afford invaluable facilities to all future inquirers into topographical history, the origin of fairs and markets, the endowments of churches, parish vestries, municipal and corporate institutions, and other branches of our domestic polity.

OLD BACHELORS' AND MAIDS' ALMSHOUSE.

This charity owes its origin to Mrs. *Sarah Ridley*, a maiden lady, who, by her will, dated the 10th of November, 1716, left £2200, in trust, to erect an almshouse, for the abode and maintenance of such "five old poor decayed bachelors, and five old poor decayed maids as are not nor ever have been Roman Catholics, or inclinable to be such, and who have never received alms." In case persons so qualified could not be obtained, the profits of the legacy, which were to be invested in real security, were to be applied to the relief of poor fatherless and friendless children. The endowment was intended to perpetuate the memory of the benefactoress and of her brother, Mr. Thomas Ridley, for which purpose these words were directed to be engraved over the door of the almshouse: "In memory of Mr. Thomas Ridley and Sarah Ridley, being brother and sister, never married." A chief brother was to collect the rents and make the disbursements, for which he was to receive double allowance, and his accounts were to be audited every Christmas, by the trustees, who are allowed 20*s.* for their expenses on the occasion.

Mrs. Ridley died in 1726, without revoking or altering her will. Some proceedings afterwards ensued in the Court of Chancery, which terminated in confirming and enforcing the trust of the testatrix, and in consequence a piece of ground, near Milk-street, in the parish of St. James, was purchased of the Corporation of Bristol, and on which the present almshouse is erected.

The funds of the almshouse have been augmented by subsequent benefactions.

Mr. *Jeremiah Innis*, one of the feoffees of the charity, in 1752, gave the sum of 100 guineas, which was invested in the chamber of Bristol, on their bond, at an interest of three guineas per annum.

Mr. *John Joacham*, in 1768, gave £1000, the interest to be applied to increase the weekly pay of the almspeople. In consequence of this benefaction an addition of 1*s.* per week has been made to the allowance of each of the poor persons in the almshouse.

Mrs. *Sarah Blagden*, by her will, in 1790, gave to the Old Men and Maids' Hospital £100, and the further sum of £100 on the death of her husband; both which legacies were received in 1794, and invested in the purchase of 3 per cent. stock.

There are some other gifts; the last is by Mr. *John Pennington*, who, by his will, in 1814, gave £100 to the charity, the interest to be paid equally among the men and women, on the 20th day of November, yearly.

The whole funds belonging to this foundation consist of £2835: 17: 3, Three per Cent. Consolidated Bank Annuities, standing in the names of the trustees, and the sum of £2354: 3: 2, South Sea Annuities, in the name of the accountant-general; besides which, there was a balance at the last audit, on the 26th December, 1821, in the

hands of the treasurer, of £65 : 2 : 5.

The dividends on the stock belonging to this charity amount to £155, out of which 4*s.* 6*d.* a week is paid to each of the ten poor people, men and women, amounting, when the establishment is full, to £117; besides which, the elder brother receives 25*s.* a year more than the rest, and £14 is distributed at Christmas, yearly, among the poor people, leaving a sum of £22, or thereabouts, for repairs and other contingent outgoings.

ALMSHOUSE IN MILK-STREET.

Mrs. *Elizabeth Blanchard*, by her will, dated 4th October, 1722, left the house in which she then dwelt and five other messuages, situate in Milk-street, in trust, for the abode and benefit of "three poor old maids, whose labour was done," of the congregation of Mr. Gifford's meeting (then the Baptists' meeting of Pithay, but, about four years since, removed to King-street) and, also, two poor old maids of the same congregation, to be chosen from the country, making five persons to partake of the charity. These were to inhabit the house formerly occupied by Mrs. Blanchard; to have the use of the clock and other household furniture which might be deemed necessary, with an allowance of 1*s.* 6*d.* weekly, out of the personal estate of the donor. In default of the full number of single women, the complement was to be made up from among the widows of the congregation.

Mr. Isaac Stephens, Mr. Thomas Clark, and Mr. John Hart, deacons of the Baptist chapel, in King-street, act, together with Mr. Joseph Whittuck, as trustees of this foundation; but no regular appointment of trustees has been made. The objects of the charity are selected by the trustees, out of poor members of the congregation, who are the most necessitous and of good character.

The house in which Mrs. Blanchard resided still forms the almshouse, in which five poor women dwell. The five other tenements are in possession of the trustees and disposed of in the following manner:—

A public-house, called the Bunch of Grapes, in Milk-street, part of the premises, is let to Mr. James Marshall, on lease, at a rent of, per annum	£40	0	0
This house was let at Midsummer 1815, to William George Barnett, for a premium of £100, and at a rent of £40 per annum; Mr. Barnett is since dead, leaving his wife executrix, who married the said James Marshall, the present tenant of the premises.			
Another of the six houses was let to the same William Barnett, and is also in the possession of Mr. Marshall, as tenant-at-will, at a rent of	15	0	0
Another is let to Hannah Drew, widow, as tenant-at-will, at a rent of	16	0	0
Another is let to Ann Taylor, widow, as tenant-at-will, at a rent of	12	0	0
And the remaining house is let to Mary Powles, as tenant-at-will, at a rent of	12	0	0
Making the whole annual income of this charity..	£95	0	0

This annual income is disposed of as follows :—

There are five poor women residing in the almshouse, and one at Sodbury, to each of whom is paid 2*s*. 6*d*. per week, amounting, per annum, to	£39	0	0
Besides which, the five women in the almshouse receive at Christmas 10*s*. 6*d*. each	2	12	6
And there is paid for Insurance.....	2	0	7½
Making..	£43	13	1½

There is at present a balance of £200 in the hands of Mr. Whittuck, as treasurer of this charity; but it is stated, that three of the houses have lately undergone a thorough repair, and that one of them has been almost rebuilt; in consequence of which there are bills outstanding for these reparations that will nearly exhaust this balance. The houses have been standing about 100 years, and if they had not been substantially repaired, must have fallen down.

THE SCHOOL AND ALMSHOUSE BELONGING TO THE PROTESTANT DISSENTERS IN LEWIN'S MEAD.

This school and almshouse, which is a united building, was erected by the voluntary subscription of the members of the congregation of Protestant Dissenters in the year 1722, upon ground purchased in Stoke's Croft for such purpose, and conveyed to some of the then members, as trustees for this charity, and which ground, together with the erections upon it, has been continued to the present trustees by a series of conveyances.

By a deed of declaration of trust made in 1726, soon after the commencement of the buildings, the benefit of the almshouse is expressed to be limited to the poor of the Protestant Dissenters' meeting, in Lewin's Mead; or, in case of the dissolution of such congregation, to be applied to such pious uses as the trustees should appoint.

The school and almshouse, at present, consist of a large stone building fronting the street, called Stoke's Croft, forming three sides of a square, with a wall and entrance towards the street. The two side buildings constitute the almshouse, and the rest of the building is the charity school, and dwelling-house for the master. The side buildings, appropriated to the poor people, consist each of six chambers, three on the ground floor and three above, each of which apartments is occupied by a poor person, generally a member of this congregation, but occasionally poor persons, not being such members of the congregation, have been admitted, when there has been no member of the congregation wanting it, or appearing to be a fit object of it. Each occupies a single apartment, rent free. They are all women, except one old man, who is supported out of Dr. John Wright's endowment, agreeably to the directions of the donor, who confined this charity to men only.

It appears to have been the original intention, that thirty boys should be dieted, clothed, lodged, and educated; and formerly the funds of the charity were suffi-

cient for that purpose, but of late years the subscriptions have fallen off, and it has been found necessary to limit the benefit of board and lodging in the house to one boy only; but all the boys, to the number of thirty, at which number the school has always been kept up, are furnished with a Sunday suit of clothes, and a dinner on that day.

The ground floor of the school-house, consists, on one side of the school-room, in length, from twenty to thirty feet, and a proportionate breadth; and on the other side of a room, used by the trustees of the establishment, and when not so used, occupied by the master.

The upper apartments, consist of a family chamber for the master, and what were formerly dormitories for the boys, and which are intended again to be appropriated for that purpose, whenever the fund shall be adequate to increase the number of house boys.

The sum originally subscribed for the erection, endowment, and support of the institution, was about £4000; but many of the sums agreed to be contributed were not received, so that the money actually received fell considerably short of the sums subscribed.

The funds were, however, afterwards, from time to time, increased and enlarged by occasional charitable donations and legacies from the members of the society; some of these legacies and donations have occasionally been vested in public securities, and now form the permanent income of this institution.

The accounts of the two charities are kept separate. The property which is considered applicable to the almshouse, now consists of £100, New South Sea Annuities, £3070, Three per Cent. Reduced Annuities, and £9 per annum, the gift of Dr. Wright, producing together an annual income of £104 : 2. The property which is considered as appropriated to the school consists of £2950 South Sea Annuities, and £3045 : 11 : 8 Three per Cents Reduced, producing an annual dividend of £179 : 17 : 4, together with the voluntary subscriptions for the year.

The accounts of the treasurer are regularly made up every year, and audited by some of the trustees appointed for the purpose. According to the last audited account, which was for the year 1821, there was a balance due to the treasurer of £32:11:9.

The master's salary is £120 per annum, and has been advanced two or three times since the present master was appointed. He occupies apartments in the school-house, rent and tax free, and instructs thirty boys in reading, writing, and arithmetic, and in their religious and moral duties. There are prayers morning and evening. The necessary books, paper, and implements, are found by the trustees. Formerly there was an apprentice-fee given to some of the boys leaving the school; but the continuance of it was found to be too expensive for the funds of the charity.

In the almshouse there are eleven women and one man; their allowance is 12*s.* 11*d.* per month each, making together £93 per annum, as before mentioned. The old man has £2 : 5 a quarter; to this monthly payment an addition has been made, under the will of Dr. John

Wright, bearing date 2d December, 1794, whereby he bequeathed the sum of £700 Three per Cents of 1776, in trust, that, out of the interest or dividends thereof, five guineas should be applied annually for the support of divine worship, in the church of Protestant Dissenters assembled in Lewin's Mead; that four guineas should be added to the collection made in that church for dissenting ministers, and their widows, and students for the ministry; that one guinea should be laid out every year, by the pastor of the church, in religious books for the poor; and that £1 : 10 should be applied annually to the support of the poor belonging to the same church: and he directed that the remainder of the interest or dividends should be applied to the benefit of a poor man or poor men occupying a room in the almshouse in Stoke's Croft, belonging to the above-mentioned church; but that, if no poor man or poor men should occupy a room or rooms in that almshouse, his will was that one-third of the interest or dividend should be employed for the benefit of the girls' school belonging to the said church; and that two-thirds of it should be given annually by the pastor or pastors thereof, to some worthy person in low circumstances, who did not habitually receive alms from it.

Dr. Wright's bequests appear to be carried into effect by his executors, according to the directions of his will.

THE INFIRMARY.

It appearing, upon the examination of the treasurer of this charity, that the annual income of it arising from voluntary contributions exceeded the income arising from permanent property, and that the management of this charity was under the superintendence and control of a treasurer and trustees chosen out of and by the voluntary subscribers to it, the Commissioners considered they were precluded, by the provisions of the act of the 59th Geo. III. cap. 81, from entering into any inquiry respecting the general management of this institution.

ELBRIDGE'S SCHOOL.

The late John Elbridge, Esq. in his life-time, erected a tenement, school-house, and garden, on a piece of ground, situate near the east corner of a close, called Jocken's Close, on St. Michael's Hill, in the parish of St. Michael, within the suburbs of the city of Bristol, which he held on lease from the dean and chapter of Bristol, for a term of forty years, renewable as therein mentioned: and the said John Elbridge afterwards gave the sum of £3000 for the maintenance and support of the said school, by the following bequest in his will, dated the 20th February, 1738:—

"Item. I give to Samuel Creswicke, Peter Davis, and Earl Benson, all of the city of Bristol, the sum of £3000 of lawful money, in trust, for the better establishment of the charity school, by me lately erected on St. Michael's Hill, in the parish of St. Michael, in Bristol

aforesaid, in such manner as they and the survivors and survivor of them shall think fit."

The whole fund, at present, of the school, consists of the sum of £2614 : 14 : 6 Old South Sea Annuities, purchased with the sum of £2700, part of the £3000, which was ordered to be invested by a decree of the Court of Chancery, bearing date, 1st March, 1750, whereby also the sum of £300, the remainder of the £3000, so bequeathed, was directed to be laid out in the purchase of buildings as therein mentioned.

The interest of this stock is £78 : 0 : 6.

The present incumbent, the Rev. William Knight, came to the living in 1816, since which time he has had the management of the school, as the minister of the parish. The school-house is in Fort-lane, St. Michael's Hill. It consists of a dwelling, with several convenient apartments, now occupied by the mistress of the school, with a school-room adjoining, though not under the same roof, and is capable of accommodating one hundred children. Mr. Knight found it a school for girls only when he came, but there was a master of the school living in the house, with his daughter, who acted as schoolmistress, the master receiving his £20, and the daughter £15. The master died in April, 1817, and the daughter was continued in the situation of schoolmistress. At the next settling time she was paid up the whole salary, which would have been due to the master and herself, if he had been living, on account of her bereaved situation. From that time there has been no master of the school; and the mistress's salary has been increased to £25. It appeared unnecessary to keep up the office of master, as Mr. Knight, on his coming to the living, found only girls in the school, and he has, with the concurrence of the churchwardens, continued it only as a school for girls, the number of whom was only eighteen when he took the management, but has been increased by him to twenty-four, he having been enabled so to do by saving the money that had before been laid out as the master's salary. These twenty-four girls have all been clothed out of the annual income, the whole of which has been expended upon the school purposes, except the necessary reserve for defraying the current disbursements, and for raising a sum for renewing the interest under the dean and chapter, which renewal, together with the expenses, cost, in 1822, the sum of £33 : 10 : 6.

The school fund has been further charged with some considerable law expenses, and sundry disbursements for repairs of the buildings. The premises are stated to have been in a very bad state, and Mr. Knight appears to have laid out as much as £70 since he has been rector. The balance in his hands, at present, is about £24.

The girls are taught reading, writing, summing, and plain needle-work, and they are otherwise employed so as to fit them for the business of servants. They are entirely clothed.

The rector stated to the Commissioners that, on searching the parish chest a few days before the inquiry took place, he had discovered a paper writing, signed by the minister, Mr.

Sayer, and the two churchwardens, importing to be an acknowledgement, by Mr. Sayer, that £100 Old South Sea Annuities, which had stood in the name of the former rector, Mr. Culliford, in trust, for the school, had been transferred to him. It does not appear, however, that there is any trace in the churchwardens' books of any sum having been received by them. The Rev. Mr. Sayer, the son of the former rector, has been applied to, but has declared himself unable to give any information. The present rector has put it into the hands of the solicitor for the parish, to take the necessary steps for obtaining information respecting this sum, that if possible the charity may have the benefit of it. The immediate predecessor of the present incumbent, who was the Rev. George Wilkins, was forty years in the living, but he has not left with his successor any acknowledgement of the receipt of the above-mentioned sum.

There is a large boys' school on the national plan in the parish, in which there are one hundred boys educated.

REYNOLDS'S CHARITY, A.D. 1809.

By indenture, dated 4th May, 1809, *Richard Reynolds*, gentleman, of Bristol, granted, in trust, for charitable purposes, certain messuages, lands, and tenements, situate in the parishes of Landenny, Ragland, and Rockfield, in the county of Monmouth.

In the deed of conveyance it is expressly provided that no persons in holy orders, practitioners of the law, nor of medicine or surgery, nor any president or treasurer, or person holding any office of profit, in any of the charitable institutions, entitled to be benefitted under this charity, should be eligible to the trust; and that the number of trustees when reduced to six should be made up eleven, by the appointment of the surviving or continuing trustees; that the sum of £5 : 15 : 6 should be divided among the trustees in attendance at the meeting, appointed to be held on the third Friday in January, in every year, at which meeting three or more trustees were declared to be competent to act; and after other provisions in the deed, directing the appointment of a receiver or agent and other officers, for acting in the affairs of the trust-estate, power was given to the trustees for the general management of the estate, to sell the timber thereon, and to let the lands on leases from year to year, or for a term not exceeding fourteen years, on the conditions there prescribed. The rents and profits, after the necessary disbursements, to be paid into a banking-house of the city of Bristol, which rents and profits should be distributed among all, or any one or more only, of the seven following charitable institutions, subsisting in Bristol or the vicinity, as should be supported by voluntary contributions: namely, the Bristol Infirmary, situated in Marlborough-street; the Bristol Samaritan Society; the Stranger's Friend Society; the Asylum for Poor Orphan Girls; the Society for the Discharge of Persons confined for Small Debts; the Bristol Dispensary, and the Bristol Female Misericordia; and if to more than one of the said institutions, then in such share and proportions as should be resolved on by the trustees, for the time

being, at their meeting, on the third Friday in January.

The application and distribution of the trust-moneys were to be entirely at the discretion of the trustees, with authority to select any one or more of the above charitable institutions, in preference to, or in exclusion of any others of them; and also with authority to pay the money to the treasurer of the institution, or to the objects of any such institution, in such mode as they should think fit, instead of paying it to the persons having respectively the management or direction of the same; and it was further provided that the receipts of the respective treasurer, governor, or president, entrusted with the management of each charitable institution, should effectually discharge the trustees and their agents, from the sums which should therein be acknowledged to have been received; and further, that any of the said charitable institutions, laying out or investing any part of their annual income (except legacies) in land or stock, bearing interest, for increasing the future revenue of such institutions, should be excluded from the charity.

By a subsequent conveyance, dated 4th of June, 1819, the property became vested in new feoffees, one of whom is since dead, and another disqualified, leaving nine persons acting in that capacity; namely, William Tripp, Thomas Stock, James J. Wright, Thomas Reynolds, Christopher George, Thomas Sanders, Arnee Frank, Joseph Reynolds, and George Hilhouse, Esqrs.

The trustees are in possession of all the property, as enumerated and described in the above-mentioned deed of release, dated 4th June, 1819. The trust-premises have always been let, since they have become vested in the charity trustees, in two farms, the one consisting of all such parts as are situate in the parishes of Landenny and Ragland, respectively, and known by the name of the Cayo, the other, of the premises lying in Rockfield, called Pwll-y-cwn.

Such of the lands as are situate in Landenny and Ragland, consisting of 202*a*. 1*r*. 15*p*. are let to William Morris, on lease, dated 30th January, 1813, for a term of twelve years, from 2d February, in the same year, determinable at the end of seven years by either party, at a rent of £280. It has been found necessary to reduce the above-mentioned rent, for several years, in varying proportions, according to the exigencies of the times. The present rent is £120.

The farm, called Pwll-y-cwn, in the parish of Rockfield, consisting of 189*a*. 3*r*. 25*p*. is, with the exception of 6*a*. 1*r*. 15*p*. of coppice, in the hands of the trustees, let to John Watkins, on lease, dated 24th April, 1819, for a term of fourteen years from 21st December, 1818, determinable, at the end of seven years, by either party, at a rent of £220, but which has been reduced to £120, its present amount.

The proceeds of this property are received by the agent of the charity, who pays all that he so receives, whether the same arises from the rents, or from the sale of timber, or otherwise, into the hands of the bankers, Haythorn and Wright, in Bristol, who answer the drafts upon them, drawn by the chairman and two of the trustees. Receipts were produced to the Commissioners,

attesting the proportions in which the several institutions have been respectively benefitted, from which it appears that the trustees have varied the amounts, which they have thought proper to give to the above-mentioned institutions, sometimes leaving one or two, or more, wholly out of the benefit, according to the power given to them, and according to their opinion of the wants or comparative utility of the different establishments.

The rents are distributed every year, except a small reserve, not exceeding £20, to which they are limited by the trust-deed.

With respect to the several institutions to which the benefit of this charity is given, it appears that they are all principally, if not entirely, supported by *voluntary* subscriptions or contributions, and, consequently, taken out of the jurisdiction of the Commissioners, by the excepting clause in the Act of Parliament.

WESLEYAN METHODISTS' GIRL'S SCHOOL.

This school appears to have been founded in or about the year 1800, for the education and clothing of thirty girls, the children of poor persons belonging to the society of the people called Methodists, meeting at Ebenezer-chapel, in Old King-street, by a person who gave for its support the sum of £700, but desired that his name should be concealed.

From an indenture, dated 24th June, 1800, made between Thomas Roberts, Esq. and several other persons therein named, of the city of Bristol, trustees of Ebenezer-chapel, of the one part; and Thomas Gadd, John Williams, and Thomas Harpur, also of Bristol, of the other part; it appears that the interest of the anonymous donation of £700, is secured on the rents and profits accruing from the pews or seats of Ebenezer-chapel, which was erected on a piece of ground granted by Dr. Thomas Coke. In case of the dissolution of the Society, or any circumstance arising which should render necessary the sale of the chapel and buildings, it is provided that the gift of £700 shall be paid out of the proceeds to the treasurer of Bristol Infirmary, to be applied for the benefit of that institution.

The sum of £35 is now annually expended in the maintenance of the school.

CORPORATION OF THE POOR.

GIFTS TO THE CORPORATION OF THE POOR, FOR SPECIFIC PURPOSES.

By virtue of several acts of parliament, the poor of the city of Bristol are intrusted to the management of a select body, incorporated, and to be appointed and perpetuated as therein is provided, and divers gifts and bequests of sums of money have been given and made to this body in general terms, for the use of the poor, or with no express appropriation. These sums have always been treated as accessions to their common fund, applicable to the relief of the poor generally, and have been disposed of accordingly; but certain sums and property were given by will, or as grants, in the

life-time of the donors, to the corporation of the poor for *specific* purposes.

Of this description was the benefaction of *Samuel Wallis*, Esq. who, in 1700, left £25, to be placed at interest, to the Corporation, at the rate of five per cent.; of this interest 20*s*. was to be paid, for a sermon, to the minister of St. Peter's for preaching a sermon on the day of electing their officers; the residue to be divided equally between the clerk and sexton.

John Knight, Esq. of London, by will, dated 19th April, 1706, left a house in High-street, called the George, in reversion for ever, for the employment of poor boys and girls, at the Mint workhouses, thereby qualifying them for obtaining a living when they attain maturity. The annual value of these premises was estimated, in 1809, at £130. Considerably more than the proceeds of the estate are annually applied in support of the children described in the will of the donor, of whom about ninety on the average are constantly in the house, and their maintenance and clothing cost not less than £500.

The Right Reverend *John* Lord Bishop of Bristol, in 1708, left £50, to be chiefly laid out in buying bibles, to be given to poor children, who shall be placed out apprentice. This gift is fully satisfied; every boy and girl placed out by the Corporation, either as an apprentice or servant, being furnished with a bible and prayer book on their leaving the house. From thirty to fifty are so placed out annually, and ten times the amount of the gift would not pay the expenses incurred on this item since the year 1708.

Mr. *George Packer*, in 1745, gave, for the benefit of the infirmary in the hospital, £50; which, being the only gift to the hospital for this purpose, is satisfied by observing that the infirmary is supported out of the general fund of the Corporation. The infirmary department of the house comprises five wards, containing from fifty to seventy patients, whose board and clothing alone, independent of medicine and medical attendance, amounts to upwards of £600 per annum.

This concludes the enumeration of gifts, mentioned by the Commissioners, to the Corporation of the Poor for specific purposes.

THE MERCHANT TAILORS' SOCIETY.

THE ALMSHOUSE.

The only remaining member of the Merchant Tailors' Company is Mr. Isaac Amos, a resident housekeeper in Bristol, who gives the following reasons for the condition into which that body has fallen.

About forty-five years ago, the Company, which was then composed of a great number of members, insisted that every person carrying on the trade of a tailor in Bristol was under a legal obligation to become a freeman of the Company, for which the fee of about 30*s*. or 40*s*. was payable by such as were qualified by apprenticeship or birth, and about £30 by others who purchased their freedom. This claim was resisted, and a

suit was instituted by the Company to try the question, which was determined against the claim. From that time it has ceased to be an object to become a member of the Company, which accordingly has received no accessions to its number, and Mr. Isaac Amos has outlived all the old members.

The Commissioners obtained from the clerk of the Company an abstract of the grants, letters patent, ordinances, &c. belonging to the Company of Merchant Tailors, taken from the originals, or other ancient writings in the hall of the Company. By these it appears, the Society had its origin in a charter of Richard II. dated the 16th October, 1399, granted to John Thorp and John Sherp, burgesses of Bristol, who had founded a chapel there to celebrate divine service, for the good of the king and his consort and of a certain fraternity; in consideration of which the said fraternity is incorporated "for ever to endure within the said chapel, to the honour of God and St. John the Baptist," with power to choose a master from among the brethren, and purchase lands and tenements, for the maintenance of the chapel of the society.

In the Report of the Commissioners, the different legal instruments are abstracted, by which the possessions of the Company are conveyed down from the original trust to the present feoffees. In a feoffment, dated 10th April, 1705, it appears, that one of the houses in Marshall-street, belonging to the Society, had been added to the almshouse, and that the almshouse had then been lately rebuilt and is described as "all that new-erected almshouse, rooms, or houses, with gardens thereunto belonging, situate in Marshall-street, in the occupation of nine several poor people."

The last conveyance of the hall, estates, buildings, and other property of the fraternity, was, in 1802, by indentures of lease and release, the release being made between Willam Hare, gentleman, and Henry Brown, junior, jeweller, of Bristol, of the one part; and Arthur Palmer, gentleman, master of the Company of Merchant Tailors, Isaac Amos, gentleman, late master of the Company, John Showell, merchant tailor, and a freeman of the Company, Robert Norton, a freeman of the Company, John Jordan Palmer, broker, son of the said Arthur Palmer, and Arthur Palmer, the younger, son of the said Arthur Palmer, Arthur Palmer, grandson of the said Arthur Palmer, the elder, Thomas Andrews, of the custom-house, gentleman, William Fripp, esq. Daniel Wait, the younger, esq. Samuel Birch, esq. Josiah Greathead, banker, John Purnell, insurance-broker, John Wait, grocer, and James Whittaker, haberdasher, all of the city of Bristol, of the other part.

The estates of the Company, situate in several parishes of Bristol, are considerable, the rents reserved amount to £55 per annum, and most of them are on leases for 99 years. The almshouse appears to have been established for a receptacle for the poor of the Company, and chiefly depended upon the bounty of the society for support. The income of the charity, from other sources, amounts to about £15 per annum.

From a book, called the Leger of the Company, it may be collected that, in 1755, the allowance to the poor people, in the almshouse, was 3*s.* each per week, and that there were then eight persons in the hospital. It seems to have been altered to 4*s.* about thirty-five years ago; soon after which, about thirty years back, it was improved to 5*s.* and has so continued ever since. Mr. Isaac Amos, as the only now remaining member of the Company, pays the above sums, amounting to 16*s.* per week.

In 1681, Mr. *Nicholas Shute*, merchant tailor, left three tenements, situate in Horse-fair, in the parish of St. James, in trust for charitable purposes; of these tenements, one was for the residence, rent-free, of certain poor persons of the parish of St. James; another for a poor member of the Merchant-Tailors' Company; and the other for the residence, rent-free, of a poor person of the parish of Christchurch. By a codicil, the testator declared each tenement should have a third part of the garden, or plot of ground, belonging to these tenements.

These houses have not been in existence for some years, but the parish of St. James and the Company have let the ground, on which it is presumed they stood, from time to time. The last letting was by a deed, dated 23d September, 1811, for a term of ninety-nine years, determinable with the three lives therein mentioned, at the yearly rents, respectively, of 5*s.* to the Company, and 5*s.* to St. James's parish, *for the consideration of* £200.

The moiety of this £200 went to the parish of St. James, and the other to the Company of Merchant Tailors, which was received by the late Mr. Arthur Palmer, who was master of the Company in that year.

This sum of £100 is stated, by Mr. Amos, to have been carried to the general stock or funds of the Company, and MAY *have been included* in the sums which have from time to time been laid out in the repairs of the Company's premises, and of the almshouse among others. Mr. Palmer, it is said, kept an account, in which this sum of £100 was included; and that account was audited by Mr. Amos, who affirms that he should not have passed it, unless it had appeared to him to be correct. Mr. Amos succeeded Mr. Palmer, but it does not appear that Mr. Palmer's account was handed over to his successor; according to Mr. Amos, it was destroyed, *because it had been the practice, as far as he could remember, to destroy the accounts* when they had been audited and the balance paid over.

It is to be observed here, that Messrs. Palmer and Amos were for some time the only surviving members, and that, until the death of Mr. Palmer, they were *alternately master and treasurer*, and each, in his capacity of master, audited the treasurer's accounts.

The Commissioners obtained, from Mr. Amos, an account of his receipts and expenditure, from 1818 to 1822, being all he could produce with any certainty. We insert the account for 1820; in this account the donations already alluded to are included in the payments made to the almspeople.

EXPENDITURE.

	£	s.	d.
To Thomas Symons, in lieu of bonds, 24th June, 1821.....	1	1	0
To Thomas Symons, his salary, ditto	1	1	0
To committee, the year ending ditto	12	12	0
To sundry notes and disbursements, as per account sent to the Commissioners.....	151	5	6
To my livery	1	6	8
To my perquisites	0	13	4
To my extra serving master	10	10	0
To the wardens' walks	1	10	0
To the wardens' livery	0	6	8
To the auditing of this account	2	2	0
To drawing this account, rent-roll, &c.	1	1	0
Paid the poor in the almshouse, from the 24th of June, 1820, to the 24th of June, 1821.....	66	18	0
	£250	7	2

RECEIPTS.

	£	s.	d.
Mr. Lloyd, for the hall, on lectures on astronomy	6	16	6
John Barber, esq. for the Grateful Society to dine	4	4	0
Mr. Barrow, for the use of the kitchens to dress a dinner for the Freemasons to dine at the lodge	1	1	0
Balance of last account	181	12	4
The French players, use of the hall	5	0	0
Mr. Portch, for three days sparring, or self-defence.....	3	3	0
By amount of rent-roll, due 29th September, 1821	55	0	0
	£256	16	10
Expenditure	250	7	2
Balance due to the company	£ 6	9	8

The almshouse is a handsome and capacious building, well adapted for the accommodation and comfort of the description of persons for whom it was designed; but in its present state, and under the circumstances to which the Company, called the Merchant Tailors' Company, is reduced, it must be considered as producing very little benefit as a charity, and as depending for its continuance on a very precarious support. There seems, however, to be considerable difficulty in suggesting the means of bettering the condition of this establishment; it was originally instituted as an adjunct to the Merchant Tailors' Company, and merely to serve the purpose of an asylum for the decayed members of that body; so that, as it may be questioned whether that body has now any existence, or even a capability of being revived, *the very existence of the charity itself seems open to be disputed.* Whether the Merchant Tailors' Company has existed at all as a corporation since the dissolution of such religious fraternities may, perhaps, also be the subject of doubt, as there appears neither a re-grant or recognition, on the part of the Crown, to set up the civil part of the establishment in its corporate character. If the Company is to be considered as a corpora-

tion, it is apprehended that, as a corporation aggregate, it must have become dissolved by the death of all its members but ONE; and, in such case, as the use was limited, so as to become vested in the Corporation, an escheat of its property may be considered as having taken place. If it is not to be considered as a corporation, but a mere self-constituted community of individuals, it seems doubtful whether the legal estate was carried out of the feoffees, and whether the trust has not entirely failed and become extinguished by the non-existence of the object for which it was created, namely, the Company of Tailors; and then it may become a question in whom the title to the property, hitherto regarded as belonging to the Company, has legally accrued by the events above detailed. It appears, therefore, that for ascertaining these rights, and settling the difficulties in which this charitable institution is involved, it is desirable to bring the case before a court of competent jurisdiction.

OBSERVATIONS.

In the account of the Merchant Tailors' Society of Bristol we have rather an interesting history of the origin, progress, and downfal of one of the numerous fraternities in different parts of the kingdom, more especially in the city of London. A similar investigation would probably show the extinction of many other public bodies, assuming the exercise of corporate immunities, by the failure of the uses for which they were instituted. Most of these, we apprehend, of ancient date, were religious fraternities, and their endowments granted to the support of superstitious observances; but as all such societies were dissolved by the 37th HenryVIII. they cannot, at present, have any legal existence, unless subsequently established in a civil capacity. There will, however, in all probability, be few opportunities of ascertaining this point by any judicial issue; many companies, no doubt, warned by the fate of the Merchant Tailors' Society, will be cautious not to obtrude any corporate pretensions which might lead to inquiries that would terminate in their entire dissolution.

The Commissioners have not detailed with their usual fulness the state and management of the property of the Tailors' Society. From the description of the estates given, and the amount of the reserved rents, they must be very extensive and valuable. Neither is any mention made of the amount of the fines on the grant of the long leases of *ninety-nine years*, nor how they were appropriated. The mysterious application of the £100, received for the renewal of the lease of the ground in the parish of St. James, by Mr. Palmer, and the dilemma to which Mr. Amos and Mr. Palmer were reduced, of reciprocally auditing each others accounts, in the alternate capacity of master and treasurer, and their destroying the accounts afterwards, are curious incidents in the history of the latter days of this ancient fraternity.

*** As the Commissioners have not entirely finished their Reports on the numerous charities of the city and county of Bristol, we must defer a further account of them to a future opportunity.

Charities

OF THE

BOROUGH OF SOUTHWARK.

THE borough of Southwark constituted an independent jurisdiction until the reign of Edward VI. when it was united to the city of London, and formed into a twenty-sixth ward, under the tile of Bridge-Ward without. In the letters patent, dated the 23d of April, in the 4th of Edward's reign, it is expressed that his majesty, in consideration of certain sums, paid and to be paid into the royal treasury, and for other reasons of public concern, granted to the city of London all his lordship and manor of Southwark, and, also, various messuages and tenements therein, which had fallen to the crown, with such rights over the whole as gave the Corporation nearly the same control over the borough as it possesses in the city of London itself.

The borough is not represented in the Court of Common Council, and the Corporation of the city appoint the steward and high-bailiff.

The inhabitants of Southwark made frequent application to the Court of Common Council to revive the magistracy of the city in the borough; and, in compliance with this request, in 1815, the sum of £1300 was directed to be annually placed in the chamber of London for this special purpose. Out of this sum an annual allowance of £500 is made to the magistrate appointed by the Court of Lord-Mayor and Aldermen, to do constant duty in the borough of Southwark.

As we shall begin with the charitable institutions of the parish of ST. SAVIOUR, it may be proper to mention a few elucidatory facts on the parochial government and the local boundaries of the parish.

The parish of St. Saviour was formed by the union of the two parishes of St. Margaret and St. Mary Magdalen Overey, under an act of parliament, in the 32d Henry VIII.; and by the same act it was provided, that the parishioners should yearly elect six or four able persons, dwelling within the precinct of the parish, to be churchwardens, which wardens should be a perpetual and an able body in the law, by the names of "Wardens of the parish church of St. Saviour, in Southwark, in the county of Surrey," and should have and enjoy all the lands and other possessions of the respective parishes, and also those of the guild or fraternity of the Assumption, theretofore erected within the parish of St. Margaret.

The wardens have subsequently acquired other lands and possessions for the general purposes of their Corporation, and it will be seen, that most of the following charities are vested in them, or placed under their management.

By another act of parliament, passed in the 22d and 23d years of Charles II. that part of the parish of St. Saviour, which was within the precincts of the manor of Paris Garden, was erected into a distinct and separate parish by the name of Christ's Church; and it was directed that the sum of £100 should be paid to the churchwardens of St. Saviour's parish, for and in respect of such voluntary contributions and tithes as had formerly come to the churchwardens from the inhabitants of the manor for repairing their church.

It is possible that in fixing the amount of the sum to be thus paid, regard was had to the interest which the inhabitants of Paris Garden were entitled to in some of the following charities; but in which it does not appear that the parish of Christ Church has ever participated.

PARISH OF ST. SAVIOUR.

THE COLLEGE OR HOSPITAL OF THE POOR.

This college or hospital was founded, by letters patent of Queen Elizabeth, in 1584, for the benefit of the poor of the parish of St. Saviour; and the Chief Justice of the Common Pleas, with the churchwardens, for the time being, were incorporated perpetual president and governors of the charity, and of the possessions appertaining thereto, with power to make statutes and ordinances for the government of the same, provided they were not contrary to those previously made by *Thomas Cure*, the first and principal benefactor of the foundation; and upon whose petition the charter was granted.

In the statutes made by the founder it is provided that the number of the poor of the college should be sixteen; one to be chosen by the Chief Justice, as president of the college; one to be chosen by the churchwardens or four governors; the remaining fourteen (of whom four are to be of the liberty of the Clink and Paris Garden) to be chosen by the incumbent, the churchwardens, twelve of the most ancient vestrymen, the collectors of the poor, the surgeons for the poor, and the constables of the parish, according to certain prescribed rules.

The poor of the college were to choose, from among themselves, a warden or keeper, and sub-warden, who was to have the care of the college-house.

Each collegian was to have 20*d.* paid to him every Saturday, either at the college or the church; when either by the gifts of others or the increase of the revenues of the charity there should be a surplus, a pair of gloves, of the price of 3*s.* 4*d.* were to be allowed the Chief Justice, and 20*s.* were to be spent by the governors, among the vestrymen, on the auditing of the college accounts; 30*s.* was to be allowed the pay-master of the college; 26*s.* 8*d.* yearly, to the clerk, for keeping accounts; 10*s.* yearly, to the incumbent of the parish, so long as he should take special care in the religious instruction of the collegians; also to one of the constables, or other honest person, residing near the college, 5*s.* yearly, for watching over the behaviour of the poor persons, and reporting any irregularities to the pay-master on the pension-day. After these disbursements, the surplus, if any, was to be kept in the college-chest and occasionally expended in repairs, or in the apprenticing of the children of the almsmen, or in the purchasing them coats or gowns, as the governors might think best.

The *first* endowment of the hospital consisted of a grant of the lands and tenements known by the name of Waverley-house, formerly part of the possessions of the dissolved monastery of Waverley, with a proviso, in case of the dissolution of the college or the corporation becoming void, the property should revert to the heirs of Thomas Cure, the grantor.

The premises comprised in Waverley-house cannot now be

ascertained; but the following exhibits the rents and tenants of the property attributed to it. The leases are all granted for a term of twenty-one years.

	RENTS.
A house, No. 18, in the Borough-market, let to Thomas Abbott Hooper.	£ 55 0 0
Two houses, Nos. 19 and 20, in the same market, let to James Starke	48 0 0
A house, No. 21, in the same market, let to Eleanor Craike	52 10 0
A house, No. 22, in the same market, let to John Kerr..	35 0 0
A public-house (the Harrow) at the corner of the market in Park-street, and five other houses opposite thereto, let to Messrs. Barclay and Perkins	100 0 0
Nos. 1, 2, and 3, in Park-street, adjoining the public-house, occupied by Robert Nickerson.	36 0 0
Seven houses in the Soap-yard, which are held by Cornelius Baker.	41 0 0
The Yorkshire Grey public-house, in Park-street, held by Margaret Shepherd	35 0 0
Nos. 3 and 4, Park-street, to Anthony Williams.	24 0 0
The College church-yard, containing sixteen houses, for the habitation of the sixteen poor of the College, and a house of prayer for their use, and yielding, from burial fees, on the average, the annual sum of	10 0 0
An annual acknowledgement, paid by the Commissioners of the Borough pavements, in respect of a water-course running through the said yard	2 2 0
	£438 12 0

Over some of the almshouses is a large room or warehouse, the rent of which is appropriated, by the wardens, to the general purposes of their corporation. It will also be seen hereafter, that, since the building of the College, certain other foundations of almshouses have, from time to time, been built by the wardens, or with their sanction, on other parts of the churchyard, for which no compensation has been paid to the College.

The Harrow public-house, mentioned to be under lease to Messrs. Barclay and Perkins, with other houses, at £100 per annum, from increase of business since the lease was granted, would now, there is reason to believe, let at double that rent. The other rents appear to be the fair value of the respective premises.

Mr. Cure, by his will, made a further grant of £3 : 9 : 8 for the maintenance of the College poor; this is now a rent-charge on premises in the Borough, and is laid out in the purchase of bread for the use of the charity.

The *next* endowment of the charity was by a grant of certain messuages, by *Jane Hargrave*, about 1587. It is probable these houses were destroyed by fire about 1676, and that upon their site were built four others, which are now occupied as follows:

Nos. 3 and 8, on lease to Stephen Bradley, for twenty-one years, from 1804..	£20 0
No. 4, on lease to William Smith, ditto	16 16 0
No. 6, on lease to George Stringer, ditto	16 0 0

No, 7, on lease to Starkey Marlar, for twenty-one years from 1804	£20 0 0
No 9, on lease to Richard Sanders, ditto	32 0 0
No. 5, on lease to William Barton, for eleven years, from 1814	16 0 0
	£126 16 0

Edward Hewlett, in 1622, granted to the governors of the College, certain premises, on trust, to distribute, out of the rents and profits, £20 yearly, among the poor of St. Saviour's, and the residue to be applied to the maintenance of the charity. The present state of this property is as follows:—

Two houses in the front, and four behind, which four are on lease to Edward Polhill, Esq. for twenty-one years, from Lady-day, 1816, at the yearly rent of	£30 0 0
No. 33, in front, is on lease to Edward Dickinson, for twenty-one years, from Midsummer, 1807, at the yearly rent of	52 10 0
No. 34, in front, is on lease to Robert Sparrow, for twenty-one years, from Michaelmas, 1820, at the yearly rent of	90 0 0
	£172 10 0

These rents appear to be, at present, the fair value of the premises.

Lastly, *Dorothy Applebee*, in 1681, left £3 per annum for ever, to buy coal, to be distributed equally among the poor of the College, on the 12th of August in each year, issuing out of messuages near Fishmonger's Alley. These premises are now the property of Benjamin Hook, Esq. of Millman-street, by whom the rent-charge is paid.

The net present income from these different endowments is £643 : 7 : 11. The following is the ordinary expenditure:—

Pensions to sixteen college poor, at 10*s*. each per week	£416 0 0
Quarterage to ditto, at 4*s*. each per quarter	12 16 0
Further bounty to ditto, at 5*s*. 6*d*. each, on Christmas-day, Easter-day, and Whit-Sunday	13 4 0
Ditto, ditto, at 5*s*. each, on the wardens going out of office	4 0 0
Weekly distribution of bread (being the amount of Mr. Cure's rent-charge)	3 9 8
Twenty-four chaldron of coals, viz. to each pensioner 1½	68 16 0
Allowance to the sub-warden of the college, for looking to the gates, and cleaning the college yard and gutters	4 10 0
Ditto, for mops and brooms	0 10 0
Ditto, for ringing the bell before closing the gates	1 0 0
Ditto, to one of the pensioners for cleaning the chapel	1 0 0
Lamp-lighting in the college	4 10 0

One year's supply of water for ditto.....	£8 8 0
The two ministers, for reading prayers to the pensioners throughout the year, at five guineas each	10 10 0
The surgeon for attendance on the pensioners.....	10 0 0
Ordinary expenditure.....	£558 13 8
Surplus	£84 14 3

The surplus having been invested from time to time, had accumulated, in the year 1819, to the sum of £2781 : 0 : 7 Four per Cents, when, in consequence of the decayed state of the almshouses, it was deemed advisable to rebuild them, and the stock was therefore sold out. The following statement will show the particulars of this transaction:—

Received for the stock and a dividend		£2534 4 1
Paid for rent of houses for the poor while the college was rebuilding ..	£26 8 10	
Mr. J. Wilson, builder, by contract..	2060 11 9	
Mason, ironmonger, surveyor, and other charges	311 8 6	
		2398 9 1
Balance remaining in hand....		£135 15 0

This heavy expenditure did not, however, accomplish the building of more than TEN new houses; so that there are six old houses still remaining, which must be pulled down and rebuilt; and to this end the surplus will still continue to accumulate until a sufficient fund shall be raised.

It appears, that the sixteen almspeople are now all chosen by the incumbent, churchwardens, &c. according to the directions given by the statutes with respect to fourteen, except only, that six instead of four are chosen from the Clink liberty, and the remaining ten from the Borough side of the parish; Paris Garden being, as we have shown, erected into a distinct parish. No warden is appointed from the sixteen, but one of them is nominated by the governors to the office of subwarden. His duty consists in keeping the keys of the gates, and taking care of the premises, and in reading daily prayers to the poor people in the chapel, except on Saturdays, when the two ministers alternately attend, and perform that service. The rents are collected, and the payments made, and accounts kept, by one of the wardens of the parish, who is, therefore, distinguished by the name of the college-warden.

Besides the allowance of twenty-four chaldrons of coals, above mentioned, the almspeople also receive from the general coal fund of the parish an annual supply of one sack each; which, probably, originated in the charities of John Hayman and Jonathan Barford, which will be seen hereafter.

JACKSON'S ALMSHOUSES.

These were established by the grant of *Henry Jackson*, who, in 1660, left to the wardens of St. Saviour's, a yearly rent-charge of £10, issuing out of his house, in Bishopsgate-street, for the erection of two houses in the College church-yard, and the maintenance of two people therein, to be chosen and qualified as those who enjoy the gift of Mr. Cure; but, in case the messuages in Bishopsgate were destroyed by fire, then the gift was to be void.

The premises subject to this annual charge consist of a dwelling-house and shop in Bishopsgate-street, now in the occupation of Mr. Ward, by whom the payment is duly made.

The two almshouses, which were built in the College-yard, consist each of an upper and lower room, and are inhabited by two poor persons, of either sex, appointed agreeably to the ordinances of Mr. Cure. From the annuity of £10 they have each a weekly payment of 20*d.* amounting, in the year, to £8 : 13 : 4. The remaining £1 : 6 : 8 has, in late years, been applied towards the expense of repairs.

YOUNG'S ALMSHOUSES.

In 1690, *Henry Young* left to the wardens £60 for the erection of two almshouses, in the College church-yard, or such other ground as the wardens should think fit. He also bequeathed a rent-charge of £5 : 4, issuing out of tenements near St. Margaret's Hill, in the Borough; the annuity to be employed in the relief of the two poor men or women inhabiting the almshouses, to each 1*s.* per week.

These houses were erected, agreeably to the intentions of the testator, and each almsperson receives 1*s.* weekly out of the annuity of £5 : 4, which is paid by Mr. Brocksopp, the present occupier of the premises charged.

SPRATT'S ALMSHOUSES.

These almshouses, in the College-yard, were erected out of the bounty of *Henry Spratt*, for two aged poor men of the Clink liberty. He also provided, by his will, in 1708, for the purchase of a freehold estate of inheritance, of the yearly value of £8, for the use of the two almsmen, who were to be chosen by the governors and vestry of St. Saviour's.

It appears, from a vestry minute of the 28th April, 1713, that the executors of Mr. Spratt had finished two houses in the College-yard, agreeably to the directions of the testator; and that, in satisfaction of the annuity of £8, they had proposed to the wardens an estate in Holborn, of £10 per annum, if they might have an allowance for the £2 per annum above the £8; for which the wardens allowed them £20. This agreement was carried into effect, and the annuity of £8 is now payable out of premises in Tichbourne-court, and distributed quarterly to the two almsmen chosen out of the Clink liberty.

CLARKE'S GIFT.

William Clarke, by his will, dated 10th July, 1818, gave to the trustees of the three last-mentioned almshouses the sum of £2,000 Three per Cent. Consols, on trust, to receive the dividends as they should become due, and to pay the same, equally, among

the persons occupying the six almshouses founded by Jackson, Young, and Spratt, by equal weekly portions.

This legacy, by reason of the duty of £10 per cent. was reduced to the sum of £1800 stock, producing a dividend of £54, which is weekly divided among the six poor inhabitants of the foregoing almshouses, agreeably to the directions of the testator.

MARY READING'S ALMSHOUSES.

It appears, from a vestry minute, dated 20th August, 1754, that Mrs. *Mary Reading*, by her will, in 1742, gave to the parish £50, to build two houses in the College-yard, with a stone in the front of them, signifying them to be her gift; the one to be for a poor man to live in whose christian name should be Joseph, the other for a poor woman to live in, whose name should be Mary.

This legacy appears to have been duly received, and applied to the building of two houses in the College church-yard, distinguished by the inscription directed by the testatrix, each consisting of only one room on the ground floor.

These rooms are appropriated by the wardens as habitations for a poor man and woman, bearing the respective christian names of Joseph and Mary. They partake of the general charities of the parish, and their houses are kept in repair by the general funds of the wardens.

THE FREE GRAMMAR-SCHOOL.

This school was established by charter of Queen Elizabeth, dated 4th June, 1562, "for the instruction of the poor as well as rich, inhabiting within the parish, in grammatical learning;" six governors were appointed and incorporated, with power to choose the master and usher, and make statutes and ordinances for the management of the school and revenue, under the advice of the Bishop of Winchester. In case of death, or the removal of any governor from the parish, the remaining governors, assisted by twelve "discreet and worthy inhabitants," were to choose others to supply their places.

Immediately after the grant of this charter, certain orders were made, directing, among other things, that the master's salary should be £20 yearly; that the wages of the usher should be £10 yearly; that the children should be taught free, except paying for their first entrance 2*s.* 6*d.* and 8*d.* per annum towards brooms and rods; that the number of scholars should not exceed 100, provided none of the parish, "found meet and able," should be refused. By subsequent statutes, the master is allowed to keep forty scholars for his own advantage, on condition of his keeping a learned and able usher; he is also allowed a house, rent-free. And the governors are empowered, if they think fit, to admit the children of other parishes than St. Saviour's, so that the whole do not exceed 100.

The same statutes take notice of an endowment of *John Bingham*, Esq. one of the governors of the school, for two poor scholars at Cambridge or Oxford, and provide that the governors should choose none for this exhibition but POOR *and such as were forward in learning*, and might be fit for the University. The choice first to be made from the

legitimate sons of decayed governors of the school, or vestrymen of the parish; next, such as had been born of honest parents in the parish; thirdly, the sons of any parishioners in the parish, though residing out of it.

The property of this school consists of the following particulars:—Thirty pounds a-year is paid by the parish of St. Saviour, under an old act of parliament, which was renewed about two years ago. The rents of seven freehold tenements in Chequer-alley, in the parish of St. Olave, Southwark, £9 per annum; the rents of six freehold tenements, in Kent-street, £30; the rent of a piece of ground and buildings behind the Queen's Head Inn, in the Borough, £50; the rent of a public-house, called The George, at Bankside, in the Borough, £85; an annuity of £20, charged upon premises in Fishmongers' Alley; an annual sum of £4, charged upon the Green Man public-house, in Chiswell-street; another annual sum of £4, charged upon a messuage and premises in Red Lion-street, in the Borough. Deduct the yearly sum of £4 : 3 : 7, for land-tax. There is also funded property to the amount of £5052 : 11 : 2 Three per Cent. Consols, made up of savings and several donations from individuals; and a sum of £3052 : 11 : 3 Three per Cent. Consols, arising from the sale of a messuage and premises at Bankside, to the Southwark-bridge Company, under the act of parliament, producing, altogether, an annual interest of £151 : 11 : 6.

The total annual income from these different sources is £387 : 15 : 1. The heads of expenditure are as follows:—

To the head master, per annum, including donations		£100 0 0
To the usher, per annum		70 0 0
To the writing-master, per annum		40 0 0
To the clerk, per annum		10 0 0
To the examiner, per annum		2 2 0
Gift to the poor of the parish		2 0 0
Bingham's exhibition		20 0 0
Cleaning school-room		5 0 0
Sundry annual payments, viz.		
Coals, about	£5 0 0	
Water rate	1 10 0	
Lamp	1 16 0	
Books for presents on the anniversary day	3 3 0	
		11 9 0
		£260 11 0

Making a balance of £127 : 4 : 1 in favour of the charity. Of this sum about £90 upon an average is expended in repairs and an anniversary dinner, leaving £37 for an accumulating fund.

When the present head-master came into his office there were but twenty-three scholars upon the foundation; but the school seems, in many respects, to have been greatly improved in his time. There are now sixty-eight boys upon the foun-

dation, and the master has only two private scholars, who are classed with the other boys, and whose only privilege is to have extra tuition and board. All the scholars pay alike for admission £1; and 5s. a quarter to the writing-school, and the like to the classical school.

The writing-master, out of his quarterage, provides pens, ink, and copy-books. The quarterage for classics is divided between the first and second master, in the proportion of three-fifths and two-fifths.

With the exception of writing and arithmetic, the education given at the school is, according to the provisions of the charter, entirely classical. It appears that this has operated to deter the poor persons who might be entitled to send their children there from so doing; but the Commissioners were assured that no poor child, whose parents have applied for his admission, has been refused.

The present school-master, the Rev. William Lowfield Fancourt, is a master of arts of Cambridge University, and is represented by the treasurer to be a superior scholar and a person of character.

OBSERVATIONS.

We find in the Grammar School of St. Saviour's, as in similar endowments that have come under our notice, a failure in the objects of the institution. In 1816, the scholars on the foundation averaged about forty; by the exertions of the present master the number is now raised to sixty-eight; which is little more than two-thirds the complement allowed by the charter, notwithstanding the increase in the revenue of the charity, and the population of the parish. Had the subjects of instruction in free schools been adapted to the present wants of society, there can be little doubt, from the augmented demand for education, that the claimants for admission would, in all cases, equal or exceed the number allowed by the statutes; and that, in most instances, the increased revenues would be adequate to defray the charges of their tuition.

Several measures, no doubt, for improving the management of charitable trusts will be founded on the results of the present Inquiry, and one specific measure, we think, might be applied, with great advantage, to grammar schools. We would, with few exceptions, convert them into schools of popular instruction. It would be the commencement of a really national plan of education, more truly English, by far, than that under the existing system of Latin and Greek, and would, at once, afford gratuitous instruction to a vast number of individuals in almost every part of the country. For such a scheme of instruction most excellent machinery is prepared—spacious school-rooms for the scholars, houses for the masters, and ample funds for defraying the charges of both: all that is requisite is an act of the legislature to rescind the authority of old parchments, (already obsolete, so far as is conducive to the interests of masters and trustees, though not of the public,) which the grantors and grantees themselves, had they been alive, would have been the first to cancel.

COLLETT'S CHARITY.

John Collett, by his will, dated 9th May, 1711, left, to two trustees and their heirs, certain premises in Southwark, upon trust, that all the clear rents and profits be expended in the education, teaching, clothing, putting out apprentice, and setting to work, the boys of the charity-schools that were or should be in the parish of St. Saviour.

In 1716, a controlling power in the disposition of the funds

of this charity was given to the governors of the charity-school in St. Saviour's, by a decree of the Court of Chancery, which directed that all the governors of the charity school, besides the two chaplains of the parish, should be co-managers with the trustees of Collett's charity; and it appears by a recital in the same decree that, by a deed, dated 12th June, 1718, the two trustees named in the will of John Collett conveyed the trust premises to the use of themselves and three others upon trust, that they and the chaplains of the parish church should dispose of one moiety of the rents and profits in teaching and clothing the boys of the charity school, and the other moiety in putting them out apprentices.

The premises so devised by the testator are comprised in three leases, one of which, dated 19th December, 1787, is of premises in High-street, Borough, for sixty-one years from Lady-day, 1788, at the rent of £90; another, dated 1st March, 1805, is of a building and premises in Three-Crane-court, for twenty-one years, from Lady-day in the same year, at the rent of £3:3; and the third is of six messuages on the south side of the Three-Crane-yard; and a piece of ground, with the erection thereon, for twenty-one years, from Midsummer-day in the same year, at the rent of £40.

The trustees let the premises, used as a watch-house, from year to year, to the Commissioners of Pavements, at ten guineas per annum, of which premises the former lease expired in 1808, under which the rent reserved was £2:10. There is also a sum of £600 in the Three per Cent. Consols, which has been bought out of the balances in the treasurer's hand at different times.

The amount of the rental altogether is £143:13, and the interest of the funded property is £18, making the total income of the charity £161:13, the application of which sum is accounted for as follows:—

At the annual audit, half of the money remaining in the hands of the treasurer, after paying the apprentice-fees and the current expenses of repairs, &c. is paid over by him to the treasurer of the charity school of the parish, for the general purposes of education and clothing, as directed by the will; the other half of the money is invested in the public funds as opportunities arise.

Till the year 1813, the practice was to apply one half of the surplus fund to the clothing and teaching of the boys, and the other to apprenticing them out; but it seems that the trustees last appointed conceived that it would be more beneficial to the school for it to receive the moiety of the balance rather than the half of the year's rental, on account of the smallness of the sum expended on apprenticeships and the largeness of the overplus; of this overplus, therefore, when not invested in the funds, the school receives one half at the audit, and when brought into the funds, the school is considered as entitled to one half of the capital as well as half the interest. No money is invested without the special direction of the governors. The funds which are thus assigned to the school are paid and applied generally, without any distinc-

tion, nor are any of the boys distinguished or known by the name of Collett's boys. The number of boys apprenticed each year is, of course, fluctuating, but there is always left a considerable balance. Till the year 1811 the fee for apprenticing was seven guineas; since that year it has been reduced to five guineas, for which reduction the treasurer gives no other reason than that he believes it was thought that as many masters might be got for five as for seven guineas; but it was reduced before he came into office.

The letting of the premises seems to have been upon fair terms, and there is no reason to think that any part of the original property has been lost to the school.

MRS. NEWCOMEN'S CHARITY.

Mrs. *Newcomen* died in 1674, leaving a will, whereby she devised to the wardens of St. Saviour's, and their successors, several messuages in the parish, upon trust, to apply the rents and profits, on the determination of certain life-interests, to the clothing of poor boys and girls with a suit of linen and woollen once a year, whereof two-thirds of the number were to be out of the Borough side, and the other third out of the Clink liberty, in the parish of St. Saviour, and for teaching them to read and write, and to cast accounts, and for the putting forth boys apprentice at £5 a-piece, at the age of fourteen years.

The present property consists of numerous houses, with their appurtenances, in the Borough, principally in King-street, producing, with the addition of the annual sum of 2*s.* 6*d.* paid to the trustees for a right of window-light, £627 : 17 : 6. The average expenditure amounts to £591 : 0 : 10, leaving a yearly balance of £36 : 16 : 8.

The present school-house was built in 1808, out of the savings of income, at an expense of £950. It is only for girls; but there is a large space of vacant ground fronting the school-house, on which it seems to be intended to erect a school for boys. At present Mrs. Newcomen's boys are taught in the parish charity school with the other boys, and the charity girls with Mrs. Newcomen's girls in the girls' school. Immediately after the new school was built, the number of children comprehended within this charity, which had previously been thirty-nine boys and ten girls, was increased to fifty boys and fifty girls, at which number it still continues. They are taught reading, writing, and arithmetic.

ALMSHOUSES IN GRAVEL-LANE.

These almshouses appear, from a vestry minute, to have been in existence as early as the year 1671; but it was impossible to ascertain their origin. They consist of ten small rooms, inhabited by ten poor women of the parish, who are appointed, from time to time, by the overseers of the poor, by whom also the houses are kept in repair. The following is the only endowment which they appear to enjoy.

Stephen Lowdell, by will, dated 21st June, 1806, gave £300 Four per Cent. Annuities to the churchwardens and overseers of the parish, in trust, to divide the dividends among the ten inhabitants of the almshouses in Gravel-lane, in such manner that each of them may have 2*s.* paid

to them the first Saturday in every month, and if the payments should be neglected for two whole years, the £300 to revert to his heir-at-law; and he desired, that his sister, and great nephew, Joseph, or the survivor of them, should have power to fill up any vacancy during their lives, if they should choose so to do.

The dividends of the stock thus bequeathed, amounting to £12 per annum, are duly divided among the ten almswomen, in shares of 2*s.* each, on the first Saturday in every month.

ALLEYN'S ALMSHOUSES AND DULWICH COLLEGE.

Edward Alleyn, by will, dated the 13th November, 1626, required his executors, within two years after his decease, to build ten almshouses in St. Saviour's, for ten poor people of the parish, to be members of the College of God's Gift, in Dulwich, which poor people, being placed in their several houses, should have such relief and maintenance as, in the statutes of the College, was set down.

By the statutes of the College, it was provided, that the ten poor persons to be placed in these almshouses should be chosen, from time to time, by the churchwardens and vestry of the parish, and should consist of five poor men and five poor women, who were, from these almshouses, to be admitted into the College, as places should fall void. And it was further provided that, while living in these almshouses, they should have certain specified allowances out of the revenues of the College, and a certain proportionate part of any surplus revenue that might accrue.

The ten almshouses were built by the executors, with the concurrence of the wardens, on part of an enclosure called the Soapyard, belonging to the College of the poor, of which we have before treated; since which time, they have been kept in repair by the general funds of the wardens. They are inhabited by five poor men and five poor women, who are placed in them by the wardens and vestry, as vacancies occur.

The College of God's Gift, in Dulwich, was founded by Edward Alleyn, in his life-time, by virtue of letters patent, granted by King James, in the 17th year of his reign; by which, among other things, his Majesty, at the humble petition and request of the said Edward Alleyn, appointed the Archbishop of Canterbury, for ever, to be the visitor of the College. The Commissioners, therefore, considered themselves incompetent to make inquiries relative to the benefit which these ten poor people, while living in the almshouses, may claim from the revenues of that foundation.

CHARITIES OF RICHARD HUMBLE AND PETER HUMBLE.

By indenture, dated the 18th September, 1617, *Peter Humble* confirmed to the wardens, an annuity of 40*s.* given by his father, *Richard Humble*, for the use of the poor. And he further granted to the wardens, to the use of the poor, a yearly rent of £3 : 4, issuing out of a tenement, with the appurtenances, adjoining to the south side of the great gate of the inn, called the Three Crowns, and also the further annuity of 4*s.* to be issuing out of the said tenement, for keeping his tomb clean.

The premises charged with these several annuities, consist of two houses in High-street, Southwark, the one No. 269, at present the property of Mr. Holwell, and the other, No. 272, now occupied by Mr. James South.

The annuities, amounting together to the sum of £5 : 8, are duly received, in sums of £2 : 14, from the tenant of each house, and 4*s.* being paid to the sexton for keeping the tomb clean, the remaining £5 : 4 is applied to the use of the general poor.

RALPH CARTER'S CHARITY.

Ralph Carter, in 1673, gave, after the death of his wife, his freehold estate, of the yearly value of £5, lying in Marlborough, in the county of Wilts, to the wardens and overseers, on trust, yearly, on Good Friday, to pay the rents among five poor people of the parish, not being pensioners, and chosen by the wardens and overseers; notice to be given on the next Lord's day after every Good Friday, either before or after morning sermon, of the names of the five people who should yearly receive the said gift.

These premises are now on lease to Messrs. King, bankers, of Marlborough. They are generally occupied by poor labourers; and, upon a recent survey of them, were estimated at the annual value of about £10 or £12. The rent of £5 is distributed among five poor of the parish, agreeably to the directions of the testator.

MRS. PAGETT'S CHARITY.

This was a gift, in 1618, of £50, to the parish, on consideration of paying weekly, on the Saturday, for ever, amongst four honest good women, and especially lame and impotent, born in the parish, and dwelling in the Borough side, or for default of such, then elsewhere dwelling in the parish, twelve pence; viz. to each, three pence. This weekly payment is accordingly divided by the wardens, every Saturday, among four poor women of the parish, in shares of three-pence each, a preference being given to those of the Borough side, and to such as are old and infirm.

MAIDEN-LANE ESTATE.

By indenture, dated 10th of April, 1620, *Thomas Emmerson* gave to trustees, described as parishioners of St. Saviour's, the sum of £50, and also conveyed to them and their assigns his garden, with the appurtenances, lying in Maiden-lane, containing half an acre of ground, and then let for £4 rent per annum, on trust, to pay, every week, for ever, unto two honest poor men, born and dwelling in the parish, 12*d.* each, and such payment to be continued so long as they were of good behaviour, and resided in the parish of St. Saviour. Vacancies were to be supplied by the donor or his heirs, or, on their default, by the feoffees, with the approval of the vestry; persons of the kindred or surname of Emmerson to be preferred. The feoffees were to deliver into the vestry an account, in writing, every year, of the receipts and disbursements on account of the trust; and if any surplus remained after the payment of the 2*s.* weekly, then 20*s.* were to be allowed the feoffees, for a "friendly meeting," in consideration of their trouble, and the remainder laid out in the purchase of firing and clothing for the two

almspeople, for their more comfortable maintenance. The two almsmen were to frequent divine service on Sundays, and to be of correct moral deportment, on pain of forfeiting their allowance.

The money gift of Mr. Emmerson appears to have been combined with two similar gifts of Mrs. Bingham and Mrs. Pagett, and the profit of the whole applied to the purchase of coal, and in certain weekly payments to the poor of the parish.

With respect to the premises in Maiden-lane, they appear to have been leased out without any considerable augmentation of rent till the year 1746; when a lease was granted to Edward Clark, for the term of sixty-nine years, at a rent of £8 for the first eight years, and of £50 for the remaining sixty-one years; the tenant further covenanting to lay out £500 on the premises within the space of ten years. Upon the expiration of this last-mentioned lease in 1815, the premises were taken into the hands of the wardens, for the purpose of effecting some needful repairs and improvements, and in contemplation of an advantageous exchange of part of the premises, for which a negotiation was then pending. They were, however, let out from time to time in detached parts, until the improvements were completed; when, by indenture, dated the 31st December, 1818, the proposed exchange was carried into effect, between the wardens on the one part, and Messrs. Robert and Arthur Pott, on the other. By this exchange, the wardens conveyed to Messrs. Pott a piece of ground, and Messrs. Pott conveyed to the wardens, on the trust of the charity, another piece of ground, with the houses, buildings, and other erections then standing thereon, together with a certain right of drainage over other grounds of Messrs. Pott.

On the occasion of this transaction, the wardens were also induced to sell a small slip of ground, belonging to the charity, to the Commissioners of the St. Saviour's paving act, for the purpose of widening the adjacent street, for which they received the sum of £300.

On the 24th February, 1819, the premises were demised to Mark Sillcock, by the description of "All those two several "messuages or tenements and "premises then in the occupation "of the said Mark Sillcock and "one Hudson, together with the "yards, sheds, storehouses, and "other the premises thereunto "belonging or therewith held, "as delineated in the plan an-"nexed to the lease," for the term of twenty-one years from Christmas then last, at the yearly rent of £164; and, also, the further annual sum of £7:5:2 being the amount of the land-tax of the premises redeemed by the wardens.

This rent seems to have been the result of a regular survey and valuation of the premises, and appears to be their present fair value.

In tracing the annual application of the rents of this property, we find the following vestry order, dated the 14th March, 1754, in which year, according to the terms of the lease of 1746, the rent of £50 per annum began to be payable.

"This vestry, taking into "consideration the increased re-

" venue of the piece of ground, " formerly given by Thomas " Emmerson, Esq. lying in " Maid-lane, which, with the " buildings and improvements " thereon, is now let to Mr. " Edward Clark, at the yearly " rent of £50, clear of taxes, " and having deliberately con- " sidered the true intent and " meaning of the donor thereof; " to the end, therefore, that the " donor's charitable purpose " may be as fully and effec- " tually performed as the same " can be, do hereby come to " the following resolutions :— " And it is hereby ordered that, " for all future times, the said " yearly rent of £50, or such " other rent as shall be gotten " for the said premises, shall " be received by the warden of " the general poor, and, after " deducting all outgoings, if any " such, and deducting 20*s.* for " a dinner for the churchwar- " dens, the rent shall be dis- " posed of in manner following : " viz. Unto six honest poor " men, born and dwelling in " the said parish, to each of " whom the weekly sum of 3*s.* " shall be paid ; and that the " remainder of the income shall " be applied by the churchwar- " dens for the time being, for " the better and more comforta- " ble maintenance and provision " of the said six poor men, at " such times and in such man- " ner as the said churchwardens " shall judge most fit."

This order gave rise to the following appropriation of the rents, which has continued to the present time :—

To six poor men, born and dwelling in the parish, at 3*s.* a week each ; making, per annum.....	£46	16	0
Further allowances at Christmas	2	4	0
	£49	0	0
Retained for the use of the wardens	1	0	0
	£50	0	0

The surplus of the rents, as well as the £300 received from the Commissioners, of the Paving Act, has been applied to defray the charges for repairs, improvements, and other incidental expenses in the management of the charity estate. Henceforth the clear annual sum of £121 : 5 : 4, will remain to accumulate, *until the directions of the Court of Chancery* have been obtained to sanction its appropriation ; the vestry having been advised that it is not competent to them to extend the objects of the charity without the intervention of that Court.

OBSERVATIONS.

The Court of Chancery is, at present, overwhelmed with business, but it is likely to receive a considerable accession of employment from the numerous cases for adjudication which will arise out of the investigations of the Commissioners, and which afford an additional reason, among other weighty ones, for a speedy reform in the machinery of that tribunal. With respect to the application of the surplus funds, accruing from the Maiden-lane estate, we apprehend the wardens might have followed the example of their predecessors without fear of any serious consequences. They are, at least,

as competent to make laws as the vestry of 1754, on whose unauthorized deviations, from the conditions of the trust, they have been acting for the last seventy years. Mr. Emmerson limited the application of his charity to *two* persons. The vestry, in 1754, increased the number to *six*, and the vestry of 1827, with equal authority, may augment the number to fifty—at least, such an innovation would not be less legal than applying the charity to six, in lieu of the original number to which it was restricted by the donor.

SIR JOHN FENNER'S CHARITY TO TEN PARISHES OF LONDON.

Sir *John Fenner*, by his will, dated the 25th September, 1633, bequeathed the whole of his moneys, debts, and other estate to be invested in the purchase of land; of the produce of this land he directed, *first*, so much as amounted to the yearly value of £60, to be assured to the parishes of Sepulchre; Giles, Cripplegate; Botolph, Bishopsgate; Botolph, Aldgate; Shoreditch and Whitechapel, near London; Olave, Bermondsey; Saviour and George, in or near Southwark; for buying, yearly, twenty bibles, of the canonical scriptures only, of the smallest volume, well printed, on good paper, and handsomely bound with clasps; these to be bought and distributed by the ministers and churchwardens for the time being, about Easter, yearly, to such young persons as were unable to buy such books and most likely to make a good use of them.

Secondly, £50 more, the yearly produce of the said lands, was to be assured to the same ten parishes, to be distributed by the ministers, churchwardens, and officers, among the poor sick persons of these parishes, on the four festivals of Easter, Midsummer, Michaelmas, and Christmas.

Lastly, he bequeathed legacies, in money, to the parishes of St. Giles, Cripplegate, £50; to Shoreditch, £40; Botolph, Bishopsgate, £40; Botolph, Aldgate, £40; Whitechapel, £50; Bermondsey, £40; St. Saviour, £50; and St. George, £50; these legacies to be employed as a perpetual stock, by the churchwardens and overseers of the poor, in the purchase of coal, at the season when cheapest, and distributed to the poor, in winter, at prime cost.

Pursuant to the will of Sir John Fenner, lands were purchased in the parishes of Sproughton, Belsteed, Washbrook, and Stoke, in the county of Suffolk, and conveyed to thirty trustees, the representatives of the ten parishes interested in the bequests of the testator; and, by a subsequent indenture, in 1655, it is provided, whenever the number of trustees is reduced to ten, these should reconvey the trust-estate to thirty other parishioners, chosen by the ministers, churchwardens, and vestrymen of each of the ten parishes. It was further agreed that all the deeds and evidences relative to the charity should be kept in the vestry-house of the parish church of St. Leonard, Shoreditch, for the general use of the ten parishes interested therein.

The premises which were thus conveyed, and which, by a survey made in 1745, were found to contain 232*a*. 1*r*. 3*p*. were demised, on the 2d January, 1812, to John Palmer Jarmain, for the term of twenty-one years, from Michaelmas then last, at the annual rent of £696.

This rent, however, which appears to have been offered under the excitement of public competition, being found too heavy, the trustees were induced, in March, 1816, to abate it to the sum of £450, which, on a survey then made of the premises, was ascertained to be their fair value. This abatement, the propriety of which there appears no grounds to question, still continues; but the reserved rent of £696 remains unaltered on the lease, to be revived at any time that an increased value of the premises may justify such a measure.

After deducting the annual sum of £2 : 2, for insuring the farm buildings, the residue of the rent, amounting now to the sum of £447 : 18, is divided among the ten parishes specified in Sir John Fenner's will, in equal shares of £44 : 15 : 9½ each.

The portion paid to St. Saviour's parish is disposed of as follows, namely :—

		£	s	d
On New Year's Day, to five poor sick female householders, in money		5	0	0
At Easter..	in the purchase of sixty bibles (cost in 1820)	30	0	0
	in money among the most needy poor.....	9	15	9½
		£44	15	9½

About nine of the bibles are given for the use of the schools, the rest are distributed, in certain proportions, by the three trustees of this charity, appointed on behalf of St. Saviour's parish, by the two ministers and the six churchwardens. This distribution appears to be duly made among the fittest objects in the parish.

In the year 1810, a sale of timber from this estate, which was effected by public auction, poduced the gross sum of £955. The following statement will show in what manner that produce was disposed of:—

	£	s	d
Expenses attending the journey *of a committee to view the farm*, and mark the timber.....	67	8	6
Auctioneer, for selling the timber	38	12	0
Other expenses attending the said sale	18	8	1
Paid the outgoing tenant for damage on felling the timber	20	0	0
Advertising the farm, maps of ditto, &c.	39	19	5½
Expenses at the Crown and Magpie on letting the farm..	41	3	6
Expenses attending various other general and particular meetings.....	56	17	6½
Insurance, postage of letters, &c.	13	8	11
Paid Mr. Jarmain, the new tenant, towards new erections	200	0	0
Solicitor's fee and other law expenses	197	17	1
	693	15	1
Laid out in the purchase of £446 : 11 : 6, Three per Cent. Consols	261	4	11
	£955	0	0

This stock was purchased on the 24th October, 1812, in the names of Richard Carpenter Smith, Esq. Thomas Palmer, Samuel Nash, and Charles Lush, who, with twenty-six others, had been appointed trustees of this charity, by indentures of the 25th and 26th March, 1811. Upon the purchase of the stock, these four gentlemen executed a declaration of trust, importing that the dividends, after payment of all necessary costs and charges, were to be divided equally among the respective churchwardens of the ten several parishes, according to the directions of Sir John Fenner's will.

From some cause, of which no satisfactory explanation could be obtained, no dividends had been received at the time of the inquiry, in May, 1821; but it was stated that immediate application would be made for them, and that, when received, they should be duly disposed of, agreeably to the trusts above specified.

The pecuniary bequest of £50, which the testator made to the parish of St. Saviour, for the purchase of coal, appears to have been duly received by the wardens; and there are found some traces in the earlier vestry books, of a purchase of coals and subsequent sale of them to the poor, agreeably to the mode pointed out by the testator. This practice, however, if it ever did obtain to any extent, has very long been superseded by the mode now in use, and which consists in preserving the principal money unbroken, expending the interest only in the purchase of coals, and distributing those coals gratuitously to the poor in winter. This mode, which the wardens have also adopted with respect to other charities of a similar nature, as will be seen in the sequel, appears better adapted to secure the principal from loss than that which the testator prescribed would be found to be at the present day.

The annual sum of £3 is allowed by the wardens as interest of this legacy. It will be found among the other items of the expenditure for coals.

BUCKLAND'S CHARITIES.

FIRST CHARITY.

By indenture, dated 10th December, 1628, it appears *Robert Buckland* gave to the wardens of the parish the sum of £320, conditioning that they should cause a vestry to be called, who should name sixteen honest poor of the parish, whereof ten should dwell within the Borough side of St. Saviour's, four within the Clink liberty, and the remaining two within the Old Paris Gardens' liberty; and out of these sixteen, the vestry were to nominate eight, to whom the wardens were to pay, weekly, to each, 9½*d.* so long as they dwelt within the limits mentioned, and conducted themselves properly, without receiving alms. It was also provided, the wardens should pay yearly, 20*s.* for a sermon to be preached on the 27th of December, when the conditions of the gift to the poor should be made known.

The weekly pensions of 9½*d.* are paid by the wardens to each of eight poor persons, of whom five are chosen from the Borough side of the parish, and the other three from the Clink liberty.

They also pay one guinea for a sermon on the 27th of December.

SECOND CHARITY.

It appears, from the condition of a bond, dated in 1639, that Mr. *Buckland* gave the further sum of £100 to the wardens, on condition they should yearly apply £6 in the manner following; that is to say, £5 to be disbursed *in bread* on the feast-day of St. John the Evangelist, after morning prayer, to ten poor men of the Borough side of the parish, such as the wardens and *six, at least, of the ancients of the vestrymen* should appoint; and the residue of £1 was to be spent "in good cheer," in consideration of the wardens' trouble in making such distribution.

The annual payment of £5 is made by the wardens to ten poor men of the Borough side, in sums of 10*s*. each. The appointment, however, is confined, *in practice*, to the wardens alone.

THIRD CHARITY.

Mr. *Buckland*, by another indenture, in 1647, gave his house and estate, situate in Dartford, in Kent, in trust to the wardens, for charitable uses. Of the produce of this estate 40*s*. were to be to the use of the wardens, for their trouble in managing the charity; the residue was to be applied to the relief and maintenance of the poor inhabiting the Borough side of the parish.

The premises granted by this indenture, on which some additional buildings have been since erected, are at present in the occupation of Isaac Wells Wright, under a lease granted to him on the 20th March, 1817, for twenty-one years, from Lady-day, at the annual rent of £70, which appears to be the fair value.

At a vestry, held the 4th November, 1673, (when the rent of these premises appears to have been £12, leaving £10 after deducting 40*s*. for the wardens,) it was ordered, that the £10 of Mr. Robert Buckland's gift, issuing out of the house and lands at Dartford, should, for ever afterwards, be laid out in providing ten gowns, answerable to the gowns of Mr. Alleyn's gift for Dulwich College, and with a badge on them, with the letters "R. B." and should be distributed to ten poor men of the Borough side, yearly, for ever, and that whoever had that gift one year should not partake thereof the next, for the better improvement of the charity.

This order, with the exception of what relates to the badges, appears to have continued in operation to the present day. The garments, however, which are at present in the form of coats, have probably varied in fashion, or in quality, as the whole expense of the ten did not, in the year 1820, exceed nine pounds.

After payment of this expense, and of the 40*s*. for the wardens, the surplus of the rents (amounting, in 1820, to the sum of £59) is distributed at Easter, among the most necessitous poor of the Borough side of the parish, in sums varying from 10*s*. to 20*s*.

CHARITY FOR CLOTHING.

Thomas Marshall, in 1625, gave to the parish £100, on condition the Corporation of the parish should, yearly, three days

before Christmas, apparel six boys, inhabitants within the Borough, about the age of fifteen years, with six suits of apparel; the said six suits to be valued at £5 : 10. The wardens annually charge themselves with £6, in respect of this charity; but they generally expend somewhat more in providing clothing agreeably to the directions of the will. The articles provided consist of a grey coat, a pair of breeches, a pair of shoes, a pair of stockings, a shirt, and a hat, to each of six poor boys of the Borough side of the parish.

It appears, from the condition of a bond, dated 8th November, 1631, from the wardens to *Elizabeth Marshall*, that she had that day delivered to the wardens the sum of £100, to the intent that they should, every year, bestow £6, three days, at least, before Christmas, to apparel six poor women, inhabiting within the Borough, in the parish of St. Saviour, such as the churchwardens should think to have most need thereof; viz. a petticoat, waistcoat, smock, kercher, neckcloth, and hose and shoes. The wardens, in the execution of this trust, annually provide for each of six poor women of the Borough side the several articles of apparel above specified. The following is a particular of the cost of the articles which were furnished for the year 1820:—

Linen	£3	16	5
Stuff for gowns.....	5	10	6
Hosiery.....	0	9	0
Making the bonnets	1	2	6
Making the gowns, &c.	2	4	6
	£13	2	11

SYDENHAM ESTATE.

Mark Howse, by his will, in 1638, left to the wardens of the parish the sum of £360, to purchase lands, of the value of £18 per annum, which amount, after the death of his wife and daughter, was to be applied to certain charitable uses, the precise nature of which cannot now be ascertained.

By an indenture, dated the 16th June, 1642, it appears that, in consideration of the sum of £360, there was conveyed to the wardens of the parish, an estate, described as all that messuage and tenement, and the barns, stables, and outhouses thereunto belonging, and twenty-one acres, by estimation, of meadow and pasture land, situate at Sydenham, in the parish of Lewisham, in Kent. And, by another indenture of the same date, it is declared that the said premises had been purchased by the wardens in trust, for the only benefit and behoof of the parish of St. Saviour, and to the intent and purpose, " that the churchwardens of the said parish, and their successors, and the vestrymen of the said parish, for the time being, for ever, should distribute the rents, issues, and profits thereof, to the good and charitable uses and purposes in the last will of of Mark Howse, by whom the said £360 was given to them for the purchase of lands to those uses and purposes, and in and

by a deed under the common seal of the said wardens, made between them and the said Mark Howse, bearing date, &c."

These premises, consisting of 22*a.* 1*r.* 15*p.* with the farm buildings, were let on lease to Robert Kimber, for twenty-one years from Michaelmas, 1801, at the annual rent of £81, which appears to be their fair value. Out of this rent the wardens have uniformly devoted the sum of £18 to the following purposes; namely,

To fifteen of the parish, at 6*s.* 8*d.* each,	5th November....	£5	0	0
To twelve ditto,	at ditto St. Thomas's day .	4	0	0
To twelve ditto,	at ditto Maunday Thursday	4	0	0
To twelve ditto,	at 5*s.* St. Mark's day....	3	0	0
To the wardens for expenses.....		2	0	0
		£18	0	0

Whatever surplus has remained, from time to time, has been treated as a part of the Corporation funds.

If the appropriation to the extent of £18 is to be considered as comformable to the disposition made by the donor of the £18, to which he alluded in his will, as the annual value of the lands to be purchased, the Commissioners apprehend that, in the absence of any further provision by him, with respect to a possible increase of the rent in future times beyond that amount, *the whole of such increase would be properly applicable to the augmentation of the charitable uses above specified.* It is, however, possible that the donor may have provided, that the surplus rents should belong to the wardens for the general purposes of their corporation, and that they are, therefore, justified in adding them to their own funds, from which the repairs of several almshouses, as we have before shown, and other charitable uses in the parish, are supplied.

There is also a sum of £2 annually received from the Embroiderers' Company, as the further charity of Mark Howse, the particulars of which are reserved for the account to be hereafter given of the charities vested in that company.

This charity is distributed on St. Thomas's day among twelve best deserving poor of the Borough liberty, in shares of 3*s.* 4*d.* each.

ANN AUSTIN'S CHARITY.

By indenture, in 1643, *Ann Austin*, granted to the wardens a messuage near the east end of the parish church, and another adjoining thereto, being part of the possessions of the dissolved monastery of St. Mary Overy, upon trust, that the profits should be applied towards the relief of the poor of the Borough side of the parish; or, in default of proper objects in that precinct, then the profits to be given to the poor of the College, or to the poor of St. Saviour's generally.

Both these houses lately let for a rent of £40, but they have been since taken down, and the site of them added to the burial ground, the parish allowing the charity a rent for the ground

equal to the highest gross rent which both the houses have ever produced.

JOHN SIMMONDS'S CHARITY.

John Symmonds, by will, in 1628, gave to the poor of the parish of St. George, the yearly sum of £10 for ever, to be distributed on the feast days of All Saints and the Purification of St. Mary, the blessed Virgin, by even and equal portions; and the sum of £5, for ever, yearly to the poor of the parish of St. Mary, Newington, to be distributed on the two several days of the year before mentioned, or otherwise, at the discretion of the overseers; and the further sum of £8 yearly, for ever, to the poor of St. Saviour's, to be distributed on the feast day of St. Thomas the Apostle, in every year.

	£	s	d
Addington	1	0	0
Beddington	2	0	0
Bermondsey	20	0	0
Clapham	2	0	0
Carshalton	2	0	0
Chaldham	1	0	0
Caterham	3	0	0
Chelsham	2	0	0
Limpsfield	2	0	0
Mitcham	4	0	0
Merton	1	0	0
Morden	1	0	0
St. George's, Southwark	20	0	0
St. Olave's, Southwark	30	0	0
St. Saviour's, Southwark	28	0	0
Sanderstead	1	0	0
Sutton	2	0	0
Titsey	2	0	0
Tooting	2	0	0
Woodmansterne	1	0	0
Woldingham	1	0	0
Warlingham	2	0	0
	£130	0	0

These annuities are to be employed in the relief of the poor of the respective parishes in apparel, or in bread and flesh or fish, and of which we shall speak more particularly in our general account of the charities of Alderman *Smith*. The annuity to the parish of St. Saviour is applied, by the warden, to the providing of a woollen coat and gown, for each of twenty poor men and twenty poor women of the parish, the expense of which, when it exceeds the annuity, is made up from other charitable funds of the parish.

With respect to the annuity of £8 payable to the poor of St. Saviour's, it was charged by the executor of the testator on a messuage and farm, called Purser's, situate in the parish of Sheire, in Surrey. These premises appear to have been afterwards purchased by the wardens, by whom the annual sum of £8 is now distributed on St. Thomas's day, among the general poor of the parish, in satisfaction of this charge.

ALDERMAN SMITH'S CHARITY.

The parish of St. Saviour is entitled to the annual sum of £28, part of a rent-charge of £130, issuing out of the Bexhill estate, and applicable, in certain proportions, to the following parishes:—

BARNET PROPERTY.

John Hayman by his will, dated 14th October, 1646, bequeathed all his houses and lands, in Barnet, which he held by lease, or otherwise, to the

wardens of St. Saviour's, on the trusts following:—namely, *first*, to pay, yearly, £2:4 to the wardens of the Merchant-Tailors' Company, for the uses therein mentioned. *Secondly*, to the vestry-clerk of St. Saviour's, 4*s*. for his care in keeping the residue of the rents till they amounted to £50, which was to form a perpetual stock, to buy coal in summer, to be retailed to the poor in winter, at prime cost. *Thirdly*, after raising this stock, the residue of the rents, above the annuities of 48*s*. already appropriated, was to be paid to the bailiff and chief officer of Dorchester, until they should amount to the like stock of £50, to be by them employed for the benefit of the poor of that town. Afterwards, the residue was to be paid to the churchwardens of the parish of St. George, in Southwark, until they had received £40, to be employed in the same manner as the £50 in the parish of St. Saviour. The residue was next to be given to the churchwardens of the parish of St. Thomas till they had received twenty marks, to be used in a similar manner, as a perpetual stock for the purchasing and vending of coals to the poor without profit.

After all these stocks had been made up, the residue was to be appropriated to the following uses:—that is to say, 20*s*. for the wardens of St. Saviour's, for their pains taken therein, and the residue to the use of the general poor of the parish, to be distributed as they should think fit; except always that, out of the same, they should buy, yearly, in the summer time, two chaldrons of sea coals, and give one-third, yearly, to the poor people in the almshouses, called the College, and the other two-thirds to sixteen other poor people of the parish; and the testator further willed that a due account should be taken of the receipts and payments concerning the premises.

The premises thus devised are at present occupied by Mrs. Thomson, under a repairing lease granted to her late husband, Thomas Thomson, for a term of ninety-nine years, at the annual rent of £14. It appears, from the vestry minutes, that the premises were for some time publicly advertised before this lease could be effected; and the wardens obtained the best terms for the charity that were then found practicable.

The rent is disposed of in the following payments; namely:—

	£	s.	d.
Insurance of the Building	1	10	0
Receipt Stamps	0	0	8
Merchant Tailors' Company	2	4	0
Vestry-Clerk of St. Saviour's	0	4	0
Allowance to the Wardens	1	0	0
	4	18	8
Residue in Coals	9	1	4
	£14	0	0

The stock of £50 for the purchase of coals, for the benefit of the poor of St. Saviour's, was made up, and now remains in the hands of the wardens, at the annual interest of £3, which,

with the above-mentioned residue, is included in the general coal expenditure of the parish.

RALPH HANSOME'S CHARITY.

The annual sum of £5 is received from the Ironmongers' Company, as the charity of *Ralph Hansome*, for the use of the general poor, the particulars of which will be seen in the account of the charities vested in that Company.

CHARITIES FOR THE PURCHASE OF COALS.

It appears, from the books of the wardens, that the following gifts were made at different times, for raising a stock of coals to be sold to the poor in winter:—

1607.	Daniel Newman gave £10, for which the wardens allow, annually	£1	0	0
1630.	King Charles I. gave £100, for which they allow	6	0	0
1631.	Richard Wright, „ 20, ...ditto.....	1	0	0
—	Grace Richardson „ 20, } .....ditto.....	2	8	0
—	The City of London „ 20, }			

which several allowances, making together the sum of £10 : 8, are carried to the coal account.

SOAMES AND LOVEDAY'S CHARITY.

An annual sum of £1 : 10 is paid by the wardens to the use of the general poor, as the interest of a sum of £30 given by Mrs. *Susan Soames*, in the year 1632; and a further annual sum of £2 : 10 is distributed by them in bread, on St. Thomas's Day, as the interest of a sum of £50 given by Mrs. *Grace Loveday*, for that purpose, in 1689. These respective gifts also appear on benefaction tables in the church.

MRS. NEWCOMEN'S CHARITY.

The particulars of this charity will be more fully detailed hereafter, from which it will appear that twenty poor women of the parish are entitled to be clothed out of the rents of certain premises devised by Mrs. Newcomen. It seems that the benefit has been for some years past extended to twenty-one, the cost of whose clothing, in the year 1820, amounted to the sum of £67 : 11 : 7.

BARNARD HYDE'S CHARITY.

The parish of St. Saviour is entitled, under the provisions of this charity, to receive, once in every ten years, the sum of £4 : 10, to be distributed among eighteen poor widows or maids of the parish. The last payment was made in the year 1818, which was distributed agreeably to these directions.

The particulars of this gift will be more fully stated in our account of the charities of the parish of St. Dunstan, in the East.

MIDDLETON'S GIFT.

Richard Middleton, by his will, in 1677, directed the sum of £100, which was due to him from the parish of St. Saviour, to be invested to the best advantage, and the profits arising therefrom to be paid, yearly, by the wardens, to six poor widows and six fatherless children of the parish, to be equally shared among them. It does not appear that any purchase was made by the wardens; but they have annually allowed the sum of £6, "the produce of £100, the gift of Mr. Middleton;" which annuity is divided between six poor

widows and six fatherless children of the parish, in equal shares of ten shillings each.

HANNAH SCOTT'S CHARITY.

This was a bequest of a rent-charge of £5, to be distributed, in bread, to the poor, weekly, on every Lord's Day, between the feast of St. Michael the Archangel and Lady-Day. The distribution is made by the wardens, in bread, among the poor of the parish, agreeably to the directions of Mrs. Scott's will.

LITTLEBAKER'S CHARITY.

The particulars of this charity, which consists of an annual sum of £2 : 8, received from the Tallow Chandlers' Company, for the purchase of coals, will be given in the account of the several charities under the management of that Company.

ANONYMOUS CHARITY.

A vestry minute of the 25th November, 1690, records that a bond was that day given to Mr. William Whitehill and Mr. Henry Strode, in consideration of £100 received, to pay £5 per annum to poor housekeepers, between the beginning of December and the end of January for ever, in the hardest seasons. This benefaction corresponds, in date and in annual amount, with a gift which is ascribed on the benefaction table to a gentleman unknown; and in respect of which the wardens annually pay, in the month of January, the sum of 16*s.* 8*d.* to each of six poor housekeepers.

POOR DEBTORS' CHARITY.

Dorothy Appelbee, by her will, which has been alluded to in the account of the College of the Poor, charged her premises in Fishmongers' Alley with the annual payment of £20 to the wardens of St. Saviour's, for the releasing of poor prisoners in debt within the King's Bench, the county prison of Surrey, or the compter prison of Southwark, by such parts as the wardens in their discretion should deem meet.

This rent-charge is paid by Mr. Hook, the owner of the premises charged, and is applied by the wardens to the purposes specified in the will.

A further benefaction, in respect of which the wardens distribute the annual sum of £1 : 18 in bread on Twelfth-day, is also attributed in their accounts to Mrs. Appelbee, but no mention is made of it in her will, nor is there any other trace of such a benefaction having taken place.

JOHN BANKS'S CHARITY.

This parish enjoys the privilege of appointing five poor men and as many women, inhabitants of the Clink liberty, of the age of forty years, or more, to receive the sum of 50*s.* each, per annum, from the Haberdashers' Company, agreeably to the will of John Banks, the particulars of which have been already mentioned (page 64) in our account of the charities under the management of that Company.

ELIZABETH MATTHEWS'S CHARITY.

Elizabeth Matthews, in 1827, left an annuity charged on certain leasehold property, held of the Bishop of Winchester, in trust, to be laid out in buying bread, to be given to the poor of the parish every Sunday in the year, so long as the said lease could be

renewed, which she gave in consideration of a vault that the parish had given her for her interment, the lease, rents, and profits of the whole estate to be subject to the charge of renewing the same as often as occasion might require.

This annuity has been received, and regularly applied to the purchase of bread for the poor, agreeably to the directions of the testatrix. But the Commissioners were given to understand that the lease expired in March, 1822, and that the Right Rev. Bishop had declined to renew it.

WILLIAM MASON'S CHARITY.

William Mason, by his will, dated 2d October, 1723, gave to the churchwardens of the parish of St. Saviour the sum of £400, to be used and improved as the vestry of that parish should direct, so as the principal might be preserved entire, and the interest distributed in the winter, yearly, to such poor housekeepers within the said parish, and in such manner as the vestry should think fit.

It appears, from a vestry minute, dated the 19th September, 1734, that this legacy of £400 was applied to the discharge of a debt, which had been incurred for building a parish workhouse, and that the wardens, according to a power given to them by the vestry, had charged the poors' rate with the payment of £16 annually for the interest.

Another vestry minute, of the 21st November, in the same year, states a resolution of the vestry, that the interest of the £400 should be distributed in January or February annually, to poor housekeepers of the parish, not pensioners, at the discretion of the wardens, by 10*s.* each, and that a distinct account should be kept of the names of the persons to whom the distribution should be made.

This resolution still continues in force, and the sum of £16 is accordingly annually distributed by the wardens, in the month of February, among thirty-two poor housekeepers of the parish, in shares of 10*s.* each, whose names are recorded in a book provided for the purpose.

WIDOWS' CHARITY.

Jane Gatland, by her will, dated 12th November, 1752, gave, after the decease of certain persons therein mentioned, £600 Bank Stock, to the churchwardens and overseers, in trust, half-yearly, for ever, to pay the interest among five poor decayed widows, in equal parts, who should be resident within the parish of St. Saviour, aged forty-five years, or upwards, and should have been but once married, and have lived in good circumstances, with credit and repute, and by misfortune have come to decay, and should be of the communion of the church of England, and not receive alms or charity from the parish. She further willed that publication should be made in the parish church during the time of divine service, upon the Sabbath day, of the time when the payment and allowance should be to be made, and the names of the persons to whom the same should be given. She also gave, after the decease of certain other persons therein mentioned, £200 East-India Stock, in trust, to allow the interest to two other poor decayed widows, under the like circumstances as the former

legacy. And she further ordered that the £600 Bank Stock and £200 East-India Stock, should never be sold out or removed from the places where the same were invested.

The lives on which these legacies were expectant having respectively determined, the Bank Stock was transferred in 1773, and the India Stock in 1787, into the names of the wardens of the parish, according to the directions of the will. The Bank Stock which, by means of sundry bonuses, and an addition of £25 per cent. made to it, under the Act of the 56th George III. c. 96, has risen to the amount of £819 : 6 : 6, affords annual dividends of £81 : 18 : 4, which are divided among five poor widows of the parish, in equal half-yearly shares of £8 : 3 : 10 each.

The East-India Stock, which still remains at the amount of £200, affords annual dividends of £21, which are divided between two poor widows of the parish, in equal half-yearly shares of £5 : 5 each.

The directions of the will appear to be observed in the choice of the objects of this charity.

BREAD CHARITIES.

John Speary, in 1760, gave £60, the interest thereof for ever, for the use of the poor where his body should be buried, for bread, at Christmas.

It appears from a vestry minute, dated the 14th May, 1779, that *Ephraim Allen* also gave, by his will, to the churchwardens of the parish, the sum of £50, on trust, to invest the same in some of the government stocks, and to apply the dividends, yearly, in the purchase of bread, to be distributed, on Christmas-day, to such of the poor persons of the parish and in such manner as the wardens, for the time being, should think proper.

The body of John Speary having been buried in St. Saviour's church-yard, this parish became entitled to his legacy, which, with Allen's £50, was laid out in the purchase of £141 : 7 : 2, Three per Cent. Consols, the dividends of which are distributed in bread, on Christmas-day, among the poor of the parish.

EDWARD SPEAK'S CHARITY.

Edward Speak, by will, in 1766, directed that the residue of his estates, after his debts were paid, should be placed in the public funds, and the interest thence arising to be at the disposal of the wardens, to be by them distributed to four housekeepers, who never received alms of the parish, to whom they should give not more than 40*s*. nor less than 20*s*. each, annually; and on failure by the wardens to perform his will, he gave the interest to the churchwardens of St. George's, Southwark, on the same conditions, to be by them disposed of for three years, and afterwards to revert to the officers of St. Saviour's; and should they at any future time further fail, the interest to be again at the disposal of the churchwardens of St. George's, for other three years, and so *toties quoties*.

A suit having been instituted in the court of Chancery, for the purpose of establishing this charity, and a reference made to the master, to take an account of the personal estate of the testator, it was certified, by his report, in 1781, that, after deducting the

disbursements made by the executors, and the costs of the suit, there remained, in their hands, the sum of £445 : 4 : 3, including the produce of a leasehold estate. This balance was afterwards made liable to some further deductions, which finally reduced the balance, for the use of the charity, to the sum of £235 : 7, which was invested in government stock, and dividends, amounting, annually, to £12 : 7 : 8, are received by the wardens, and distributed, in nearly equal shares, among twelve poor housekeepers of the parish, not having received parochial relief.

MARK CORK'S CHARITY.

Mark Cork, in 1791, directed his executors to sell, by public auction, his and his wife's wearing apparel, plate, and household furniture, and from the produce, and what money he should die possessed of, and wages, and earnings of the poor of the workhouse of St. Saviour's, at the time of his decease, to purchase stock, the interest of which, together with the interest of £600 stock, then standing in his name, to be appropriated to the following purposes; that is to say, the wardens of the parish should, on the 29th day of December, annually, give to three poor widowers and three poor widows, of honest and sober lives and conversation, belonging to that parish, to the women, a bonnet, cap, white handkerchief, shift, a pair of sultan stays, white apron, blue stuff gown, black stuff petticoat, shoes and stockings each ; and the men, a hat, suit of blue livery cloth clothes, as near the colour of the women's gowns as can be, a shirt, pair of shoes and stockings; and each of the women and men 5*s.* annually, to be laid out by them as they shall think proper. And he gave to the wardens, for their trouble, in giving away the wearing apparel, £3 for their *refreshment, annually;* and if there should be any surplus, he willed that it should be given to the Humane Society, towards supporting so laudable and praiseworthy an institution.

It appears, from a vestry minute of the 6th May, 1794, that at a vestry held on that day, the executors of the testator reported that he died in August, 1793; that they had duly attended to his will, had paid his debts, made sale of his effects, and collected the moneys due to him; had paid the clothing to the widows and widowers, on the 29th December, then last, and the allowance of 5*s.* each, and £3 to the churchwardens and overseers, and had invested the remainder in the Three per Cent. Consols, with which, and the £600 mentioned in his will, they purchased £1,389 : 17, which they desired might be ordered to be transferred to the wardens of the parish.

This transfer was accordingly afterwards made, and the dividends, amounting annually to the sum of £41 : 14, have been since received by the wardens, and applied according to the directions of the will, namely :—

Retained for their own use	3	0	0
Clothing three widowers and three widows (cost in 1820)	35	13	9
Allowance of 5s. each.....	1	10	0
Residue to the Humane Society (1820)	1	10	3
	£41	14	0

RICHARD MARKS'S CHARITY.

Richard Marks, by his will, in 1795, gave, after the death of Elizabeth Martin, £30 per annum to the parish, for the purpose of paying fifteen men and women the sum of £2 each; that is to say, seven men and eight women; none to enjoy the gift except every other year, and others to be chosen in their room, to be of sober life and conversation, to have been housekeepers, of sixty years of age, and paid scot and borne lot in the parish; the money to be paid the 31st January. And he directed that a board should be put up in the church with an inscription, recording his said gift in the terms specified in his will; on failure whereof his charity was to go to the parish of Christchurch, in the county of Surrey, for the same purpose. He also directed that, if at his decease he should not have £1000 in the Three per Cents., his executors should take it out of what stock his money was in, to purchase £1000 Three per Cent. Consols, for the purpose of paying the annuity of £30. And he directed that the head or upper warden of the parish of St. Saviour should be a trustee of the annuity.

This legacy was received and the directions of the donor in the appropriation of the interest appear to have been observed.

WILLIAM STRINGER'S CHARITY.

William Stringer, in 1809, gave to the wardens of the parish £500 Four per Cent. Consols, in trust, to dispose of the dividends in the purchase of bread, to the amount of one moiety thereof on Christmas-day, and the other moiety on the 29th January next following, and to dispose of such bread, at the parish-church, to such housekeepers as do not receive alms of the parish. The dividends of this stock, amounting to £20 per annum, are disposed of in the purchase of quartern loaves, which are distributed on the days prescribed by the will, among the poor families of the parish, in quantities proportioned to their respective necessities.

RICHARD FOYE'S CHARITY.

Richard Foye, Esq. by his will, dated 28th February, 1812, gave, to the wardens of St. Saviour's, £200, to be vested in the public funds, and the interest arising to be divided equally, half yearly, between such two persons of the Borough liberty of the parish as the wardens should think proper, share and share alike. This legacy, after deducting the duty of 10 per cent. was laid out in the purchase of stock, and the interest applied as directed by the testator.

JOHN PAGE'S CHARITY.

John Page, by will, in 1819, directed his trustees, after the death of his wife, to make over to the wardens the sum of £300, on trust, to invest the same in the public funds, and the interest to be annually divided, on the 1st November, between six poor widows, of the age of sixty years, or upwards, who should be thought the greatest objects of charity, three to be resident on the Clink side and three on the Borough side. The widow of the testator was living at the date of the Commissioners' Report in 1821.

OBSERVATIONS.

As we do not find any more charities in the parish of St. Saviour appropriated to the purposes of education and the use of the poor reported by the Commissioners, we shall briefly recapitulate the names and annual income of each, applied to the specific objects which have been mentioned.

STATEMENT *of the* ANNUAL INCOME *of the several* CHARITIES *in the Parish of* ST. SAVIOUR, *Southwark.*

NAMES.	*Average annual income.*
College of the Poor	£643 7 11
Jackson's Almshouses	10 0 0
Young's Almshouse	5 4 0
Spratt's Almshouses	8 0 0
Clarke's Gift	54 0 0
The Free Grammar-School	387 15 1
Collett's Charity	161 13 0
Mrs. Newcomen's Charity	627 17 6
Almshouses, Gravel-lane	12 0 0
Alleyn's Almshouses	*unknown*
Carter's Charity	5 0 0
Mrs. Pagett's Gift	2 12 0
Maiden-lane Estate	171 5 4
Sir Thomas Fenner's Charity	44 15 9
Buckland's Charities	79 2 2
Marshall's Charities	19 2 11
Sydenham Estate	81 0 0
Ann Austin's Charity	40 0 0
Alderman Smith's Charity	28 0 0
Mrs. Newcomen's Charity	67 11 7
Hyde's Charity	*occasional*
Middleton's Charity	6 0 0
Anonymous Charity	0 16 8
Poor Debtors	20 0 0
Widows' Charity	102 18 4
Speak's Charity	12 7 8
Cole's Charity	41 14 0
Richard Mark's Charity	30 0 0
William Stringer's Charity	20 0 0
Richard Foye's Charity	9 7 2
John Page's Charity	*not yet received*
	£2691 1 1

The annual value of the charities not specifically appropriated, but applied to the use of the general poor, is £92 : 13 : 10. The yearly distribution of this sum is, in

Coals	£20 6 4
Bread	8 12 5
Clothing	6 5 5
Money	9 9 10
	£92 13 10

From which it appears that the total annual income from the different charitable funds of this parish, exclusive of the revenue derived from the church or other parish lands, not mentioned by the Commissioners, is £2,783 : 14 : 11. In the management of these funds there does not appear, upon the face of the Report, any very flagrant abuses; the expenditure in

rebuilding the college almshouses (page 175) was certainly great, and the long tavern-bill run up at the Crown and Magpie (page 187), and other outgoings at that period, in viewing the timber, &c. appear to have been rather disproportioned to the occasion. Upon the whole, however, the eleemosynary management of the parish appears laudable, and which may be ascribed, probably, to the manner in which the parochial administration is constituted. It has been already remarked that the wardens, in whom the management of the charities is chiefly vested, are chosen by the parishioners, who are, of course, careful to place in that office only such as are distinguished by their wisdom and prudential habits, by which the parish is exempt from those abuses which are apt to accumulate under the perpetuated sway of self-constituted authorities.

Some irregularities may possibly have eluded the vigilance of the Commissioners. The advantages which would otherwise result from public inquiries are often lost by the researches of the individuals appointed to make them being limited to an examination of persons, who, themselves, constitute the chief abuses they are appointed to investigate. We have an instance of this in the results of the Chancery commission. After perusing the voluminous documents on that subject, one is almost at a loss to say, notwithstanding the experience every day affords, where the chief defects lie, or how a remedy can be devised. But this difficulty disappears when one reflects on whose testimony the Report was concocted. The chief persons examined were the King's council, and others whose monopoly and management of equity business form the greatest abuse the court contains. Men always feel excused from disclosing that which may prejudice themselves, and it excites no surprise that the learned gentlemen alluded to, even had they been much less adepts in the arts of evasion, suppression, and mystification than they may be reasonably supposed to be, would have been able to withhold those disclosures which would have palpably shown that their own practice forms the great obstacle to a prompt administration of justice in the Court of Chancery.

In the Report of the charities of the Mercers' Company, the disgraceful abuse of the Gresham Lectures appears to have been entirely passed over. We have not the slightest doubt a very plausible statement was made to the Commissioners. Mr. Lane and the wardens of the Company might truly enough say that the gentlemen appointed to the office of lecturers were clergymen of eminence belonging to the establishment, that they had all attained college degrees, that the lectures were duly advertized beforehand —so that it was impossible any complaint could exist either as to the ability of the professors, or the general publicity that such lectures were delivered. All this may be strictly correct; but still, had any person been interrogated who was desirous of deposing to the real practical management of the matter, he might have put a very different face upon it, and shown that the lectures were a mere farce—that no one, for very sufficient reasons attended to hear them, and that an income of £700 a year (a revenue ample enough to endow an university) was as completely lost to the noble purposes sought to be accomplished by the founder, as if it were annually thrown into the Thames.

Again, in the Report of the Bristol Grammar-School, some of the most crying abuses appear to have escaped notice. If the Commissioners had examined some of the burgesses, as well as the head-master and trustees, they would have received new lights, as we have since done, on the management of that foundation. They would have found that the Spartan mode of discipline, to which the free-boys were subjected, combined with the unauthorized pecuniary exactions of the master, contributed, as well as the dislike of the inhabitants to mere classical learning, to the decay of the charity.

We repeat, therefore, that abuses may exist in St. Saviour's, although

the Commissioners have been unable to detect them, from limiting the range of their inquiries too much to one description of persons. It would certainly add to the value of their meritorious labours, if, instead of travelling through the country in the silent manner they now do, they would, in addition to the trustees and managers of charitable trusts, also give public notice in the different places when they arrived, that they were ready to receive evidence of any mal-administration from individuals suffering thereby.

PARISH OF ST. OLAVE.

THE FREE GRAMMAR SCHOOL.

This school, erected by the inhabitants of St. Olave's, for the rich as well as the poor, was incorporated, by charter of Queen Elizabeth, dated 27th July, 1571, for the "bringing up and instruction of children and younglings of the parishioners and inhabitants, as well in grammar as in accidence, and other low books, and in writing." It was, also, provided that there should be one schoolmaster and one usher; and that sixteen inhabitants should be constituted governors of the endowments of the school, with power, subject to the approval of the Bishop of Winchester, or, in his absence, of some other honest and learned man, to appoint the master and usher, and to make statutes and ordinances, for the government of the foundation, and the rents and revenues thereof. In case any of the governors should die or remove from the parish, the rest of the governors were to choose his successor from other inhabitants.

By a subsequent charter of King Charles II. it is further provided that the governors, with the consent of the Bishop of Winchester, may appoint one schoolmaster and one or more ushers, for teaching Latin and Greek, and also writing and casting accounts; that the revenues of the school should be applied to the sustentation of the schoolmaster and ushers, for the maintenance of the school-house and edifices, for defraying the charges of the governors in performing their trust, for the support of two scholars in the University, if any such should be elected out of the school, until they had taken their degree of Bachelor of Arts; such scholars to be chosen by the governors and allowed such maintenance as the governors should deem necessary. The revenues were also to be applied to placing the scholars out apprentice, and for the relief of such poor persons of the parish as the governors might appoint; and, lastly, for erecting and maintaining a workhouse, for the employment of the poor of the parish.

The original endowment of the school consisted of a large field, in Horsleydown, containing about sixteen acres, which was purchased by the parishioners. It is now covered with houses, erected under building leases, many of which have fallen in, and the houses have been re-let, by advertisement, at improved rents, for terms, in some early instances of thirty, but, lately, uniformly of twenty-one years.

In 1572, *John Lamb*, one of the governors, conveyed certain premises in Seacoal-lane, in St.

Sepulchre's parish, for the use of the school. This property consists of two houses, in what is now called Fleet-lane. And, in 1612, *Thomas Shelton* conveyed a house, in Tooley-street, for the same purpose. This constitutes the whole of the real property belonging to the school.

In 1818, the rental from the school estate amounted to £1610 : 18 : 8. In addition to this, the charity is possessed of funded property, producing a yearly dividend of £53 : 8 : 2, making the total income of the school, in 1818, amount to £1664 : 6 : 10.

There is another fund arising from fines paid by the tenants, for licenses to underlet; these fines, which are assessed at half a year's rent, have, for several years, been invested in the Three per Cent. Consols, and form an accumulating fund for rebuilding the school-house, which is very old. This fund amounts, now, to £1058 : 5 : 10 stock. The dividends being re-invested, do not come into the annual accounts.

The school consists of 250 boys, all taken from the two parishes of St. Olave and St. John, into which the old parish is now divided. They are limited to that number, because the school-rooms will not conveniently accommodate more. They are divided into three schools, superintended by seven masters, namely, the Latin (or grammar) school, in which there are two masters, who are clergymen, and sixty scholars, who receive a classical education; the writing school, in which there are, also, two masters, and forty scholars; and the English (or reading) school, in which there are three masters, and which contains all the rest of the scholars. The boys are first admitted to the reading-school, and ascend from that to the Latin school, if the parents wish it; all in the Latin school, and many in the reading-school, are also admitted into the writing-school, where arithmetic is also taught.

Two of the governors are appointed as occasional visitors to inspect the School; and on the 17th of November, the anniversary of Queen Elizabeth's accession, there is a public visitation and examination of the children, by two clergymen appointed for the purpose, on which occasion speeches are delivered by the scholars in Latin, Greek, and English.

The salaries of the masters are at present as follow: head master, £140; second classical master, £120; head writing master, £120; and £30 for finding books; second writing master, £90; head English master, £105; second English master, £80; third English master, £70. These salaries received some increase in the year 1816. The head master and the head writing master have houses, rent and tax free, but receive no other emoluments. The children are provided with books by the governors, and are at no expense whatever.

The whole expenditure upon the school, amounted, in 1815, to £973 : 12 : 9; in 1816, to £1038 : 13 : 8; and, in 1817, to £1075 : 18 : 3.

The remaining income is applied to the annual payment of £40 to a subscription school, for girls, in the parish of St. Olave, and £30 to a similar school, in

the parish of St. John, in distributions of money and bread to the poor, in apprentice fees, and some miscellaneous charges; among which is an allowance of £100 *a year out of the school fund, towards the* DINNERS *of the governors, at their quarterly meetings.* The whole cost of these dinners (at two of which, on the anniversary-day and on the election-day of the officers and masters, in the month of March, fifty or sixty persons are officially present) greatly exceeds the sum; but the excess is defrayed by the wardens.

However commendable or allowable, in a general view, these several last-mentioned items of expenditure may appear, it may be doubted how far some of them are strictly justified by the terms of the charters.

The method of apprenticing is to pay £5 with each boy, half at the time of binding, and the other half when he has served three years. The applications for this vary greatly in number. The average, in a series of years, is stated to be about four in the year; but in the last three years only £15 has been applied to this object.

The power given by the charter of Charles II. of sending exhibitioners to the University, appears to have been very little called into exercise. About ten years ago, the son of the Rev. Mr. Blenkarne, the present head master, was sent to College with an exhibition of £80, and since that another scholar has gone with an exhibition of £50, but no other application for the purpose has been made for many years. The school was founded for the children of the rich as well as poor; but the higher classes of inhabitants dislike the mixture of society which their children meet with there, and in general decline to send them. The school, therefore, consists almost entirely of the children of the poorer classes, whose parents are unable to bear the farther expenses attendant on an University education, both during the continuance, and still more after the expiration, of the exhibitions.

OBSERVATIONS.

The plan of this School appears to merit considerable praise, and forms a very good model for reforming the different grammar schools throughout the kingdom. The divisions of the school into three compartments, besides presenting a natural gradation, in the course of tuition, affords to the parishioners the combined advantages of a classical and English school of literature. Nor does it, in our opinion, detract from the merit of this management, that the popular plan adopted has tended to banish the children of the richer sort from the charity; these can have little claim for gratuitous instruction under any system; at all events, it is better the rich should be excluded than the poor, or that neither should be benefited, as is the case in many ancient endowments.

Another striking feature in St. Olave's School is the extreme economy with which it is conducted. Something less than *four pounds* each scholar defray the expenses of masters, books, stationery, and every thing. Blush, ye Reverend Doctors Trollope, Fisher, Goodenough, and Sleath! How is it possible your pompous establishments can be tolerated after the proof here afforded of the much better that might be substituted in their places. On the economical plan of this charity the revenues of St. Paul's School would educate upwards of 1500 boys, instead of the 153, to which it is now absurdly restricted.

It appears after all there is something to spare for QUARTERLY DIN-

NERS. One can hardly grudge the governors an indulgence of this kind after remarking the judicious manner the rest of the trust-duties are executed, though there is not a tittle of authority in the charters for the yearly consumption of £100 in this way. It is proverbial that Englishman can do nothing without a dinner. We have little doubt that this saying and the opprobrium of GLUTTONY which attaches to the national character, have chiefly arisen from foreigners observing the periodical feasting which takes place through the country, out of the funds left for pious and charitable uses.

CITY OF LONDON.

The Goldsmiths' Company.

WE have before explained the general nature and constitution of the chartered companies of London, and shall, therefore, be brief in our introductory notice of the Goldsmiths' Society, which forms one of the principal companies in the city.

The Goldsmiths were incorporated, in 1392, by Richard II. and their crest and supporters granted in 1571. In 1462, Edward II. conferred on the Company the privilege of "inspecting, trying, and regulating all gold and silver wares, not only within the city, but, also, in all other parts of the kingdom." This important privilege has been confirmed by many succeeding charters and acts of parliament, and the Company are now assay-masters to all England. All gold and silver plate must have its conformity to the standard fineness certified by the stamp of the Company's arms (a leopard crowned), and a variable mark to denote the year in which it was made, with the initials of the maker's name; to imitate this is felony, and to sell without it a misdemeanour, incurring the forfeiture of the article sold. But this does not extend to jewellers' work, or such highly-chased articles of gold that the Company's marks could not be fixed without injuring the workmanship.

By 12 Geo. II. c. 26, the Company may take for assaying and marking plate as follows:—for gold watch-cases or boxes, 10*d.* each; gold snuff-boxes, 15*d.* each; wrought gold of thirty ounces, or under, 2*s.* 6*d.*; from thirty to fifty ounces, 3*s.* 9*d.* and so in proportion. For every parcel of wrought silver weighing four pounds troy, 5*d.* if above, a diet of ten grains per pound shall be taken. Watch-cases, spurs, buckles, buttons, &c. are charged according to fixed rates each. The same rates are payable to the assayer at York, Exeter, Bristol, Chester, Norwich, and Newcastle-upon-Tyne. But the Company are not allowed to realize a profit by this part of their business; if any overplus arises after deducting the necessary expenses, it is to be applied to the reduction of the rates of assaying.

In order better to understand the exposition of the charities of the Company, it will be necessary to attend to the different classes into which the poor of the Company is divided.

These are distinguished into *Settled Pensioners* and *Unsettled Pensioners*.

The *Settled Pensioners* are one hundred freemen of the Company, of the age of fifty-five years at least, and one hundred and ten widows of freemen, of the age of fifty years at least, who retain their pensions for life. They are subdivided into the following classes, and succeed, as vacancies occur,

from the lower to the higher classes, except to the first class, who are specially appointed by the wardens.

MEN PENSIONERS.

1st Class.—Six men in the almshouses at Hackney, receiving each £21 per annum, and two specific benefactions of £2 and £1, making, in the whole, £24 each	£144	0	0
The six senior pensioners, who are generally the six Hackney almsmen, also receive £6 each	36	0	0
2d Class.—Called "The Twenty-six Almsmen," receiving each £9 : 2 per annum, and £3 : 6 derived from the division among them of ten specific benefactions, making, in the whole, £12 : 8 each	322	8	0
The three seniors of this class receive £2 each additional	6	0	0
3d Class.—Twenty, called "The new Men Pensioners," receiving each £10 : 8 per annum	208	0	0
Each person in the above three classes receives also £2 : 12 a year, from the donation of Sir Hugh Middleton	135	4	0
4th Class.—Called "The Forty-eight Men Pensioners," receiving each £10 per annum	480	0	0
All the above pensions are payable quarterly.			

WOMEN PENSIONERS.

1st Class.—Four widows, receiving each £11 : 6 : 8 per annum	45	6	8
2d Class.—Eighteen, receiving each £11 per annum	198	0	0
3d Class.—Twenty-eight, receiving each £10 per annum	280	0	0
4th Class.—Sixty, receiving each £8 per annum	480	0	0
These pensions are payable half-yearly; eight of the senior almswomen also receive Sir Richard Hoare's gift of £1 each	8	0	0
Ten men and ten women pensioners, placed in the almshouses at Acton, receive each £11 a year, in addition to their pensions, besides other advantages	220	0	0
	£2562	18	8

A division is also made among all the women pensioners of the contents of the poor's box, consisting of small donations made on the admission of freemen and liverymen, and the binding of apprentices, which produces from 14*s*. to 20*s*. each per annum.

The *Unsettled Pensioners* receive no permanent payments. The persons so denominated consist of about one hundred freemen and fifty widows of freemen, among whom a sum of money is distributed at Christmas, by the wardens, at their discretion. The sum so distributed is generally about £150, partly supplied from the charitable funds, and partly from an annual donation by the Company. A portion of Sir Hugh Middleton's charity, of uncertain amount, is also given, in February and October, among the unsettled pensioners.

It may be proper likewise to observe that, in consequence of the intermixture of property derived from different sources in the Company's estates, which lie chiefly in London, and the alterations made therein, by local improvements and other causes, it is frequently impossible to identify the property applicable to particular charities. The Company

have made up the required amount of the pension-fund, by marshalling the revenues of their different charities in such manner as appeared most convenient. The proportion of the fund carried to the account of each charity will be noticed in the progress of the following inquiry.

SIR MARTIN BOWES'S CHARITIES.

The revenue now accruing from the several estates of Sir Martin Bowes, devised, in trust, to the Goldsmiths' Company, far exceeds the amount necessary to meet the limited charitable appropriations directed by the benefactor. We shall begin with the endowment at Woolwich, in the county of Kent.

Sir *Martin Bowes*, by deed of feoffment, dated the 28th of September, 1560, granted to twenty-four persons and their heirs five messuages, with gardens annexed, situate in Woolwich, in the paved street called East-street, in trust, for the abode, rent-free, of five poor parishioners, of the age of fifty years or upwards; or, if none such could be found in Woolwich, then the number to be made up from the poor of the Company. The almspeople to be nominated by the heirs of the donor, or, in default of such, by the four wardens of the Company. Whenever the number of trustees was reduced to four they were required to execute a new feoffment to twenty-four others for the charitable uses mentioned.

By his will, dated the 20th of September, 1562, Sir Martin Bowes gave to the Company his two messuages in Lombard-street, then of the clear yearly value of £15; also his tenement in the parish of St. Botolph Without, Bishopsgate, then of the clear yearly value of 20*s.* on trust, for the following uses:—

To the five almspeople of Woolwich, yearly, £1 : 10 : 5 each, to be paid quarterly at Goldsmiths' Hall; to a preacher, yearly, to make a sermon in the parish church of Woolwich, between Midsummer and Michaelmas, in the presence of the two younger wardens, by their appointment, 6*s.* 8*d.*, and, at the same time, to distribute to the priest and clerk, and poor of the parish, at church, 7*s.* 11*d.*; to the same wardens for their trouble in visiting the almshouses once a year, 13*s.* 4*d.* equally between them.

The testator further directed that wardens, or renters, should bestow, yearly, within the parish of our Lady of Woolnoth, in London (where he then dwelt), in wood or coals, the sum of £3, to be divided amongst the poor of that parish, in the week after St. Martin's day, in winter; and 20*s.* more he willed should be given at Goldsmiths' Hall, at the same time, in wood or coals, to the clerk, the beadle, and the almsmen of the Company, by the discretion of the wardens and renters. The surplus remaining of the £16 he gave to the Company, as well towards the maintenance of the hall, and the relief of their poor, as also towards the reparation of his almshouses.

The charities established by the feoffment and will of Sir Martin Bowes, are combined with others, derived under the wills of two persons, who appear to have been trustees appointed by him, for the purpose of making such charitable dispositions, and which it will be proper to notice before we pro-

ceed to the statement of the property received immediately from himself, as above mentioned.

William Southwood, grantee in trust for Sir M. Bowes, by his will, dated the 23d of October, 1557, gave to the Company all those messuages, lands, and tenements, situate in Scalding-alley, in the parish of St. Mildred, in the Poultry, then of the yearly rent of £16 : 13 : 4; and also several rents and quit-rents issuing out of certain tenements in St. Matthew's Alley, in Westcheap, in the parish of St. Matthew, in Friday-street, amounting, in the whole, to the yearly rent of £1 : 13 : 2. And he stated that Sir M. Bowes's and his intent was that the Company should for ever employ the rents and profits of all these premises as follows:—

That the wardens should, for ever, provide a learned preacher to make a sermon within the parish church of St. Mary Woolnoth, in Lombard-street, where Sir Martin was a parishioner; that the four wardens, and twelve of the assistants, and the two renters should be present at the said sermon, which should be preached, yearly, upon the day of St. Martin the bishop, in November, or within three days before or after; that the preacher should have, for his pains, 6*s.* 8*d.*; each of the wardens present at the sermon, 1*s.* 4*d.*; each of the assistants present, 1*s.*; each of the renters present, and for their pains in providing a dinner for the wardens, assistants, and renters, as after mentioned, 2*s.*; the clerk of the Company and the beadle, 1*s.* 4*d.*; and every almsman of the Company then present, 4*d.*; and the clerk of the church, for tolling the bell, 8*d.*; that the renters should, yearly, for ever, provide a dinner on the day of the said sermon, and should bestow on such dinner £3; and that the churchwardens of St. Mary Woolnoth should have, yearly, on the day of the sermon, 9*s.* for a potation.

That one almsman should be, for ever, kept at Goldsmiths' Hall, to be called Sir Martin Bowes's almsman, and to have, weekly, 1*s.* 4*d.*; that such almsman should have, yearly, towards his blue gown, to be provided every third year, according to the old custom, 7*s.*

That there should be paid, yearly, to the parson and churchwardens of St. Mary Woolnoth, for ever, by quarterly payments, the sum of £2, to be distributed by them, as follows, namely, the churchwardens to provide twelve halfpenny loaves of bread, and every Sunday throughout the year, for ever, distribute the same to twelve poor people, (men or women, or both,) at the font of the church when the service is done in the forenoon, and the odd loaf to be given to the clerk of the parish; and each of the churchwardens to have, for their trouble, 2*s.* yearly; and he willed that 10*s.* should be paid, yearly, for ever, towards the reparation of the church of St. Mary Woolnoth, and the ornaments thereof.

And the testator further stated the will of Sir Martin Bowes and himself to be, that the wardens of the Company should, yearly, for ever, pay to the parson and churchwardens of the church of our Lady of Woolwich, in Kent, by quarterly portions in London, £2 to be distributed by them in like manner as the £2 before given to the parson

and churchwardens of St. Mary Woolnoth; and, also, the like sum of £2 to the parson and churchwardens of St. James, of North Cray, in the county of Kent, to be distributed in the like manner; and that the surplus of the rents and profits of the premises should remain to the Company towards the relief and maintenance of their almsmen and poor.

Roger Mundie, another grantee, in trust, for Sir M. Bowes, by his will, dated the 12th of August, 1562, gave to the Company the premises situate in the parish of St. Botolph without, Billingsgate, and, also, twenty-two gardens and a small tenement and garden, all situate in the same parish, and which premises were then of the yearly rent of £13:6:8. After reciting that the ward of Langbourn (in which Sir Martin Bowes then inhabited) was charged for every fifteenth, granted by Act of Parliament to the king, the sum of £20:10, which was a great burthen to the poor within the ward, the will of Sir M. Bowes, and also of the testator, was, that whenever any fifteenth after the decease of Sir M. Bowes should be granted by Act of Parliament, the Company should, with the rents and profits of the said premises, for ever discharge the inhabitants of the ward of Langbourn from the payment of the £20:10 for every fifteenth so granted. And it was declared that, for receiving the rents of the premises, the two renters of the Company should receive 3*s.* 4*d.* each, yearly. And that one moiety of the residue of such yearly rents, &c. should be distributed amongst the poor of the Company, and the other moiety should remain to the wardens and commonalty, towards the maintenance of the house of Goldsmiths' Hall, and the charge of the same.

Some other premises in St. Botolph passed under this will, which will be included in the description we shall now give of the present state of Bowes's property.

Under the devise in the will of Sir Martin Bowes, the Company are now possessed of two houses in Lombard-street, on lease to Sir Richard Carr Glyn and Co. bankers, for seven years, from Lady-day, 1821, at the annual rent of £350, including £42 redeemed land tax, with a covenant at the end of the term to take down the houses and rebuild one house on the site, at a reduced rent of £192:18 per annum, for a term of sixty-one years. The tenants are now [1822] proceeding to take down the houses, without waiting for the expiration of their term, and to build a new banking-house in lieu of them, trusting to the liberality of the Company to reduce the rent at once.

The Company have many houses in St. Botolph beside Billingsgate, acquired under the will of Roger Mundie, which may comprise the tenement given by Sir Martin Bowes's will, but it appears impossible to ascertain which of them this was.

The property acquired by the Company under the will of Southwood, is situated in St. Mildred's Court, in the Poultry, which is supposed to have been formerly called Scalding's Alley, and where they possess seven houses. All

of these, except two, (now forming the banking-house of Messrs. Lubbock and Co.) are attributed to Southwood's devise, and are let as follows:—

	£		
No. 5, to Mr. William Storrs Fry, for twenty-one years, from Lady-day, 1805, at a rent of	110	0	0
No. 4, to Messrs. Fry and Co. for twenty-one years, from Lady-day, 1815	100	0	0
No. 6, to Mr. John Scott, for ten years, from Lady-day, 1816, on granting which lease a fine was taken of £420	52	10	0
No. 7, to ditto, for twenty-one years, from Lady-day, 1816	105	0	0
No. , to Joseph Wightman, one house on a building lease, for sixty-one years, from Michaelmas, 1779, at a ground-rent of	7	7	0
	£374	17	0

No quit-rents are now received from any premises in St. Matthew's Alley, Westcheap, nor is there any trace of such having ever been received.

Under Mundie's will, the Company possess thirty-six houses in Primrose-street, Bishopsgate-street, which are supposed to have been built on the several parcels of garden-ground mentioned in his will. They are let as follows, all on leases for twenty-one years, ending at Michaelmas, 1837, except Gibbs's, which was granted to him for forty-one years, ending Christmas, 1860, on his contracting to build a dye-house upon a vacant ground adjoining the messuage, which he has done:—

TENANTS.	RENTS. £		
John Wallinger	0	1	0
Joseph Wilkinson	5	0	0
D. T. Menck	80	0	0
Alexander Gibbs	70	0	0
James Waddelove	17	0	0
John Ogbun	15	0	0
Carrington Frome	28	0	0
Charles Copley	26	0	0
William Kirby	28	0	0
Grover and Beckett	25	0	0
Thomas Grover	15	0	0
John Thurgar	30	0	0
Grover and Sandell	44	0	0
William Moore	36	0	0
R. M. Mitchell	£24	0	0
Grover and Beckett (with a fine of £300)	26	0	0
R. L. Cotterell	21	0	0
William Basset	20	0	0
R. L. Cotterell	45	0	0
Grover and Sandell	22	0	0
Thomas Vigers	20	0	0
Waddilove and another	22	0	0
Thomas Vigers	21	0	0
John Clulow	23	0	0
Thomas Vigers	23	0	0
Waddilove and another	22	0	0
Grover and Sandell	22	0	0
William Evans	23	0	0
Thomas Binnington	33	0	0
James Oughton	26	5	0
John Yenlett	20	0	0
Elizabeth Dagley	22	0	0
Grover and Sandell	23	6	8
Waddilove and another	23	6	8
Thomas Vigers	23	6	8
	£924	6	0

Wallinger's premises are merely an area, at the edge of the Company's ground. The house let to Menck has been unoccupied, and no rent received since Lady-day, 1820.

The Company have, also, six houses in Bishopsgate-street, which are supposed to correspond with the premises mentioned in the will of Roger Mundie. It is possible that these may also comprise the tenement mentioned

in Sir Martin Bowes's will, as before suggested.

These houses are let as follows:—

	FINE.	RENT.
No. 23, to John Capron, for twenty-one years, from Michaelmas, 1820	£1000	£ 50 0 0
No. 24, to Lewis Williams, from year to year	....	100 0 0
No. 25, to John Williams, for twenty-one years, from Michaelmas, 1820	400	45 0 0
No. 26, empty.		
No. 136, to William Haines, for sixty years, from Lady-day, 1807	....	30 12 0
No. 122, to George Heath, for fifty-seven years, from Lady-day, 1810	....	19 5 10
		£244 17 10

The annual value of No. 26 is estimated at £175, but the highest offer the Company have received for it is £130, and it remains unoccupied. Haines's and Heath's premises are held on building leases.

The revenues at present arising from the different branches of Sir M. Bowes's charities are brought into one account, the amount of which is as follows:—

Premises in Lombard-street	£350 0 0
Ditto in St. Mildred's Court	374 7 0
Ditto in Primrose-street	924 6 0
Ditto in Bishopsgate-street	244 17 10
	£1893 10 10
Or, taking the premises in Lombard-street at the reduced rent of £192 : 18, which would make a deduction of	157 2 0
The total amount will be	£1736 8 10

If the annual value of the house, No. 26, in Bishopsgate-street, as estimated, be added, it would raise the total income to £1911 : 2 : 10, independently of the interest on the fines taken on granting some of the leases as above-mentioned, and which fines amount to £2120.

The application of this income is as follows:—

The almshouses at Woolwich were rebuilt by the Company in the year 1771, and are kept in repair by them. They consist of five houses, each containing four apartments, with a small garden, and are inhabited by five widows, parishioners of Woolwich, above the age of 50. The appointment of trustees has not been kept up; nor are any heirs of Sir M. Bowes now known. The charity has fallen entirely under the management of the Company, by whom the widows are appointed, on the recommendation of the rector of Woolwich. A visitation of the almshouse is had every year, in the month of July, on which occasion a sermon is preached by the rector.

The annual disbursements on account of this branch of the charities, pursuant to the will of Sir M. Bowes, are

To the five almswomen at Woolwich, £10 : 10 each (which includes the original endowment of £1 : 10 : 5	£52	10	0
A chaldron of coals to each (about)	15	0	0
Candles (about)	5	0	0
Donation at the annual visitation	5	0	0
Taxes and water-rate (about)	5	0	0
At the annual visitation there is also paid :—			
To the rector of Woolwich	1	1	0
Organist	0	10	6
Clerk, 5*s*. sexton, 2*s*. 6*d*. beadle, 1*s*.	0	8	6
Poor of the parish	0	8	0
Underwardens, for attending	0	13	4
	£85	11	4

To which is to be added the repairs of the almshouses.

The payments made to the persons officiating at the annual sermon preached at the church of St. Mary Woolnoth, on St. Martin's day, pursuant to the will of Southwood, at which the Company constantly attend, and to the poor of that parish are,—

To the minister of the parish who preaches				£	1	1	0
Organist					0	10	6
Clerk, sexton, and beadle					0	8	6
Company's pensioners attending (1*s*. to one, 6*d*. to the rest) last year					0	14	0
To the poor of the parish :—							
Under Bowes's will	£	3	0	0			
Under Southwood's, including the churchwardens and clerk		2	9	8			
Donation by the Company		10	10	0			
					15	19	8
					£18	13	8

One of the settled pensioners (who receives the shilling on this occasion) is called Sir M. Bowes's almsman, and is always placed on the senior list of pensioners, so as to receive one of the highest pensions, and to have a gown every year.

To the churchwardens of the parish of North Cray, in Kent, is paid, as directed by Southwood's will	£	2	0	0
To which is added, as a donation from the Company		10	10	0
	£	12	10	0

There is also charged to this charity, as paid to unsettled women pensioners at Christmas, in sums of 40*s*. each, £40.

It does not appear that the sum of £2 a year, given by Southwood's will to the parson and churchwardens of Woolwich, *for bread to the poor and repairs of the church, is, or ever has been, paid*; an omission for which the Commissioners can discover no reason. Nor is any advantage now derived under Mundie's will by the inhabitants of the ward of Langbourn, in lieu of the specific mode of relief appointed by him, and which

has become strictly inapplicable by the discontinuance of the mode of taxation there mentioned.

The summary of these different branches of expenditure is as follows:—

	£	s.	d.
Almshouse and visitation at Woolwich.....	£85	11	4
St. Mary Woolnoth.....	18	13	8
North Cray.....	12	10	0
Unsettled pension fund	40	0	0
	£156	15	0

Thus it appears, that upon the present combined revenue of these charities, taken at £1736 : 8 : 10, there is an annual surplus of £1589 : 13 : 10. Out of this it seems reasonable that the £2 for *bread to the poor of Woolwich*, &c. given by Southwood, should be paid, and that some compensation should be made to the inhabitants of Langbourn-ward, in lieu of the relief from the payment of fifteenths, which they no longer enjoy. The balance which would remain, after defraying these charges, is appropriated, by the different wills, to the repair of the almshouses at Woolwich, that of the tenements given by Southwood, the maintenance of the Company' hall, and the relief of their poor. It is *most probable* that a sum would remain applicable to the last of these objects, which the Commissioners are not apprized of any good reason for not carrying specifically to the poor account.

HILLE'S CHARITY.

John Hille, goldsmith, by his will, dated the 6th of September, 1430, gave to the Company nineteen messuages in the parish of St. Vedast, London, on condition that the wardens should, out of the profits, give to thirteen poor goldsmiths, in the greatest indigence, thirteen black gowns in those years that the livery customarily have new clothing, viz. on the feast of St. Dunstan, and every three years after, and distribute 52*s.* annually, in twenty quarters of coals, for ever, on the anniversary of one Drury Barantyn, at the discretion of the said wardens and their successors, amongst the most indigent persons in the parishes of St. John Zachary, St. Mary Steyning, St. Ann, St. Vedast, and St. Michael, Huggin-lane, and the residue of the 52*s.* except 6*s.* 8*d.* which he gave to the wardens for their trouble, were to be distributed annually, on the same anniversary, in the parish of St. John Zachary, among the aforesaid poor goldsmiths. He also left three shops, with buildings and gardens, in Wood-street, and one shop in Fleet-street, for the support and comfort of the poor brethren.

The Company are possessed of several houses in Gutter-lane, lying in the parish of St. Vedast; but all of these, except two, derived from another charity, are described in the old rental as the proper lands of the Company, and not as referable to Hille's charity. In fact, the Company have lost all trace of this devise, nor could they assign any satisfactory reason for the absence of all information on the subject,

which, situated as the premises were in various quarters, *seems very extraordinary*.

In respect of the charity, the Company furnish, triennially, thirteen gowns to the same number of pensioners, the cost of which is generally £23. Instead of furnishing coals, they make annual payments to the five parishes mentioned in the will of 8*s*. each, and to the parish of St. Peter, Westcheap, of 3*s*. 4*d*. How this latter payment, for which there is no foundation in the will, originated, could not be discovered, but it has been made for many years.

PATTESLIE'S CHARITY.

Alderman Patteslie, goldsmith, left, by will, in 1450, to the Company, all his lands and tenements, with shops, cellars, sollars, gardens, and other appurtenances, in the parish of St. Mildred, upon condition that they should keep them in good repair, and pay to five poor almsmen of the Company 1*s*. 2*d*. each weekly. The Company have no other property in this parish than what they derive under the benefactions of Sir Martin Bowes, before-mentioned. The Commissioners were unable to account for the *disappearance of the premises* given by Patteslie; £45:10 a year is paid, as belonging to this charity, to five of the settled pensioners, being £9:2 a-piece.

WALTON'S CHARITY.

William Walton, citizen and goldsmith, left, in 1458, to the Company, all his lands and tenements in Wood-street and Goderon-lane, in the parish of St. Peter, Westcheap, and also two messuages on the north side of Fenchurch-street, upon the following conditions; namely, to pay 6*s*. 8*d*. yearly for an obit in the church of St. Peter, Westcheap, on the 16th of September, and to give 3*s*. 4*d*. among the poor of the parish of St. Peter; to give to four poor goldsmiths (to be named by the wardens) the weekly sum of 1*s*. 2*d*. each, and to each of them yearly four yards of red woollen cloth, of the price of 2*s*. per yard; the wardens to have 6*s*. 8*d*. yearly for their pains, and out of the rents and profits to keep the premises in good repair, and to apply the residue towards the support of poor goldsmiths.

In respect of the property under the devise, the Company have now six houses in Wood-street and three in Shovel-alley, which are let as follow:—

Two houses, being Nos. 4 and 5, held, by Messrs. Reynolds, on building leases, at a rent of	£23	0	0
One house, No. 6, let to John Ingleby, for twenty-one years, from 1804, at a rent of	90	0	0
One house, No. 118, let to Messrs. Fox and Noble, for twenty-one years, from 1804, at a rent of	86	0	0
One house, No. 119, with some ground in Shovel-alley, on which the tenants have built a warehouse, let to Messrs. Ward, Brettel, and Ward, for thirty-one years, from Michaelmas, 1817, at a rent of	160	0	0
One house, No. 120, let to Thomas Orchart, for seven years, from Lady-day, 1816, at a rent of	60	0	0
The three houses in Shovel-alley are let to Green Wilkinson, Esq. at a rent of	52	0	0
Total Rents	£451	0	0

The Company are also possessed of a house in Fenchurch-street, formerly two, now in the occupation of Mr. Hoggart, saddler, for twenty-one years, from Michaelmas, 1809, at the yearly rent of £26, which makes the total income of this charity estate, so far as it can be ascertained, £477. This, as all the rest of the property of the Company, is let under the direction of their surveyor.

The sum of £62 : 16 a-year is charged to the account of this estate in the settled pension fund; thirty-two gowns are given away among the settled pensioners; six annually to the almsmen at Hackney, and twenty-six every third year to the twenty-six almsmen, forming the second class; in which distribution Walton's gift of woollen cloth is considered to be accounted for.

OLIVER DAVY'S CHARITY.

Oliver Davy, by will, in 1474, left to the Company all his lands and tenements in London, to the use of his wife for life, and afterwards of his daughter and the heirs of her body; and, if she died without leaving such heirs, then the same to remain to the wardens and fellowship of the craft of Goldsmiths for ever, upon condition that they should keep them in repair, and out of the rents and profits pay weekly, for ever, to two poor men of the fellowship, 2*s.* 4*d.* such men, being once admitted to the said alms, to continue for life, if they should be of good behaviour; and the remainder of the rents he willed should turn to the common weal and use of the fellowship.

The Company are now *unable to ascertain what property they derived under this will, but it is presumed they did derive some*, as they comply with the required condition. For many years £36 : 8 has been added to the settled pension-fund, on account of this charity and of the benefaction of Gaius Newman, hereafter mentioned, being at the rate of £9 : 2 each for four pensioners.

GRAMMAR SCHOOL AT STOCKPORT, IN CHESHIRE.

Sir *Edmund Shaa*, by his will, dated 20th March, 1487, directed his executors to purchase, and convey to the Goldsmiths' Company, sufficient property, whereout they might pay an annual quit-rent of £17, to support, for ever, the salary of a priest, "cunning in grammar," and able to teach it, in the parish of Stopford, in the county of Chester, £10; and he wished that the Stopford priest should keep a grammar school in the town of Stopford, and freely, without any wages or salary, teach all manner of persons, children and others, that would come to him to learn, as well of the town of Stopford as of other towns thereabouts, the sentences of grammar to the best of his ability. And he further willed that the Company should have the nomination of the priest, and the removing him for reasonable cause. The remaining £7 he directed to be applied to certain superstitious uses.

In execution of the trusts of this will, a conveyance was made to the Company of premises in Bow-lane, Watling-street, Foster-lane, and Shovel-alley, the exact situations of which *cannot now be identified*. The Company are possessed of four houses in Bow-lane, numbered 40 to 43,

and of three houses in Watling-street, numbered 67 to 69. They have also property in Foster-lane, but which seems to be accounted for from other sources; and, likewise, in Wood-street and Shovel-alley, as we have already seen under the charities of Hille and Walton, to one or other of which the portions of this benefaction there situated seem applicable. The rents, however, of the houses in Bow-lane and Watling-street alone, are far more than adequate to secure the annnity charged upon them.

The Company pay £10 a year to the master of the school at Stockport (otherwise Stopford), in Cheshire, whom they appoint on the recommendation of the minister, or on the application of candidates resident on the spot. They interfere no farther with the management of the school than to inquire into the conduct of the master, whom they have, on allegation of misconduct, occasionally dismissed.

The state of the school will form a subject of inquiry at some future period among the charities at Stockport.

GRAMMAR SCHOOL AT CROMER, IN NORFOLK, &c.

Sir *Bartholomew Read*, alderman and goldsmith, by his will, dated the 19th of October, 1505, gave to the Goldsmiths' Company a great messuage, or mansion-place, in the parish of St. John Zachary, and divers other lands and tenements in the parishes of St. John Zachary, St. Ann, and St. Mary Steyning, in London; and also certain messuages and tenements in the parish of St. Botolph beside Billingsgate, and other messuages or tenements in the parish of St. Mildred, in Bread-street, and in Knight-Rider-street, in the parish of St. Mildred; upon condition that they should, out of the revenues of these premises maintain a virtuous priest, "cunning in grammar," to perform certain services in the parish church of Cromer, in Norfolk; and he willed that the priest should always keep, in the town of Cromer, a free grammar school, teaching there gentlemen's sons and good men's children, and especially poor men's children, of the town and of the country thereabouts; and, after prescribing rules for certain religious exercises to be performed in the school, morning and evening, and for the attendance of the scholars, at the parish church, on holidays, he directed that, for these services, and for the good keeping of the grammar school, the Company should pay to the priest £10 a year out of the revenues of the estate. He further directed that the priest should be chosen by the Company, with the advice of the provost of King's College, Cambridge, or of Eton College, for the time being; that he should be a master graduate, or a good grammarian, and especially such as had been brought up in the College of Eton or Winchester, if such might be had; and that the Company should have power to dismiss him for misconduct, or for absenting himself from the school for more than a month at one time in the year.

The Company have property in Maiden-lane, in the parish of St. John Zachary, Steyning-lane and Bread-street, but they are unable to specify what portion of it was derived under this devise; as they have other property in

all those places, acquired by purchase, from which the devised premises cannot now be distinguished. They have, however, in Steyning-lane alone eight houses, No. 11 to 18, the rents of which are far more than adequate to secure the payments under this will. They have now no property in St. Botolph beside Billingsgate, or in Knight-Rider-street.

Ten pounds a year have been regularly paid to the master of the grammar school at Cromer, who is appointed by the Company, usually on the recommendation of the minister of the parish. The provost of Eton or the master of King's College have not of late years been consulted in the appointment, nor has the required qualification, that the master should be a graduate, been attended to for many years. All that has lately been taught in the school has been English reading, writing, and arithmetic, no application having been made for classical instruction. Upon a visitation of the school by the wardens of the Company, in August, 1820, it was determined by the Company that the school should be re-modelled upon the plan of the national schools, *with the assistance of voluntary contributions,* and placed under the management of a body of trustees; and it was resolved that the Company should contribute £250 towards erecting a school-house, and allow £30 a year to the master, in addition to the stipend of £10 given by Sir Bartholomew Read. A school-house has accordingly been built. Ten or twelve inhabitants of Cromer have been appointed trustees; and rules adopted for the management of the school, which was opened upon the new system at Michaelmas, 1821, for all the poor boys in the parish. In May last there were sixty-five free boys in the school.

It appears that, by his will, Sir Bartholomew Read gave to the prior and convent of the Charter-house, in London, certain messuages, in Gracechurch-street, and Coleman-street, London, on condition that they should provide the priest a chamber, within the parsonage of Cromer, whereof they were the patrons, and in default of their performing the conditions of his bequest, he gave the estates to the Goldsmiths' Company, for certain purposes there specified.

No apartment appears to have been ever provided for the schoolmaster, pursuant to this clause, nor have the present governors of the Charter-house or the Goldsmiths' Company any estates answering to the premises therein mentioned.

Sir Bartholomew Read further directed that the Company should attend at his obit, at the parish church of St. John Zachary, on the day of his decease, and that certain sums should be paid on that occasion, amounting to £1 : 13 : 4. There is now an annual sermon preached at that church, in the month of January, at which the Company attend, and the following payments are then made, in consequence, as it is supposed, of the last-mentioned clause.

To the Minister, for a Sermon.....	£1	11	6
Organist	0	10	6
Clerk, Sexton, and Beadle	0	3	6

Poor of the Parish	1	0	0
Parish Charity Children attending, 6*d.* each (last year)	1	7	6
Wardens	0	13	4
	£5	11	4

BARRETT'S, *alias* READ'S CHARITY.

In 1511, *John Barrett* gave to the Company three messuages, four shops, and one garden, in Westcheap, in the parish of St. Foster, which had been conveyed to him by the nephew and heir of Sir Bartholomew Read, deceased, to the intent that out of the revenues they should, yearly, distribute £10 as follows: namely, to lay out £5 in buying as many quarters of coals as they could get for the money, and to distribute them on the anniversary of Sir Bartholomew Read, amongst poor people inhabiting the following parishes:

	QUARTERS.
St. John Zachary	20
St. Mary Steyning	15
St. Ann's	15
St. Michael, Huggin-lane	10
St. Peter, in Westcheap	15
St. Foster	20
St. Leonard	5
	100

And if the £5 would not extend to buy so many, then the wardens were to buy as many as they could get, and of those to distribute, to the poor of St. John Zachary, twenty quarters, and the poor of St. Foster, twenty quarters, and the residue to the poor of the other parishes, at their discretion.

And he directed the wardens to pay to each of two poor widows of goldsmiths, 7*d.* weekly for life, forfeitable by marriage or bad conduct	£3	0	8
And to the churchwardens of St. John Zachary, for certain superstitious purposes	3	6	4
And to twelve almsmen of the Company, 1*s.* each	0	12	0
And to the beadle of the Company	0	1	0
And to the renter wardens of the Company	0	10	0

It was stated to the Commissioners that it is impossible now to ascertain what property, if any, was acquired by the Company under this devise. In a very old rent roll is found the name of Dame *Elizabeth Read*, as the donor of two tenements and two shops in Cheapside. These have been supposed to belong to this charity, which is usually called Dame Elizabeth Read's charity; but it does not appear on what authority this supposition rests. The Company at present possess several houses on the south side of Cheapside, in the parish of St. Foster, but they are unable to identify any particular premises as answering to this devise.

No coals are now distributed pursuant to the directions of Barrett's will, but certain money payments are made in respect of this charity to the following parishes:

	PER ANNUM.		
St. Vedast, Foster-lane	£0	10	0
St. John Zachary	1	5	0
St. Leonard, Foster-lane	0	2	6
St. Mary Steyning	0	7	6

St. Peter Westcheap ..	0	7	6
St. Ann and Agnes	0	7	6
St. Michael, Huggin-lane	0	5	0
	£3	5	0

These payments have been made as far back as any trace can be found of them in the books of the Company. No reason is assigned why no larger sum is paid as a compensation for the coals, to the distribution of which £5 was appropriated by the donor, nor does it appear why so great a difference is made in the payments to the parishes of St. John Zachary and St. Vedast, Foster-lane, who were evidently intended by the donor to be equally benefitted, in preference to the other parishes.

The other prescribed payments to the poor widows, the almsmen, and the Company's officers are not now made.

As the payments actually made amount to an admission that the Company received property under this devise, and as they have now considerable possessions, which, from their situation, appear likely to comprise such property, though it cannot be positively identified, there does not appear to us to be *a perfectly satisfactory ground* for the Company's not complying somewhat more fully with the requisitions of the will.

HARDING-STREET PROPERTY.

Agas Hardinge, widow, by her will, dated 22d January, 1513, directed that all the lands, tenements, rents, and gardens which she had within the city and suburbs of London, to be amortized and devised after the custom of the city of London, unto the Company, to the intent that they should yearly pay weekly, for ever, to two poor widows of goldsmiths, 8*d*. each.

The property acquired by the Company under this devise is situated partly in Shoe-lane, and partly between Shoe-lane and Fetter-lane. It comprises East Harding-street and New-street.

The annual sum of £504 is applied to the settled pension lists, as arising from this estate, and is considered to provide for the pensions of forty-eight poor men and three poor widows, being equal to £10 a-piece to the men, and £8 to the women.

The Commissioners did not consider it *necessary to inquire minutely into the value of this property*, as the whole of the payment thus made from it beyond the charge made by the testatrix of £3 : 9 : 4 must be considered as voluntary on the part of the Company.

OBSERVATIONS.

There is something unsatisfactory in the Report on the Goldsmiths' Company, and which appears to have arisen from a reluctance on the part of the Commissioners to explore too narrowly the charitable funds of the society. It appeared very desirable to ascertain the present value of the Hardinge estate, the whole was left in trust for charitable uses, and it is not sufficient that the Company appropriates a certain arbitrary sum out of the produce to their general poor when the whole was devised for a specific object. There seems no reason for showing much indulgence to the Company. The statements made by the Haberdashers' and Mercers' Companies, in many points, were confused, and defective enough, but the account they rendered of their stewardship to the Commissioners was certainly less objectionable than that of the Goldsmiths. Whole estates left for charitable uses have disappeared, in a

very mysterious way, from the rent-roll of the latter fraternity; they can give no account where the property is now situated, nor how it was lost or alienated; they have, however, the will and deeds which attest that it was once conveyed to them in trust, and, therefore, we cannot imagine how they can evade the responsibility that was thus imposed upon them, nor the plea they can urge for the loss of the specific securities on which the several charitable donations were charged and secured. The landed charities of Hille, of Patteslie, of Shaa, and Davy, are all in this predicament; the Company are unable to identify the estates of these benefactors, though they were evidently considerable, and situated in the most populous part of London. Instead of acting as trustees, they appear to have acted as owners of the trust-property, and to have sold, alienated, or consolidated it, as best suited their purpose, allotting some paltry money payment in satisfaction of the trust, while the rest of the proceeds have been quietly engulphed in the "general funds" of the Company.

LUDGATE-HILL AND FLEET-STREET ESTATE.

Thomas Atte Hay, goldsmith, by his will, dated the 6th of April, 1405, gave to the Company, his tenements, shops, and half the alley adjacent, in Bowyer-row, in the parish of St. Martin, Ludgate, and also his tenement, with the buildings and appurtenances, in the parish of St. Dunstan, in Fleet-street, then called the Horn-on-the-Hoop, in trust, for the better support of the decayed members of the Company.

The name of Bowyer-row is now unknown, but it is understood to have been what is now called Ludgate-hill. The company have two houses on Ludgate-hill, and two in Cock-alley, leading from Ludgate-hill to Apothecaries' Hall, which are supposed to answer to the premises in Bowyer-row, given by Thomas Atte Hay.

These houses are held by the persons, and at the rents following:—

Jonathan Stirtevant ..	£210	0	0
Mrs. Williams	170	0	0
Joshua Gadd	5	5	0
Thomas Cross	5	5	0
	£390	10	0

The Company have four houses on the north side of Fleet-street, viz. two, one of which was formerly the Horn tavern, now constituting Anderton's coffee-house, and two others adjoining to the coffee-house, on the west side. These are supposed to comprise the premises in Fleet-street, but they are not otherwise identified than by their locality, nor can it be ascertained whether the whole or only part of them were the devise of Mr. Hay.

These houses are let as follows, and, apparently, at their full value:—

The coffee-house to Abraham Morley, for twenty-one years, from Michaelmas, 1805, at the rent of..	£210	0	0
The other two houses to John Lloyd, for the like term, at the rent of.....	160	0	0
	370	0	0
Which, with the Ludgate-hill rents, viz.	390	10	0
Make the whole income of the charity	£760	10	0

An annual sum of £27:6 is paid to the settled pension fund, which is entered in the Company's books as being on account

of the charities of Thomas Atte Hay, Robert Butler, and William Walker. The charity of William Walker, amounting to £3 : 9 : 4 per annum, will be noticed hereafter. Of that of Robert Butler no further information can be obtained.

It does not appear wherefore, in the arrangement of their charitable funds, the Company have carried so small a portion of the revenues of this charity to the account of the settled pensions.

FOX'S CHARITY.

In 1597, John Fox left to the Company, after the death of his wife, his shop, situate in New Fish-street, being of the yearly value of £6; and also gave to them the sum of £150, to the intent that they should purchase lands and tenements of the yearly value of £8, £9, or more, and should pay to a learned and godly schoolmaster, from time to time, to be appointed by the wardens of the Company, to teach poor men's children in the free grammar-school within the parish of Deane, in the county of Cumberland, yearly, for ever, the sum of £10; and should likewise allow unto a freeman of the Company, who should be appointed an almsman, 16*d.* weekly, and all such other gifts, rewards, and allowances whatsoever, as any other almsmen of the Company receive.

The premises devised under this will, form one half of a shop, with a vault, on Fish-street-hill, the whole of which shop is built over by a dwelling-house. The whole is in the occupation of George Pochin, who pays to the Company a rent of £8 a-year, as yearly tenant, for the portion of the building belonging to them: the Company have been unable to obtain any higher rent for this property, as its peculiar situation renders it of no value except to the occupier of the rest of the shop.

It seems impossible now to ascertain what lands, or whether any were purchased with the legacy of £150.

Ten pounds are annually paid to the master of the free-school at Deane, and £9 : 2 a-year is added to the settled pension-fund, as the allowance of one almsman in respect of this charity.

APPRENTICE CHARITY.

This was a devise to the Company, in 1603, by *Philip Strelley*, of an annual rent-charge of £55, issuing out of the manor of Ulkerthorpe, or Ogarthorpe, in the county of Derby, the testator covenanting that certain persons mentioned by him, and their heirs, should be entitled to the lease of the property, subject to the said annuity, or in default of such, the whole rents and profits, on the same terms, should devolve to the Company. The number of trustees was to be thirteen, consisting of the wardens, renters, assistants, and freemen of the Company; and when the number was reduced to six, the complement was to be made up by a new conveyance to six others.

With respect to the appropriation of the £55, the testator directed, *first*, that £20 per annum be yearly applied towards the placing of poor men's sons born within the manor, if any such should be, or in default of such, then poor men's sons born in the counties of Derby and Nottingham, or in the town of Nottingham and the city of Worcester, to be apprentices to some

honest trade for the term of seven years at the least; for the placing of each, the sum of £10, to be delivered to the masters of such apprentices, or their friends, upon sufficient security to be given to the wardens, to repay the same at the expiration of the term of his apprenticeship; and the sum so repaid he desired might be bestowed upon such of the sons as should serve out their apprenticeship, to make them a stock to begin trade with; of which poor men's sons, his desire was, that those born within the manor of Ogarthorpe, in the county of Derby, of the age of sixteen years or above, the sons of tenants of his lands in the county of Derby, which should make suit for the same, and for lack of such, then such poor men's sons as should be of his name and kindred, and should make suit for the same, should be preferred.

Secondly, £10 per annum to be employed towards the maintenance, in the universities of Cambridge and Oxford, of two such poor scholars as should be poor men's sons, born within the counties of Derby and Nottingham, and town of Nottingham, and city of Worcester, or any of them; and for lack of such, then towards the maintenance of such poor scholars as should be the sons of poor men of the Company of Goldsmiths; and for lack of them, then of such other poor scholars at the universities, as the Company should think meet; with a like preference to the sons of his tenants born within the manor of Ogarthorpe, and of others of his name and kindred, as in the case of the apprentices.

Thirdly, £10 per annum, he willed should be employed towards the relief of poor maimed soldiers.

Fourthly, 40*s*. per annum, towards the relief of poor people inhabiting in the parish of St. John Zachary.

Fifthly, £8 per annum, towards the relief of such poor workmen as should be free of the Company, or of the most part of them, whereof need should appear.

And £5 per annum, (the residue of the rent,) he prayed the wardens, renters, and gold-finers, and others, to accept for their pains in the premises, and to pay to the clerk of the mystery for his pains in keeping the accounts, &c.

Trustees of this property are constantly kept up, consisting of members of the Court of Assistants, and leases of the estate have been regularly granted, according to the terms prescribed by the will, till about seven years ago, when the last lease fell in. Since that time, no fresh lease has been granted; but the person entitled to such lease, under the limitations contained in the will, has taken possession of the estate, subject to the charge of £55 per annum, which has been regularly paid, (with the exception of the last three years, during which it has been in arrear), and applied according to the directions of the donor, with some slight variations.

The apprentices are selected strictly according to the order of preference prescribed in the will; but the £10 is not now paid to the master on the binding, but to the apprentice himself on his completing his apprenticeship, as a stock to begin trade with. The parents bind the boys, and make application for the bounty

at the termination of the apprenticeship; and it is granted on their producing certificates of their good conduct from the master and the minister of the parish.

Applications are never wanting for these payments, which are annually made in the month of June. The two exhibitions are also regularly paid to two scholars, one at each university, and continued for seven years, provided they reside so long. In the appointment of these exhibitioners, the order of preference directed by the donor is adhered to.

The £10 given to poor maimed soldiers is paid generally to ten pensioners of Chelsea-Hospital. Forty shillings are paid to the churchwardens of St. John Zachary. The £8 given to poor working goldsmiths is carried to the unsettled pension-fund, and £5 is paid to the trustees and the clerk.

CHENEY'S CHARITY.

Richard Cheney, by his will, dated the 29th June, 1625, gave to the parson and churchwardens of the parish of St. Mary Woolnoth, and to their successors, for ever, a parcel of marsh ground, at West Ham, in Essex, thereinmentioned, and charged the same with £4, to be paid to four poor men of the Company, which have been housekeepers in Lombard-street, or otherwise, by 5*s.* apiece, at the discretion of the wardens.

An account of the property given by this will will be subsequently given under the head of Charities in the parish of St. Mary Woolnoth.

The £4 is regularly received from the churchwardens of that parish, and carried to the unsettled pension-fund, and given to four poor goldsmiths, at the Christmas distribution.

SIR HUGH MIDDLETON'S CHARITY.

Sir *Hugh Middleton*, by his will, dated the 21st of November, 1631, gave, after the death of his wife, to the Company, for ever, one part or share in the New River and water-works brought from Chadwell and Amwell, in the county of Hertford, to the city of London, upon trust, that the profits of the same should be by them distributed every half-year, in weekly portions of 12*d.* a-piece to the poor of the Company, by the discretion of the wardens and assistants of the Company, and especially to such poor men of his name, kindred, or countrymen, as should be free of the Company.

The annual receipt from this New River share has varied very considerably. Formerly it has amounted to £314. For the last two or three years it has averaged from £170 to £190, and is now increasing. The whole of the receipt is divided in February and October, 26*s.* a-piece being given at each division, to the settled pensioners in the three first classes, amounting to fifty-two in number, and the remainder distributed among the unsettled pensioners in similar sums, as far as it will go.

JENNER'S CHARITY.

Robert Jenner, a citizen and goldsmith of London, in 1648, conveyed to the Company a messuage and a yard, situate in Foster-lane, in the parish of St. Leonard, in Foster-lane, upon

trust, to pay yearly, for ever, at Goldsmiths' Hall, London, the sum of £43 : 10, in manner following:—

To fifteen poor goldsmiths (freemen of the Company), 20*s.* to each, to be distributed the 21st December, or at the next wardens' court after; the said fifteen goldsmiths to be yearly appointed by the court of assistants; and such poor men to enjoy the same gift in such manner as should be appointed by the last will of the benefactor.

To the treasurer and governors of St. Bartholomew's Hospital, for the relief of the poor there, £15 yearly, for ever.

To the poor of the parish of St. John Zachary, London, £5, to be paid half-yearly, for ever, to be distributed in such manner as in his will should be appointed.

To the churchwardens and collectors for the poor of the parish of St. Leonard, the like sum of £5, to be paid in like manner.

To the four wardens, yearly, 13*s.* 4*d.* each; to the clerk of the Company 10*s.*; and to the beadle 6*s.* 8*d.*

Mr. Jenner, by his will, in 1651, after reciting the deed of settlement, directed that the sums of £5, respectively bequeathed to the poor of each of the parishes of St. John Zachary and St. Leonard, Foster-lane, should be laid out by the respective ministers, overseers, and other officers, in buying of bread, to be given every Lord's day; two dozen of penny wheat bread, amongst such poor of the several parishes as should repair to their parish-churches at the usual times of worship, and to none else, unless sickness or other bodily infirmity occasion their absence.

And he further directed, respecting the fifteen poor of the Company, to whom he had given 20*s.* each, that every such poor person as should at any time receive the gift, should be incapable to receive it again for three years next after, that such gift might be extended to many of the poor members of the Company.

The house conveyed, as above, is situate in Foster-lane, and was lately in the occupation of Robert Hennell, at a rent of £140. It has been vacant since Lady-day 1818, and is so old, and in so dilapidated a state, that it must in all probability be pulled down. The Company, however, continue to pay the charities, as directed.

FETTER-LANE ESTATE.

In 1652, *John Ash*, goldsmith, conveyed in trust, to the Company, six messuages and a yard, situate between Shoe-lane and Fetter-lane, in the parish of St. Bride, conditioning that, out of the rents and profits, the wardens and commonalty of the Company should receive £4; and that the mayor and aldermen of the town of Derby should receive £20 yearly, to be disposed of as after provided. Out of the residue, the Company were to receive £29, upon trust, to pay such eight poor working goldsmiths, free of the Company, as the Court of Assistants should appoint, 10*s.* each, provided that none should receive the donation twice within four years, and the most needy and destitute should be preferred; also, £10 was to be yearly appropriated to the apprenticing two boys, sons of poor men of the Company, to freemen of London; and of the residue of the £29, the wardens were to retain to their own use 10*s.* each,

and pay to the clerk of the Company 13*s.* 4*d.*; to the beadle 6*s.* 8*d.*; and the remainder, if any, be applied to such useful purposes as the Court of Assistants should from time to time direct.

The Company are in possession of extensive property, lying between Shoe-lane and Fetter-lane, derived in part from charitable bequests, and in part from other sources; but they possess no means of ascertaining what particular portions of this property are applicable to any particular charities, except in some few instances. It is quite uncertain upon what spot Ash's houses are situated, except that it appears, from an ancient rental, that they were in New-street. The general rental of their property in that street is far more than sufficient to cover all the charities charged upon it by Ash's conveyance.

There is paid in respect of this charity £20 per annum to the Corporation of Derby. The application of this will be inquired into in examining the charities at that place.

Eight pounds a-year is charged to this estate in the settled pension account.

The £10 a-year given for apprenticing is added to another annual sum of £10, given by John Smith; and two apprentices, sons of freemen of the Company, are annually put out from this joint fund, with premiums of £10 each. There is no want of applications for this bounty.

Three pounds are divided yearly among the wardens, clerk, and beadle, in the proportions directed.

ALMSHOUSES AND ESTATE AT ACTON.

In 1656, *John Perryn*, Esq. formerly of East Acton, in Middlesex, left all his lands, farms, messuages, and tenements, in Acton, in trust, to the Company, for various charitable purposes, which he specified.

He gave £26 a-year to maintain a weekly lecture for ever, to be preached in the parish-church of Bromyard, in the county of Hereford, (where he was born,) upon Monday in every week, being the market-day there, in the forenoon, by six or eight learned divines, that should be beneficed there, and in the neighbourhood, at the discretion of the churchwardens and twelve of the principal parishioners, who should preach successively, and receive 10*s.* for every sermon. He gave to the clerk of the parish of Bromyard 20*s.* a-year. To the free grammar school of Bromyard he gave £20 a-year, to be paid unto the master of the school for his better encouragement to be careful in the education of the youth, and the master to be approved of by the wardens and assistants of the Company.

To the poor of Bromyard he gave £5 a-year, to be distributed, quarterly, amongst the poorest of that parish, at the discretion of the churchwardens and overseers.

To the poor of the Company, he gave £20 a-year, to be distributed by the wardens and assistants, as follows;—that is to say, to maintain two almsmen, working goldsmiths, with such gowns and pensions as they usually allow their almsmen, and the overplus of the £20 a-year

to be distributed amongst poor decayed workmen, or the widows of poor workmen, free of the Company, by 5*s.* a-piece, quarterly, as far as it would go.

To Christ's Hospital, in London, he gave £5 a-year toward the maintenance of the poor children there; and also an exhibition of £5 a-year foward the maintenance of one scholar that should be bred up a Bluecoat in Christ's Hospital, and sent to one of the Universities, either Oxford or Cambridge.

To the poor of the parish of St. Vedast, London, he gave £5 a-year, to be distributed every Lord's day amongst twelve poor people of that parish, in one dozen of two-penny bread, at the discretion of the churchwardens and overseers.

To the poor of the parish of East Acton £10 a-year, to be distributed, quarterly, amongst them, at the discretion of the churchwardens and overseers.

To the poor of the parish of St. Sepulchre Without Newgate, London, £5 a-year, to be distributed in like manner.

Mr. Perryn further willed that all the remainder of the rents and profits of the premises at Acton should be, by the wardens of the Company, and six of the most discreet men of the same, with the consent of the assistants, distributed to charitable uses, some part to poor members of that Company, and for exhibitions towards the maintenance of scholars in the Universities, and such other charitable uses as they should approve.

He also directed that the wardens and assistants should, once in every seven years, meet in their common-hall in London, to see that his estates so bequeathed were administered according to his will, and that at every such meeting they should go to the parish-church of St. Vedast, in Foster-lane, and there hear a sermon by some orthodox divine, by their appointment, thence return to the hall, and dine together, and then distribute among the poor of the parish of St. Vedast the sum of £3; the charge of which sermon, dinner, and contribution to the poor, should be allowed out of the estates.

Under this will, the Company acquired an estate at Acton, in Middlesex, consisting of two farms, and some detached houses and parcels of land; viz.

One farm, containing about 159 acres, let to Thomas Church, for twenty-one years, in 1808	£480	0	0
The rent reserved by the lease was £653 : 17 : 6; but it was reduced, at Michaelmas, 1815, to £548 : 7; and, in the present year, (1822,) to £480, partly in consequence of the pressure of the times, and partly in consequence of some barns on the premises having been pulled down.			
Another farm, containing about forty-two acres, let to Thomas Essex, for terms commencing at different periods, all of which expire in 1840, at the rent of.....	350	0	0
A house and land, (containing about twenty acres,) called the Mansion-House, held by Charles Gray Graves, under a lease for twenty-one years, from 1809, at the rent of	160	0	0
A small parcel of land, let as a garden to Richard Carruthers Corne, as tenant-at-will, at the rent of.....	6	6	0
About half an acre of land, let on a building-lease to James Heath, for sixty-one years, from Lady-day 1817, at therent of	21	0	0

Land and garden, containing about 4 *a.* 3 *r.* 28 *p.* held by the said James Heath, as tenant, from year to year, at the annual rent of	40	12	0
	£1,057	18	0

The whole amount of the rents previously to 1809 was only £180 per annum. The income of this estate is thus annually disposed of:—

The sum of £52 is paid to the parish of Bromyard, in Herefordshire, on the receipt of the churchwardens and overseers. The distribution of the money is left to them, but their receipt distinguishes its appropriation in the different sums directed by the donor. The Company do not exercise any interference in the appointment of the schoolmaster	52	0	0
To the churchwardens of the parish of St. Vedast is paid	5	0	0
To the churchwardens of the parish of Acton	10	0	0
To the churchwardens of the parish of St. Sepulchre	5	0	0
The twenty-six almsmen, forming the second class of the Company's pensioners, receive among them from this estate. The Commissioners cannot discover the origin of this payment, but it has been charged to this estate ever since the year 1732.	13	1	4
Two of the settled pensioners receive between them	18	4	0
There is charged to this estate, for ninety almswomen of the settled pensioners, at the rate of £8 a-piece	720	0	0
And forty of the unsettled pensioners, freemen and widows, receive 40*s.* a-piece	80	0	0
Once in seven years the Company attend a sermon at St. Vedast's church, and distribute to the clergyman and poor of the parish about £8 or £9; annually about	1	5	0
	£904	10	4

The two annuities of £5 each, payable to Christ's Hospital, were purchased by the Company, in the year 1811, for £242, under the provisions of the Land-Tax Redemption-Act.

No exhibitions at the universities have been established under the residuary clause in this will. They have not been applied for till within these few years; and such applications as have lately been made on this score have not been attended to, because the estate is in debt to the Company for its large disbursements in the erection of almshouses at Acton.

In 1812, twenty almshouses were built by the Company on part of the charity-estate at Acton, for the reception of ten men and ten women, freemen of the Company, or the widows of such. They form three sides of a square, with a pleasure-garden in front, and comprise each four apartments; viz. a sitting-room and kitchen below, and a bed-room and large closet, capable of being used as a bed-room, above. The original cost of the building was £10,000, and the Company have since supplied furniture and other articles, which, with the expense of preparing the ground for building and other charges, have made the total cost £12,000. The

almspeople are appointed from the settled pension-list, and are always the oldest upon it. They receive each £10 a-year in addition to their regular pensions, and are allowed each a chaldron and a half or two chaldrons of coals; and, on the annual visitation of the almshouse, the wardens present them with £1 a-piece. One of the men acts as superintendent over the establishment, and one of the women as matron, who attends to the other almspeople, both men and women, in case of sickness or infirmity, and they receive each 7*s.* a-week. Another of the men is called the labourer, who has the care of the garden, lights the lamps, &c. and he, also, receives 7*s.* a-week. The almspeople are permitted to have one or two of their relations to reside with them, in case of age or sickness.

The annual charge of this establishment is £1277; to which must be added the interest of the £12,000 expended in building the almshouses.

SIR JOHN WOLLASTON'S CHARITY.

Sir *John Wollaston*, in 1658, left two messuages, in the parish of St. John Zachary, London, upon trust, to the Company, that they should pay, yearly, out of the rents—

	£		
To the governors of Bethlem Hospital, for the relief of poor lunatics	20	0	0
To two poor almsmen of the Company	10	0	0
To the churchwardens and overseers of the parish of St. John Zachary, for the use of the poor inhabitants, to distribute every Lord's day to six of them, by two pence in bread and two pence in money each	5	4	0
To the churchwardens and overseers for their pains therein	0	10	0
	£ 35	14	0

And the residue of the rents he appointed to buy gowns for the two almsmen, when the other almsmen should have their new gowns.

The two houses were burnt down in the great fire in 1666, and after rebuilding them, the rents, as well as charitable payments out of them, were reduced by a decree of the court of judicature. In 1817, the premises were sold, under the provisions of the act for erecting a new Post Office, and produced the sum of £2,787, (including the land-tax, which had been redeemed for £265 : 10*s.*) This sum has been applied towards the redemption of the land-tax on the Company's other estates, the whole cost of which exceeded £32,000.

The payments made under Sir J. Wollaston's will have been increased in amount since the making the decree, and have for many years past been as follows:—

	£		
To Bethlem Hospital	10	14	3
To the parish of St. John Zachary	3	1	0
To the settled pension fund, for two almsmen	18	4	0
	£31	19	3

A portion of the redeemed land-tax, adequate to the proportion of the purchase-money, derived from the sale of Sir J. Wollaston's bequest (and which, at eighteen years' purchase, would amount to about £140 per annum) is now applicable to the

purposes of this charity. No alteration has yet been made in the charitable payments, but they will, of course, be restored to the amounts directed by the testator. A question may arise, whether, under the terms of the will, *the whole of the rents and profits of the premises* were not to be applied to charitable purposes, and consequently whether the whole of the present fund ought not to be so dedicated; but, as the residue, which the testator appointed to buy gowns for two almsmen, when the other almsmen should receive their gowns, which was every third year, amounted to £6 : 6*s.* per annum, which was far more than sufficient for such a purpose, it seems fair to suppose that he meant all the payments he directed to be fixed charges, and that the Company should have the benefit of any surplus that might remain.

SIR THOMAS FOWLES'S CHARITY.

Sir *Thomas Fowles*, by his will, in 1691, gave to the Company, for ever, one annuity or fee-farm rent of £10 per annum, due and payable by the Bishop of Bath and Wells, which he willed should be bestowed on five poor widows of the Company, by 40*s.* a-piece, to be received by them, during their lives, on St. Thomas's Day, yearly.

This annuity, reduced to £8 a year, by the deduction of £2 for land-tax, is paid by the Bishop of Bath and Wells, and forms part of the widows' settled pension fund; but in the apportionment of that fund, £40 is charged to the account of this charity, the reason of which probably is, that the lowest pension given to widows is £8, which would make the amount paid to Sir Thomas Fowles's five widows £40.

MORRELL'S CHARITY.

Richard Morrell, in 1703, gave a competent sum of money to be laid out in the purchase of an annuity of 52*s.* for the poor of the parish of St. Olave, Silver-street, to be distributed in bread on the Lord's day in every week, by 12*d.* per week.

He left beside a legacy to be laid out in the building of six almshouses, for the habitation of six poor decayed liverymen of the Company, or, for want of such, then for so many poor freemen as the master and wardens should think fit. And he left too a sum of money, to be laid out in the purchase of one clear annuity of £31 : 4 per annum, for the benefit of the six poor almsmen, to be weekly distributed amongst them, by 2*s.* a-piece. He also gave them three chaldrons of coals and a hundred and a half of faggots yearly, to be divided equally amongst them, and to each of them a new gown every year. The residue of his real and personal estate, he gave to the Company for their use, and the poor thereof.

It does not appear that any annuity was bought for the poor of St. Olave, Silver-street, but the sum of 52*s.* is annually paid by the Company to the churchwardens of that parish.

The almshouses were built as directed, at the cost of above £800, and are situated at Hackney. They consist of a range of six houses, with four apartments in each, and a good garden before and behind, and are inhabited by six aged liverymen of the Company, appointed by the

wardens, if such apply for the situation; if not, by freemen, taken from the settled pension list. It does not appear whether any annuity was purchased for the endowment of these almshouses, but the almsmen receive from the Company pensions of £21 a year each, by quarterly payments, and have each two chaldrons of coals, and a new cloth gown, of the value of from 40*s.* to 50*s.* every year. The Company defray all charges for repairs, water-rent, and other necessary disbursements.

There is a sum belonging to this charity of £400 Three per Cent. Consols, which was transferred, in the year 1818, to the Company's account by an unknown benefactor, in trust, to pay the dividends half-yearly to the six Hackney almsmen. The Company accordingly pay them, in addition to their pensions, £2 a year each. They likewise receive £1 a year each, under the benefaction of Peter Perchard, which will be noticed in the Money Legacies.

It does not appear the Company received any thing under the residuary clause in Morrell's will.

MONEY LEGACIES.

Sir *James Drax*, in 1663, left £100, in trust, to the Company, for the interest to be applied to the use of the poor of the parish of St. John Zacnary, in London, and on account of which the Company annually pay £5 to the churchwardens, for the benefit of the poor of this parish.

Anthony Walter, in 1664, gave £100, the profit to be applied to the benefit of the poor of the parish of St. John Zachary. This annuity is regularly received by the churchwardens of the parish.

Sir *Thomas Vyner*, in 1664, bequeathed £200, upon trust, to pay £7 to seven poor men of the Company, who were or had been dwellers in or near Lombard-street, to each 10*s.* half-yearly, and 6*s.* every half-year, to the clerk. As there are no freemen residing in or near Lombard-street, the £7 forms part of the pensions of the twenty-six almsmen. The clerk receives his 12*s.* yearly.

Robert Blanchard, in 1680, left £200, to pay £4 each to two widows, such widows to be of good repute, not under fifty years of age, and to be named by the court of assistants. This annuity is carried to the fund for the payment of the settled widow pensioners.

Anthony Ficketts, in 1685, left £100, to pay £4, yearly, about Christmas, to two poor working goldsmiths, free of the Company. This is divided among the twenty-six almsmen.

William Pierson, in 1689, paid to the Company £50, in trust, to pay the interest of five per cent. to four freemen's widows, first deducting 10*s.* to be equally divided between the wardens and clerk for their trouble. Forty shillings are paid for this legacy to the fund of the settled widow pensioners, and 10*s.* to the wardens and clerk.

John Loveday, in 1698, gave £100, that the interest of £5 might be yearly distributed among five poor freemen's widows of the Company.

Thomas Jameson, in 1679, gave £100, on trust, to pay the in-

terest, £5, annually, to the churchwardens of the parish of Hackney, for the preaching of two sermons, yearly, in the parish church, the one on Good Friday and the other on Holy Thursday; 20*s.* to be paid to the vicar there, for each sermon, and the remaining interest to be paid to the poor of the parish, by 12*d.* each, so far as the same would extend; and, in default of preaching such sermons, the whole interest to be paid to the poor. The Company annually pay £5 to the churchwardens of the parish of Hackney, but do not concern themselves with the distribution.

John Smith, in 1703, paid to the Company £420, on trust, to apply £21, annually, to the benefit of five poor widows, 40*s.* each, and to putting out apprentice two poor boys, the sons of freemen of the Company.

Sir *Richard Hoare*, in 1718, left £200, on trust, to pay £8, to as many poor widows of freemen who should most frequently receive the sacrament, according to the usage of the Church of England. These widows are selected from the settled pension list, on the authority of a certificate from the clergymen of their respective parishes.

William Walker, in 1558, gave £100, to pay 1*s.* 4*d.* weekly, to a poor almsman, and to purchase him a gown every three years.

The Company pay, yearly, £3:6:8, to the Mercers' Company on account of a legacy of £100, left by Alderman *Heydon*, and which is more particularly mentioned page 32.

The Company pay £5, annually, to the churchwardens of St. Botolph, Aldersgate, on account of a legacy of £100, left by *John Morley*, in 1588. They, also, pay £5 to the same parish as the gift of *Roger Taylor*, but no trace of the origin of this charity could be discovered.

The Company, yearly, pay £2 to the poor debtors, in Whitecross-street prison, on account of a legacy of £150 of *Peter Blundell*, in 1599.

Dame *Mary Ramsay*, in 1600, gave to the several Companies of Grocers, Drapers, Goldsmiths, Haberdashers, and Merchant Tailors, of the city of London, £200 each, to be advanced in loans, at five per cent. interest. The Goldsmiths' Company, annually, pay £10 on account of this legacy, which is divided among the twenty-six almsmen.

From an entry in the Company's will-book it appears that, about 1614, Mrs. Newman, on account of her husband, *Gaius Newman*, paid to the Company the sum of £140, on condition of the Company maintaining two almsmen with weekly pensions of 1*s.* 4*d* to be called the almsmen of Gaius Newman. Two almsmen are supported on account of this benefaction and paid stipends of £9:2 each, out of the settled pension-fund of the Company.

Sir *James Pemberton*, in 1613, left £200, for the benefit of the poor of the Company.

Robert Brocklesly, in 1615, left £34, for the distribution of 4*s.* each, on Good Friday and Christmas Day to five poor of the Company.

Henry Banister, in 1622, bequeathed £160, upon condition the Company should, yearly, pay unto the churchwardens and overseers of the poor of Hackney, in the county of Middlesex, the sum of £8 to be bestowed,

with the consent of the vicar and six of the ancient inhabitants of the parish, towards the setting out of four poor men's children, to be apprentices, yearly, to each of them 40*s*. The £8 is regularly paid to the churchwardens of Hackney.

Richard Croshawe, by will, in 1631, gave to the Company £400, to the intent they should pay £20, yearly, unto twenty poor working goldsmiths of the Company, viz. quarterly, £5 to five of the poor men, 20*s*. a-piece. £20 is divided among the twenty-six almsmen in satisfaction of this charity.

From an entry in the old book of wills, it appears that *Robert Paine*, in his life time, desired his wife to pay, after his decease, to the Company £300, on condition that they should pay to her £15 a-year during her life; and after her decease, should pay, for ever, unto the poor of the Company, £5 per annum, and to the poor of the town of Marlborough £5 per annum, and to the poor of the liberty of the Tower, £5 per annum; which sum being paid to the Company, on the 12th October, 1640, by Mrs. Paine, the Company, by indenture, executed on the 11th November following, covenanted to pay the said moneys accordingly. The £5 given to the poor of the Company is divided among the twenty-six almsmen; £5 is paid to the churchwardens of Marlborough on their receipt; and £5 is paid to the overseer of the poor for the precinct of the Tower without, on his receipt. The account of the application of the two latter sums must be reserved for the examination of the charities at those respective places.

Ralph Robinson, in 1648, gave £200 for the payment of 40*s*. annually, to the poor of the parish of St. John Zachary, and the residue to the poor of the Company.

Humphrey Hetherington, in 1728, left £100 for the benefit of the poor of the Company.

Robert Makepeace, in 1801, transferred £177 : 11, Three per Cent. stock, on trust, to pay the interest to four poor widows.

George Hall, in 1803, gave £1000, Three per Cent. stock, the dividends on which is equally divided among six of the senior pensioners, in addition to their other pensions.

Benjamin Gurden, in 1804, gave £300, Three per Cent. stock, the dividends arising from which are added to the settled pension list.

Rachel Farmer, in 1813, left to the Company £1000, stock, in the Four per Cent. Consols, the interest to be given to ten poor blind men and women, as often and in such sums as the Company should think proper. In July, 1813, £900, stock, was transferred to the Company, £100, *stock, being deducted for the legacy-duty;* as the dividend of the remainder would not amount to £4 for each poor person, the Company thought it advisable to let it accumulate till it should produce that dividend for each. This is now effected, and the Company propose to appropriate the dividends to the use of ten poor blind persons as directed by the testatrix. The existence of this charity will be notified at the Hall-gate, and applications will be received for its distribution as in the case of the other charities.

Peter Perchard, in his life time, gave to the Company £250, stock, in the Four per Cent. An-

nuities; and, by a codicil to his will, in 1806, left to them a further sum of £100, and directed the Company to pay, annually, to four poor widows, £4; to five other poor widows, £4 : 19 : 8; and to six Hackney almsmen, £6; being the amount of the dividends arising upon the stock.

It appears from the books of the Goldsmiths' Company, that *John Watkins* gave them £6 per annum Long Annuities, in trust, to pay the same to three almsmen. The Company, in satisfaction of this bequest, pay £2 a year to each of the three senior settled pensioners of the second class, in addition to their other pensions. They all receive it for life, and are called Watkins's pensioners.

It will appear, upon a reference to the several charities above enumerated, that the amount of charitable funds appropriated by the donors to the poor of the Company, exclusively of those derived from Sir Martin Bowes, and his trustees, is about £2013 per annum; and that the annual disbursements to the poor on account of such donations, amount to about £2836. In this £2013 is included £374 : 13 as the residue of the income derived from Perryn's charity, after making the specified payments, and allowing interest to the Company on the money expended by them in building the almshouses at Acton. What should be added to this account of receipts from the benefactions of Sir Martin Bowes and his trustees, Southwood and Mundie, is not easy to ascertain. The surplus receipt from the property given by Bowes and Southwood, after deducting the charitable payments made thereout to other objects than the Company's poor, is £460 : 10 per annum. This residue is appropriated by the donors to the repair of the almshouses at Woolwich, that of the tenements given by Southwood, to the maintenance of the hall, and the relief of the poor of the Company. Of this, £40 is carried to the poor account, which must be far short of the proportion applicable to that purpose, as the only actual charge on this residue is for the repair of the almshouses at Woolwich, the tenements given by Southwood being all let on repairing leases, and the maintenance of the hall being, as it should seem, sufficiently provided for under Mundie's will. The income derived from the property given by Mundie, estimating the house, at present unlet, at £130, is about £1300 per annum. As the only charge laid by him on the property is not now paid, this income should be divided, according to his directions as to the residue, between the Company, for the maintenance of their hall and the poor of the Company, which would give to the poor's fund £650 per annum. If £100 a-year be allowed for the repair of the almshouses at Woolwich, the rest of Bowes's and Southwood's surplus, viz. £360, added to the moiety of Mundie's, would give £1010 applicable to the poor of the Company, and would carry the amount of charitable income so applicable beyond the amount of the actual disbursements in respect thereof. It is, however, to be observed that some part of the income derived from Mundie's benefaction ought, perhaps, to have another destination, as we have noticed under

the head of Sir Martin Bowes's charities; and also that the surplus income of Perryn's charity (now amounting, as above mentioned, to £374 : 13) was left by him to be applied to charitable uses, at the discretion of the Company, who were only admonished to give part of it to the poor of the Company.

OBSERVATIONS.

The Commissioners having failed to specify the income derived from several of the estates of the Goldsmiths' Company, we cannot follow our usual course of drawing up, at the conclusion, a general statement of the charitable funds of the society. Their charities are not so numerous as those of the Mercers' or Haberdashers', but, most of the property lying in London, they are, in proportion to their number, more valuable. From the four trusts of *Bowes*, *Walton*, *Haye*, and *Perryn*, the Company derive a yearly income of £4030. The total landed revenue of the Company, exclusive of money legacies, is, certainly, not less than £10,000.

Judging from the results of our inquiries into three of the City Companies, it seems likely we shall find, in the sequel, that nearly the whole of the land and houses in London were originally devised, in trust, for charitable uses. What is most extraordinary, the benefactors never appear to have anticipated any material augmentation in the value of their bequests, and, consequently, rarely left any directions for the appropriation of the surplus income, arising from the increase in the inhabitants and wealth of the metropolis.

The practice which has obtained among several of the trust-bodies, especially the Goldsmiths, of consolidating the estates left for charitable uses, with the general property of the society, by which each charity is deprived of its specific security, is most reprehensible, and may ultimately involve the companies who have adopted this course in difficulties, from which it will not be easy to escape. It will be shortly seen that a similar error (though as respects that worshipful body, it merits a much severer stigma) was committed by the Corporation of Bath, when a decree was obtained subjecting them to a penalty of £5000, or the alternative of setting out, by "metes and bounds," the property they had wrongfully merged in their own possessions.

In the discharge of their eleemosynary duties, the Goldsmiths have, in many points, acted most arbitrarily, always apparently considering the trust-property *their own*, which they might cut and carve at their discretion. The conversion of the Grammar-school, at Cromer, to its present purposes, though highly commendable, seems to have been done without any reference whatever to a competent tribunal. They have charged the poor of their society, on charities, of the produce of which not a shilling had been appropriated to the purpose by the founder. In other cases they have capriciously increased the number of their poor, and diminished or suspended the allowances on charities, without any other rule than the mere dictum of their own courts and wardens. In 1812, they were strangely smitten with the *building-phobia*; the sum of £12,000, expended on the almshouses at Acton, was most extravagant, and has disabled them from establishing exhibitions in the Universities, and fulfilling the other charitable uses to which Mr. *Perryn* restricted the application of his property. In some minor irregularities they have only followed the usual practice of corporate bodies, by economising their labour and realizing as great amount of surplus income for the general purposes of their fraternity as possible. With this view, they have not been very scrupulous in observing the injunctions of the donors. Distributions of coal to the poor and weekly doles of bread, with other onerous duties, have been mostly commuted into the less troublesome charge of a fixed money payment. And the allowance on each charity has, in many cases, been kept at the original amount, notwithstanding the increase in the value of

the property on which it is charged; the residue of the produce being carried to the "general fund" of the Company. It seems that the annual money-payments fixed, in a majority of instances, more than two centuries ago, by the donors themselves, amounted to £2013, and that the Company now, in satisfaction of these payments, only expend £2836, which is an increase that bears no reasonable proportion to the augmented value of the landed property on which they are secured.

The Goldsmiths afford another instance of the mistaken ideas entertained of the wealth of the City Companies, and how successfully they have concealed the amount of their immense revenues from the public. The charitable disbursements of this society it was usual to estimate not higher than £1000 per annum; we find, however, from the investigation of the Commissioners, that they exceed double the amount, even at the nominal low rate fixed by the benefactors.

Blacksmiths' Company.

THE only charity under the management of this Company is that of *Edward Prestyn*, who, by deed of gift, dated 3d June, 1557, granted, in trust, to twenty-one persons, citizens, blacksmiths, and spurriers, of London, a messuage, with appurtenances, called The Crown and Hope, situate in the parish of St. Sepulchre without Newgate, London, near the bars of the Old Bailey; and, also, a shop, with appurtenances, situate in the parish of St. Sepulchre, to the use of the society of the art and mystery of Blacksmiths, upon condition that they should yearly dispose, out of the rents of the premises, in charity, among the poor artists of the society of Blacksmiths and Spurriers in London, at the discretion of the keepers or wardens, for the time being, the sum of four shillings, of lawful money.

These premises at present consist of messuages or tenements, with appurtenances, situate in the Old Bailey and Fleet-lane, in the parish of St. Sepulchre, erected on the ground whereon the public-house and shop, before-mentioned, formerly stood. They are let by the Company, on lease, to Mr. Seelie, Mr. Ballad, and Mr. Watkins, at rents amounting, together, to £147 : 12.

Out of the profits of this estate, the Company distribute fifty guineas annually, at Guildhall, among twenty-five decayed members of their society, in sums of 10*s*. 6*d*. to each person.

Bowyers' Company.

THE only charity under the management of this Company arises under the will of *James Wood*, dated 1st August, 1625, who devised his manor or lordship of Isly Walton, in the county of Leicester, with certain messuages and lands in Kegwarth and Osgathorp to the company of Bowyers, in trust, that the master and wardens should, yearly, out of the rents, bestow upon three scholars within the University of Oxford, and upon two more scholars within the University of Cambridge, freemen's sons of the Company of Bowyers, if there should be any such; but if not, then upon five other poor scholars which have come from Christchurch school, in London, or such

others as the said master and wardens should think most fit, towards their maintenance at the university, the yearly sum of £6 each. Each scholar to receive the same for seven years, if he should so long continue at the university.

And, further, that they should bestow upon six poor men or widows, free of the Company, at Michaelmas, yearly, one year unto each three yards of broad cloth, of 10*s*. the yard, to make a gown, and another year unto each of them 30*s*. in money, and so on from year to year for ever; and to the further purpose that the master, and wardens, and livery should, every second year, upon the day when they swear their master and wardens, repair to the parish church of St. Nicholas Cole Abbey, to hear a sermon, and then to give to the parson 30*s*. for his sermon, and to the clerk and sexton 1*s*. 6*d*. a-piece, and to the churchwardens, for the use of the poor of the parish 10*s*.; to the beadle of the Company 2*s*. and unto the poor people *they shall meet coming and going* 15*s*. *in twopences*, and should, also, upon quarter day, to be holden by the Company, give unto the yeomanry of the Company 5*s*. to be by them spent at their discretion, and should also bestow every half-year for ever upon the poor of the town of Walton 10*s*. to be distributed amongst them at the discretion of the churchwardens; and to the further intent that the master, wardens, and commonalty of the Company, should reserve the residue of the rents and profits of the manor, lordship, and other premises, towards the purchasing of a hall, and to be otherwise employed at their discretion, for the use of the poor, and good of the Company.

The testator also gave to the Company £100, to be lent out to four discreet young men of the Company, by even portions, at three per cent. for two years, and the interest to be distributed by the master and wardens, unto the poorest of the freemen of the Company, at their discretion.

The Bowyers' Company are now in possession of the property devised by the testator. They have increased the number of the exhibitioners, and the allowance paid to them. There are now five at the University of Oxford and three at Cambridge, each of whom receives £10 annually. None of the present number of exhibitioners are freemen of the Company, nor are any of them from Christchurch-school. If any sons of Bowyers, or scholars from Christchurch, apply, the preference is given to them.

The payment to each of the six poor persons is now increased to £3 in the year in which cloth is not given, and in the year in which cloth is given, they each receive cloth for a gown, as directed by the testator, and 12*s*. in money.

A sermon is annually preached at the church of St. Nicholas Cole Abbey, and the Company attend in their livery-gowns, when the rector receives two guineas, and the curate, if present, receives one guinea. The Company also pay to the parish-clerk 7*s*. and the sexton 5*s*.; and to the churchwardens, for the use of the poor of that parish, £1 instead of the 10*s*. directed by the will. They also distribute to poor people, who apply to them on that day, 30*s*. instead of 15*s*. The yeomanry of the Company

receive 10*s.* quarterly, instead of 5*s.*

The poor of the town of Walton receive £1 yearly instead of 10*s.*

These increased allowances were made in October 1806; and in addition to the above payments specified in the will, the Company also give to forty charity-children of the parish of St. Nicholas Cole Abbey, 6*d.* each on the day of the sermon; to the schoolmaster and schoolmistress, each 10*s.* 6*d.*; and to the ward-beadle 5*s.* The rest of the rents is carried to the general account of the Company.

It is not known what is become of the £100 left to the Company to be lent to young Bowyers; there remains no trace of that part of the testator's bequest.

CITY OF BATH.

CORPORATION OF BATH.

Most of the charitable endowments in the cities and towns of England are under the control of Corporations, either in the capacity of trustees or visitors, or both, and we have, in consequence, found it occasionally expedient to introduce the Reports of the Commissioners with a few explanations on the constitution, revenue, and immunities of these municipal bodies, by which the reader is better enabled to judge of the relation which subsists between those who have the keeping and administration of eleemosymary funds, and those for whose use and benefit they were left in trust to be appropriated. We shall pursue this course in the account of the charitable foundations of the city of Bath, the chief of which are under the control and management of the Corporation.

The civil constitution of this city as now administered was established by the charter of Queen Elizabeth, dated the fourth of September, 1590, by which the municipal government is vested in a mayor and four aldermen at the least, and not exceeding ten at the most, assisted with twenty of the chief citizens, to be called a common council, and a majority of these (whereof the mayor, for the time being, is to be always one) may make laws, let the city lands, impose fines, and create, from among the inhabitants, free citizens and burgesses, whom they may bind with an oath to obey all lawful commands. On Monday before the feast of St. Michael, the mayor, aldermen, and common council, are to choose from among themselves the mayor for the ensuing year, and also elect a recorder, common clerk, chamberlain, constables, and other inferior officers, with two sergeants of the mace. Persons refusing to take these offices (except those of recorder and town-clerk) may be fined. The mayor is constituted coroner of the city and clerk of the market.

Previous to this charter all preceding grants to Bath were vested in the *whole of the citizens*, who enjoyed the privilege of attending all meetings for making regulations for the internal government of the city, of being consulted in the formation of local institutions, of assenting to the appointment of parliamentary representatives, and of investing strangers with the rights and privileges of citizenship. These powers, for greater convenience, were usually delegated to a chosen body of themselves, the mayor always presiding at their head. But, in course of time, the body so chosen to represent the citizens assumed a *prescriptive* right to the exercise of their

delegated powers, independent of the suffrages of their fellow-townsmen, and, in order effectually to fortify their usurpation, they obtained the charter of Elizabeth, by which the popular constitution of Bath was subverted, and instead of it was substituted a perpetual oligarchy of self-elected individuals.

From this time the freemen of Bath were divided into two classes; the smaller one, which included only those who were of the *community*, (after Elizabeth's charter denominated the *Corporation*,) and the more numerous class, distinguished from the stranger or inhabitant of other places by the grant of some little local privileges; of these the chief seems to have been a certain interest or privilege of pasture in the grange of Barton, or Bath-common.

The freedom of the city is obtained either by *servitude* or *purchase*, or both. The term of *servitude* must be seven years, under a freeman, residing in the city, who is to cause the indenture to be registered within one month after the sealing of the same, in default whereof the apprentice does not gain his citizenship at the conclusion of the term. The freedom by *purchase* can be granted by the Corporation, on the payment of a sum not less than £5 (£70, is we believe, generally paid) into the coffers of that body; of this, however, the resident freemen do not participate.

The income of the Corporation arises from several sources; such as the private baths in Stall-street; the rent of the pump amounting to £840, (*Warner's History*, page 337;) assessments for supplying the inhabitants with water from the adjoining hills; fines on the renewal of leases; and the profits of the weighing machine in the Saw-close.

The ecclesiastical patronage is confined to the rectorship of Bath, with Widcombe annexed, and the mastership of St. John's Hospital, both valuable benefices.

The mayor is allowed the sum of 400 guineas to defray the expenses of his mayoralty, chiefly incurred in support of *ancient hospitality*.

The inhabitants of Bath are not represented in parliament, but the Corporation, whose members are usually kept *below* the number to which they are restricted by their charter, returns two representatives.

About the middle of the last century, the different trades exercised in Bath were in the hands of distinct fraternities, the members of which wore gowns, had their processions and feast-days, and claimed exclusive privileges in the pursuit of their respective vocations. These societies had all sprung up about the year 1600, without charter or act of parliament. In 1765, they were all extinguished by the firmness of one Glazeby, a tailor, who persisted in following his calling within the prohibited jurisdiction. A trial ensued in a court of law, when it was determined these mushroom Companies had no legal existence.

There have been some royal grants to Bath subsequent to the charter of Elizabeth, but their provisions do not materially affect the constitution of the city as then established. In 1794, the number of city justices was augmented from two to nine, and power was granted to two aldermen, during the sickness, absence, or inability of the mayor, to appoint another alderman to act in that capacity.

THE FREE GRAMMAR SCHOOL AND BLACK ALMS.

These charities were both founded by the same charter, dated 12th July, 6th Edward VI.; which empowered the mayor and citizens of Bath to establish a school in the city, to be called "The Free Grammar School of King Edward VI. for the education, institution, and instruction of boys and young men in grammar;" and, also, to relieve and comfort ten poor persons dwelling within the city and suburbs.

For the endowment of these foundations, the King granted part of the land, messuages, and possessions of the late priory of Bath, from the rents, profits, and issues of which the school and almspeople were to be maintained. There was to be one master of the school, to be chosen by the trustees; he was to be a "fit and literate person," well instructed in the Latin tongue, and to receive for his salary £10. The mayor and citizens, with the consent of the Bishop of the diocese, were authorized to make statutes and ordinances for the government of the school, for the regulation of the stipends of the master and usher; and, in addition to the royal endowment, they were permitted to receive other grants, for the use of the school, provided the rents and profits accruing therefrom were solely expended in that object.

It appears from the documents produced on the inquisition into this endowment, that the trusts of the royal founder had been very unfaithfully executed by the Corporation of Bath; and that, early in the eighteenth century, they were declared unworthy of their office, by a decree of commissioners, under the 43d Elizabeth, for redressing abuses of charities. In this decree it is stated that part of the lands and tenements granted by Edward VI. had been blended with the lands of the Corporation, so that it was impossible to distinguish them, and that the master of the school had received only £20 a year from the Corporation, and that no provision whatever had been made for the poor out of the profits of the endowment. It then recites that the Commissioners, having summoned the Corporation to hear what they had to say in their defence, "decreed that the mayor, aldermen, and citizens of Bath, having so *notoriously mismanaged and misapplied* the revenues of the lands so given to their predecessors, by Edward VI. for the support and continuance of the said grammar school, and the relief and comfort of such ten poor persons; paying thereout sometimes £30, sometimes £20, sometimes but £10 a year, to the master, although the income thereof had amounted to a much greater yearly sum; and having not disposed of any part thereof for the relief of the poor persons aforesaid, but applied the same to *their own* PRIVATE USES, nor having kept any account, at least not producing any of the receipts and disbursements of the said revenues; and having so mixed the said lands with other lands of their own, or aliened or granted them away, that much the greatest part of the said lands could not then be found or distinguished, and *leaves having been cut out of their account books*, and having been guilty of other breaches of trust, should be for ever absolutely removed and displaced from the said trust, and should forthwith convey and assure unto Henry Duke of Beaufort, Charles Earl of Orrery, Thomas Lord Weymouth, John Lord Bishop of Bath and Wells, John Lord Berkeley, and others, their right, title, and interest in the said messuages and premises."

The decree next describes the lands which could be distinguished as forming part of the original endowment; it then imposes a fine of £500 on the Corporation, in consideration of the rents and

profits embezzled by them; the leases of the charity estates, which had been granted much below their value, to members of the Corporation, are declared void; and it is further required that the Corporation should, within three months after the decree, under a penalty of £5000, deliver in an exact survey, and the rental of upwards of eighty tenements, which had been wrongfully included in the lands of the Corporation, and of which the metes and boundaries had been lost. In case the Corporation failed to set out the property as directed, the penalty of £5000, as well as £450, part of the fine of £500, was to be invested in land, for the future use and benefit of the school and charity. The residue of £50 was to be given to the then master, for his expenses in suing out the commission and prosecuting the decree.

The decree next provides for the future management of the school for the term of thirty-five years, being the utmost time that the tenants of the premises could hold them at the existing rents. That the master of the school should instruct, gratis, ten boys, children of freemen or inhabitants of Bath, to be elected by the governors or trustees, to be recommended by twenty of the chiefest and most substantial inhabitants of the city of Bath, who paid most to the rates, levies, and assessments of the city. That, during the thirty-five years, or until the revenues of the premises should be increased, the master should receive £20 a-year as his salary, and have a house provided for his residence, by the mayor and citizens; and that, for the term of thirty-five years, there should be ten poor men maintained, according to the directions of the charter of Edward VI. who should be elected by the governors of the school and charity, or any five or more of them, at the recommendation of the said twenty substantial inhabitants.

It was further decreed that the ten poor men, and all other poor to be maintained out of the charity lands, should, annually, on Christmas Day, receive a new gown, of grey cloth, of the value of 20*s.* whereon should be marked, in white cloth, E. 6 R. and a pair of shoes and stockings, and should attend divine service, in their gowns, in the Abbey-Church every morning and afternoon; and that each of them should receive an allowance of 3*s.* 6*d.* weekly. That, at the expiration of the term of thirty-five years, or as soon before or after as the governors should be able, by receipt of the income of the premises, they should purchase a piece of land, whereon should be built a schoolhouse, and house and conveniences for the master, and, also, a hospital for the habitation of as many poor men as could be maintained by the revenues of the charity lands, after the deduction of an increased allowance of £50 a-year to the master, who should then teach *more poor boys of the city*, according as the trustees should direct.

As to all the rest and residue of the rents and revenues of the charity lands, it was decreed that, after the payment of extraordinary expenses, they should be totally consumed and employed towards an addition of such a number of poor men as the revenues of the premises

should extend to; and that a steward should be appointed for receiving the rents, with a salary. That no tenant should be a steward. That no lands should be let without public notice of such letting, to be affixed at the market-house and other public places in Bath, at least a fortnight before such letting; and such estate should be afterwards let publicly to the best bidder, and upon the best terms, and preference to be always given to the tenant last in possession.

That the trustees should meet annually on the Thursday next after the feast of St. John the Baptist, at the school-house in Bath, and audit the accounts of the steward, and fill up the vacancies of the governors or trustees, if any; and that the said account, being so audited, should be published, and entered in a book for that purpose, to be kept among the writings and evidences of the charity lands, in a chest in the school-house, and also a duplicate thereof should be kept in the library of the Abbey-Church, at Bath. And it was, lastly, decreed, that trustees should *not grant leases of the charity estates for any term exceeding twenty-one years.*

Though it appears, from this decree, that the Corporation was directed to convey the charity-premises to the Duke of Beaufort, the Earl of Orrery, and others, who were to be the new trustees, to carry into effect the charter of Edward VI. no such conveyance was made in obedience to that order, at least, no instrument, or copy of any instrument, was known to any of the Corporation of Bath, or any of their officers, to be in existence, from which it might appear that any such conveyance was made; nor is it at all probable that any such conveyance was made, as *the Corporation never gave up the management of this charity to the trustees named in the decree of the Commissioners.* It appears by their accounts, and their minutes of proceedings, that they have continued to exercise the same authority and management as before, with respect to the school and the Black Alms' charities, and that such management has continued uninterruptedly down to the present day; and there has been a regular series of appointments of the schoolmaster, and nominations of the almspeople, by the Corporation or the mayor, on their part. It seems also to be clearly presumable that the direction of the decree, to mark and set out by "metes and bounds" the several tenements, to the number of eighty or upwards, was never complied with, as there does not appear to be any document in the record-room of the Corporation that points to any such proceeding; nor does there at the present time exist any means whatever of distinguishing those tenements from such as are particularized in the decree.

In the year 1737, a writ of execution was directed to the mayor, aldermen, and citizens of Bath, for putting in force the decree of the Commissioners, made in the preceding year, and which, after reciting the said decree, and describing the locality of the charity-property, which could be identified, strictly enjoins the mayor, &c. and "all other persons whom it should concern, that they should fulfil and exe-

cute, with effect, all and singular, the matters in the order and decree aforesaid contained and specified, according to the true tenor and meaning thereof." This instrument, *with the seal torn off*, was laid before the Commissioners by the Corporation; it describes the premises appertaining to the charity, which could then be distinguished, to consist of the Bell Inn, in Stall-street, on lease to *one of the aldermen of the city;* the White Hart Inn, situated in the same street; the tenement, or building, called Westgate-house; the tenement known by the name of Monk's Mill, and the island and garden, with all waters, rights, and appurtenances; with two more tenements, and a piece of ground, situate in Walcott or Wallcott-street, and known by the name of Warborough-Church or Chapel. These premises the Commissioners, in the course of their inquiries in 1820, had considerable difficulty in identifying, but, with the help of the leases and plans, assisted by local comparison, they have fixed the present situation of the property.

What was formerly the Bell Inn is now let, on a building-lease, for ninety-nine years, at a rent of £12, to John Brown, and is situated in a street, formerly called Bell-Inn-lane, now called Bow-street. Mr. Brown underlets the property, and the rent he receives from the three houses he has erected on the site of the Bell Inn is £112 : 15.

The Old White Hart Inn is incorporated with some other premises, and demised, in one letting, to Mr. Samuel Bradbourne. The gross annual rental of the whole of these premises is valued at £900, and the proportionate rental of the part to which the charity is entitled is estimated at £286.

No trace remains of Westgate-house; it was taken down by the Corporation forty years ago, for the purpose of widening the street.

Monk's Mill, in its present state, consists of a grist-mill for grinding corn, working five pair of stones, a dwelling-house, a stable with two stalls, and a garden containing about two perches of land. The last lease of these premises was dated in 1817, from the Corporation to John Beck, and the present occupier states himself to hold them under a lease for seven years, at the annual rent of £200. The premises appear to be of very ancient date; and as no part seems newer than the rest, the probability is, that the whole is the charity property.

It appears sufficiently clear that what was called Warborough Chapel, is now called Fountain-buildings. In the year 1775 or 1776, a plan was taken, by order of the Corporation, of the ground on which the houses called Fountain-buildings now stand, preparatory to the leases then about to be made, and the buildings were accordingly erected. There are now eight substantial dwellings upon the ground, the united rents of which at present amount to £473. The ground was let in five separate leases for ninety-nine years, with a covenant to erect a good substantial house, agreeably to a plan there referred to. The rents reserved amount to £37 : 16.

Although neither the direction which was given to set out the

lost tenements, nor the alternative of paying the sum of £5000, was ever carried into execution, it appears that a *very large sum must have been laid out in erecting the school-house and school*, which were built by the Corporation about the year 1752. This building has been estimated to be worth £3500. The ground on which the school stands, and the yard, which are the property of the Corporation, must have been very valuable, being situated in one of the most eligible parts of Bath. By these sacrifices, and the addition of the surplus expenditure beyond the income of the endowment, the Commissioners think the Corporation have made good the £5000 penalty they were ordered to pay.

It cannot but appear extraordinary that though, by the writ of execution, the Duke of Beaufort, and other persons were appointed trustees of this charity, instead of the Corporation, who were directed to convey the premises to those trustees, the decree has, in these respects, been utterly disregarded; but it was suggested that the Duke of Beaufort and other persons named might probably have declined to act, and that the Corporation were tacitly left in the management of the trust as before.

It is to be remarked, also, that though the order of the decree was that the trustees of this charity should make no fresh leases of any of the trust property, except of Monk's Mill, but for the term of twenty-one years, that direction has not been complied with; as a reason and apology for which non-compliance with the decree it was alleged, on the part of the Corporation, that they could not have secured the improvement of the property, if they had leased it for only twenty-one years; that it has been much improved under the leases which have been granted of it, and that the mode in which they have leased this property is the same as they have always followed with regard to their own. The average income from the charity estates, including rents and fines, for thirty-nine years, from 1781, as stated by Thomas Slater, Esq. Chamberlain of the Corporation, is £86 : 13. The average annual expenditure on the school for twenty-nine years back, is £66 and for the Black Alms' Charity, £100, making together £166. This includes nothing for repairs, of which no separate account has been kept, being included in the general expenses of the Corporation for the repairs of their property.

The Rev. Thomas Wilkins is, and has been for about nine years, master of the grammar school belonging to this charity; he also holds the rectory of Charlcombe, worth about £140 per annum, which was annexed to the office of master of the school by the gift of a Mr. Robins (formerly a master of the school), who granted the advowson to the Corporation for that purpose; he was appointed by the Corporation. He has a house with a school-room, and conveniences for boarders, and a yard or play-ground attached to it. The building is large, handsome, substantial, and convenient, situate in Broad-street, in Bath, the exterior of which the Corporation keep in complete repair; the repairs of the interior fall upon the master, who, also, pays all taxes whatsoever. The mas-

ter receives the salary of £84 a year from the Corporation, *which was raised about fifteen years ago, in consequence of an application by his immediate predecessor, who, on account of the rise of taxes, applied to the Corporation for an increase of the salary; it had previously been £50 a-year. No gratuity whatsoever is paid to him, nor any allowance made to him for stationery or books.* Mr. Wilkins *has never had any boys upon the foundation*, nor has he ever had any application made to him for the admission of any such boys; but we understand from him that he has been ready, at all times, to receive and instruct the sons of freemen, gratuitously, if properly nominated, on application being made.

It appears that there are many other schools in Bath which may appear to be better calculated to give the instruction which tradespeople may require for their sons; and there are no emoluments at the university belonging to the grammar school. No public notice, however, is given of nominations to be made to the school; *nor does it appear that the Corporation of Bath have ever, in fact, appointed any boys to the school.* The master takes boarders and day-scholars; his whole number, at the time of visiting the school, being between seventy and eighty; these boarders pay him £55 a-year, which includes the charge for teaching French. The day-boys pay £8 : 8 a-year each. The Corporation are, doubtless, well acquainted with this use made of the school premises for private tuition, the same having been customary with the predecessors of the present master. The education given to the boys at the school is in classical and general literature; and we understand from the master, that if any free boy should be offered to him, his education would be confined to the Latin and Greek classics, being the only instruction which he conceived himself bound to give by the charter. It appears from the Rev. Mr. Wilkins, that he has been at a heavy expense in keeping the internal parts of the premises in repair, which, with the addition of taxes, has far exceeded the amount of his salary.

One of the Serjeants at-mace of the Corporation regularly receives from the Chamberlain £1 : 15 weekly, which he pays to the ten poor persons (who are always women) in this almshouse, being 3*s*. 6*d*. to each, besides which a black gown is given to each of these ten persons once in two years. These almspeople are appointed by the mayor of Bath, for the time being, as vacancies arise, and the number of ten is always kept full; each of them has a room unfurnished. There are fourteen apartments in the almshouse, kept in repair by the Corporation, and they are occupied by fourteen persons, but only ten of them receive pay and gowns. As vacancies happen in the ten, they are generally filled up from the four supernumeraries, who receive only a dwelling in the almshouse gratis.

OBSERVATIONS.

The account of the Grammar School and Black Alms, in Bimberry-lane, is abstracted from the Fourth Report, p. 269; in the Eighth Report, p. 567, made two years after, the Commissioners state that, in consequence of their

previous inquiry, the Corporation of Bath had, on the 25th of May, 1822, come to certain resolutions, which are inserted, for the re-establishment and future improved management of these charities; that, among other things, they had resolved to consider the estates identified by the Commissioners as part of the endowment of these charities, and to apply in future the rents and profits to the maintenance thereof; that, after giving fourteen days' notice in one or more of the Bath newspapers, they would forthwith proceed to the election of ten boys, (the sons of freemen or inhabitants, who shall offer themselves as candidates,) to be instructed, gratis, by the master of the free grammar school, such boys to be nominated, or recommended, in writing, by twenty substantial inhabitants of the city; that no mayor, alderman, or chief citizen, should join in the recommendation of any boy for such election; that the number of boys on the foundation, as also of the ten almspeople, should be increased when the revenues of the charity would admit of such augmentation; that no leases of the charity-estates should, in future, be granted for a longer term than twenty-one years, on the best rents which could be procured; nor should such leases be granted to, or in trust to, any member of the Corporation: and it was further resolved to keep separate accounts of all charities under the management of the Corporation, to audit and examine the accounts of the chamberlain, and such accounts, so audited, were to be published and entered in a book kept for the purpose, and preserved in a chest in the Guildhall of the city.

Five years have now elapsed since these repentant, and, no doubt, reluctant resolves of the Corporation were adopted; of the benefits that have subsequently resulted to the freemen and inhabitants of Bath, we are too distant from the spot to be able to apprise our readers. Judging, however, from the details in the Report, it would certainly betray great rashness to anticipate any extraordinary alacrity in this immaculate body, following up either their own virtuous resolutions, or the reformatory suggestions of their superiors. A more extraordinary instance of municipal abuse and obdurate contempt of lawful authority cannot be found than is exhibited in the preceding history of the Grammar School and Black Alms.

It appears these combined charities were founded and endowed out of the spoils of a dissolved priory, A.D. 1553. In 1735, a large part of the original endowment had been embezzled, and a decree was obtained to fine the Corporation, and save, from their rapacious gripe, the remnant of the property. How this bolt was averted does not appear; one of the aldermen at the time had a lease of part of the charity-estate, and, probably, a *quietus* was administered to the Rev. Mr. Robinson, to prevent him following up the writ of execution. At all events, the matter has slumbered from that time till the present inquisition was instituted in 1820. The free school is now found to have been extinct for some time. The Corporation, however, promise to re-establish the charity conformably to the decree of 1735; the Commissioners express themselves satisfied with this promise, even after the evidence afforded of the workings of this worshipful body—of the mutilation of legal instruments—and when it is manifest the revenues of the charity have been nearly all frittered away by long and improvident leases, by abstracting the property for roads, and mere local embellishments.

It would appear the Corporation are disqualified from interfering at all in the management of the foundation, except by sufferance. The decree of 10th George II. is still impending, and was found by their town-clerk, after a search, instituted by themselves, among the rolls of Chancery. The only persons who have a legal right to grant leases and administer the charity seem to be the Duke of Beaufort and the other trustees, to whom they were directed to make a conveyance of their trust, but which, up to this time, they have failed to execute.

The Commissioners are extremely merciful towards the delinquencies of the Corporation, and are even so generous as to deem the school-premises

in Broad-street an equivalent for the £5000 penalty. As this school was erected about the period of the execution, it was most likely intended as a peace-offering to stay that proceeding. But the freemen of Bath do not seem to have derived any benefit from this expenditure; no scholars are now on the foundation, nor does it appear any was ever nominated by the Corporation. The building is, like Queen Elizabeth's Hospital in Bristol, a mere receptacle for the accommodation of the private pupils of the master. Such a perversion of the endowment, doubtless, adds to the value of the sinecure in the gift of the Corporation, but it is positive injustice to those entitled to the benefit of the charity. How much more the freemen would have profited by this royal foundation had the trust been properly administered—the fine of the Corporation invested in land—and the produce, for nearly a century, applied to the legitimate objects of the charity!

The Royal Commissioners evince much singleness of heart when they mention, as a matter of praise in the present master, that he does not receive any gratuity or allowance for stationery. What an unconscionable mortal he would be to make a charge for books and ink when he has not a single free scholar! We can hardly suppose he grumbles even to repair the *interior of the premises*, seeing he has the use of them, rent-free, for his private pupils, from whose school-charges he is receiving, at least, £5000 per annum. We are at a loss to discover the reason for augmenting the salary of this reverend gentleman; the rectorial tithes of Charlcombe, and other advantages, one would have deemed an ample remuneration for doing nothing.

HOSPITAL OF ST. JOHN THE BAPTIST.

According to tradition, this hospital was founded in the year 1174, by one of the bishops of Bath and Wells, but of the particulars of its foundation no record or memorial is extant.

The proper settlement of the charity may be considered as derived under an award of Sir John Trevor, Master of the Rolls, dated the 13th February, 1716, reciting that, in 1711, a bill was exhibited in Chancery by the attorney-general, at the relation of John Chapman, master of the co-brethren and sisters of the hospital of St. John the Baptist, on behalf of themselves and others, complainants, against Thomas Clement, gentleman, the mayor, aldermen, and citizens of Bath, and Matthew Johnson, Esq. defendants; the scope of the bill being to have a discovery of the original foundation and settlement of the hospital, and of the annual value of the charity lands and possessions; and to set aside a lease obtained of the same by the defendant Clement, from William Clement, his father, then late master of the hospital; and to have such rules and orders made for the application of the charity-estates, and government of the hospital, as should be thought necessary and convenient.

From the depositions and exhibitions in this cause it appeared the hospital was founded in 1174, and had consisted of a master, six brethren, and six sisters, who had been kept very poor and indigently: that, by the charity of pious persons, the hospital had been advanced to great possessions, the improved value thereof being then £1200 per annum, or thereabouts; that, although there had been £130 per annum reserved rent to the hospital, yet

his Honour found that the hospital had been all along very much neglected and badly provided for, especially as to the service of God; for, although there was a chapel, called St. Michael, which was annexed to the mastership of the hospital, and was a living presentable with cure of souls, yet that it was sometimes *turned into an alehouse*, and at other times into a *post-office;* and that the abbots of Bath formerly took on them to be masters of this hospital; and that Queen Elizabeth having, in the fifteenth year of her reign, granted the presentation of the hospital to the Mayor and Corporation of Bath, they, about the year 1616, made an order, that the mayor of Bath, for the time being, should be master of the hospital, pursuant whereto the mayors of Bath had taken on them to be masters, and to dispose of the possessions and revenues as they pleased; and that the Corporation of Bath before that time had made an agreement with the then master to make *only such leases as they directed, and allowed him only forty shillings* per annum; and that the said hospital and the possessions and revenue thereof, continued so to be managed and swallowed up, until the restoration of King Charles the Second, when his Honour found that Tobias Rustatt procured and got a presentation of it from the Crown for John Rustatt, his brother, who was instituted and inducted into the chapel of St. Michael, and granted a lease of the hospital lands and possessions to Tobias Rustatt, for three lives, at the reserved rent of £130 per annum; and that Tobias Rustatt got and raised £2656, by making under-leases, determinable for those three lives; and that he, instead of 18*d.* per week a piece, which had before that time been allowed to the respective poor, advanced it to 2*s.* 6*d.* per week. It was further found that, after John Rustatt, one Mr. Glanville was master, and then one Mr. Peach; and that after him William Clement, the defendant Clement's father, came in as master; and that the last of the three lives in Rustatt's lease dying on the 4th December, 1711, the said Mr. Clement, then master, on the 6th of the same month, made a lease of the hospital lands to the defendant Clement, wherein no more than £130 per annum was reserved for the hospital; but that the defendant Clement, by his answer, had confessed that his father designed to build the chapel, which was very ruinous, and to increase the maintenance for the poor, and admitted he gave his father a promissory note for £1500, though the same was not mentioned as a consideration in the lease.

The final award of the Master of the Rolls, for the future regulation of the hospital, and of the other matters brought before him, was, in substance, that the lease of the defendant Clement should be set aside; that no new leases should be made for a longer term than three lives; that the rents and fines then due should be laid out in repairing and improving the apartments of the poor people, and in rebuilding the chapel of St. Michael; that the garden and ground then in possession of Thomas Gibbs, *one of the aldermen of the city*, and from which the brethren and sisters had been expelled, should be restored to their use and en-

joyment; and that the future rents of the hospital should be applied as follows; namely, for twelve gowns for the twelve poor brethren and sisters, £12 per annum; to the washerwoman, £5 per annum; for coals for the use of the brethren and sisters, £12; for a nurse for them in sickness, £3 : 10 per annum; and for an allowance of 5*s*. per week to each brother and sister, £156 per annum.

The fines on the leases hereafter to be made were to be apportioned, two-thirds to the master, for the time being, he keeping thereout the clock, chapel, hospital, and premises in good repair; the remaining third part, for the benefit of the brethren and sisters, to be paid and distributed to them monthly, in equal shares.

The right of presentation of the master was conceded to the Corporation of Bath, in virtue of the grant of the 15th of Elizabeth; but it was not allowed they had any right to be visitors, nor were the hospital people under any obligation to appear at the Abbey-church, or attend the Mayor and Corporation.

The brethren and sisters were to be nominated by the master of the hospital, from among such really poor, indigent, and unmarried people as had been settled inhabitants of the city for at least ten years before such admission, and who were otherwise qualified according to the rules hereafter mentioned.

For the more decent appearance of the poor people, their new gowns might be kept by the master, and delivered out only on Sundays and holidays, and at what times he should think fit for the first year, and at that year's end delivered to them for constant wearing. Prayers are to be read twice every day, morning and evening, according to the liturgy of the church of England.

The master of the hospital, with consent of the brethren and sisters for the time being, might, under their common seal from time to time, as any of the leases should be surrendered or determined, or upon the death or deaths of any life or lives, or upon the changing of any life or lives, grant new leases not exceeding three lives at the most, to be nominated by the several and respective tenants, reserving the same rents as were thereby respectively reserved; and that the fines to be taken on renewing such lease should not exceed one year's value for a life, adding thereto the interest for the time such renewal should be neglected by the tenant, to be computed from the end of six calendar months after the former life determined; and the rents or fines were not to be increased without the leave of the Court of Chancery.

The Lord Chancellor, Lord Keeper, the Master of the Rolls, and Lord Bishop of Bath and Wells, for the time being, or any two of them, from time to time, were appointed, respectively, to be visitors of the hospital.

The rules and orders established by the award, to be observed by the master and brethren and sisters of the hospital, were as follow:—

1. That every person to be admitted into the hospital should be such as had been known to be of a sober and civil conversation, and conformable to the established government in church and state, and should be most in want and best deserve.

2. That no person should be admitted into the hospital, but such who was not married and under fifty years of age, unless disabled.

3. That every person admitted should duly resort, in his or her livery gown, to morning and evening prayers (in the chapel belonging to the hospital), unless detained by sickness or some other urgent occasion.

4. That the almsmen and women should peaceably and quietly demean themselves, and not be given to tippling, swearing, cursing, reviling, or to any other scandalous crime whatsoever.

5. That no person so admitted should at any time go out of the hospital without his or her livery gown, nor should at any time beg at any coach, or at any house, or of any person whatsoever; and if any person whatsoever should at any time give unto any of the poor almsmen or women any money, the money so given should be put into the common box within the chapel, to be monthly and equally divided amongst them all.

6. That the moneys collected or given at the administering of the sacrament, (after a deduction of the charge of bread and wine,) should be equally distributed and divided amongst the brethren and sisters the day the same should be so given.

7. That if any of the almsmen or women should be found guilty of the neglect of any of the holy duties above required, or of committing any of those offences above forbidden, then such person, after admonition for the first offence, being convicted thereof, should be punished with the loss of one week's pay; and if any should be found guilty a second time, such person should then lose a fortnight's pay; and if any should be found guilty a third time, then such person should be expelled the hospital, as the master of the hospital should think fit.

8. That the several forfeitures above-mentioned, should be equally divided among the rest of the brethren and sisters, who should not be guilty.

9. That those orders should be fairly engrossed on vellum, and put in a frame and hung up in the chapel.

Three books were laid before the Commissioners, containing regular entries of all the leases of the hospital from 1759 to the present time, with the signatures, in the proper hand-writing of the master, and the majority of the brethren and sisters subjoined to each of them; and it appeared, by the evidence of the steward and solicitor, confirmed by that of the master, and such of the brethren and sisters as attended them; that, on the execution of these renewals, the tenant comes to the hospital with his fine, that before the master and brethren and sisters are called upon to execute the renewals, they are read over to them by the steward, who explains the purport of them; that the seal is then put, and the master signs his name; that when the brethren and sisters present have added their names to the instrument so to be executed, the practice is, and seems always to have been, to pay over to the parties their shares in the proportions directed by the award of the Master of the Rolls above-mentioned; the master receives two-thirds of every fine, and the brethren and sisters

one-third, to be divided among them in equal shares.

In the year 1813, many new leases appear to have been made, the fines amounting to £5000, and upwards, which induced the Commissioners to be particular in their inquiries as to the distribution made upon that occasion; and whether it was the practice to divide, at once, these large amounts, in the manner abovementioned, and to pay them over; and it appeared that no reserve has at any time been made, but that the practice has been to pay over the same in the proper proportions, whether large or small; the master not deeming himself authorized under the award to exercise any discretion in this matter. One of the sisters, Jane Bristow, who attended during the examination, confirmed the statement of the Rev. James Phillott, the present master, and his steward, Robert Clarke; Jane Bristow had been selected, on account of her better capacity, to receive the third-part for the rest of the parties entitled, which she accordingly does, and divides it among them: and of the several shares coming properly to hand satisfactory evidence was received.

It was discovered, in looking through the books, that an entry of a lease by Dr. John Chapman, the late master, to John Physick, his steward, dated 20th February in the year 1813, the year so remarkable for the large amount of the fines, omits the usual declaration that the parties entitled had received their proportion of the fines; and, in lieu of stating the actual amount of the fine paid, states only that the lessors demised in *consideration of a competent sum of money*, and this lease was witnessed by the *same* John Physick, as steward.

Mr. Physick, who is a solicitor, residing at Bath, and attended upon this occasion, gave the following explanation of the transaction:—The premises comprised in the entry above alluded to had fallen into the hands of the hospital by the death of the last life on them, and no purchaser appearing immediately, it was arranged that the new lease should be granted to the steward, in trust for the master, brethren, and sisters; and that, from time to time, as purchasers could be found, the premises contracted for were surrendered and regranted for a valuable consideration, and all such grants or leases were regularly entered in the book of entries. The property so leased in trust was a portion of what is called St. John's Farm, in the several parishes of Walcot, Weston, and Swainswick. Mr. Physick disclaimed having any interest whatever in any part of this property.

It appears, by the book, that Mr. Physick's accounts with the hospital were balanced down to the 31st October, 1816, the balances being £439 : 12 : 10, and £83 : 2. The book alluded to does not show that these balances were paid over, but it was distinctly admitted by the Rev. J. Phillott, the present master, that they were paid. Since these balances, Mr. Physick appears not to have made up his accounts with the hospital, but he asserts a balance to be due to himself upon the actual state of his accounts. The reason assigned by him for his omitting to state and deliver his account is the existence of a suit between him-

self and Mr. Clarke, who has been appointed steward in his place, by the present master, as to the right to such stewardship; Mr. Physick states himself to be ready to settle his account when this point shall be legally decided. Mr. Physick was removed from the office in March, 1817.

Part of the landed property of the hospital was alienated for the purpose of redeeming the land-tax. From a statement laid before the Commissioners by the late steward, the annual value of the estates of the hospital in the year 1818 was £11,395. The annual amount of the reserved rents is £129 : 5 : 4.

The personal property of the hospital consists of £799 : 12 : 5, stock, in the Three per Cent. Consols, and £113 : 11 : 5, stock, in the Three per Cent. Reduced Annuities, which arose from surplus moneys produced by the sale of lands for the purchase of the land-tax. There is also a debenture, or government tontine, payable to the hospital, which produced, in the year 1818, £10 : 11. The Commissioners could obtain no information as to the origin of this property.

Upon the death of Dr. John Chapman, the late master, which took place in April, 1816, the Rev. James Phillott was named his successor by the Corporation of Bath.

The building is divided into twelve apartments, on the ground floor, for the accommodation of six old men and six old women. There are two rooms also adjoining the chapel, used for the business of the charity. There are likewise several rooms over the apartments allotted to the old men and old women, which upper rooms are considered as the property of the hospital, and they are leased out upon lives, in the same manner as the other possessions of the hospital. A flight of stone steps leads directly to these upper chambers, and there is no communication between the upper and lower apartments; nor does it appear that the upper rooms have ever been used for the accommodation of the poor people. The master pays, out of his emoluments, for the repairs of the hospital, the chapel, and the clock; out of the annual rents and the produce of the redeemed land-tax, the brethren and sisters are paid, respectively, the weekly sum of 4*s.* 2*d.* each. Twelve pounds is paid to a person who discharges the offices of nurse and washerwoman annually, to which sum it was raised, as appears by the books, at Michaelmas, 1813; and £2 a-year to each of the poor men and women for coat and coal money. The surplus of the rents and income, after making these payments, and also paying 1*s.* in the pound on the amount of the rents to the receiver, is divided in the same proportion of one-third and two-thirds between the master and the brethren and sisters.

As, by the award, it was directed that the brethren and sisters should each receive the sum of 5*s.* it was required to be explained why only 4*s.* 2*d.* had been actually paid them; and the account given by Mr. Phillott, the present master, was that, before the land-tax was purchased, the quit-rents were found sufficient to pay only 4*s.* 2*d.* per week; that, since the purchase

of the land-tax, there has been enough to satisfy these payments, and to leave a balance; this balance is not directed to be divided as the fines are; that, nevertheless, it is so divided, as appears by the accounts. The brethren and sisters, therefore, get, upon the whole, a larger amount than they would do if they were to receive only the weekly sum of 5*s.* and the master were to appropriate the whole rents. The master further observed that, when he came into office, he found that the weekly payment of 4*s.* 2*d.* was all that was made to the brethren and sisters, and that, as it appeared, by giving them one-third of the surplus annual produce, they had as much or more than was intended for them by the award, it did not seem to him to be necessary to augment their weekly payments.

Upon the Commissioners representing that it would be more agreeable to the intention of the award to make a constant payment to the poor people of 5*s.* per week, Mr. Phillott declared his determination, which was afterwards made known to the brethren and sisters, to pay them in future the weekly sum of 5*s.* accordingly; and that, although he conceived that, after paying them such weekly sum, he was not obliged to divide with them the whole of the balance, it was nevertheless his intention so to do, as it might be difficult to settle the proportions; which arrangement he expressed his intention to begin at the Lady-day following. Several of the brethren and sisters were examined as to their condition and treatment, and it was ascertained that they received regularly the weekly sum of 4*s.* 2*d.* (which they were apprized was, after Lady-day, to be 5*s.*) and that they also received the due amount of their coat and coal money. It appeared also by their evidence that they perfectly understood their claims in respect to the fines, and that complete explanation and satisfaction was always given them on this subject, before they were required to sign the leases, which were severally read over to them at the time. They have each a separate room, and only one. Before Mr. Phillott became the master *they were made to pay for their repairs*, but since his coming into the situation the repairs have been provided for by him; and on every change of inhabitant, the apartment is put into good order for the new comer.

OBSERVATIONS.

The Report on the Bath charities does not yield materials which are likely to add any peculiar lustre to the history of the Corporation, abounding, as it does, in such signal instances of the aptitude of that venerable body to "swallow up," as Sir John Trevor expressed it, the estates and revenues of public foundations. The administration of St. John the Baptist's Hospital evidently requires to be again brought under the review of a court of equity; as it is, there exists no adequate check over the management of its ample revenues. The Corporation are precluded from acting as visitors (if such a thing were to be desired) by the award of 1711; and there is no evidence that this duty has ever been discharged by the lord chancellor and bishop of the diocese. The appropriation of the fines particularly deserves attention; these, in one year, amounted to £5000, and, consequently, the master's share of two-thirds would amount to £2333: 6, out of which he

has only the clock and some ignoble premises to keep in repair, and provide for the service of the chapel. The share of each poor person, on the same occasion, would be £138 : 17 : 9, which, considering that their ordinary weekly allowance is only 4*s*. 2*d*. (augmented, by the Inquiry, to 5*s*.) and that each lives in one apartment, is an extravagant sum to drop upon them at once. We should be dubious whether such a sum was ever received by them, had not the Commissioners ascertained that such was the fact. At all events, there is great scope for mystifying these old folks; it cannot be supposed they are much conversant in granting leases, fixing fines on renewal, and reckoning up the twelfth part of a third share, &c. especially as some of them, we observe, are so illiterate as to have merely affixed their *mark* to signify their assent to these transactions. That matters are not always managed in a strictly regular manner, the case of Mr. Physick is an example, who actually took a lease of the property of which he was steward, entering "a competent sum of money," without expressing how much, as the consideration, and without sharing this "competent sum," in the usual manner, among the co-brethren and sisters.

We believe, ourselves, the management of the hospital to be a rank abuse; it forms, no doubt, a valuable piece of patronage to the Corporation, but it is absurd to suppose that the revenue arising from the princely domain attached to it is expended in maintaining, in the miserable style in which they live, a dozen superannuated people; and yet this, ostensibly, is the only object of the charity, and the sole purpose for which it was originally endowed.

BELLOTT'S HOSPITAL.

This hospital was established, in 1611, for the relief and lodging of poor diseased persons, not inflicted with any contagious disorder, who should resort to the city of Bath, on the certificate of a justice of peace, or magistrate, for the benefit of its waters.

By an indenture, dated the 8th James I. between *Thomas Bellott*, the founder of the charity, and the Corporation of Bath, the bishop of the diocese, and the dean and chapter, it was covenanted that, in the months of March, April, May, and September, the almshouse should be open for the accommodation of not exceeding twelve persons at one time, to each of whom should be paid 4*d*. for every day of their abode not exceeding twenty-eight days in one year; that a man and his wife should be yearly appointed to take care of the poor people, with an allowance of 40*s*. yearly for their trouble; that a surgeon of the hospital was to receive 20*s*. a-year, and 20*s*. a-year was to be paid to the chamberlain of the city for his care in the management of the foundation. The endowment conveyed to the Corporation under these trusts consisted of land and messuages, situated in Charlton, Ludwell, Donhead St. Mary, and Donhead St. Andrew, in the county of Wilts; in default of the due application of the rents and profits to the purposes mentioned, as well as in keeping in repair the hospital, and providing furniture and bedding for the patients, the Corporation were to forfeit double the amount of the sums they should so misemploy to the bishop, or dean and chapter. It was also convenanted the trust-estate should *not be leased for a longer term than twenty-one*

years in possession, at such reserved rents as the premises should be commonly worth.

The almshouse and premises were held on a lease from the hospital of St. John Baptist, which lease has long since expired without renewal, although Bellott's charity still continues in possession of the property.

The estates of the hospital in Wiltshire were surveyed in 1818, and were found to correspond with a previous survey and map made of them in 1749. The whole of these lands are now in the possession of the mayor and Corporation of Bath, who have let the same in the manner following: namely, a messuage, and fifty-three acres of land are let upon a lease, dated the 4th September, 1806, to John Thorle Deale, for fourteen years, at the annual rent of £75. This lease will expire at Michaelmas next, [1822,] and the tenant has applied for a new lease, but declares himself unwilling to give so much as the present rent, conceiving it to be too high.

A farm house and lands in Donhead St. Mary are let upon a lease, dated 18th November, 1806, to Thomas Maidment, for three lives, at an annual rent of 10*s.* 6*d.*

A messuage and premises in Ludwell are also let upon lease, dated 18th November, 1806, to Joseph Lush, for three lives, at an annual rent of 7*s.* 6*d.* The fines received upon these leases by the Corporation appear, from their accounts, to have amounted to £210 : 13 : 4.

The remainder of this estate, consisting of a cottage, garden, and orchard, is let to the same tenant, Joseph Lush, by a lease, dated the 2d November, 1795, for three lives, at the annual rent of 2*s.*

It has been stated to the Corporation that they have *exceeded their power in the granting of the three last-mentioned leases for lives*, and the Corporation have engaged that such leases shall not be renewed; but as they fall in, the premises comprized therein shall be let for twenty-one years, according to the directions given by the foundation-deed.

There is no other property belonging to the charity, except the hospital in which the poor people reside (which appears to be in good repair) and the furniture in and about the same.

The whole of the rents, amounting to £76 per annum, are received regularly by the Corporation, and carried to their general account of rents in the books kept by their chamberlain; but the Corporation have engaged that, for the future, they will keep a distinct account of their receipts and disbursements on account of the hospital.

The chamberlain produced, upon oath, an account, commencing in the year 1791, and continued to the year 1819 inclusive, by which it appears that the receipts of the Corporation on account of the rents, fines, and legacies belonging to the hospital, for that period, amounted to the aggregate sum of £2078 : 0 : 11, and that the amount of their disbursements on account of the hospital, for the same period, was £1986 : 1 : 0½, leaving a balance due from the Corporation to the charity, for that period, of £91 : 19 : 10½; but no charge for management was included in their account of expenditure.

The hospital is kept open from

Lady-day to Michaelmas every year, for the reception of poor patients, who are appointed by Dr. Davis, the physician, or Mr. Sloper, the apothecary, who attend the hospital; and each of the patients is accommodated with one apartment, furnished suitably to the wants of the poor persons in the hospital.

The patients in the hospital are regularly paid 2*s*. 4*d*. each, weekly, by one of the serjeants-at-mace, belonging to the Corporation, who receives the same from the chamberlain.

There is a nurse belonging to the hospital, whose duty it is to take care of the poor persons in sickness, to keep their rooms clean, and to see that they conduct themselves properly, and to report to the Corporation accordingly; and there is also a physician who attends regularly once or twice a week, and whenever sent for.

There were no persons in the hospital at the time this examination was taken, in February, 1820; but it was stated that when there are any patients in the hospital, they are always kept decent and clean.

RENT-CRARGE FOR THE LEPER'S BATH.

Elizabeth Strode, of Downsyde, in the county of Somerset, by her will, dated the 20th March, 1712, left to the poor strangers that come to the Leper's Bath at Bath, the yearly sum of £5, out of her estates, in Gloucestershire, to be paid, yearly, for ever, at the feast of the Annunciation of the Blessed Virgin Mary, free of all manner of taxes and deductions; and if the same were not punctually paid within sixty days next after the said feast-day, in every year, for ever, in the chancel of the Abbey-church of Bath, between the hours of eleven and twelve of the clock in the morning, then she charged the said property with the further sum of £10 per annum, and for the same poor people, to be paid at the feast of St. John Baptist, at the same place, and between the same hours, free of taxes and deductions; and, also, all charges for the recovering the same. The rector of the Abbey-church was appointed to receive and distribute the £5 or £10, and, also, to enter and bring ejectments on the non-payment thereof.

The estate upon which the sum of £5 per annum was charged, appears to have been formerly called Tourney's Court Estate, and to be situate partly in the county of Somerset, and partly in the county of Gloucester. That part only which is situate in the county of Gloucester is now called the Tourney's Court Estate, and the part situate in the county of Somerset is called the Tadwick Estate. By the parties who finally succeeded to this property, it was arranged that the Tadwick Estate, now in possession of Dr. Peter Gunning, should be charged with the payment of the £5, given by the will of Elizabeth Strode, in case the same should be considered as an existing payment.

It appears that the annuity continued to be paid for the benefit of persons who could not afford to drink the Bath waters till about the year 1786, since which time no payment has been made, there being no bath known by the name of the Leper's Bath, now existing in the city of Bath, and Dr. Gunning not knowing,

therefore, to whom to pay it. The arrears amount to the sum of £170, which Dr. Gunning is ready to pay to any person entitled to receive them, and the Rev. Charles Crook, the present rector of the Abbey-church, at Bath, is willing to receive the arrears and future payments, under proper directions for the distribution of them.

The objects intended to be relieved by this charity appearing to be now provided for by the General Hospital at Bath, it is recommended, by the Commissioners, that the arrears now due be paid over by Dr. Gunning to the Rev. Charles Crook, the rector, and by him appropriated to the purposes of that institution; and that the future yearly payments be paid to the rector for the time being, and applied by him in like manner.

GENERAL HOSPITAL.

The registrar of this hospital produced a printed account of the income and expenditure of the hospital, which he deposed to be a correct account for the last year, ending the 21st April, 1819, whereby it appeared that the income of the hospital, arising from voluntary contributions that year, amounted to the sum of £1604:9:2¼, and the income arising from permanent property, to the sum of £1572:8:5 only, which being less than the income arising from voluntary contributions, the Commissioners conceived themselves precluded by the provision of the act of the 59th Geo. III. cap. 81, from entering into any inquiry respecting the general management of the affairs of the hospital; but, inasmuch as the whole of the real estate of the hospital had been in their possession more than twenty years, the Commissioners considered it to be their duty to inquire into the nature and management of such real estate.

It consists of an estate and lands called the Charmy Down Estate, situate in the parishes of Bath Easton and Katharine, in the county of Somerset, containing, by admeasurement, 402*a*. 2*r*. 38*p*. and was purchased, in the year 1750, for the sum of £5500 out of the funds belonging to the hospital. The land-tax has been since redeemed, which cost £891 : 11 : 3 and has been paid for out of the same funds.

This estate is now let upon a lease, commencing in the year 1812, to Robert Whittington, for a term of fourteen years, at the rent of £700 per annum; it was let upon notice and tender, and is considered to be well let. The last lease, which was in the year 1803, was at a rent of £370 per annum. The estate is subject to a rent-charge of £8 : 16, payable to the executors of Henry Parry, Esq. deceased.

The hospital is, also, entitled to the moiety of a rent-charge of £27 payable out of the manor of Siddington, which was given to the hospital, by James Clutterbuck, Esq. deceased. The sum of £13 : 10 is now paid regularly to the hospital, by Earl Bathurst and the Rev. Mr. Keeble, in respect of the said manor, but in different proportions.

The whole of the rents are received by the governors of the hospital, and applied to the general purposes of the charity.

LADY SCUDAMORE'S GIFT.

By indenture, dated in 1652,

this appears to have been a legacy of £200, on consideration of the Corporation charging their lands with the annual payment of £10; of which 40*s*. were to be yearly paid for a dinner to the mayor and aldermen, and the residue of £8 to be given to a physician, to be annually appointed by the Corporation, to give his advice, gratis, to poor persons resorting to the bath for cure of their diseases and infirmities.

Pursuant to this arrangement, the Corporation regularly pay £8 a-year to a physician, whom they appoint yearly, and who does, for that consideration, visit Bellott's Hospital, already mentioned. The payment has been latterly made to Dr. Davis, whose attendance has been given to the poor persons only who are resident in the hospital; it would, indeed, be too much to expect that a physician would, for so small a salary, attend all the poor resorting to Bath; and the Corporation has considered that his attendance upon the poor in Bellott's Hospital is fully adequate to the salary which he has received.

PARISH OF ST. MICHAEL.

It appears, by the copy of a decree of the late Lord Chancellor Thurlow, in the possession of the churchwardens of this parish, bearing date the 26th of April, 1798, that a contest had long subsisted between the parish of St. Michael and the Corporation of the city of Bath, respecting the property of certain houses in the city, which was thereby determined in favour of the title of the Corporation, but without prejudice to the right of the parish of St. Michael to receive the quit rents, amounting together to £11:6:4 per annum. Under the authority of which decision the parish continued to receive the rents until the year 1800, when, at a vestry held on the 24th of July in that year, certain resolutions were come to for purchasing a piece of land belonging to the Corporation, near the church, to be used as a burial-ground for the parish. The sum to be given for this ground was £900, towards the making up of which sum, the quit rents arising from the houses which were the subject of the proceedings in Chancery, were sold to the Corporation for the sum of £311. With this sum, and by money raised by the parish on a life annuity, the consideration for the said ground was made up, and the ground was conveyed by the Corporation to the parish, by an indenture dated 20th February, 1804, which indenture was produced.

WALTER HORSEMAN'S GIFT.

By the list of donations in the church of this parish it appears that, in the year 1709, *Walter Horseman* gave 20*s*. to be paid, yearly, at Christmas, for ever, out of a ground called Groveclose, situate in the parish of Lyncombe and Widcombe, to eight poor people of this parish, that should be of the communion of the church of England, to be distributed by the churchwardens. This rent-charge is regularly paid as directed. Mr. John Knight is the owner of the ground charged with the annuity, on which there is a house now built; it contains about four acres.

PARISH OF ST. PETER AND ST. PAUL.

GIFT OF SIR WILLIAM WALLER AND OTHERS.

According to the list of donations in the church of St. Peter and St. Paul, or the Abbey-Church, in Bath, " Sir *William Waller*, Lady *Booth*, and *William Edward Sturridge*, gave £300, which sum is in the chamber of this city, the interest, at £15 per annum, paid by the chamber for the use of the Abbey-Church for ever." There is always a constant exigency for the application of this money, and no balances remain in the hands of the churchwardens at the end of the year. They keep a book, in which is accurately entered an account of all the moneys which they receive and expend, which book was produced and inspected by the Commissioners.

It appears, also, by the list of donations to this parish, that Mr. *Power* gave 40*s.* per annum to the poor of this city, to be paid out of his house in the Market-place, to be distributed at the discretion of the mayor and justices; and that Mr. *Attwood* left 52*s.* a-year to the poor of this city, for ever, to be paid out of the chamber, and to be given in bread, 1*s.* each Sunday; and, likewise, that Mr. *Clement*, and others, gave £6 : 3 per annum, to be paid out of the chamber, and to be given in bread to the families of poor freemen of this city.

With respect to Mr. Power's donation of 40*s.* per annum, and, also, that of Mr. Clement, and others, of £6 : 3, the management of these charities is kept by the Corporation in their own hands, but the annual sum of 52*s.* is paid to the churchwardens of this parish out of the chamber, and is distributed, every week, in bread to the amount directed by the donor. The sum of 40*s.* appears in the rental of the Corporation, as paid in respect of two houses in High-street, now held by Mr. Jones and Lucy Gibbons, and this sum is called Power's Gift in the rentals. This is not regularly received by the Corporation, the late occupier of one of the houses having been for some years in arrear as to his proportion, which is £1 : 6 : 8 a-year. It does not appear that the particular sum so charged on these houses is specifically appropriated according to the gift, but it is understood to be included in a much larger amount, distributed, yearly, by the mayor and justices of Bath, to the poor. It is obvious to remark that, in this case, as in others, the absorption of the charity-moneys into the rental of the Corporation, and mixing them with their own funds in one account, tends to weaken the evidence and security of the charity-property. The Commissioners recommended, therefore, a distinct account and application to be kept and made, in future, of such moneys.

As to the £6 : 3 a-year, given by Mr. Clement and others, it appears that the chamber of Bath does annually, in Lent, distribute bread to that amount among the poor at the Guildhall, and this is believed to be the application of that charity; with respect to which case, the Commissioners again observe upon the want of certainty and security, arising from the neglect to execute the charity by a distinct and specific application.

GIFT OF MR. WALTER PELLING.

It appears, also, by the list of donations in the same church, that Mr. *Walter Pelling* gave fourteen acres of land, in the parish of Hunsden, in Herts, to the city of Bath and the town of Trowbridge, for ever, the income to be divided into two equal parts, Trowbridge receiving one half, and the parishes of St. Peter and St. Paul, St. Michael, and St. James, in Bath, the other half.

No copy of the instrument by which this land was given could be produced; but it was collected from an old parish-book, that the conveyance was made by an indenture, dated the 28th February, 1677. Mr. Trimbrell, of Trowbridge, a late churchwarden of that parish (since deceased), had the letting of this property. The churchwardens of the parish of St. Peter and St. Paul very lately received a letter from Mr. Trimbrell's son, informing them that the charity-premises had been let to Mr. Nicholson Calvert, at the rent of £18 : 18 a-year, which appears to be the value. The rent is clear of all taxes and outgoings. The churchwardens of this parish had received their moiety from Mr. Trimbrell annually, and expect so to do, in future, from his son. This moiety they distribute in equal proportions between the three parishes of St. Peter and St. Paul, St. Michael, and St. James. It is given away to the second poor in this and the other two parishes.

GIFT OF RICHARD PITCHER.

The same list of donations also expresses that Mr. *Richard Pitcher* gave a field, in the parish of Lyncombe, for the use of the Abbey-Church for ever. An entry in the old parish-book of the will of Richard Pitcher, dated 30th July, 1683, was exhibited, whereby the testator, among other things, gave his ground at Lyncombe to his wife for life, and, after her decease, the rent of the said ground to be and remain towards the repairing the church of St. Peter and St. Paul, in Bath, for ever.

The land consists of about four acres of pasture, situate in Lyncombe, now held by Mr. Oran, a milkman, as tenant from year to year, at a clear rent of £24 a-year, the tenant paying all taxes, parliamentary and parochial, which is considered as rather more than the land is worth. The rent is applied to the general repairs of the church, together with the other moneys in the hands of the churchwardens, applicable to the same object. The whole is constantly required for these purposes, leaving no balance in hand.

GIFT OF JAMES ROFFEY.

Mr. *James Roffey*, as appears by the same list of donations, gave £100, the interest to be given in bread every Christmas to the poor of this parish, which sum has been laid out in the purchase of stock in the Three per Cent. Consols, producing a dividend of £5 : 3 : 6, which is received by the churchwardens, and distributed at Christmas, yearly, in bread to the poor of the parish.

It appears, by the will of Mr. James Roffey, dated 17th May, 1771, that the benefit of this donation was to be confined to persons not receiving alms of the parish, but the money has hitherto been given away in bread, with-

out ascertaining whether the persons receiving it do receive parish relief or not; the Commissioners were assured, however, that, in pursuance of their recommendation, the distribution would be confined in future to those who do not receive parish-relief.

BENEFACTION FOR A SERMON.

The same list of benefactions in the Abbey-Church records a donation of £50, stock, Five per Cent. Navy Annuities, for a sermon on the evening of Good Friday, which the Commissioners were given to understand was the gift of a person unknown. A solicitor of Bath, in the year 1815, gave this money to Mr. William Davis, who was then sidesman to the churchwardens of the parish, for the before-mentioned purpose, as coming from a person whose name he did not disclose, desiring that it might be invested in the funds; and it was accordingly invested in that year in the names of Johnson Phillott, Esq. the said William Davis, and Mr. Thomas Batchelor. The sermon is regularly preached by the curate of the parish, and the money paid to him according to the donation.

GIFT OF F. ANSTEY, ESQ.

The list of donations contains, likewise, an account of £200 left by *Francis Anstey*, Esq. to be invested in stock in the Three per Cent. Consolidated Bank Annuities, to be divided amongst the poor of St. Peter and St. Paul; which investment was made on the 7th of May, 1817, in the purchase of £250 stock, in the names of William Davis, Thomas Batchelor, Charles Pritchard, and James Peacock. The dividends, amounting to £7 : 10 are regularly given to the *second* poor, (or the poor not receiving parochial relief,) in small sums as they are received; and the names of the persons to whom it is given are all entered in the parish books, with the sums which each person receives.

CHURCH QUIT-RENTS.

There are also certain quit-rents payable out of houses in Bath, which quit-rents have, from time immemorial, been received by the churchwardens of this parish, and applied to the repairs of the church; but there appear to be no documents whatever in existence to show the origin of these rents. The principal part of the houses from which the rents issue stand upon the site of an ancient church, called the Stall church, which was formerly the parish church of St. Peter and St. Paul. These rents are payable and collected yearly, at Lady-day, by the churchwardens, and are carried into the account of the funds for the general repairs of the church. There is never any balance in the hands of the churchwardens, the whole of the fund being always exhausted in the repairs of the church. They are regularly paid by the following persons:—

Mr. Rose	£0	12	8
Mr. Penny	1	5	0
Mr. Cox	5	5	0
Mr. Atkinson	0	10	6
Mr. Harvey	2	0	0
Mr. East	1	6	0
Mr. Godwin	0	15	0
Mr. Shaw	0	15	0
Mr. Thomas	0	10	0
Mr. G. Taylor	0	10	8
Mr. Charles Trimmell	3	18	8
	£17	8	6

HUNDRED OF BATH FORUM.

PARISH OF BATH EASTON.

John Hellier, Esq. in 1712, left the interest of £180, and the residue of his personal property, to be paid to the vicar of Bath Easton, for teaching, or causing to be taught, twenty-four poor boys, of the parish, reading, writing, and arithmetic. Owing to the insolvency of the executor, only £120 was received, on account of this devise, to the uses of the charity, and which is now invested in the public funds, in the names of Mr. Walters and Dr. Cooper. The annual dividend of £5:5 is regularly paid to the village schoolmaster, who educates for it eight poor boys in reading, writing, and arithmetic. The nomination of the boys is with the trustees, and they have been always selected from the poor of the parish. The same person is master of the Sunday-school and day-school, but he gives particular instruction to the eight boys for the special consideration mentioned. The vicar visits the school, and sees that the master does his duty.

PARISH OF BATHFORD.

HENDY'S GIFT.

Mr. *Samuel Hendy*, in 1729, left a rent-charge of £15, free of all deductions, upon trust, that, on every Good Friday, £5 should be distributed, in bread, among the parish poor of Bathford, and the residue of £10 to be given, in as private and decent a manner as possible, among distressed clergymen. This rent-charge is now payable to Messrs. Wiltshire and Pickwick and the Rev. R. Bedford, as trustees. The annuity was, for many years, withheld; but, in the year 1800, the arrears were recovered and paid up, producing a sum of £300 and upwards, to which was added, by the then churchwarden, a sum sufficient to purchase £1000, Three per Cent. Consols, which now stands in the names of the present trustees, the dividends of which (£30 a-year) are annually applied in the same proportions as the rent-charge is directed by the will to be appropriated; with this variation, that the one-third that would have been given in bread, is given in coals to the poor, that being thought a more beneficial application of the charity.

The owner of the property, subject to the rent-charge, is Mr. Pickwick, one of the trustees, who, for identifying the lands with greater certainty, undertook, in 1797, to convey to trustees an annuity of £15, charged on a specific estate; but only a draft of this instrument was produced to the Commissioners, and whether it had ever been executed could not be ascertained. The trustees, however, engaged to see that the arrangement was perfected.

WILLIAM BRISCOE'S GIFT.

William Briscoe, in 1797, left £100, Three per Cent. Consols, upon trust, that the dividends should be paid to the vicar and churchwardens, to be by them laid out in bread, to be given to the poor of the parish not receiving alms, one-half to be distributed on the 11th of May, the birth-day of the donor. The stock now stands

in the names of Messrs. Wiltshire and Yeeles, and the bread is distributed on the 28th January, (the anniversary of the testator's death,) and the 11th of May, yearly.

THOMAS SKRINE'S GIFT.

It is stated in the Report made to Parliament, in the year 1786, that one *Thomas Skrine*, in the year 1663, gave the sum of 8*s*. a-year to the parish of Bathford; but, on inquiry, no trace whatever can be found of this charity.

PARISH OF FRESHFORD.

JOHN CURL'S CHARITY.

John Curl, by his will, in 1703, gave his farm and lands, called Chirton, situate in the parish of Cheriton, *alias* Chirrington, in Wiltshire, in trust, to suffer the vicar of Bradford, in Wilts, and the rector of Freshford to receive the rents, and thereout to pay £30 to the two parishes respectively, in the manner therein stated; with respect to the parish of Freshford, he directed that the churchwardens should yearly distribute £15 among thirty poor persons of the parish, who should have lived by their honest labour, as the rector of the parish should from time to time nominate. The sum of £15 is regularly received and distributed by the rector and churchwardens on St. Thomas's day, agreeably to the directions of the testator.

Mr. Curl also left a piece of ground, called Eaton's, lying in Freshford, to be held by the rector as an encouragement in his sacred function; and he also gave £100 for the use of the rector for the time being, to be laid out in the purchase of land, or of a rent-charge, with his approbation, to be held by him for the like purpose, with a condition annexed to both the said gifts, that the rector should continue to reside in Freshford, and officiate there morning and afternoon every Lord's day; and, in case of neglect so to do for the space of one month, (sickness excepted,) the same was to be forfeited and given to the use of the poor of the parish, but which forfeiture was not to affect the right of his successors.

No second service has been performed during the time of the present rector, on account, as was stated, of the parish being a small one; but the rent of the ground called Eaton's, and the interest of the £100, to the year 1816, have been paid to the churchwardens, and by them applied to the poor of the parish.

The £100 has not been laid out in land, but remains in the hands of Mr. Frampton, to whom it appears to have been lent by the trustees; but it does not appear upon what security. The churchwardens have engaged to call in the money, and, when received, to invest it in the purchase of land.

ANN PUGH'S GIFT.

Mrs. *Ann Pugh*, in 1812, gave the sum of £100, the interest to be distributed in bread to the poor of the parish of Freshford, on St. Thomas's day, yearly.

GIFT OF THOMAS JOYCE, ESQ.

It appears, by a tablet in the church, that, in 1817, *Thomas Joyce*, Esq. gave to the rector and churchwardens of this parish £100, upon trust, to be placed out upon security, and the interest distributed in bread,

on the 4th of September, yearly, to poor parishioners not receiving parochial relief. This sum has not been paid by the executors, they have only paid the interest, which has been applied according to the trusts of the will; but the rector and churchwardens have engaged to apply to the executors for the payment of it immediately, and to have it laid out in the purchase of stock in the Three per Cents.

PARISH OF KELSTON.

REV. R. KENING'S GIFT.

The Rev. *Robert Kening*, in 1709, gave £120, in trust, that the interest of £100 should be employed, every year, for placing out a poor boy apprentice, either of the parish of Kelston or of Marshfield; the interest of the remaining £20 to be appropriated to the charity-school of Marshfield. This gift was, long since, invested in Old South-Sea Annuities, and the dividends of £7:2:4 are now received and applied, agreeably to the will of the testator, by the Rev. C. Hawkins, the rector of Kelston.

John Harrington charged his manor and estate at Kelston, now called Kelston-house, with the payment of the sum of £3 per annum, for the schooling of children in the parish of Kelston. This sum is paid by Sir John Cæsar Hawkins, bart., the present owner of the estate, to a schoolmistress in the parish, for teaching six poor children of the parish to read. This estate, also, appears to have been, time out of mind charged with the payment of £1:5, yearly, to the clerk of the parish, and which payment the present owner still continues; but the origin of of this gift cannot be traced.

It appears, by an entry made in the churchwardens' book of this parish, that *Archdeacon Huddlestone*, by his will, in 1743, charged his estate in Gloucestershire, for ever, with a pension of 20*s*. per annum, to be paid on or before every 1st day of December, to his successor in the rectory, to be by him disposed of in twenty twelvepenny loaves of bread, to the same number of such poor persons of the parish of Kelston as he should think fit, every Christmas-eve. This sum appears to be paid, but not regularly, by Lawson Huddlestone, Esq. the owner of the estate in Gloucestershire, to the churchwardens of Kelston, and is laid out in bread, which is distributed among the poor of the parish, on every Christmas-eve, under the superintendance of the rector himself.

PARISH OF LYNCOMBE AND WIDCOMBE.

WILLIAM HILL'S GIFT.

The table in the church makes mention of a sum of £107:13:2 left by the late Mr. *William Hill*, (with which the trustees have purchased stock in the Four per Cents.), to be given by the churchwardens to the second poor, on the Sunday next before Christmas Day, for ever, the principal being never to be transferred or sold out. The parish has now the interest of £100, in the Four per Cents. which stands in the names of Mr. James Evill, silversmith, and Mr. Richard Cantwell, bookseller, of Bath. It is distributed on the Sunday

next, before Christmas Day, yearly, in bread, to the second poor, by the churchwardens.

There is, also, on the same table, an account of a donation of £50, given by *Charles Weeks*, of St. James's, Bristol, gardener, by his last will; the profit of which was to be distributed in bread to the poor of the parish, on the 29th of May, for ever. This sum is now in the hands of the parish, and forms part of the parish funds, and the churchwardens charge the parish, annually, with the payment of £2 on the 29th May, every year, which is laid out in bread, and distributed on that day to the poor.

There is, also, a sum of £2 a year charged by the churchwardens of this parish as laid out in bread for the poor, which is apprehended to be the interest of a sum of £40, given formerly by *William Millard*, for the use of the poor, which sum was received by the parish, and for which they hold themselves accountable.

PARISH OF SWAINSWICK.

JOHN TAYLOR'S GIFT.

It appears, more than two centuries ago, a *John Taylor* left £20, in trust, to the overseers for the use of the poor of this parish. This sum, together with £50, secured by the assignment of a Bath turnpike bond, also left for charitable purposes, is now in the hands of the Rev. Dr. Gunning, who has regularly paid the interest of both sums (amounting to £3 : 10) for many years, down to the year 1813, to his sister, who resides at Swainswick, and who distributed the same among the poor of the parish. Since the year 1813, Dr. Gunning has paid the interest to the present rector, who, with the overseer, has distributed it annually, at Easter, among the poor of the parish not receiving parochial relief.

PARISH OF WALCOT.

It appears, by a tablet in the parish church of Walcott, that Mr. *William Cole*, of this parish, gave and transferred, in his lifetime, to Mr. Charles Viner and Mr. George Hulbert, three bonds of £50 each, entered into by the Commissioners under the Walcott Police Act, upon trust, to pay the interest arising from the same, for a sermon to be preached in Walcott church on Christmas-day, Good Friday, Ascension-day, the 30th January, the 29th May, and 5th November, yearly, for ever.

The instruments or transfers of the three securities, dated the 27th March, 1797, were produced by Mr. Viner, the surviving executor of William Cole. Mr. Cole died a few days afterwards, and was buried on the 5th April, 1797, having made his will, dated the 8th August, 1796, and appointed the said George Hulbert and Charles Viner executors, who proved the same on the 15th May, 1797.

The testator, by his will, gave his executors a legacy of £25 each *for their trouble.*

On the 21st October, 1798, Charles Viner paid the Rev. Gaius Barry, the curate and lecturer of the parish, who preaches a sermon on each of the six days appointed by the

testator, the sum of £2 : 1 : 9, stating that the residue was deducted to pay the expense of the transfer of the bonds or securities.

It appears that Mr. Hulbert died several years since, and that the said Charles Viner continued to receive the interest on the securities until the 19th October, 1812, when the securities were paid off by the Commissioners; and Mr. Viner received the sum of £150 secured thereby, as the surviving executor of William Cole, and *mixed it with his own money.*

Mr. Charles Viner admits that he paid, annually, the sum of £7 : 10 as the interest of the money, from the death of Mr. Cole *until about two years ago*, in the following manner: namely, to the parish clerk 2*s.* 6*d.* and the sexton 1*s.* 6*d.* for each sermon preached by the lecturer, and the remainder to Mr. Barry, the lecturer, for the six sermons so preached by him; but the said Charles Viner denies, and says that he has always denied, that there was any trust or obligation upon him to apply the interest to any other purpose than *for his own use*, and asserts that he had paid it as aforesaid out of respect to the memory of the testator; and the said Charles Viner NOW *refuses to pay either the principal or interest* of the said sum of £150. Mr. Viner alleged that the trouble he and Mr. Hulbert were to have as executors was declared by the testator to him, the said Charles Viner, to be his motive for giving the beneficial interest in these securities to them; whereas, it appears that there was a legacy of £25 given by the will to each of them as executors, *expressly for their trouble in the execution of his will.* It is observable, too, that the tablet in the church was put up by the desire of the Rev. Mr. Sibley, the late rector; and that though, according to the evidence of Mr. Viner himself, he had refused to consent to the tablets being put up, upon Mr. Sibley's sending the proposed inscription to him for his approbation, yet that he the said Charles Viner continued to pay the interest arising from the said securities, according to the terms of the tablet, regularly, without making any objection, *till the death of* Mr. Sibley, which happened about the year 1816; when it appears that the said Charles Viner told Mr. Barry, the present lecturer, that he meant to continue the payment as long as Mr. Barry had any thing to do with the lectureship, but would not afterwards.

OBSERVATIONS.

This concludes the charities, investigated by the Commissioners, in the City of Bath and in the Hundred of Bath Forum, or district embracing the parishes in the neighbourhood of the city.

We find, as we proceed, that the Act of Parliament, which limits the range of inquiry of the Royal Commissioners, operates very perniciously, by placing out of their jurisdiction many charities it was very desirable to have investigated. For instance, we should like to have known how the Bath Corporation have managed Sir Thomas White's donation, of which we gave an account in our first Number, and of which St. John's College is visitor, but which visitatorial power is never exercised. It will be recollected that Alderman White covenanted with the Corporation of Bristol to pay, yearly, for ever, in rotation, to twenty-three other corporate bodies, £104,

which was to be advanced in loans of £25, to freemen, for ten years, without interest. The city of Bath has regularly received from the chamber of Bristol its due share of this gift, though, we believe, a very unsatisfactory account can be rendered of its application. Mr. Warner, in his History of Bath, gives a list of the chamberlains of the city who received the money, and then observes, in a note, p. 178, as follows:—

"By the above statement, it appears that the sum of £936 has been received by the Corporation of the city of Bath, under the donation of Sir Thomas White. But, owing to the nonpayment of the sums which were advanced, and the former inattention of the chamber of the city, the two last payments, of 1766 and 1790, *are now only accounted for*. These sums have been advanced, in proportions of £25, to deserving young men, on their entering into business, for ten years, without interest, to be lent, at the expiration of that term, to others in similar predicaments; so that, at present, the sum of £208 is floating in this very judicious and beneficial manner."

The Corporation would receive another £104 in 1814, making the total sum received, on account of Alderman White, £1040; and we should like to know how much of this sum is at present floating in the beneficial manner described by Mr. Warner.

The grammar-school forms a notable abuse in the management of the Corporation, not a single scholar being on the foundation, nor has any ever been appointed, yet the master receives a handsome salary, together with the tithes of Wharlcombe, and enjoys, besides, rent-free, the use of spacious premises, for the accommodation of his private pupils. That any material reform will be made in the management of this endowment we have not the slightest expectation, notwithstanding the resolutions of the Corporation. These, like the decree of Sir John Trevor, will soon be forgotten, after serving the temporary purpose of diverting the Commissioners from more efficient measures. It will, however, be partly the fault of the citizens of Bath if they do not benefit from the present Inquiry; the origin and nature of their charitable endowments are now brought home to them—their interests therein, and the duties of those who administer them, are all set forth, so that they will have nobody but themselves to blame if they do not profit by the information.

It cannot, however, be concealed that, constituted as municipal bodies mostly are, there is little power either to detect or punish their delinquencies. They form, in fact, a great blot in our social economy, which, by some oversight, has escaped those gradual reforms that have been introduced into other departments of our public administration. Of the powers and constitution of the several branches of our Government, and of the way in which the functions of each is administered, ample information, for the most part, is laid before the public; but, of the origin and proceedings of corporations no one knows anything. There is no publicity—no control—nor responsibility anywhere. All that we know of them is that they have a sort of perpetual generation among themselves—that they have many fat things in their gift, which they either appropriate solely to their own use, or bestow on their relatives and dependents—that they have much feasting at other people's cost, and that they maintain a reserved and pompous demeanour towards those from whom they originally derived their power, and for whose benefit they were created.

Any attempt to inquire into the charters and immunities of these privileged bodies is viewed with the utmost aversion and even alarm. We have an instance of this in the treatment the Rev. Mr. Seyer received from the Bristol Corporation. This gentleman was desirous of publishing a correct version of the charters of that city, apparently for no other purpose than as a literary or antiquarian curiosity. He applied to the Corporation for permission to inspect the originals in their possession; the question was debated

in common-council, and the *application refused*. Who could tell what might be the result? The citizens might claim some obsolete franchises, or the worshipful body lose part of their revenues. The example of Newcastle-upon-Tyne was relied upon. After Mr. Brand had published the history of that place, the Corporation lost a large portion of the town-duties. It is true, the Corporation of Newcastle had wrongfully levied these duties—but what of that? They had always been received, and paid without grumbling, till they incautiously permitted the historian to look into their archives, and expose their injustice.

There are two ways of effectively improving—for we would not have them abolished—the administration of municipal authorities. We would give greater *publicity* to their proceedings; and, secondly, render their constitution a little more *popular*. The practice of *breeding-in* is as unfavourable to the growth and improvement of public bodies as of animals and vegetables. A community of feeling, a reciprocation of favour and obligation, is necessary between the different classes of every society, from that of a city or town to the whole community. As it is, corporations form so many little oligarchies, scattered through the country—the mere cess-pools of all that is corrupt, servile, and intolerant—and the exercise of whose sway, within their respective local jurisdictions, is more insulting and oppressive than that of the feudal lords, whose domination they supplanted.

PRESTON, IN LANCASHIRE.

CORPORATION OF PRESTON.

PRESTON is a market town, borough, and parish, situated on the river Ribble, in the hundred of Amounderness, county palatine of Lancaster. It was incorporated by Henry II. in 1160, and the privileges and free customs granted by this and subsequent royal grants were confirmed by charter of 36th of Charles II.

The body corporate consists of a mayor, recorder, seven aldermen, and seventeen capital burgesses, who, together, form the common council of the borough. The mayor, and two town-bailiffs, and two sergeants, are elected annually, upon the Friday preceding the festival of St. Wilfrid, who was formerly lord of this town, and they are invested, on the 12th of October following, by a jury of twenty-four guild burgesses. The members of the council, with the exception of the mayor, retain their seats for life, or during the pleasure of a majority, and vacancies are supplied by the *remaining members*. The town sends two representatives to parliament, and affords the nearest practical example of universal suffrage in the kingdom; every male inhabitant, whether housekeeper or lodger, who has resided six months in the town, and who has not, during the last twelvemonth, been chargeable to any township as a pauper, having a right to vote for two candidates at elections. This principle was established by a decision of the House of Commons, on an appeal, in the year 1766, and has ever since been acted upon.

The burgesses are entitled, by the charter of Henry II. to have a GUILD MERCHANT, with the usual franchises annexed, of safe transit through the kingdom, exemption from toll, pontage, and stallage; liberty to buy and sell peaceably; and power to hold a guild for the renewal of freedom to the burgesses, the confirming of by-laws, and other purposes. This privilege is still made the occasion of great festivity. For a long time after their first

institution, the guilds were held at irregular periods, but they have now, for more than a century, been uniformly celebrated every twentieth year, commencing on the Monday next after the decollation of St. John, which generally happens in the last week of August; the last was held in 1822, and commenced on the 22d of September. The amusements, which are of great variety, continue for a fortnight; but for civic purposes, the guild books are open for one entire month. The Corporation are obliged to hold this carnival, on pain of forfeiting their elective franchises, and their rights as burgesses.

The *guild* appears to be of the nature of the ancient frank-pledge; it is of Saxon origin, and derived from the word *gile*, signifying money, by which certain fraternities enter into an association, and stipulate with each other to punish crimes, make losses good, and acts of restitution proportioned to offences; for which purposes, they raised sums of money amongst themselves, forming a common stock; they, likewise, endowed chantries for priests to perform orisons for the defunct. Fraternities and guilds were, therefore, in use long before any formal licenses were granted to them, though, at this day, they are a company combined together with orders and laws made by themselves, under sanction of royal authority.

The several trades of Preston are incorporated; twenty-five chartered companies go in procession on the guild festival. We do not find any of their charities reported; probably they had none in trust, or they are too insignificant for notice.

The following exposition includes not only the charities of the Borough, but of the several townships within the limits of the parish.

THE FREE GRAMMAR-SCHOOL.

No documents are existing relative to the foundation of this school; but, as the Corporation seem to have had the management and control of it as far back as can be traced, it is probable that it was originally founded by them, for the benefit of the freemen's sons. In the Corporation-books are entries, from a very early period, ordering the school-house to be repaired at the expense of the Corporation. There is an excellent residence for the head master, and two good school-rooms, one above and one below. There is a head master and usher, both appointed by the Corporation, and paid from their funds. The head master receives a salary of £45, and the usher, or under master, £40. These salaries have varied from time to time, and seem to be entirely a free gift of the Corporation. The school and school-house are in very good repair; the latter is calculated to receive a small number of boarders. The premises are worth, at least, £30 a-year.

The only benefaction to the school, reported by the Commissioners, is one from *Bartholomew Worthington*, who, by his will, dated 18th December, 1663, left a close of land, lying in Broadgate, in Preston, which he held for the residue of a term of 99 years, to his wife, for life, and, afterwards, for the *augmentation of the salaries of such master and masters as should be nominated* to teach the scholars in the free grammar-school at Preston; and he desired the mayor and aldermen of the borough, or the major number of them, to take care the profits of the said close were employed for that purpose.

It appears that the Corporation purchased the freehold of this

close, in 1676, of John Cottam, who, in consideration of £14:10, conveyed a reversion of the close, containing one acre and a half of land, to the Corporation for ever, in trust, to apply the rents and profits, as mentioned in the codicil to the will of Mr. Worthington.

The school-field used to be let for about £12 or £14 a-year, and the rent was received by the head master; but part has since been sold, and part demised, for long terms, for building, greatly to the advantage of the charity, and a small part was taken by the Lancaster Canal company, under the authority of an Act of Parliament, in 1802, for which they paid £180. This money is in the hands of the Corporation, who pay £9 interest for it to the head master.

The total income now received from the school-field, on account of the charity, is £55:1:6; this is received by the head master, *but it may be doubtful whether some part* of it ought not to be paid to the under master. At the time the present head master was appointed, and when it was agreed that the Corporation was to pay him £45, the close was let at only about £12.

The school is open to the sons of freemen without any charge; but it is usual for the parents to make the *master a present at Shrovetide*, according to their station in life. This varies from half-a-guinea to two guineas, but one guinea is the most usual sum. For any boys coming from a distance the master makes a charge according to his own discretion.

There are no boarders at present in the house, the head master having declined, for four or five years, to take any.

The under master takes no private pupils.

The present master was appointed upwards of thirty years ago. He considers the school open to the sons of freemen only, without any charge, and to that rule he adhered for some time; but, latterly, he has made no distinction between the sons of freemen and others, except in the case of boarders.

In October, 1823, (the time of the Inquiry,) there were thirty-six boys in the school, all living with their parents, or relations, in Preston. Of these boys, fifteen were in the upper school, under the head master. The education of these boys is strictly classical, so as to qualify them for the university, if they stay long enough; but, as there are no exhibitions, there are not many go from the school to the university. These boys have most of them passed through the lower school, which is taught exclusively by the usher. He instructs the boys in reading and the rudiments of grammar, till they are qualified to go into the upper school. The usher receives, also, a cockpenny from the boys in the lower school, which is generally about half the sum paid by boys in the upper school.

The usher also teaches writing and accounts to all the boys who choose it, for which he charges about *half-a-guinea a quarter* for each, this being considered quite distinct from the foundation.

This practice has prevailed for about twenty years, before which time the boys attending the grammar-school were taught writing and accounts, in the lower school-room, by a person quite unconnected with the grammar-school, who was permitted to occupy it

by the Corporation, and who received quarterage from the boys. The lower school-room is now let, by the Corporation, at £6:6 a-year to a person who keeps a school there.

The low state of this school is the subject of general complaint and regret amongst the inhabitants of Preston. The Commissioners received different statements as to the number of boys in the school during the early part of the time of the present head master: it is, however, admitted that the number is now very considerably reduced, though, within the last two years, there has been a small increase. It would be difficult to ascertain the *precise reason* of this reduction, which must be imputed to various causes; but, in all probability, the *ceasing to take boarders* has had some effect.

OBSERVATIONS.

As the Commissioners appear at a loss to discover the *precise reason* for the decay of this school, and also to recommend any specific plan by which it may be restored, we will shortly state what has occurred to us in reading their Report. In the first place, it seems the head master receives more than his fair proportion of the emoluments of the foundation. He enjoys the school-premises, worth £30 a-year; he receives the whole produce of £55 : 1 : 6 from the school-close; he has a salary of £45 from the Corporation; and receives, upon an average, one guinea, as a gratuity from each free scholar: making his total income, for teaching fifteen scholars, £145 : 16 : 6, which is, certainly, too much in Lancashire, where mechanics' wages are only about one shilling per diem.

But it is plain the head master is not entitled to the whole of this income; the profits of the school-field are expressly stated to have been devised for the "master and masters" of the school; of course the under master is entitled to his proportional part. Before, however, we would allow this gentleman to participate, we would introduce some change in his department of the school. The worst of *free-schools* is that most of them are more expensive than any other—so many charges for cockpennies, hat-money, candle-money, sweeping-money, entrance-money, besides presents, that parents never know when they have got through all the exactions levied at these places; and, after all, they are humbled with the idea their children are receiving a gratuitous education; on which account the masters themselves often assume airs that are anything but agreeable. Can we wonder, under such circumstances, that free-schools are deserted? It seems, in the lower school, at Preston, about half-a-guinea is levied for a *cockpenny*, (the Lancashire name, we believe, for a poll-tax,) and that half-a-guinea a quarter more is charged for writing and accounts, which make the expenses of the free-school greater than that for which a common education may be obtained in any other place in the northern counties. We would, therefore, at once cut off these cockpennies and quarterages, and render the lower school at least really free to all the inhabitants of Preston. As a compensation to the usher, for these sacrifices and the extra trouble he would incur by the increase in the number of his scholars, we would allow him the *better half* of the income from the school-field, the whole of which is now improperly given to the classical teacher.

Under this plan we have no doubt the school would soon thrive and have plenty of scholars. There is nothing to interfere with such arrangement on the part of the Corporation, they have got rid of all the ancient documents relative to the foundation, (if ever any existed,) and may do just as they please with the charity, provided their measures tend to the benefit of the inhabitants.

The upper school we would continue as heretofore, and certainly would

not again allow the master to take boarders. The mischief of this is seen in scores of places. Wherever it is allowed, the free-boys are sure to be exterminated by one species of persecution or another, as is shown both at Bath and Bristol. Indeed, it is contrary to the nature of things that masters should look with equal favour on boys who pay and those who do not; on this account it would be best, perhaps, to abolish the *presents at Shrovetide;* the amount of these varying from different persons, they afford some ground for suspicion of partiality and distinction, which ought to be excluded from a free-school, and, indeed, are inconsistent with the genuine character and objects of such institutions.

BREAD CHARITY.

An entry in an old register states that Mrs. *Smith*, in 1710, gave the interest of £10 for bread to the poor at the sacrament. This money was laid out in the purchase of land in Whittingham, jointly with other money belonging to Caddeley School, together with £10, given by the Rev. Samuel Peploe, vicar of Preston. The rent of this property is now £11, and the proportional share in respect of the Preston charity £2 : 4 yearly.

The distribution of bread appears to have been made regularly during the time of the late vicar; but the tenant had not paid any rent, *during the incumbency of the present vicar*, at the period of this Inquiry. An account, however, has subsequently been taken, by which it appears that £18 : 5 : 7 was due to the charity; this sum has been since received by the vicar, and he intends to apply it, as nearly as possible, according to the intention of the donor, and, in future, to make the distribution regularly every year.

RICHARD HOUGHTON'S CHARITY.

Richard Houghton, by indenture of feoffment, in 1613, conveyed to Thomas Whittingham, of Whittingham, and three others, and their heirs, a close, called Wood-crook, in Whittingham, containing, by estimation, five acres, upon trust, to pay to the poor people of the following townships as follows; namely, the yearly sum of £1 : 10, on every St. Thomas's Day, at the Cross, near Longridge-chapel, in Alston; the sum of 15*s.* on every Good Friday, at the font-stone within the parish-church of Preston; and the sum of 15*s.* on All Saints' Day, at the church or chapel of Samlesbury.

The property belonging to this charity consists of the five acres mentioned, let to Richard Dixon, as yearly tenant, at £10 a-year. It is divided amongst the three townships interested, in the original proportion. The share paid to Preston is £2 : 10, and the same sum to Samlesbury (which is in the parish of Blackburn), and the remaining £5 is paid to Alston. The share distributable in Preston is disposed of by Mr. Aspden, chiefly amongst aged females, who receive each 2*s.* 6*d.* and, in one case, 5*s.* is given. The same persons generally continue to receive it for life. No distinction is made whether they receive parish relief or not.

The shares belonging to Samlesbury and Alston are transmitted to the clergymen of those two places.

APPRENTICE AND DEBTORS' CHARITY.

George Rogerson, in 1619, for the great zeal and good-will which he bore to the poor people

inhabiting the town of Preston, and for the better helping and relieving the poor prisoners which, from time to time, should be in the castle of Lancaster, subjected certain lands he held to a yearly rent-charge of £13, whereof £9 to be paid to the mayor of Preston and four of the ancient aldermen, for the use of the poor of the town, and the help of poor apprentices, to learn some occupation; the residue to the mayor and aldermen of the town of Lancaster, towards relieving the poor prisoners with meat and drink, who should, from time to time, be in the castle of Lancaster; the same to be paid half-yearly, on the feasts of St. John the Baptist and St. Thomas the Apostle.

The property subject to the annuity now belongs to Mr. James Heatley and to James Rodhwell, Esq.; the former holds the part situate in Preston, consisting of the Causeway-field, Higher Padway-field, and Lower Padway-field, and on which the £9, payable to the Corporation of Preston, is secured; the other holds the estate in Broughton, called Broughton Tower Estate, on which the £4, payable to the prisoners in Lancaster-gaol, is charged, and by whom this payment has been regularly made.

The £9, received by the Corporation of Preston, has been applied in assisting apprentices, in the following manner:—when a child is bound apprentice, the sum of £2 the first year, and of £1, in each succeeding three years, is given to the parents, with the consent of the master, for clothing, and towards the maintenance of the child. It is not much the practice now for masters to take the children to board, and this money is an assistance to the parents to support their children. The money arising from Banister's charity, next mentioned, is disposed of with this, and the accounts are blended.

The mayor and aldermen did not feel justified in allowing more than £5, the ancient allowance, for any one boy; and, therefore, this and Banister's charity have increased so much, that, in 1818, a balance of £80, which was then in hand, was placed in the Old Preston Bank, at three per cent. interest. This sum, with the accumulation of interest, amounted, in June, 1823, to £91 : 16 : 8. No money has been drawn from the banker's account since 1818, the annual income having been sufficient, since that time, for the demand; and the money received and paid being, at the time of the Inquiry, very nearly balanced.

The application of the £4, given for the use of the prisoners, will be stated in the report of the charities in Lancaster.

BANISTER'S CHARITY.

In 1628, *Henry Banister* bequeathed, after the sale of his lands, £600, to be "disposed of towards the maintenance of a minister or ministers of God's word, to water the dry and barren places in the county of Lancaster, where there should be greatest want of a preaching ministry;" and that if the £600 could not be settled in perpetuity without hazard of loss, he then bequeathed the same to be disposed to such other uses as his trustees, or any four of them, might appoint. The testator, also, left £200, for putting out poor children of Preston appren-

tice. This £200, together with £200, part of the first bequest of £600, was invested in the purchase of an estate in Brockholes, consisting of messuages and tenements, twenty-five acres of land, and a fishing in the water of Ribble, to the extent of the same. One moiety of this purchase was to be appropriated to the maintenance of a minister in Preston, to teach and preach to the people, "according to the ecclesiastical laws of the realm;" the other to form the apprentice-fund.

The trustees appear to have been twenty five in number, among whom were the mayor and three aldermen; and it was directed, when any twelve or more of the twenty-five trustees should die, the survivors should convey the premises to the use of themselves, and "twelve, or more, other discreet persons, free burgesses of Preston." The trust now consists of the select body of the Corporation, called the mayor and council, consisting of twenty-five individuals.

In 1658, the estate in Brockholes was demised for a term of 1000 years, to Richard Farington, in consideration of the clear yearly rent of £16, by Evan Wall, mayor of Preston, and sixteen others. This term is now vested in Sir Thomas Dalrymple Hesketh, whose ancestor became possessed of it by purchase from Richard Farington, upwards of 150 years ago, who, at the same time, sold an estate of inheritance, of about ninety acres, in the township of Ribbleton, to which the charity estate in Brockholes adjoins. The whole appears to have been always occupied as one farm; but the leasehold lands, belonging to the charity in Brockholes, and which contain about twenty-five acres, are separately known from the freehold lands, as lying in a different township. The annual value of the charity-estate is stated to be about £67 : 10; but as it has been let together with the adjoining freehold land, no separate rent has been paid for it.

The rent of £16 is regularly paid to the Corporation of Preston.

There was a considerable quantity of timber on the premises, which has been cut and carried away by the lessees; one fall was in 1787, and another in 1800. By entries in the Corporation-books, it appears that the timber was claimed by the Corporation, as belonging to the charity, and the opinion of counsel was taken at both these periods, which was decidedly in favour of the claim; no steps, however, were taken in consequence, and the lessee received the amount. There is at present some timber standing.

It appears to the Commissioners that the charity is entitled to the *timber upon the estate*, and they trust that an arrangement may be made between the Corporation and the lessee, by which, at least, the value of that cut in 1800 may be accounted for. It may be difficult, at this distance of time, to ascertain the exact value, yet a fair compromise may be made for the benefit of all parties, and steps will, it is hoped, be taken to prevent any difficulty of this sort in future.

Of the rent of £16 the sum of £10 is paid to the vicar of Preston, and the remaining £6 is applied, together with the pro-

duce of Rogerson's charity mentioned above, in binding out apprentices.

BLUE SCHOOLS.

In 1702, *Roger Sudell* left a stable and hayloft, in Minspit-Weend, to convert into a schoolhouse, under the direction of the vicar of Preston, for poor children to be instructed, gratis, in reading and the principles and doctrines of the established religion. He also devised, out of his premises in Minspit-Weend, a clear annual rent-charge of £12, out of which, £10 was to be paid to the teacher in the said school, and the remaining £2 to be expended in buying books for the use of the school, so long as his executor, with the concurrence of the vicar, should approve.

The nephew and executor of the testator, with the consent of the vicar, drew up the following rules for the government of the charity:

1. That, upon the death or relinquency of any master, another should be elected in three or six months; and that the heirs and assigns of the premises, from whence the endowment of the school should proceed, should, upon every such vacancy, have power to nominate a fit person for the vicar to approve of.

2. The children of the school not to exceed twenty-five, such number being as many as the master could teach, or the school contain.

3. The poor and poorest children of the town and parish of Preston to be first respected; the names of such as should apply to be written on a table, and hung up in the school till a vacancy should occur; the children to be taken in order as their names should stand there.

4. Boys, once admitted, to attend constantly; and, when educated fully in reading, writing, and their catechism, to remain till fit to go to trade or apprenticeship, and no longer.

5. The children to behave civilly and properly; to come to school every Lord's Day, and other days, as occasion should require, and wait on their master to church, and not to be seen elsewhere at public worship, the school being, according to Mr. Sudell's will, one wherein the church of England catechism only was to be taught, and the catechist expressly required to be a man of the church of England; and, therefore, if any children should go elsewhere, they seemed not proper objects of that foundation.

In 1779, the Rev. Mr. Andrews, vicar of Preston, visited the school, and in order that more boys might share the benefit of the charity, directed that none should be admitted till they were nine or ten years of age, and not continue longer on the foundation than three years.

The rent-charge of £12 is paid regularly by the agent of the Earl of Derby, the present owner of the property charged. Besides this provision, there is also a sum of money belonging to the school, derived from several benefactions, consisting of £742, New Four per Cents. and £685 : 1, Three per Cent. Consols, standing in the name of the vicar, by whom the dividends are regularly received. And in 1813, the stock of money belonging to the charity amounted to £1000, which was then laid out in the purchase of stock.

When the present vicar came to Preston, in 1817, there were two schools called the Blue-coat-Schools; one for boys, kept in the premises left by Roger Sudell, and a girl's school, kept in a house erected by the Rev. Samuel Peploe, (afterwards Bishop of Chester,) when vicar of Preston, standing on part of the vicarage land, adjoining to a field there, called the Whitakers, on the north side of the town of Preston. An account of the building of this school-house is entered in the parish register, and signed by Mr. Peploe, who further states that it was erected out of money collected in the parish church of Preston, for the use of the charity schools. This house stands in a row of buildings belonging to the vicarage, called Whitaker's Row.

Soon after the present vicar came to Preston, it was proposed, by the committee of a national school then lately established, to unite the Blue-coat Schools with the National School; and it was agreed, in 1817, that the scholars of the Blue-coat-Schools should be admitted into the National School, the vicar having liberty to recommend, not exceeding thirty boys and thirty girls, to be on the books at any one time; and that the vicar should give the blue clothing, as usual, to as many regular scholars of the National School as he should think fit, retaining the exclusive management and control of the old charity; and it was expressly agreed that the vicar should be at liberty to dissolve the union between the two schools, by withdrawing the children and withholding the funds.

Before this union, the number of children attending in the schools was very irregular, and did not amount to twenty of either sex, the master and mistress *being old and inefficient.*

In consequence of those resolutions the schools were united, and the vicar continued to select boys and girls, who were clothed yearly out of this charity. Soon afterwards, a fund being raised in the town for supplying the children in the National School with clothes, at a cheap rate, by which means they were *better clothed* than from the old charity, the dress formerly supplied by the Blue School charity fell into discredit; and as *the vicar did not think himself justified in altering the fashion or quality, he ceased to supply any clothing, or nominate any children to the school; and for about a year and a half before this inquiry,* (September, 1823,) *there was no child in the National School specifically appointed by the vicar on account of this charity.* The vicar stated that it was his intention, in 1822, to have re-established the school upon its ancient foundation, but that he was prevented by the *state of his health* and other unavoidable circumstances.

During the union above-mentioned, the funds of the charity have increased; and, there is now in the bank of Messrs. Pedder and Co. of Preston, £269 : 9 : 9, bearing interest at three per cent.

The vicar is desirous to unite both the schools in one school-house, as the school-room left by Sudell is in a bad situation, out of repair, and not sufficiently large for the purpose, and the house belonging to the vicarage still less fit for the purpose, being only half the size of the other. He thinks, that he could, for the mo-

ney in hand, purchase a large building in a convenient part of the town, and establish the schools there with advantage; but it may be doubted whether it would be prudent to lay out so large a sum as would be required for this purpose. The Commissioners trust, however, that some steps will be taken *immediately for rendering this charity useful.*

Besides what was directed to be laid out in books by the testator, it appears, by the old book of accounts of this charity, that the sum of £10 was left by an unknown person, about 1755, to buy books for the boys and girls in the charity-school. This sum of £10 formed part of the money which was afterwards laid out in the funds.

There is also entered in the same book, an account of bibles and other religious books distributed from the interest of £20 left by Mr. Maddocks for books for the girls. This distribution of books commences in 1732, and continues down to 1747, when it is stated that the persons who held the money became insolvent.

An addition to this charity was intended by *John Wyke*, late of Preston, who, by will, dated 3d March, 1810, bequeathed to such clergyman as should happen to be vicar of Preston, at the time of the death of his wife, the sum of £100, upon trust, to apply the interest to the use of the Blue Schools. The testator died soon after making his will, and his widow died in May, 1821. William Wyke, a butcher, of Preston, was one of the executors; and, according to the terms of the testator's will, the residue of his property was to be divided between him, two of his sisters, and two cousins. About a year after the death of Mrs. Wyke, they divided about £200 each, without taking any notice of the bequest to the charity, or making any provision for the payment of it. *No excuse can be offered for this gross breach of duty in the executor.* It appears that William Wyke has been insolvent, and the other legatees are stated to be in low circumstances; but the Commissioners think it not improbable that, if proper steps were taken immediately, some part at least of the legacy might be recovered.

It is much to be regretted that the vicar, who was aware of this bequest, did not apply to William Wyke immediately on the death of Mrs. Wyke. If he had done so, it is most probable that the legacy would have been obtained.

From the book of accounts of the Blue-coat-School, it appears that the sum of £30, *given for bread* for the poor on sacrament-days, formed part of the money laid out in the funds, already mentioned. Up to the year 1812, inclusive, £1 : 10 was paid out of the school account, and was distributed in bread. Since that time, there does not appear to have been any bread given away from this fund. The vicar was not aware of the circumstance, the payment having ceased before this charity came into his hands; but he states that he will take care that it shall be properly distributed in future.

OBSERVATIONS.

There appears to have been some remissness in the management of the worthy vicar of Preston. The loss of Wyke's gift is plainly ascribed to this

cause. We should have thought, too, as the Reverend Gentleman had ventured on the bold step of consolidating a distinct foundation with the National School, he would not have hesitated to buy finer clothing, rather than have suffered the charity to become altogether extinct. No reserve appears to have been made of the right of Lord Derby to nominate the schoolmaster in this transaction. The inhabitants of Preston have now the matter before them; nearly four years have elapsed since the inquisition of the Royal Commissioners, and, by this time, probably, the vicar has recovered his health, and the Blue Schools have been re-established in a course of extensive usefulness. At all events, there are the means for doing something efficiently; the regular income of the charity, from funded property and the Sudell premises, is £111, besides the balance of cash, that, in 1823, amounted to £269 : 9 : 9, and which, if there has been no expenditure, in the interval, on the school, must, with savings, have accumulated to £500. This would form an ample fund, either for the erection of new school-premises, if necessary, or for the handsome repair of those previously existing in Minspit-Weend and Whitaker's Row.

THOMAS HOUGHTON'S CHARITY.

This was a conveyance to four persons, in 1649, of certain messuages and lands in Woodplumpton and Broughton, on trust, that, after deducting 20*s*. to be equally divided among the trustees, over and above all necessary expenses, the residue of the rents and profits should be divided into four parts; one part to be distributed to such poor aged, needy, and impotent people as, for the time being, should dwell in Preston and Grimsargh; another part amongst the like poor, dwelling in the town and township of Broughton; a third part amongst the like poor, dwelling in the towns and townships of Woodplumpton, Aives, Catforth, and Bartell; and the fourth part amongst the like poor, dwelling in the towns and townships of Alston and Elston.

Such distribution to be made according to the discretion of the churchwardens of the several towns, on the feast of St. Martin, in winter. And he directed that the trustees should, yearly let to farm the premises from year to year, and *for no longer term*, at the best yearly rent; and that they should, yearly, deliver to the several churchwardens an account of the clear yearly rents; and that the churchwardens should account yearly to the trustees for the distribution. And it was further declared that the trustees should, from time to time, for ever, convey the premises upon the like trusts, whenever there should be only *two* feoffees in full life.

In 1807, James Threlfall and Thomas Walmsley, the surviving trustees, conveyed the premises to the use of themselves and Richard Threlfall and Richard Walmsley, upon the like trust.

This estate consists of a farmhouse with outbuildings, and sixteen acres, customary measure (of seven yards), of arable and pasture land, in the township of Woodplumpton, in the parish of St. Michael, and six acres in the township of Broughton, in Preston parish, but all lying together. It is let to George Mayor, as yearly tenant, at the rent of £64, clear of all deductions, the land-tax having been lately exonerated. This is the full value.

The rent is received regularly by the trustees, and divided into four equal parts, and paid to the

churchwardens of each township yearly. The money paid to each, in 1822, was £15, the rest of the rent being consumed by a rate for rebuilding Broughton-church and for repairs.

The accounts are regularly balanced and signed by the trustees, of whom three out of four are now living.

The fourth part, directed to be given to Preston and Grimsargh, has, of late years, been subdivided, two-thirds being given to the former, and one-third to the latter place.

In 1821, £11 : 13 : 4 was received from the trustees, by the churchwarden, for the poor of Preston, and in 1822, £10. The distribution takes place on Christmas-eve. The persons selected are principally poor women and widows (without any distinction whether they receive parish relief or not), being recommended by respectable persons, and being known to be proper objects.

COSNEY'S AND DAWSON'S CHARITY.

Dorothy Cosney, by will, in 1678, gave the sums of £100 and £6 unto the vicar of Preston and six others, upon trust, to apply the yearly income of the sum of £100 amongst twelve pious men or widows, who should inhabit anywhere within the county of Lancaster; and as to the profit of £6, that the same should be yearly spent in the entertainment of the trustees, and their successors, at the house commonly called the Hind, in Preston, otherwise at such place as the trustees should agree upon.

John Dawson, in 1698, left £100, upon trust, to apply the interest for the *first* year to the relief of the poor of Preston, and the *second* year to the putting out a poor fatherless and motherless child apprentice; and so alternately for the relief of the poor and an apprentice for ever.

Both these legacies, in 1769, subject to the trusts of the donors, were secured on certain premises in Preston, known by the name or sign of the Three Legs of Man, in consideration of a yearly rent-charge of ten guineas, now payable by the Earl of Derby, as owner of the property charged. The persons to whom the last conveyance of the trusts of the charity was made in 1813, were Townley Rigby Shawe, James Carr, John Walton, William Shawe, and Robert Robinson Watson Robinson. Some of these meet annually, on the 1st of December, at the house out of which the payment issues, and then arrange the distribution.

Five pounds, as the produce of Cosney's charity, is always given amongst twelve poor persons, the greater part of them women, who receive 8*s.* 4*d.* apiece. These are selected by the trustees, from their own knowledge or from recommendations, and the same persons generally continue to receive it for life, unless there is some reason to the contrary. They are principally chosen from Preston, although, by the will, they may be taken from any place in the county of Lancaster.

With respect to the produce of Dawson's charity, £5 is one year divided, at the same time, amongst forty poor persons of Preston, each receiving 2*s.* 6*d.* The overseer of Preston is always present, in order to sanction the distribution of that half which

is directed to be given away by him.

In the alternate year, £5 is applied in binding out a fatherless and motherless child apprentice. It has sometimes, but rarely, happened, that no child answering that description could be found, and in that case the money has been distributed in the same manner as the £5 in the alternate year.

Of the remaining 10*s.*, 5*s.* is generally allowed for the use of the room, and the other 5*s.* is given to other poor persons. All the poor attend at the house to receive the money.

CROOK'S CHARITIES.

Thomas Crook, by will, dated in 1688, devised all his messuages and lands, lying in Alston and Whittingham, in the county of Lancaster, unto his two sons, Caleb and Richard Crook, upon trust, that they, their heirs and assigns, would, every year, for ever, out of the rents, pay the several yearly sums to the uses following:—

To the poor of the parish, called St. Olave's Jewry, in London, to be distributed to them by the aldermen of the ward, common council, and the overseers of the poor of the parish, for the time being, upon every Easter-eve	£2	0	0
To the preaching Protestant minister at Hindley chapel, Lancashire, on every Easter-eve	1	0	0
To the poor of Abram, Lancashire, to be distributed unto them, at the discretion of his two sons, their heirs and assigns, and the overseers of the poor of the township, every Easter-eve	1	0	0
To the poor of Mawdesley, Lancashire, to be distributed in the same manner every Shrove Tuesday	2	0	0
To the poor of Preston, to be distributed ditto	4	0	0
To the poor of Walton-in-le-Dale, to be distributed ditto	2	0	0
To the schoolmaster of the Little school at Mawdesley, every Shrove Tuesday, provided he be a Protestant	2	0	0
To the preaching minister of Low-church, in Walton-in-le-Dale, every 1st day of May, or thereabouts	2	0	0
To the schoolmaster of Walton-in-le-Dale, being a Protestant, on every 1st day of May	2	0	0
To the schoolmaster of Low school, in Hindley, on every 1st day of May	1	0	0
To the preaching Protestant minister of West Haughton, Lancashire, on every 1st day of May	1	0	0
	£20	0	0

In 1780, the heir-at-law of the premises on which the several payments were secured, and which then consisted of a dwelling-house, barn, and thirty-five acres, customary measure, demised them, with the consent of the persons interested in the charities, to Thomas Clough, for a term of ninety-nine years, in case he and William, his son, and Helen, his daughter, should so long live, in consideration of a yearly rent of £20; the lessee covenanting to rebuild the house, and leave the same in repair at the end of the term. This lease is now vested in William Clough,

son of the original lessee, and one of the lives on which it is held. Helen Clough also is still living. The house has been rebuilt, and is now in good repair, and the whole estate is worth between £40 and £50 a-year.

All the payments directed by the testator have been made by Mr. Clough to October, 1823, except the one to St. Olave's Jewry, which is only paid up to 25th March, 1821. The sum of £4, payable to the poor of Preston, is received by the churchwardens, and distributed, in February, to poor women, selected in the same manner as those who receive Thomas Houghton's charity, and some of them are the same persons.

The application of the other payments will be noticed in our account of the charities of the respective places.

ADDISON'S CHARITY.

Thomas Addison, in 1729, left three closes of land, charged with an annuity of £5, to be distributed, by his brother John, his heirs and assigns, together with the churchwardens of the town of Preston, amongst twenty of the poor housekeepers of the borough, upon every 2d day of February. These lands, in 1778, were conveyed to John Grimshaw, Esq. subject to this rentcharge, and are described as containing two acres and a half, lying near Preston-marsh, called Marsh-field, the East Marsh-meadow, and the West Marsh-meadow, formerly in two closes, and called Davil-meadows. Mr. Grimshaw died about two years ago; he used to distribute one moiety of the annuity himself, and give the other to the churchwardens of Preston. The year after his death, his moiety was given away by his brother-in-law, and in the present year, 1823, by Mr. Fleetwood, as agent for Mr. Grimshaw's son, the present owner of the estate. A list is made out of twenty poor persons, housekeepers of Preston, each of whom receives 2*s.* 6*d.*

The other 50*s.* is given to the churchwardens for distribution, who dispose of it in exactly the same manner to twenty other poor persons.

HENRY AND ELEANOR RISHTON'S CHARITY.

It appears, by an indenture, dated 1738, and enrolled in the Court of Chancery, that this was a gift of £300, on trust, to be invested *in land*, and a moiety of the profits applied to placing out apprentice poor children; the other half to be applied to the relief of the sick, without distinction of "church or state principles," or whether they did or did not receive alms, provided they were really necessitous, and the parochial allowance too scanty. No person was to receive less than 2*s.* 6*d.* at one time. Four trustees, with the mayor of Preston, were appointed to act, and in case any one died without heirs to succeed him, the remaining three were forthwith to elect his successor. The present trustees are John Atherton, Esq. now in the East Indies, and Nicholas Grimshaw, Esq.; the latter being the only trustee who can interfere in the charity, it is his intention to take steps immediately for the purpose of appointing new trustees to act with him.

The sum of £300 mentioned in the deed, was *never laid out*

in the purchase of land, but has been placed out at interest on *private security*.

The whole is now in the hands of Lawrence Rawstorne, Esq. of Penwortham. £200, part thereof, being secured by bond, given by his grandfather in 1756, and the other £100, by a promissory note, given by his father in 1795. The interest, five per cent. is regularly paid.

Of the income, one part is applied annually in binding out apprentices; £3 : 10 is paid as a first payment, and the remaining £3 : 10 the following year.

The remaining part is given away to aged persons of the town of Preston, on Christmas-eve, in sums of 2*s.* 6*d.* each. A list of those receiving this charity is entered in a book kept for that purpose, and when one person dies or ceases to deserve it, another is appointed in his stead; if they go into the workhouse they receive it no longer, but some of them receive relief from the parish.

It does not appear that the mayor of Preston has ever interfered in that character with the affairs of this charity, but several of the trustees have exercised the office of mayor.

When new trustees are appointed, the Commissioners think it highly expedient that the money should be called in, and invested on some permanent security.

PARKER'S OR CHORLEY'S CHARITY.

This charity originated in 1757, and consists of an annuity of £4, charged upon some landed property in Claughton, which was directed to be divided into four parts: one-fourth part to the township of Claughton, another fourth part to the township of Catteral, and the remaining moiety to the borough of Preston, to be distributed among the poor not receiving alms, or towards binding out children apprentice.

No regular appointment of trustees of this charity has taken place since the deed of 1781; but James Pedder, Esq. whose father was the survivor under that appointment, has acted as trustee for several years, both before and since the death of his father, and to whom the annuity is now paid by the executors of the late Mr. Brockholes, the owner of the property in Claughton. One half is distributed by Mr. Pedder amongst poor people of Preston, chiefly women, in sums of from 1*s.* to 5*s.* Mr. Pedder has continued to distribute it according to the list of persons to whom his father gave it, without inquiring particularly whether they received parish relief or not. They are most of them aged persons. If, however, they are taken into the workhouse they no longer receive it, or if they are known to be of bad character.

As the benefit of this charity is expressly confined to persons not receiving alms, Mr. Pedder has engaged in future, that he will take care, as far as he can, that the persons receiving it shall not be pensioners on the parish.

The remainder of the annuity is remitted by Mr. Pedder to the vicar of Garstang, for distribution in the townships of Claughton and Catteral. No part of the charity appears ever to have been applied in putting out apprentices.

DONORS UNKNOWN.

A paper, in the hand-writing of Mr. John Langton, of Kirkham, written, probably, between 1750 and 1760, contains an acknowledgement of a benefaction of £50, and another of £10, received from two persons desiring to be unknown; the interest of the former sum to be distributed to poor housekeepers, within the township of Preston, every Christmas-eve; the interest of the latter to be given in bread, the first Sunday in every month, by equal portions, to poor persons within the parish church of St. Michael's-upon-Wyre, immediately after divine service in the afternoon. These gifts were invested in the purchase of a close, in Kirkham, containing about an acre, which is now held in trust, to the uses specified by the donors, by Messrs. Thomas and John Langton and Thomas Robert Wilson. It is let to Richard Rawcliffe, as yearly tenant, at £7 a-year, which is a high rent. This rent is received by Mr. Thomas Langton, who is resident at Kirkham, and is divided by him between the vicars of Preston and St. Michael's, in the proportions above stated.

The sum of £5, transmitted to the vicar of Preston, is distributed by him regularly amongst the poor of Preston on Christmas-eve, in shillings or half-crowns. The application of the portion belonging to the parish of St. Michael will be hereafter stated.

LOST CHARITIES.

The following benefactions, the interest of which was to be given to the poor, are entered in an old register, and are also contained in the Return made to Parliament in 1786. As it is not stated, in the Return, that any profit was then derived from them, or in whom they were then vested, it is probable that they have been lost long ago:—

	£	s.	d.
Sir Thomas Hesketh	20	0	0
Seth Bushell Draper	20	0	0
Mrs. Sherburn	10	0	0
John Rogerson	10	0	0
William Rogerson	4	0	0
James Stopforth, of Ulves Walton	10	0	0
Peter Burscow, of Walton-in-le-Dale	40	0	0
William Martin, of Preston	20	0	0

By entries in the Corporation-books, in 1706 and in 1708, it appears that directions were given to the town-clerk to proceed for the recovery of this latter bequest of William Martin; and, by a subsequent entry, in 1709, it appears that an information had been exhibited in the Chancery-court of the County Palatine for the recovery thereof, and that Mr. Bushell (the representative of the testator) had submitted to pay the principal and arrears, and Mr. Mayor was requested to settle the same with him. The Commissioners could not, however, discover any later entries relating to this charity, nor learn anything of the other charities.

It appears, also, from the account of the Commissioners, that certain legacies of Ingham, Ashton, Whittingham, and Sudell may be included among the lost charities.

WORTHINGTON'S ALMSHOUSE.

Bartholomew Worthington, in 1663, directed his wife to erect a small almshouse on the town's waste of Preston, near Fishergate-bars, consisting of two lower rooms and one upper room, for poor, aged, impotent, and decrepid persons, to be from time to time nominated by his wife, and, after her death, by the mayor of Preston.

The building known as Worthington's almshouse was inhabited by three or four persons. There was no fund for repairs, nor any endowment. It was in a very ruinous condition, and impeded the entrance to the town, and was taken down upwards of twenty years ago, and the principal portion of the site now forms part of the street called Fishergate.

The materials of the old building were sold, by the overseers, for £12:12; with this sum, and other money, amounting to about £30 in the whole, one almshouse was built on the waste at the east end of the town, adjoining the Corporation-almshouses, which is occupied as hereafter mentioned.

CORPORATION-ALMSHOUSES.

There was, formerly, a long range of buildings, consisting of several dwellings, at the east end of the town; these buildings were taken down, upwards of thirty years ago, under the authority of an act of Parliament for building the county house of correction. The site of those old buildings is now taken into the enclosure surrounding the house of correction, or forms part of the area in front of it.

It is not known by whom or when these buildings were erected. There was no endowment or fund for repairs, but they were repaired by the Corporation, and the persons who inhabited them were placed therein by the Corporation also.

Instead of these old buildings, six almshouses were built, on the waste, in 1790, which are now occupied, rent-free, by persons appointed by the Corporation. The occupier of the almshouse adjoining, built in lieu of Worthington's, is also appointed by the Corporation.

There are, also, three almshouses, in bad condition, in a part of Preston, called the Top-of-the-Clerk-yard, occupied by three poor persons, put in by the mayor. The Corporation has repaired these also; but there is no fund or endowment whatever belonging to them, nor could the Commissioners obtain any account of their origin.

MONEY LEGACIES.

Thomas Hodgkinson, in 1697, left £50 to the Corporation, in trust, to apply the interest to the better relief and support of the poor of the borough.

Thomas Winckley, in 1710, left £50 for the binding out poor apprentices.

William Rishton, in 1729, left £100, in trust, to the Corporation, the interest to be given to the poor of Preston, at Christmas. This legacy, as well as the two last, are secured by bond, under the Corporation-seal, given to Messrs. Gorst and Grimshaw. The interest is paid by the steward out of the revenues of the

Corporation, and applied to the uses directed by the donors by the mayor and senior alderman.

Henrietta Rigby, in 1741, left to the vicar of Preston and mayor, £100, upon trust, to put out the same at interest, or to lay it out in land, and that, on every 19th of January, the vicar and mayor, for the time being, should distribute the clear rents and profits equally amongst six of the poorest widows, housekeepers, living within the borough, and such as they should know to be most necessitous. The vicar receives annually, in the spring, from the mayor 50*s.* as the moiety of the interest of the £100 legacy, which is in the hands of the Corporation. It is distributed by him to three of the poorest widows, who are housekeepers in the town of Preston. The other moiety is distributed by the mayor, in like manner.

Mrs. *Winckley*, in 1779, left £100, in trust, to apply the interest to the relief of poor widows, residing in and belonging to the township of Preston. This legacy is now in the New Four per Cents. and amounts to £128 : 1 : 2, producing a dividend of £5 : 2 : 4. The stock stands in the names of Edward Robert Travers and Edward Pedder; and the produce is given away yearly by Mr. Pedder, the son of one of the original trustees, on the Wednesday before Christmas, in sums varying from 1*s.* to 2*s.* 6*d.* It is given to poor widows, and has been so from the commencement of the distribution.

CHAPELRY OF BROUGHTON.

THE FREE-SCHOOL.

The earliest conveyance of the property of this school, amongst the documents in the possession of the trustees, is a feoffment, dated 22d December, 33d Elizabeth, whereby Bryan Singleton and Christopher Barton conveyed to Robert Adamson, of Broughton, and five others, all messuages, lands, tenements, and hereditaments, which they held in the townships of Broughton, Goosnargh, Cumbrall, and Haighton; which premises were parcel of the inheritance of Lawrence Stadaghe, James Barton, and Thomas Helme, to hold the same to them and their heirs, according to the intent expressed in a schedule annexed.

In the schedule, the intent of this feoffment is declared to be that the feoffees, their heirs and assigns, should pay the rents and profits of the premises to the churchwardens of Broughton for the time being, towards the maintenance of an honest person, "sad and discreet," to teach grammar at the school in Broughton; and for default of such school-master, that the premises should be to the use of the repairs of Broughton-church, and the church-bridges, as should be thought most convenient by the most honest men of Broughton; and that whenever there should be but two feoffees, the survivors should convey to six other honest and discreet persons of Broughton.

The subsequent conveyances have been to the same purport, and the last, in 1810, was made by James Sharples, the only surviving trustee, to William Sharples, Barton Beeseley, George Boys, William Cross, John Cross the younger, and

George Boys, of Haighton. The following exhibits the present letting and description of the school-property:—

1. The public-house, called the Church-house, with premises adjoining, and one acre of meadow-land, is let to James Tuson, the under-master, at	£16	0	0
This is a fair rent.			
2. The cottages and gardens, called the Nursery, are let to William Yates, on a lease for lives, at the rent of..	0	12	0
The lease was granted many years ago, and there is still one life in existence.			
3. The house and four acres, in Goosnargh, are let to William Cross, at	20	0	0
This is the full value.			
4. The house and ten acres, in Goosnargh, are let to Josiah Gardener, at.....	36	0	0
The tenant has complained of this rent.			
5. The house and 5*a*. 2*r*. in Cumbrall, are let to William Hodgson, at	17	0	0
This rent is the fair value.			
6. The house, and ten acres of land, in Haighton, were let to Edward Blacoe, at.....	38	0	0
The tenant has lately given it up, and the land was not re-let at the time of this Inquiry.			
The trustees receive also yearly from Daniel's charity, next mentioned	1	0	0
	£128	12	0

The building adjoining to the church-house is used for the school. It consists of two rooms, one of which was added since 1810; but the premises are still very small. They are kept in repair by the trustees, but the old walls are in a decaying state.

There is no residence for the masters.

The whole income may be stated as amounting to £128: 12, out of which the upper master has a salary of £50 a-year, and the second master, or usher, £40. The remainder of the rent is applied for repairs and rates. The church-rate is, at present, very heavy, as there is a new church-building.

The upper master is competent to teach the classics, and does teach them when there are any boys who require it; but, *at present, there are none of that description.* The second master teaches writing and accounts.

The school is free to all children of the chapelry, which comprises the townships of Barton and Haighton, as well as of Broughton; but those who come from other places pay according to the master's own terms.

The average number of scholars is between ninety and one hundred.

The trustees have incurred a heavy expense lately, in building upon the farms. The money required for this purpose was advanced by one of the trustees; part of which has already been paid off, but there is still due about £100. The farms are generally let by tender for terms of seven years, but no leases are made out.

DANIEL'S CHARITY.

This charity consists of certain

fields in the township of Broughton, contiguous to Mr. Charnley's farm. They were conveyed, in trust, by *William Daniel*, of Broughton, in 1656, subject to a yearly rent-charge of 20*s.* to be applied to the use of the free-school in Broughton, with a reserve of the surplus profits to the wife of the grantor, during her life, and afterwards, his heirs. The remaining profits of the premises were subsequently purchased, with a legacy of £20, left by Mrs. Daniel, to be applied to charitable uses, and the whole produce of the estate made liable to the payment of 20*s.* yearly, to the school, and the residue to the purchase of white kersey coats for the poor of Broughton, or of Bibles, or the binding out poor children apprentice. A preference was to be given to widows and householders who had no allowance from the township, especially such as lived in Broughton-row. When the number of trustees were reduced to three, additional ones were to be appointed; they were to receive 1*s.* 6*d.* for their trouble, or a remnant of white kersey to an equivalent amount.

By indenture, dated 20th March, 1815, James Sharples, the then surviving trustee of this charity, conveyed the premises to the use of himself, William Sharples, James Threlfal, since deceased, William Charnley, and Ralph Melling, upon the trusts we have mentioned.

The estate consists of three acres and a half, customary measure, denominated the Higher Fields, and Little Meadow; the former, consisting of three acres, are let to Richard Hardman, for the term of seven years, at the rent of £12 a-year; the latter, containing half an acre, is let to Cuthbert Blacow, for seven years, at £4 : 10 a-year. Both are high rents.

In the year 1812, an exchange was made between a small parcel of land belonging to William Charnley, for other land belonging to Daniel's charity. The difference in value between the two pieces of land was estimated at £23 : 11 : 9½. This was paid by George Boys, out of £24 charity money in his hands, the interest of which used to be distributed to the poor, and has been supposed to be an accumulation arising from Daniel's charity.

Of the rent, £1 is paid to the trustees of the school; and four, five, or six coats are made, and given to the poor widows of the township who require them, and 1*s.* 6*d.* is taken by the trustees for their trouble. The cost of the coats varies from about £1 to £1 : 16; the number of coats given being according to the number of widows wanting them.

The rest of the money is divided amongst the poor of the township on St. Thomas's Day, in sums varying from 1*s.* to 10*s.* or 12*s.* according to the size of their families. In this distribution, regard is had to those not receiving parish relief.

HOUGHTON'S CHARITY.

The particulars of this charity have been already given in Preston.

The township of Broughton receives regularly a fourth part of the rents, which, in 1822, was £15.

The amount received is given away, generally on St. Thomas's Day, to poor persons of the town and township of Broughton, in sums varying from 6*d.* to 13*s.* or

14*s.* according to the size of their families. The churchwardens have lately endeavoured to confine it to those not receiving parochial relief.

There is also the sum of 1*s.* 6*d.* paid annually to the poor, out of a close called Almond's Croft, in Broughton. It is understood that this close was part of Thomas Houghton's estate, and sold by him in his life-time, subject to a rent of 1*s.* 6*d.* which is still regularly paid. Henry Green is the present owner of the land.

CHARITIES OF BOSCOW.

Among the documents of the township is an indenture, dated 5th July, 1726, appointing new trustees, "for securing, managing, and dealing certain sums of money, left for the use of the poor of the township of Broughton; namely, £36 left by Robert Taylor and Peter Boscow; and one other sum of £5 left by John Glaive, for the use of the poor aforesaid;" the interest whereof the trustees were, yearly, to distribute to such poor inhabitants of the township as they should think most necessitous.

The Commissioners could not find any trace of this money, unless the sum of £24, before stated to have been laid out in the purchase of a small piece of land, now added to Daniel's charity, should have been derived from this source.

TOWNSHIP OF BARTON.

There is in this township a poor stock amounting to £77 : 10, the origin of which is not known.

James Stuart has £43, and the township £34 : 10. Mr. Stuart has given a promissory note, which is in the town chest; he pays interest for it at the rate of five per cent. The portion taken by the township was to pay a debt, incurred by a loss in the taxes, by the insolvency of a collector; interest at five per cent. is allowed for it, and the produce of both sums is given away to poor housekeepers on St. Thomas's Day.

Since the Inquiry, a meeting of the township has been called, and they have given James Stuart notice to pay in the money in his hands within six months; and the township have also agreed to pay the money they have taken, and invest both together on some permanent security.

TOWNSHIP OF ELSTON.

HOUGHTON'S CHARITY.

For a notice of this charity, see Preston, page 277.

The township of Elston receives one-third of the quarter divisible between Alston and Elston; in 1822, this was £5. This mode of division has prevailed for a long time. It is given away in the same manner as Farrington's charity.

FARRINGTON'S CHARITY.

By indenture of feoffment, dated 11th of November, 1670, John Farrington, of Elston, granted to John Walmsley and others, his messuage and thirty-two acres of land in Elston, to hold to the use of the settler for his life, and afterwards to others and their sons in tail-male, with divers remainders, subject

to a rent-charge of 40*s.* payable yearly, in equal portions, to the overseers of the townships of Ribbleton and Elston, to be by them applied for the benefit of the poor of these places respectively, or the binding out children apprentice; in default of issue in the line mentioned, the entire produce of the property to be appropriated in the manner described to the use of the inhabitants of Elston and Ribbleton.

It appears the several limitations for life and in tail were all spent in 1731, since which the interests have been applied to charitable uses. Messrs. Pedder and Walmsley act as trustees, *(their fathers and grandfathers having acted in the same character,)* but without any regular appointment.

The estate consists of about thirty acres of arable, pasture, and meadow land, with a good house and outbuildings, situate in Elston, in the occupation of the representatives of Philip Roberts, lately dead, at the clear yearly rent of £55. The land-tax is redeemed. This is the fair value.

This rent is paid half-yearly, and each payment is divided equally between the two townships of Ribbleton and Elston.

In the year 1800 there was a fall of timber on the estate, which produced £560 : 5, of which the sum of £550 was placed out on private security, but it was paid in about 1819, and, since that time, has remained in the hands of Mr. Pedder, who has given a note to Mr. Walmsley, for repayment, with interest, at four-and-a-half per cent.

The interest, £24 : 15 : 6, is divided annually between the two townships.

Besides half of the above rent and interest, there is, also, the further interest of £40, a balance which has accumulated, and which is lodged in the old Preston bank, producing, hitherto, £1 : 12 yearly, which is to be carried to the account of this charity.

The above income is distributed, in the township of Elston, by Mr. Walmsley and the overseer. There are no cottagers residing in Elston, all the poor belonging to it residing out of the township, and the money is divided amongst such poor persons as have settlements in the township, in large sums, which are given to them occasionally, as they may want it. For the last twenty years it has never been divided amongst more than eight persons; and, in one year, it was divided between only two, these being, at that time, all the persons belonging to the township in a situation to receive charity. In some years there is no poors' rate in Elston, and no poors' rate is ever made till the charity-money is disposed of. All who could receive relief from the rate are supplied much more liberally from the charity than they would be otherwise.

Since 1817 three children have been put out apprentices, with premiums of £15, £18, and £8 : 8.

TOWNSHIP OF GRIMSARGH.

There is a schoolhouse in Grimsargh, in which a master resides, with a school attached to it, and a garden adjoining.

The school-room has lately been added to the house, by a subscription of the inhabitants of the townships of Grimsargh and Elston, upon a bit of land given for that purpose. It does not appear that there is any conveyance or trust-deed yet executed relating to this property, and there is no other endowment. The schoolmaster is appointed by the inhabitants of Grimsargh and Elston. There are about thirty or forty children in the school, all of whom pay a quarterage, settled by the master. The Sunday-school is kept in the same room, in which about fifty children attend.

HOUGHTON'S CHARITY.

The particulars of this charity have been given already in Preston.

The township of Grimsargh receives a third of a quarter of the rents, Preston receiving two thirds. This mode of division has existed for at least thirty years, but the inhabitants of the township think they ought to divide the quarter equally, with the poor of Preston. Considering the length of time that this division has prevailed, and the difference in the population of the two places, the Commissioners cannot say that the division is improper; the donor having given no directions as to the proportion of the division between the two townships.

CHARNLEY'S CHARITY.

John Charnley, by will, in 1737, bequeathed to James Dixon, of Grimsargh, £5, the interest thereof to be paid, yearly, to the person who should officiate as clerk in the chapel of Grimsargh. And he gave 20*s.* a-year, for ever, to the poor housekeepers in Penwortham; and the like sum, yearly, for ever, to the poor housekeepers in Grimsargh. And he charged his land, in Penwortham, with the said yearly sum; and the residue of his personal estate, after the payment of his legacies, he gave to Roger Charnock, whom he appointed his executor.

The payment of £1 to the poor of Grimsargh was made, till last year, by Henry Dawson, then owner of the estate charged. He is since dead; and, at May-day, 1823, his brother, Peter Dawson, who is trustee for the family, paid it.

This is given away, by the constable, to poor housekeepers, as he sees occasion, in sums, generally, of 2*s.* according as the poor people want it.

The sum of £5, left for the clerk, was in the hands of a Mr. Charnock, who failed, and the money was lost at least forty years ago.

HAMLET OF BROCKHOLES.

William Cross, Esq. in 1808, purchased an estate, called the Boylton-Estate, in Brockholes, charged with the payment of £3:15 a-year to the poor of Brockholes.

The only account that could be obtained of the origin of the payment is from the title-deeds, submitted by Mr. Cross, from which it appears that, by indenture, in 1650, Alexander Rigby, of Preston, Thomas Turner, of Preston, and Daniel Dunster, of Brockholes, demised to Robert Elston a close of land, in Brock-

holes, called the New Marled Ground, containing, by estimation, nine acres, for the term of 2000 years, at the yearly rent of £3:15, to be paid, every 2d of February, to the said lessors, their heirs and assigns, for the use of the poor of Brockholes, with a power of re-entry, in case of non-payment. The original indenture cannot be found.

Mr. Cross pays the sum of £3:15, annually, on the 2d of February, to the overseer of Brockholes, who distributes it to poor people of the hamlet. He makes out a list, with the sums opposite their names, considering those who want it most, and the size of their families, and those have most who receive nothing from the township.

In 1823, it was divided amongst twelve poor persons, in sums varying from 2*s.* to 17*s.*

TOWNSHIP OF LEA, ASHTON, INGOL, AND COTHAM.

LEA SCHOOL.

Samuel Neeld, by will, in 1784, bequeathed, after payment of certain legacies, all his property, (except a leasehold tenement,) on trust, for the erection and maintenance of a school, to teach youth of both sexes in the English and Latin tongues, also in writing and arithmetic, the schoolmaster to be appointed by the trustees, or the major part of them: the school to be free for the townships or hamlets of Lea and Cotham; and he directed that the schoolmaster should provide the scholars with good and sufficient pens, ink, and writing-paper; but all *Papists were to be excluded* from the benefit of the endowment. The testator nominated four trustees, who were directed, in case their number, by death or otherwise, was reduced to two, to nominate one or two others, from the "proper and substantial landholders," residing in Lea and Cotham.

A school has been erected on a piece of ground purchased for the purpose. The trustees appointed by the last conveyance, in 1818, are William Cross, Thomas Walmsley, Sir Henry Hoghton, and Thomas Harrison.

The property consists of a farm-house and farm, together with sixteen and a half acres of land in Lea, occupied by John Carter, as yearly tenant, at the clear rent of £60, but it is proposed to make some abatement.

There is also between eight and nine acres of land in several small closes, let to William Sharpless, as yearly tenant, at the clear rent of £30. This rent must be reduced, and the tenant will have an abatement.

There is a pew belonging to the charity in Preston church, which is let at 12*s.* 6*d.* a-year. There is also a school-house and school premises, in which the master resides.

There are about *fifteen* children, upon an average, taught free in the school. They are taught reading, writing, and accounts, and Latin if required, but that is seldom the case. The children are supplied with pens, ink, and paper; the reason so

few attend is that a large proportion of the population are Roman Catholics, who are excluded from the freedom of the school, but the master is permitted to take a limited number of other scholars upon *receiving quarterage, and the Roman Catholics are not excluded from the latter class.*

OBSERVATION.

A house and school-premises, rent-free, with a salary of upwards of £90 a-year, is rather too ample a remuneration for teaching fifteen children plain English literature. On the economical plan of the free school at Broughton, six times the number may be educated. But, of course, as the trust-deed excludes the children of Papists, they cannot be admitted. It would be easy, however, by stretching a point, to evade this difficulty. Catholics, it seems, are already admitted on *paying quarterage*, which is scarcely reconcileable with the letter of Mr. Neeld's will, and certainly the sin of this deviation would not be greatly augmented by merely levying a *nominal* quarterage on such Catholic children as may be otherwise eligible to partake of the benefits of the charity.

TOWNSHIP OF RIBBLETON.

FARRINGTON'S CHARITY.

The particulars of the origin and produce of this charity have already been given in our account of the Elston charities.

Besides the moiety of the rents, and of the interest of £550, as before stated, there is the further sum of £100, which has accumulated out of the share due to this towsnhip. This is placed in the Old Bank at Preston, and interest formerly at four, but latterly at three per cent. has been received for it.

The income of this and the two following charities, amounting annually to £57 : 7 : 6, form one fund, and are disposed of together by Mr. James Pedder, of Preston.

The overseer of Ribbleton, about Christmas, brings Mr. Pedder a list, containing the names of certain poor persons of Ribbleton, who are distressed, with sums affixed to their names, according to the size of their families or wants. Mr. Pedder alters or allows the sums so set down as he thinks proper. This list generally contains sums of money amounting to £10 or £12, and Mr. Pedder gives the amount to the overseer for distribution. In May, yearly, the overseer makes out a list of rents due from poor persons, belonging to the township, whether resident therein or not. This list has varied from £35 to £51, and contains the names of ten or twelve poor persons, with rents varying from £1:10 to £7:16. and Mr. Pedder supplies him with the money to pay them.

There are also, from time to time, children bound apprentices, with premiums not exceeding £5. In the year 1822, two were bound out with premiums of £5 each. One in 1820, and one in 1821, with the same premium each. In 1818 two, one with a premium of £3 and the other of £4 : 10. There appears to have been none bound out between 1807 and 1818. No boys or girls have been refused upon application, and Mr. Pedder has been ready to bind out more if

they had offered, and with a larger premium, if necessary.

With respect to the payment of rents and distribution of money at Christmas, the overseer states that he inserts in his list those persons who are most in want, not considering whether they receive parish relief or not. Out of nine persons whose rents were paid in 1823, there were three who received regular relief. Out of seventeen, who received the charity at Christmas, 1822, there were about eight receiving regular weekly relief.

It is admitted, that the rents would have been paid from the township rate, if they had not been paid from the charity; but several persons would not have applied for township relief, if there had not been the charity existing.

Although by this mode of distribution several persons may receive the benefit of this charity who would not have applied for relief from the township, yet it appears that the distribution of by far the larger portion of the income is disposed in *relieving the township from payments which they would otherwise make from the rates.* The Commissioners think, therefore, that a more judicious mode of distribution may be adopted, and, particularly, that the disposal of it should not be made to depend upon the application of the poor themselves, but that the most industrious and deserving objects should be selected by the overseer and trustee.

LUCK-FIELD.

The rent of a field, called Luck-field, situate in Brockholes, has been long carried to the account of the former charity, and disposed of in the same manner. The Commissioners could not obtain any information as to the origin of this charity. The field consists of 1*a.* 2*r.* 23*p.* and is let to George Southward, at the yearly rent of £9, which is the full value.

RENT-CHARGE.

There is also added to the former charities, and distributed in the same manner, the sum of £5 : 10 paid by William Cross, Esq. of Red Scar, being a rent-charge arising out of an estate in Elston, called Willacy's tenement, purchased by him about twenty years ago, subject to this payment. The only account that could be obtained of this charity is from the deeds delivered to Mr. Cross at the time of his purchase, but which do not supply very satisfactory information. The first deed imports an absolute purchase, but the second merely seems to refer to a lease of 999 years, granted to the trustees, subject to the said annuity.

COUNTY OF WESTMORLAND.

PARISH OF LOWTHER.

JOHN VISCOUNT LONSDALE'S CHARITY.

It appears, by a deed, dated 5th May, 1697, that John Viscount Lonsdale purposed to found, at Lowther, a school of learning for the education of gentlemen's sons, for whose use he

had erected a large and fair house, and for the support and maintenance of which he vested, in trust, the manor or lordship of Darnbrook, in Craven, with all rights and appurtenances annexed, (except minerals and royalties,) and the rectory of Hale, in Cumberland, charged, however, with the yearly salary of the curate of this parish; also the messuage and farm called Armstrong's tenement, situate in West Linton, in Cumberland. The number of trustees was thirteen, of whom six were always to be of the nearest kindred of the founder; vacancies were to be filled up by the heir of Viscount Lonsdale, or, in case of neglect so to do for six months, by the remaining trustees. The residue of the produce of the trust-estate above the expenditure in the support of the foundation, was to be kept "in bank," to be applied to the repairs and improvement of the school.

In the same year, Lord Lonsdale drew up rules for the government of his school; in the preamble to which he states that he had made several experiments to establish such manufactures as he conceived might be most proper; but, finding it difficult to bring such things to perfection, he had turned his attentions another way, "and what the poor were unwilling to receive he intended to apply to the advantage of gentlemen, in providing a better means for their education than is anywhere yet established." It is then stated that the clear profits accruing from the estates described in the deed amounted to £150 per annum, of which sum he directs £50 to be paid to each of two masters, and the residue to be for the payment of a dancing-master occasionally, the purchase of books and maps, and such other uses as the trustees might approve.

By his will, dated 16th September, 1698, Viscount Lonsdale devised to his executors and their assigns, the manor of Darnbrook and the rectory of Hale, with the hamlet of Brisco, upon trust, for the maintenance of the free-school in Lowther, or upon such other trusts, or "for such *other purposes as his executors should think most conducive to the good of the county of Westmorland*, and especially of the parish of Lowther."

It is observable that, in this will, neither Armstrong's tenement nor the school-house in Lowther is mentioned. Nor does it appear from any information the Commissioners were able to procure, that the possession of any part of the estates above-mentioned was *ever given up to trustees;* but, it seems, that, up to the year 1802, the whole of them were held by such of the Lowther family as became in succession entitled to the principal estate at Lowther. After the death of Viscount Lonsdale, and of his elder son, Richard, who died in 1713, without issue, Henry, the second son, succeeded to the title and estates; and, upon his death, in 1750, James Lowther, Esq. who was afterwards created Earl of Lonsdale and Viscount Lowther, succeeded to the estates contained in a settlement, dated the 2d December, 1674, and also to such estates as were not included in that settlement, under the will of Henry, the last Viscount Lonsdale, who devised all his unsettled property to such

persons as would become entitled to the settled estates.

James Earl of Lonsdale died in 1802, and devised all his estates in Cumberland to the uses of William, the present Earl of Lonsdale, for life, with subsequent limitations; and all his estates in Yorkshire, to John Lowther, Esq. of Swillington, the brother of the present Earl. Under this devise, the manor of Darnbrook, being in Yorkshire, was taken by the said John Lowther; and the rectory of Hale and Brisco, and Armstrong's tenement, being in Cumberland, came to the present Earl. Soon after the death of the said James Earl of Lonsdale, an exchange was effected between the present Earl and his brother, John Lowther, for the convenience of their respective properties, which was confirmed by an act of parliament passed in 1803. By this exchange, the Earl became seised, in fact, of the manor of Darnbrook; but *immediately, without receiving any the of profit thereof, sold and conveyed it to Lord Ribblesdale, for about* £4000.

The Commissioners learnt from Lord Ribblesdale and his solicitor, that this estate was purchased by Lord Ribblesdale *without any knowledge or notice of any charitable use.*

The rectory of Hale and Brisco is still in the possession of the Earl of Lonsdale. Upon an enclosure which has lately taken place in the manor of Hale, a large extent of common was alloted, in lieu of the tithes of the new enclosed lands. This allotment was lately let at £70 a year, but has been given up by the tenant, as being too dear.

The tithes of the old enclosure in Hale are worth about £50. and the tithes in Brisco about £6.

The Earl of Lonsdale has, also, in West Linton, an estate consisting of a dwelling-house, with out-houses, and 84*a.* 9*p.* of land, statute measure, and allotment of common made in respect thereof, containing 4*a.* 18*p.* This is now let to Andrew Latiman, at the yearly rent of £112. It could not be ascertained whether the whole or what part of this estate is what is described as Armstrong's tenement, in the deed of 1697.

For some period after 1697, a school appears to have been kept for the education of the higher classes, according to the regulations, drawn up by John Viscount Lonsdale, in the schoolhouse in Lowther, which is now known by the name of the College. This institution, however, did not last long.

A letter, written by Sir James Lowther, of Whitehaven, to one of his agents, and dated 17th of May, 1739, contains the following statement:—

"My Lord Lonsdale seems resolved to turn the charity (now applied to Lowther School) to the promoting some manufacture at Lowther town, which he has power to do by the words of his father's will, which, he thinks, will not only do more good to the county, but be more pleasing to the country in general, as it will employ a good deal of the coarse wool, and consume more provisions. I was with him several times lately, when he was talking with a man about it, that was fit to conduct such a scheme; and he spoke to me about it, as I am one of the trustees in whom the estates given to that charity are vested, as heir to my father.

Perhaps Mr. Sunderland may be sent to Ireland, to take an account of some manufactures there, such as the linen, before my Lord resolves what to set up at Lowther, when Mr. Wilkinson leaves the school, which will be in another year."

Whether this scheme was put into execution immediately or not, does not appear; but it is stated as a fact, well known, that the school was not kept up at the time of the death of Henry Viscount Lonsdale, in 1750. In the building, called the College, a carpet manufactory was carried on by the late Earl of Lonsdale, up to the time of his death, and was continued for a short period afterwards. From the time the manufactory was given up, the building has been used by the Earl of Lonsdale for farming purposes.

As to the application of the rents of the property, given by John Viscount Lonsdale, no information whatever could be obtained. The present Earl stated that he *is totally ignorant on that subject*, and that he has no information, relating to this charity, beyond what is to be collected from the documents he produced to the Commissioners, and of which the substance has been given.

The building called the College is stated to be part of the property included in the *family settlement*, so that it should seem that John Viscount Lonsdale had no power to alienate it to charitable uses.

OBSERVATIONS.

This is a curious case. It seems a school was founded and endowed 130 years ago; that it was carried on as a school for a period of about forty years; that Lord Lonsdale, one of the trustees, then converted the school premises into a manufactory; that they were used as a carpet manufactory by the late Earl of Lonsdale; that they are now used for farming purposes, by the present Earl; that a part of the charity estate was sold so late as 1803, to Lord Ribblesdale, without notice of any charitable appropriation; and that the rents and profits of the whole endowment, for the space of at least seventy-six years, have been received and pocketed by the Lonsdale family, the heirs and trustees of the founder.

In consequence of this entire perversion of the charity, as set forth in the report of the Commissioners, an information was filed, b the Attorney General, against the Earl of Lonsdale, and on the 22d of February, 1827, judgment was delivered in the court of the Vice-Chancellor. The substance of the judgment was as follows :—His Honour said that the lands, tenements, and property devised by the will of Viscount Lonsdale, in 1698, were not the same as those comprised in the deed previously executed by him. In the will there was no devise of the school-house; but it was evidently his intention that that particular school-house should be applied to the purposes of the charity. It appeared the testator had power, in fee-simple, over all the lands and tenements included in both the deed and will, except over the ground on which the school was erected. This ground was comprised in the family settlement, and the donor, therefore, had no right to devise it. The will of Viscount Lonsdale, after providing for the application of the rents and profits of the school, declares that, in the event of the school failing, the funds should be applied to such *other purposes* as his executors should *deem most conducive to the benefit of the county of Westmorland, and especially of the parish of Lowther*. Here then was a clear expression of the intention of Viscount Lonsdale, and according to which the Court had framed its decree. His Honour then directed it to be referred to the Master, to inquire in whose occupation the property in question now was,

and in whom the legal interest was vested, and that he take an *account of the actual receipts and profits of the property for the six years* next before the filing of the information. The Master was further directed to draw a scheme for the future application of the funds for charitable purposes, so that they may be most conducive to the benefit of Westmorland, especially of the parish of Lowther, and that he determine on the future management of the charity. The defendant was, also, to account for the sum of £4000, with interest for six years, received on the sale of Darnbrook manor.

It is calculated that the Earl of Lonsdale will have to refund £25,000, without reckoning interest; had the Vice Chancellor's decree been more retrospective in its operation, and commenced from the period the Lonsdale family appropriated the revenues of the charity, the sum his Lordship would have to pay would have been much greater. The inquisition of the Commissioners in Westmorland, Cumberland, and other parts of the northern counties, will be far from agreeable to the Lowthers; when we come to the parish of St. Bees and others, we shall find more flagrant instances of abuse in which this family is implicated than that we have just related, and which will fully verify the remark of Lord Eldon, that "charity estates, all over the kingdom, are dealt with in a manner most grossly improvident, amounting to the most *direct breach of trust.*"

THE FREE SCHOOL.

In the register of the parish of Lowther, for 1638, it is stated, that Richard Lowther, son of Sir Christopher Lowther, had, in thankfulness to God, and love to the place and parish of his birth and family, on that day, given £100 to the parish of Lowther, to be employed for the salary of a school-master, to teach freely the young children of the parish. And, in the same year, Sir John Lowther, at the instance of his uncle, the said Richard Lowther, had that day freely given a piece of ground "in the Slacke," to the parson and churchwardens of Lowther and their successors, for ever, to be used and employed for the erecting a school-house, and other houses, at the discretion of the parish, for the public good.

It appears that a school was built upon a small piece of ground, measuring barely a rood, called the Slack; but that school having fallen to decay, the present Earl of Lonsdale built a new school, in a more convenient situation, soon after he came to the property, and the old school is now occupied by one of his tenants.

At the time of rebuilding the school-house, and changing its situation, the Earl of Lonsdale gave £100 for the use of the school for ever.

The income of the school arises from the following sources:

1. A rent-charge of £10 a-year, out of the priory of Lambly, in Northumberland, which, it is supposed, was purchased with the legacy of Richard Lowther, above mentioned. This is now received from Archibald Reid, Esq. on account of R. L. Allgood, Esq. of Nunwick, in Northumberland, the present owner of Lambly-priory.

2. The yearly sum of £4: 10, which is the interest of £100, arising from accumulations of the above-mentioned rent-charge, during a period when there was no master. This vacancy was chiefly before the year 1802, and while the new school was

building. This £100 is in the hands of William James Mercer, in Penrith, who has given a promissory note for the amount, with interest, to the rector.

3. The yearly sum of £5, being the interest of £100, given to the school by the Earl of Lonsdale, as before-mentioned. The principal sum still remains in his Lordship's hands.

For this income, amounting yearly to £19 : 5, the master teaches all the children of the parish, boys and girls, upon payment of 1*s.* entrance, and a quarterage, which has been settled by the rector and parishioners. He has, upon an average, fifty scholars, of whom, between thirty and forty are from the parish of Lowther; the others come from neighbouring parishes, and for those a higher rate of quarterage is charged.

The children are taught reading, writing, and accounts, and classics, when required. There are eight or ten now learning classics.

The master is appointed by the rector and parishioners.

HOLME'S CHARITY.

The Rev. *Richard Holme*, who was rector of Lowther, and died in 1738, bequeathed £100, that the interest might serve towards the salary for a schoolmistress, to teach girls, and the youngest sort of the parish. Soon after the death of the testator, this legacy was divided into equal portions, for the three divisions of the parish, Hackthorp, Whale, and Melkinthorpe, Lowther being considered as included in the two divisions of Hackthorp and Whale.

The disposition of the share appropriate to Melkinthorpe will be stated hereafter. The portion alloted to the two divisions of Hackthorp and Wale was laid out in the purchase of premises in Hackthorp, containing about fifteen statute acres, which were, by indenture, conveyed to Anthony Hobson, his heirs and assigns, upon trust, to let the same, and to apply the rents as a yearly pension, for the maintenance of a dame, or school-mistress, to be chosen by the trustses or executors of Richard Holme, or the major part of the inhabitants of Hackthorp and Whale, and who should teach young children, belonging to the two townships, to read, write, or sew, or any other proper qualifications for children. The premises are described as being held under Viscount Lonsdale, and subject to the customary rent of 4*s.* 9½*d.* and other services and fines, and, also, subject to the payment of 11½*d.* yearly, to the rector, as a prescription, in lieu of tithe hay.

Until very lately, the name of the original tenant, who has been dead forty years, still stood on the court-rolls, and there was a considerable sum due to the lord, for arrears of rent, and for the fine, which might have been demanded on the death of the tenant. Under these circumstances, as there was no person who could legally act as trustee, and no fund for the payment of fines, the case was represented to the Earl of Lonsdale, the lord of the manor, and he agreed to remit all arrears then due, and to enfranchise the premises, on condition that the property should be conveyed to three trustees, of whom the rector for the time being should be one. The trustees are to be the rector for the time being and two principal inhabitants, to be appointed by the

parishioners, from time to time, as vacancies shall occur.

The premises at Hackthorp are now let, at their full value, to four several yearly tenants, the rents amounting, in the whole, to between £16 and £17. This is divided equally between two school-mistresses; the one keeps school at Hackthorp, in a house lately given up for that purpose by the Earl of Lonsdale, rent free, and which has been fitted up at the expense of the parishioners; she has about twenty-five children, of whom the greater part belong to the parish. The other mistress keeps school in Whale, and has about ten or twelve children.

Neither of the school-mistresses teach any children free, on this account, but they take a lower quarterage for the children of the parishioners than for those who live out of the parish.

The share of Richard Holme's legacy, appropriated for the division of Melkinthorpe, is still in money; and amounts, by accumulation of interest, during a period when there was no school-mistress, to £89 : 3. This sum the Commissioners suggested should be placed on permanent security, and the produce applied agreeably to the directions of the testator.

The school-mistress in Melkinthorpe has generally eight or ten children in the school; and, in respect of what she receives from this charity, she teaches the children of parishioners at a lower quarterage than she would otherwise charge.

WOODHEAD ESTATE.

It appears by indenture, dated 1718, that Richard Viscount Lonsdale, in 1710, had bequeathed to the poor of Lowther, £100; that Catharine Viscountess Dowager Lonsdale, by her will, in 1711, had bequeathed to the poor of Lowther £30; and that Dame Eleanor Wandesford had, some time before her death, paid to Richard Holme £50; and had directed, by writing under her hand and seal, that the same should be placed out at interest by the minister and churchwardens of Lowther, until a purchase could be made of lands, the profits to be distributed, by the minister and churchwardens, amongst such of the poor of the town of Lowther as they should think most needful; and that she desired that the Lord Viscount Lonsdale would see the charity duly applied. With these legacies, a tenement called Lodgehow, in the parish of Crosby-Ravensworth, was purchased and conveyed in trust to the charitable uses mentioned in the above wills and deed. The tenement consists of peat and moor-land, with a mineral spring, and a public-house.

For many years previous to his death, the late Earl of Lonsdale kept the possession of this property, *without making any remuneration for it to the parish.* Before he held the premises, they had been let at £60 a-year; but as he claimed the mineral spring, as lord of the manor, it was agreed that he should pay £12 only. No rent was, however, paid until the present Earl succeeded to the Lowther property; when, on an application made by some of the parishioners, his lordship paid £600 as the rent due for the preceding ten years, at the rate of £60 per annum. The whole of this sum was afterwards laid out in buildings upon the property.

Upon the passing of the Enclo-

sure Act, in 1813, it was thought advisable by the rector, who then acted as the only trustee, to give the Lodge-how estate in exchange for a farm belonging to the Earl of Lonsdale, called Woodhead, in the parish of Morland. According to the measure and valuation made by the Commissioners under the Enclosure Act, the tenement of Lodge-how, contained 58*a*. 2*r*. 21*p*. and was worth, yearly, £20:17:9; the Woodhead farm contained 70*a*. 1*r*. 16*p*. of arable and pasture land, and 3*a*. 3*r*. of woodland; the arable and pasture land was valued at £91:0:6. At the time of the Enclosure, the former farm was let at £80 a-year, and the latter at £100; and as, in the valuation of the Commissioners, the profits of the mineral spring were not taken into consideration, the actual rents of the two estates will form the best criterion of their respective values. The exchange is considered as being very beneficial to the charity, and was effected with the consent of the bishop of the diocese.

The Woodhead farm is now let at £90 per annum to Robert Coulthard, as yearly tenant; but this seems to be a high rent in the present times; the wood-land is reserved, and it is expected that it will be sufficient to answer all purposes of repairs.

The income of this charity has, for upwards of forty years at least, been very improperly carried to the general account of the poor-rates, and nothing has, during such time, been distributed in charity. It is stated, however, that the rents were formerly given away exclusively to poor persons who did not receive parish relief; and, at a vestry held since this examination, it has been unanimously agreed, that in future the rent of the Woodhead estate shall be distributed amongst the poor of the parish, according to the intention of the donors, and not in aid of the poor-rates.

PARISH OF BROUGHAM.

The only charity in this parish is a payment of £4 a-year out of an estate at Yanwath, in the parish of Barton, given by Anne, Countess Dowager of Pembroke, for the poor of the parish of Brougham, in 1656.

There is no deed or document in the parish relating to it, but there is a stone pillar in the parish of Brougham, on the road between Penrith and Appleby, with an inscription, recording the benefaction, in the following terms:—

"This pillar was erected A.D. "1656, by the Right Hon. Anne, "Countess Dowager of Pem-"broke, and sole heir of the "Right Hon. George, Earl of "Cumberland, for a memorial of "her last parting in this place "with her good and pious mo-"ther, the Right Hon. Margaret, "Countess Dowager of Cum-"berland, the 2d of April, 1616. "In memory whereof, she also "left an annuity of £4 to be "distributed to the poor within "this parish of Brougham, every "2d day of April, for ever, upon "the stone here by. — *Laus* "*Deo.*"

The rent-charge is paid by John Nicholson, of Yanwath, the owner of the estate, which is now charged with the payment thereof.

It is received annually on the 2d of April, by the ministers and churchwardens, and distributed soon afterwards amongst two, three, or four poor families not receiving weekly pay, under the name of pillar-money.

PARISH OF CLIBURN.

THE SCHOOL.

There is a school at Cliburn, the only endowment to which is an allotment of land made upon the enclosure of Cliburn-common, with the consent of the land-owners, about fourteen years ago. The Commissioners were required by the act of parliament to set out land of the value of £20 a-year to the rector and six trustees, for the use of a parish-school; and the act contains directions for the appointment of new trustees, when the number is reduced to three. The allotment which was set out consists of ten acres and a half, statute measure, and was let at first for the term of seven years, at £32 : 10 a-year. It is now let for £21 to Jonathan Robinson, for seven years, of which three years are unexpired. The letting was in public, and this is the highest rent that could be obtained for it.

For a few years after the enclosure, the rent was applied towards the expenses of building a school-room, upon a small parcel of ground lately belonging to George Workman, and which he directed the Commissioners to allot to the school-trustees for that purpose. The parishioners carried the materials for building, and a small subscription was collected in aid of the rent, to defray the rest of the expenses.

Since the school was finished, the rents of the allotment have been paid over to the school-master, except during a vacancy, which has happened three or four times lately. At the time of this examination, in 1821, the school had been vacant about a fortnight; but the trustees intended to call a meeting immediately, and to advertise for a master.

No children are taught free for this endowment; but they all pay a small quarterage, varying from 2*s.* 6*d.* to 3*s.* 4*d.* as limited by the trustees; they are taught reading, writing, and accounts, and classics, if required. The number of scholars varies, but twenty is about the average.

The master is allowed to take children who do not belong to the parish, for whom he makes his own charge.

During the vacancy of the school, the rents are suffered to accumulate, and are applied as they are wanted to meet any casual expense; there is now in the Saving Bank, at Appleby, a fund of about £5, which has arisen in this manner.

OBSERVATIONS.

It is to be regretted that, on passing the numerous enclosure acts, the plan adopted in this parish of alloting a portion of the waste for the endowment of a free-school, has not been generally followed. It is not easy to conceive on what principle the land-owners claim a right to share among themselves the common of the kingdom, to the exclusion of the rest of the population. We are not so primitive in our notions as to dispute with them the lawful enjoyment of the property they possess, either by descent or purchase; but

by what right they claim exclusively that which has never been appropriated we cannot understand. Their right to the waste, like that to game, seems derived more from the fiat of power than justice. The common is the natural inheritance of the poor; at the best, it is only the *refuse* which was left after the original division of landed property; and for "the lords of the soil" to come a *second* time to seize that which they had once abandoned as unworthy their notice, is monstrous injustice. It is fair, however, at least, that on every enclosure they should leave a portion of the common for the maintenance of a school or other parish purpose; although this would be much less than strict justice requires, it would form some compensation for the loss of the heritage of the poor and the injury they sustain by its conversion into private property.

KNIPE'S CHARITY.

There is an old paper in the parish-chest, called an abstract of *Edward Knipe's* will, vicar of Warcop, proved the last day of March, 1574.

By this, it appears that he directed his executors to purchase twenty nobles of white rent, to be bestowed yearly, as follows:—To ten poor families there mentioned, of his own kin, each 8*s.* yearly; to the poor of the parish of Warcop, in Westmorland, 40*s.*; to the poor of the parish of Cliburn, 13*s.* 4*d.* He directed that his executors should meet at Warcop-church the Sunday after Martinmas, and distribute to as many of his kin as they could call together, their several portions; and that his executors should then give to the churchwardens of Warcop 40*s.* to be divided the next Sunday amongst the poor of the parish; and that they should have especial consideration unto such poor householders as laboured truly for their living, and were overcharged with children. The churchwardens were to make true certificate unto his executors, the Sunday following, how they had distributed the same; and if they did not act according to his will, that they should lose the benefit of 40*s.* which should be distributed to the poorest of his kin. He also directed that his executors should take the same order with the churchwardens of Cliburn, and they, with the poor of the parish, as prescribed before with the churchwardens and poor of Warcop.

It was not known in Cliburn how this legacy was laid out; and we must, therefore, reserve that inquiry till we come to the charities of Warcop.

The churchwardens of Warcop regularly transmit 13*s.* 4*d.* to this parish, which is added to the interest of the poor stock, and given away as hereafter mentioned.

POOR STOCK.

In the returns made to Parliament in 1786, it is stated, that the sum of £42, arising from different donations to the poor, was then vested in the minister, John Hall Stephenson, and the churchwardens; and the following donations have been subsequently made to the same uses:—

By Thomas Hutchinson	£5	0	0
By William Stephenson, in 1797	6	0	0
By the Reverend Robert Stephenson, 1803 ..	5	0	0

These sums, amounting, in the whole, to £58, are called the poor stock; £53, part thereof, was lent to John and William

Mounsey, of Morland, on bond, dated 17th December, 1800, at 11*d.* in the pound interest; and the remainder was lent to the same persons, at the same interest, on their joint note, dated 25th October, 1803. William Mounsey is now dead; but his father, John Mounsey, is living, and pays the interest of these sums, amounting to £2 : 13 : 2. This is given away at Christmas, together with the sum of 13*s.* 4*d.* (Knipe's money,) to five or six poor families, generally those not receiving weekly pensions.

PARISH OF CLIFTON.

SCOTT'S CHARITY.

Mary Scott, in 1764, left, in trust, the sum of £40, to be placed out on good security; and she directed that, out of the interest, her trustees should pay for being instructed in the English tongue, any three poor children of the parish of Clifton, whom they should think proper to appoint; and that they should distribute the remainder of the interest of the £40, yearly, amongst the poorest of the parishioners, who should have no weekly or yearly pay out of the parish.

There have been some interruptions in the payment of the interest on this legacy; but it is now regularly paid by Thomas Scott, of Penrith, who intends giving a bond as a security to the parish for the amount. The sum of 40*s.* is applied by him in educating three poor children of the parish; and as it is scarcely sufficient for that purpose, there is no surplus left to be distributed amongst the poor.

CITY OF LONDON.

BREWERS' COMPANY.

LADY OWEN'S HOSPITAL OR ALMSHOUSES.

This hospital was founded and endowed by Dame *Alice Owen*, about the year 1609.

By indenture, in that year, made between Lady Owen and the Company of Brewers, reciting a license from the crown to the former, to purchase any parcels of land lying within the parishes of Islington and St. James, Clerkenwell, not exceeding eleven acres, and to build houses thereon for the dwelling of poor widows of these parishes, and the same and other hereditaments not exceeding the yearly value of £40, to grant to the Company of Brewers for the maintenance of ten poor old widows of the aforesaid parishes; and reciting, that Alice Owen had purchased certain closes, called the Ermitage-fields, upon which she had built an hospital, containing several rooms, with a parcel of ground for garden;

she conveyed the premises to the Company, in trust, for the said charity for ever.

By other indentures of the same year, there was also conveyed to the Company, for the support of the hospital, a rent-charge of £25 a-year, purchased by Lady Owen, for the sum of £500, and issuing out of certain closes, situate in the parishes of Islington and St. Andrew Holborn, called the Charterhouse-closes, containing, by estimamation, twenty-three acres.

The rules and orders established by Lady Owen, for the government of the hospital, provide that the ten poor widows shall be chosen from the inhabitants of Islington, of the age of fifty years, unless, through impotency, the governors should think fit to receive them at a lesser age; that they be of good fame and reputation, and continue no longer in the hospital than while they remain single and unmarried; that each widow shall have one of the almshouses for her dwelling, rent free, with a garden, according to the partition of the same, and 16*s.* 8*d.* a quarter for her maintenance; that £6 shall be yearly laid out at the feast of St. John the Baptist, in coals, to be divided amongst the poor widows, and that each of them, once in three years, at Christmas, be allowed a cloth gown of three yards of broad cloth, and 15*s.* for the making up the same; and it was her will that the Company should visit the hospital once a-year, between Easter and Whitsuntide, and that at such visitation, there should be yearly bestowed on the poor almswomen, 30*s.* for a dinner.

The rules further require that the almswomen should be constant in their residence in the hospital, and attend daily prayers at the school, founded by Lady Owen, (see page 305,) and that the master of the school should be appointed *custos*, or overseer of the hospital, with a salary of 10*s.* a-year for his pains in seeing that the almswomen did their duty, and advertising the governors of the state of both the school and the almshouses.

The hospital premises consist of a brick building, situate on the east side of St. John-street-road, in the parish of Islington, containing ten separate single apartments, with a small garden behind for each almswoman, and a court in front. The whole is in good repair.

The Ermitage-fields adjoin the hospital, and consist of seven acres of land, or thereabouts, with the exception of a small plot of ground which the Company gave up several years ago to the trustees of the Hampstead-road, and for which they receive the consideration of £2:5 a-year; the whole of the land has been let in parcels for building, on terms producing an annual rent of £365. The rent-charge of £25 a-year, given by the foundress out of the lands called the Charterhouse-closes, is received from Mr. Horsfall, of Norfolk-street, Marylebone, the present proprietor of those premises, which are situate on the north side of the New-road leading from Islington to Paddington, in the parishes of St. James, Clerkenwell, and St. Mary, Islington, and not in the parish of St. Andrew, Holborn, as represented in the deed.

The only other property be-

longing to the charity, consists of a sum of £1000, in the Four per Cents. purchased by the Company, with the produce of some old building materials taken from the hospital estate, producing an annual dividend of £40.

The total income of the charity arising from the several sources mentioned, including the sum of £2 : 5 received from the trustees of the turnpike-road, amounts to £373 : 10, which is applied as follows:—

	£	s.	d.
Annual stipends to the widows, £10 each.....	£100	0	0
Donations of 10*s.* 6*d.* to each at Christmas	5	5	0
Cost of a chaldron and a half of coals to each, delivered in October and April, upon the average of four years, to Michaelmas, 1821.....	52	0	0
Annual expense of cloth for gowns, which are now bestowed at the end of every two years.....	11	10	0
Extra allowance to the widows in case of sickness or infirmity, at the rate of 2*s.* 6*d.* to 5*s.* per week, amounting in the year, on an average of the last four years, to.....	10	14	0
Allowances to the widows on the day of visitation of the governors, increased from 30*s.* to.....	2	10	0
Moiety of the expenses of the Company on the occasion of the visitation, the other moiety being charged to the school account.....	5	12	11
To the master of the school, as custos of the almshouses.....	0	10	0
Besides the above, the following disbursements, calculated on an average of four years, have hitherto been defrayed by the Company out of the rents and profits of the hospital estate, the income of the school not being adequate to meet its ordinary expenditure, viz.—			
To repairs and insurance of school and almshouses ..	24	14	8
Lamplighter	3	4	6
Salary to the receiver of the rents.....	30	17	6
Incidental expenses	21	5	10
Gift to the clerk and beadle of the Company	0	13	4
Total expenditure....	£268	17	9

From a statement of the receipts and payments made by the Company for fifty years, ending in 1817, it appears that, at the end of that period, there was a balance on the amount in favour of the charities, of £319 : 4 : 4, or thereabouts, but against this the Company claimed to be allowed as follows; viz.

	£	s.	d.
Debt incurred by the Company for surveyor's charges on account of the trust, calculated at.....	£100	0	0
Per centage allowance for *collecting the rents* from 1768 to 1789, during which time the receiver was paid out of the funds of the Company, at the rate of five per cent. on £5000, the total amount	250	0	0
For the *use of the Company's hall, time and attention of their servants to the concerns of the charity, stationery, and other incidental expenses for fifty years, at the rate of £10 per annum....*	500	0	0
	£850	0	0

Which, being set against the balance, left the charity in debt to the Company to the amount of £530. Similar charges, it will be seen, were made by the Company in the case of Platt's Grammar-School and other charities, which will be noticed in the next article.

The almswomen are appointed at a court of assistants of the Company, as vacancies occur in the number; the qualifications as to age, character, and situation in life, directed by the foundress, are attended to and required to be certified by the minister and parish-officers of the parish to which the candidates for admission belong.

The Company, however, have not adhered strictly to the rules of Lady Owen, in confining the admissions to poor widows of the parish of Islington, but have considered themselves authorized, under the deed of endowment of 22d November, 1609, to extend the benefit of the charity to poor widows belonging to the parish of St. James, Clerkenwell, and the custom has been to admit widows from each of the two parishes indiscriminately.

Elizabeth Lovejoy, in 1694, bequeathed to Lady Owen's hospital, the sum of £200, in trust, to the Company. The poor widows receive, also, the further sum of £2 a-year from the Company, equally divided amongst them, under the will of Mrs. *Ann Potter*.

LADY OWEN'S SCHOOL, ISLINGTON.

In the indenture of foundation of the almshouses at Islington, no mention is made of a school; but, in the year 1613, Lady Owen made certain rules and orders, bearing date the 20th day of September, "For the good government of a free-school and of the said almshouses, which she had erected at Islington aforesaid, and of which she had nominated the master, wardens, and commonalty of Brewers, London, to be governors." By these rules and orders she directed that the schoolmaster should have, for his habitation, rent-free, the chapel school-house and garden, and should be paid £5 quarterly, by herself, during her life, and after her death at the hands of the Company; that the charges of repairing the school should be borne in the same manner; and that the leases of any lands she had or should appoint, &c. should be granted, *not on fine, but for the best rent that they might*, for the better maintenance "of the said poor people and school." She further directed that the master should be able to teach the grammar, fair writing, ciphering, and casting of accounts; and that there should be thirty children in the school, twenty-four chosen from the poor inhabitants of the parish of Islington, and six from the parish of Clerkenwell.

At this time there were no lands or other source of income applicable to the school, unless the grant of the lands in Ermitage-fields could be construed to extend to it. But in the same year, 1613, Lady Alice Owen made her will, dated the 10th of June, three months previous to the date of the rules and orders, by which she directed her executors to set apart a competent portion of her estate, to purchase

a piece of ground of the annual value of £20, for the maintenance of the schoolmaster. It appears that she afterwards, on her death bed, directed that the land so to be purchased should provide for the further sum of £2 for the repairs of the school and almshouses. Pursuant to this bequest and direction, Sir Thomas Rich, her executor, purchased a farm at Orsett, in Essex, containing forty-one acres, of the yearly value of £22; and, by deed, dated the 20th August, 1623, reciting the above facts, conveyed it to the Brewers' Company, for the before-mentioned purpose.

Upon the consideration of these documents it appears the payments directed in the rules and orders to be made on the school account by the Company, after the death of Lady Owen, were intended by her to be supplied by the fund for which she had already prospectively made provision in her will, and are not to be considered as impliedly charged on the property she had before conveyed to the Company for the almshouses. That the farm at Orsett, therefore, is alone to be considered as constituting the property of the school, though the revenues of both the Orsett and Islington estate are brought, by the Company, into one joint account.

The farm at Orsett is let to Ralph Robinson *for fifteen years*, from Michaelmas, 1815, at a rent of £68. It was let by public advertisement, under which tenders were received.

There is an annuity of £1, paid by the Company, to the schoolmaster, being part of the interest of a sum of money left for this and other purposes, by Mrs. Lovejoy.

These sums constitute the whole exclusive revenue of the school.

The school is always full; and when vacancies occur, there are many applications for admission. It consists of the children of decent tradespeople, but of those who are most needy, and are now taken indiscriminately from the parishes of Islington and Clerkenwell. They are taught reading, writing, and accounts; and the master is ready to teach them Latin, if the parents require it, *but none, at present, do require it.* He has about twenty-five private scholars, to whom he gives classical instruction.

The master has now a salary of £30, and a gratuity of ten guineas, if the governors, at their annual visitation, approve his conduct, exclusive of the £1 a-year from Mrs. Lovejoy's bequest, and 10*s.* as custos of the school and almshouses for reporting repairs. He has also a house, rent and tax free, and two chaldrons of coals.

The direct expenditure in the school, for the year ending Michaelmas, 1817, was £84 : 7 : 11, and, for many years, has considerably exceeded the proportion of the funds appropriated to it. The deficiency is made up, as before stated, from the income of the premises at Islington.

PLATT'S CHARITIES.

I. FREE GRAMMAR-SCHOOL, ALDENHAM, HERTS.

Richard Platt, by indenture, in 1599, reciting that Queen Elizabeth, by her letters patent, had granted to him license to erect a

grammar-school and almshouses at Aldenham, in the county of Herts, and had incorporated the Brewers' Company, as governors of the same, by the name of "Governors of the Possessions, Lands, Hereditaments, Goods and Chattels, of the Free Grammar-School and Almshouses of Richard Platt, in Aldenham;" which school and almshouses he had accordingly erected; granted to the Brewers' Company certain lands and premises at Pancras, in Middlesex, and at Aldenham, for the support of the said school and almshouses.

He also made a body of rules and orders, whereby he directed, among other things, that the master of the school should be of the degree of master of arts, and teach the common Latin grammar, and such other books as should tend to the instruction of youth in the Latin tongue, and in purity of life, manners, and religion; and that the usher should also teach them English books, writing, ciphering, and casting accounts. That the master should have £20 a-year, and the school-house, garden, and a plot of ground beyond the almshouse, for a residence; and the usher £10 a-year, and an apartment in the school-house.

That the number of scholars should be sixty children, of poor people of Aldenham and of the freemen of the Brewers' Company, and in default of such, to be admitted from the neighbouring parishes. Those of the founder's name and kindred to have the prefeference.

The founder also left to the Company, by his will, in 1600, a house in Great Knight Rider-street, subject to a payment of £2 : 12 per annum to the poor of the parish of St. James, Garlick-hithe.

A part of the original property at Aldenham, with an allotment on the enclosure of Aldenham-common, was exchanged, in 1803, under the award of the Commissioners for the enclosure, for other lands in Aldenham, containing 62*a*. 1*r*. 39*p*. These, with the rest of the estates granted by the founder, are on lease to various tenants, and produce an annual revenue of £1032 : 2. The Company is also possessed of funded property, on account of the charity, amounting to £2573.

The property of the charity has been lately much improved by the letting a part of the lands, at Pancras, on building agreements, under which a great number of houses have been erected; from the ground-rents of which, the income of that estate has been raised, since 1810, from £211 : 10 to £866 : 1.

All the property, with a few trifling exceptions, appears to have been let either by public auction, by advertisement and tender, or on the valuation of the Company's surveyor.

It will be observed that the house in Knight Rider-street, given by the founder, produces a rent of only £4. When this house was let in 1773, a fine of £110 was taken, and the tenant covenanted to expend £60 in repairs, and £300 in rebuilding the house within thirty years. It was, in fact, a building lease; but forty-five years of the term are now elapsed, and the house is not rebuilt.

There are at present (1821) only fifty boys in the school, although the parish is populous and all who apply are admitted.

They are taught reading, writing, ciphering, and the catechism; but no Latin is or has been taught in the school for about thirty years.

The master (who is a clergyman and master of arts) receives now £120 per annum, £80 as master, and £40 as an allowance for the usher. It was raised to this sum in 1814, before which he had only £40 as master and £30 for the usher. He provides an usher, to whom he pays seventeen guineas a-year and gives him board and lodging. He has the school-house and premises rent and tax free, and two chaldrons of coals. He had private pupils, but after the adoption of Dr. Bell's system in the school, in 1814, they were found to interfere with the free-school, and he gave them up.

The ordinary expenditure of the charity, excluding the purchase of stock, allowances of property-tax, and expenses incurred by improvements of the estate at Pancras, appears to have been on an average of three years ending Michaelmas, 1817, as follows: —

School expenses	£165	17	10
Repairs and charges on account of the estate, applicable to both branches of the charity	117	10	5
Almspeople	111	10	8
Total	£394	18	11

Which would leave a surplus on the rental only, independent of the stock dividends, of £411 : 12 : 9.

A statement was delivered in, by the Company, of their actual receipts and payments for fifty years preceding Michaelmas, 1817, upon the balance of which they appear indebted to the charity £819 : 16 : 2; but they claim to set against this, as due to them, a sum of £675, thus constituted: for collecting the rents from 1768 to 1789, *(till which time this was done at the Company's charge,)* at five per cent. on £3500, £175; and for the use of their hall and offices for trasacting the business of the trust, proportion of salaries to their officers, for their time and attention engaged in its concerns, stationery, firing, &c. for fifty years, at the rate of £10 per annum, £500. *These claims appear to stand on very questionable grounds; inasmuch as they do not seem to have been noticed by the Company for a long course of years,* and may, therefore, be presumed not to have been contemplated by them as having any substantial existence.

With respect to the school, it has, perhaps, unavoidably lost the character of a grammar-school, projected by the founder; but it seems somewhat extraordinary that, as a free-school for common education, situated in a populous parish, and open to all the neighbourhood, it should not be able to keep up its number to sixty; nor does the the reason which has been assigned appear sufficient to account for this, namely, that the people there have a prejudice against Dr. Bell's system, and, therefore, prefer sending their children to another school, where they pay for their education. When the present master was

appointed in 1800, the school was at a still lower ebb, and the numbers were *limited by the Company to thirty-six*. He is stated to be a very respectable man, and the school to be now well conducted. It is to be hoped that, with their enlarged means, the Company will be enabled to devise some plan for giving it increased energy and activity.

II. PLATT'S ALMSHOUSE, ALDENHAM, HERTS.

An account of the foundation and endowment of this charity is included in the last article. Amongst the rules and regulations made by the founder are the following, relating to the almshouse; viz.

That there should be a custos, who should be either the master of the school or one of the tenants of the founder's land in Aldenham, to be appointed, after his death, by the governors, to see that the poor people conducted themselves properly, and to report to the governors as to the same; and, also, as to the state of repair of the premises, and *who should, also, attend to the gathering of the rents* about Aldenham, and the payments of the schoolmaster's and usher's wages, and poor people's pensions.

That there should be six poor almspeople placed in the almshouses, to be appointed, after the founder's death, by the governors.

That every one of the almspeople should have, for the habitation of himself and his family, one of the almshouses by him newly built, rent free, to contain one room below and another room above, with a garden; and should have, every quarter, 10*s*. for his maintenance; that there should yearly be allowed, about Michaelmas, for every almshouse, one load of fire-wood, to be taken from the loppings of the trees standing on his lands in Aldenham; and that every pensioner should be allowed one frieze gown, of the price of 10*s*. or 12*s*. at the feast of Christmas, yearly. That the said almspeople might be either men or women, and either single, or in a state of marriage or widowhood, provided none should marry after their admittance. That none should bring any children into the almshouses, but by the allowance of the governors; that all the almsfolk should be about the age of sixty years, except they be impotent, and, therefore, thought fit to be relieved at a lesser age, and such as have been known in their youth to have lived by their labour, and have inhabited in the parish of Aldenham seven years before, unless, upon special cause, it should please the governors to admit of a less continuance therein; all which premises should be certified to the governors, on behalf of the party to be admitted, under the hands of the vicar, churchwardens, and two or three substantial parishioners of Aldenham, unless the governors, of their own better knowledge, should be pleased to admit any without such certificate.

There are further regulations for the attendance of the almspeople at daily prayers, morning and evening, and for their general conduct; and power is given to the governors to displace the custos and almspeople for sufficient cause.

The almshouses originally built by the founder still exist,

and are kept in good repair by the Company. They consist of six dwellings under one roof, containing each two apartments, and are inhabited by six old persons, three men and three women, who are appointed by the Court of Assistants, upon petitions, stating the circumstances of their residence, age, and character, and signed by the minister and churchwardens, and, usually, by several of the inhabitants of Aldenham.

Besides the allowances from Platt's endowment, the almspeople enjoy the following benefactions:—

Harry Cherrington, Esq. in the year 1799, redeemed the land-tax of Mr. Platt's estates, and of another estate, under the management of the Brewers' Company, upon condition that the Company should make an addition of £24 to the pensions of the almspeople at Aldenham. This sum is accordingly remitted to the custos, who distributes it among them quarterly.

Mr. *John Neiman*, by his will, in 1802, gave to the Brewers' Company £300, Three per Cent. Consolidated Annuities, in trust, to apply the interest to the additional support of, and to be equally divided and given weekly to, the six almspeople in Platt's almshouses, at Aldenham.

The money payments to the almspeople, from these several sources, give to each an income of £18 : 3, to which the value of the fuel and clothing makes an addition of about £3 : 16.

HICKSON'S CHARITIES.

I. GRAMMAR-SCHOOL, ALLHALLOWS BARKING, LONDON.

Alderman *James Hickson*, by his will, in 1686, left to the Company, the manor of Williatts, and certain estates and premises in the parish of South Mimms, Middlesex, to the intent they should, out of the rents and profits, pay certain charitable bequests there specified. He also devised to the Company a piece of ground in the parish of Allhallows Barking, London, with the buildings thereon, which he directed his executor to convert into a school-house and schoolmaster's house, and required the Company to appoint a schoolmaster, with a salary of £20, and two chaldrons of coals yearly, and a writing-master, with a salary of £8; and after directing these and certain other specific payments, to the amount of £74 : 5 per annum, and providing that a fund of £500 should always be kept up out of the rents and profits of the estate to meet repairs and rebuilding, he left all the residue to the use of the Company, as an addition and increase to their stock and estate. By certain rules and orders annexed to his will, he directed that there should be twenty children freely taught in the school, to be admitted by the master and wardens of the Company; fourteen, the children of poor inhabitants of Allhallows Barking, and six, the children of the poor inhabitants of that part of Wapping, Whitechapel Hamlet, nearest to Nightingale-lane, in East Smithfield; the deficiency in the Barking scholars to be supplied from Wapping. That they should pay the schoolmaster one shilling on admission; and that they should be taught the accidence and the common Latin grammar, and such other books as tend to the

instruction of youth in the knowledge of the Latin and Greek tongue, and purity of life, manners, and religion.

The estate at South Mimms is now let in several parcels, and produces a yearly rent of £319 : 10.

There is no separate fund of £500 kept up, as is directed by the founder, but the Company have a sufficient balance in hand, from the estate, to answer the demand.

The school is always full, and the boys are chosen according to the founder's direction. They are taught reading, writing, and arithmetic, their catechism, and the *Latin grammar, if the parents wish it; but none at present learn it, nor have within these ten years.* The present master, who is a clergyman, unites the two masterships, and, till about 1802, had only the original salaries, amounting together to £28. They were then increased, by the addition of £8 as grammar-master, and £2 as writing-master, making the whole £38; and he has a gratuity of £10 : 10 per annum, and also an admission-fee from the scholars of one shilling. He lives in the schoolhouse, which is kept in repair by the Company, rent and tax free, and has two chaldrons of coals a-year. He has the privilege of taking pay scholars, and has, on an average, from sixteen to twenty.

This school, though well conducted upon its present plan by the master, Mr. Ireson, appears to have fallen below the intention of the founder in the scale of instruction; but this seems to have been a necessary consequence of the smallness of the endowment. The additions already made to the emoluments of the master have been voluntary contributions by the Company from the surplus of the charity estates, upon which surplus the school has no claim beyond the fund of £500, directed to be kept up for repairs and rebuilding.

II. ALMSHOUSES, SOUTH MIMMS.

The trusts on which Alderman Hickson devised his property to the Company, in addition to these relating to the school, are, that they should pay, out of the rents and profits to the six people who should, from time to time, be admitted into the six almshouses, founded by him, the sum of £24 per annum; and that the Company should provide, yearly, six loads of wood, for firing, for the almspeople, and should also provide six gowns of broad cloth every second year at Christmas, and should, out of the rents and profits, keep the almshouses in repair; and he directed that the almspeople should be admitted by the Company, out of the poor inhabitants of the parish of South Mimms, on the recommendation of the minister, churchwardens, and overseers of the poor, and some of the ancient inhabitants of the parish; such poor people to be governed and removed by the Company, as they should think fit.

He then directs that the Company should make the following annual payments and distributions, viz.: £10 among poor freemen of the Company, at the discretion of the master, wardens, and assistants, on the first Tuesday in February; £5 for a dinner for themselves, on the said first Tuesday in February; 40*s.* to the clerk of the Company, and 20*s.* to the beadle; two shifts

and one pair of hose and shoes to be given every New Year's Day to fifteen poor inhabitants of the parish of Allhallows Barking, to be recommended by the minister and churchwardens of such parish, and 20*s.* for a sermon to be preached yearly on New Year's Day, in the same parish-church, and to the clerk and sexton, 5*s.*; to the chapelwardens of Wapping, Whitechapel Hamlet, in Middlesex, £3, at Christmas, to be distributed among the poor inhabitants of that part of the hamlet which is in or near Nightingale-lane.

The almshouses were rebuilt by the Company in the year 1750, and are kept in good repair. They consist of six dwellings under one roof, inhabited by six widows, parishioners of South Mimms, appointed by the Company, on the recommendation of the minister, churchwardens, and inhabitants of that place. They receive from the Company £6 a-year each, by quarterly payments, their stipends having been raised to that sum from £4, many years since. They have £1 a-piece annually, in lieu of firing, and are supplied, every second year, with gowns, consisting of three yards of grey cloth, of the price of 13*s.* 6*d.* a yard. Each also receives at Christmas a donation of 10*s.* 6*d.*

The almswomen also receive £3 : 4 : 4 per annum, on account of a benefaction of Mr. John Neiman, in 1802.

The payments to Allhallows Barking, and to Wapping Whitechapel, are made as directed. The £10 given to poor freemen of the Company was formerly paid to two persons of that description, in sums of £5 each. About ten years ago one of the two annuitants died, and no application being made for his share, the whole £10 was paid to the survivor, and has been continued to him ever since.

OBSERVATIONS.

One cannot help stopping a moment to reflect on the extraordinary trusteeship of the Brewers' Company, in the management of the three charities of Lady *Owen*, Mr. *Platt*, and Alderman *Hickson*. The united income of these charities is £1672 : 2; out of this sum one hundred boys are educated, and twenty-two almspeople paid some miserable stipends, and the consequence is that there is an average annual surplus of £872 for the "general fund." The appropriation of this surplus is the thing to be wondered at. It seems never to have occurred to the trustees that, as the estates and revenues were originally intended for charitable uses, the most equitable mode of expending the surplus would be to multiply the objects of each charity in proportion to the augmented revenue. This did not suit the self-elected junta who have the management of these matters; under such arrangement, there would have been nothing to guttle, nor tipple, nor to put into the pocket. What then do these worshipful gentlemen do? Why, from the time there is a surplus income, they raise up some new-fangled charges—such charges as were never before made by trustees—they charge for their TROUBLE, for the time of their officers, for the use of their hall, for stationery, and a per centage for collecting the rents. Mind, these charges were never thought of till there was a surplus income—their services before were *gratuitous;* and mind, too, that these charges are framed with such singular powers of arithmetic—so nicely adjusted, that they exactly equal, or a little exceed the redundant revenue, without hardly leaving a shilling, notwithstanding that the income of each charity has enormously increased, and every outgoing, with exemplary fidelity, has been kept about the precise amount fixed, two centuries ago, by the donors!

We have met with extraordinary devices for dissipating the revenues of

public charities, some expending them in law-agency, in builders' and surveyors' charges, others in summer excursions, in gold medals, and in sumptuous dinners; but the expedient of the Brewers', it must be confessed, is original. However, they will certainly have to refund; they have charged some thousands for their trouble as trustees, which will never pass. It is notorious that the law of England allows no remuneration to trustees. We do, indeed, recollect a recent case in the Vice-Chancellor's Court, when some approximation to such a principle was admitted. It was in *Wilkinson* v. *Wilkinson;* when his Honour conceded that trustees may charge for collecting *weekly* rents—such labour being too onerous to be performed gratuitously. This was considered to be stretching a point, but even this would not cover the exactions of the Brewers.

JOHN POTTER'S GIFT.

John Potter, about 1596, left to the Company a messuage, lying at Houndsditch, upon trust, that, at the expiration of a lease of twenty-one years, they should, out of the rents, pay, for ever, £6 yearly, amongst six poor freemen, past labour, and the rest of the rents and profits to be employed upon reparations of the tenements, or otherwise, at the discretion of the master and wardens of the Company. The house given by Mr. Potter (No. 145, Houndsditch) is now in the occupation of Samuel Bates, under an agreement for a lease from the Brewers' Company, for twenty-one years, from Lady-day, 1822, at a clear yearly rent of £35. The whole of the rent is carried to the *general account* of the Company, and no distribution is made of the annuity of £6 amongst poor freemen of the Company.

NEWMAN'S GIFT.

John Newman, in 1590, granted to the Company an annuity of 20*s.* to be issuing out of a messuage in St. John's Street, to be paid to the use of decayed persons of the mystery of ale-brewers of the City of London, and to be distributed amongst them by the master and wardens of the Company at Christmas, according to their discretion, for ever. This annuity of 20*s.* is received by the Company from Mr. William Griffin, as the owner of the Queen's Head public-house, in St. John's Street, Smithfield, but it is *not distributed amongst the poor* of the Company.

SMALLMAN'S GIFT.

This was the grant of a messuage, situate in St. John's Lane, in the parish of St. Sepulchre, on trust, to the vicar and others of that parish, to pay £3, yearly, to the Company, for the benefit of poor decayed freemen, the residue of the rents and profits to be applied to the relief of the poor of St. Sepulchre's. The annual sum of £3 is received in respect of this gift by the Company, from the vestry-clerk of the parish of St. Sepulchre, *but no distribution is made in respect thereof to poor freemen.*

YORKE'S GIFT.

John Yorke, by will, in 1612, gave to the poor of the Company £4, yearly, for ever, to be distributed, quarterly, among ten of the poorest sort of that Company, to be issuing out of his messuage or inn, known by the sign of the Nag's Head, at Islington, in the county of Middlesex. This annuity is now received from the

governors of Christ's Hospital, as the owners of the messuage, by the Company, and is carried to the Company's *general account, but no distribution is made in respect of it.*

BELLOWE'S GIFT.

Roger Bellowe, in 1614, devised his lease at Wickham, in Buckinghamshire, for 600 years, to the use of poor ale-brewers, the Company paying 12*d.* yearly, as expressed in the lease, and distributing the rest of the rents and profits as follows: to ten men and ten women, pensioners of the Company, 5*s.* each; to the yeoman brewers, 20*s.*; to the clerk of the Company, 10*s.*; to the beadle of the Company, 5*s.*; to the master and wardens, 19*s.*; and the remainder (if any) for "discharging of acquittances, or otherwise;" the rent then paid being £8, yearly.

The property now held by the Company, under this gift, consists of two cottages and fifteen acres of arable land, called Little Totteridge, in the parish of Chipping Wycombe, in the county of Buckingham, now in the occupation of Richard Barton, under a lease for eight years and a half, from Lady-day, 1822, at the clear yearly rent of £25. The rent is carried to the Company's *general account, and no payments are made in respect of it*, according to the directions of the donor's will. As those directions comprised a specific application of the whole of the rent of the premises payable at that time, except 5*s.* which sum was to remain "for discharge of acquittances, or otherwise, as about this shall fall out," it appears that it was the donor's intention that the whole produce of his estate should be applied to the purposes mentioned in his will; and that the present increased rent ought, therefore, to be applied to the objects specified by him in a proportionate augmentation of the several payments. There are not, at this time, any "Yeomen Brewers," but it is understood that there formerly were persons known by that description, forming a branch of the Company.

ANN POTTER'S GIFT.

Ann Potter, in 1614, gave to the Company, £100, upon trust, to pay, yearly, to each of four poor widows of freemen of the Company, 10*s.*; and to pay amongst the almswomen of the almshouses built by Mrs. Owen, at Islington, yearly, 40*s.* equally. And to pay to the churchwardens of each of the parishes of St. Sepulchre, without Newgate, and St. Giles, without Cripplegate, 20*s.* yearly, for the use of the poor of these parishes respectively; the several sums to be distributed on the 1st of November, yearly.

The annual sums of 40*s.* given to the almswomen of Lady Owen, of 20*s.* to the churchwardens of St. Sepulchre's parish, and of 20*s.* to the churchwardens of St. Giles's parish, are regularly paid by the Company, but no distribution is made by them in respect of the 40*s.* yearly, directed to be given to the *widows of poor freemen* of the Company.

HUNT'S GIFT.

Robert Hunt, in 1620, gave to the Company £200, to be employed for the best benefit they could, upon trust, out of the profits to pay yearly, to the vicar of

St. Giles's, without Cripplegate, £10, so long as such vicar, or his sufficient minister, should exercise and perform catechising of youth within the church of the same parish, every Sabbath-day, from one till two o'clock in the afternoon, between Michaelmas and Midsummer, yearly. But if the Company should fail in payment of the sum of £10, he directed that they should repay the £200 to the vicar and churchwardens for the time being of the said parish, to be employed for the payment of £10, yearly, for the aforesaid purpose.

The Company now pay to the vicar of the parish of St. Giles without, Cripplegate, £8, yearly, in respect of this gift. The remaining £2 of the annual sum of £10 is *is deducted for land-tax.* The same deduction appears to have been made at least as far back as the year 1752; and, from extracts produced from the minute-books of the Company, it has, probably, been made from the time of the first imposition of the land-tax. As the annual sum of £10 is directed by the donor, to be paid in respect of a sum of money given by him to the Company, there appears to be no ground for *making any charge for land-tax;* and the Commissioners apprehend that the annuity of £10 ought to be paid to the vicar, without deduction, so long as he performs the duties specified in the donor's will.

On reference to the vicar of St. Giles, Cripplegate, it appears that the children of the parish are not catechised on Sundays, but on every Wednesday in Lent, in which respect he has followed the practice of his predecessor, never having seen the will of Mr. Hunt.

ROCHDALE'S GIFT.

Richard Rochdale, in 1657, gave to the mayor, commonalty, and citizens of London, governors of Christ's, Bridewell, and St. Thomas's Hospitals, three messuages, two of them situate in the parish of St. Giles, without Cripplegate, and the other in the parish of St. John Zachary, near Wood-street, upon trust, (amongst other things,) to distribute out of the rents, £3, yearly, to the Company of Brewers, for the use of their poor. This annuity is received from the governors of Christ's Hospital, by the Company, and is carried to their *general account.*

JEMITT'S GIFT.

This was a sum of £200, which, in 1679, was paid to the Company, on trust, to be invested in land, and out of the rents to pay £6 yearly, to four poor freemen or widows of freemen, and the residue to be to the use of the Company. The Company charged their estate, in Shoe-lane, St. Bride's, then on lease for seventy-one years, at the yearly rent of £7, with the payment of this annuity for the uses mentioned. The property so charged now consists of four houses, Nos. 4, 5, 6, and 7, let by the Company, at rents, amounting, in the whole, to £157, per annum. *No distribution is made in respect of this gift.*

It will be seen that various annual gifts, to be distributed amongst the POOR of the Brewers' Company, and amounting to nearly £50 per annum, are not at this time so applied. Pen-

sions, varying in numbers and amount, were formerly paid by the Company to poor freemen and their widows. In 1757, these pensions amounted to £40 per annum. In 1760, they amounted to £32, divided amongst four persons; in 1762, to £24, divided between two; in 1765, to £15, amongst three; in 1768, to £24, amongst four; in 1775, to £40, amongst five; in 1780, to £40, divided between two; in 1789, to £21, amongst three; in 1793, to £37 amongst three; in 1795, to £20, between two; in 1796, to £16, amongst three; and in 1803, to £21 per annum, paid to one pensioner. The last pensioner received £12 : 12 per annum, and died in 1817. Occasional relief has, also, been given from the funds of the Company, upon applications being made for assistance by poor members thereof. *At the present time, no annual sums are distributed to the poor of the Company*, in respect of any benefaction, except that of the Whitecross-street estate, given by Mr. Whitbread. It is stated that the poor of the Company are not numerous, and that few applications are made for portions of the last charity. But the Commissioners think that, by a *little exertion* on the part of the Company, proper objects may be found for the specific application of the different donations; or, at all events, additions may be made, in respect of three donations, to the allowances made to poor persons, in respect of Mr. Whitbread's gift. It, also, appears very desirable that the sums arising from or payable in respect of the charities, should be carried to a *distinct account*, and not to the general fund of the Company.

The Commissioners are assured that measures will be taken by the Company, without delay, for the proper administration of these charities.

OBSERVATIONS.

Had it not been for the seasonable inquisition of the Commissioners, an immense number of charities would have speedily sunk into oblivion; their existence would have been unknown to those interested in them, and their funds would have quietly lapsed into the hands of trustees. Nothing can save such endowments from decay but a constant and vigilant superintendence; their situation ought to be annually brought before the public; the amount of their revenue stated, the number of objects relieved by them, and the description of persons entitled to share in their benefits. We cannot feel surprise at the decay of the Brewers' charities, notwithstanding the enormous increase in their revenues. The Company is naturally desirous of abridging, as much as possible, their labour; fewer almspeople they have to support, and less the employment of their officers, and greater the sums to carry into the "general fund" of the fraternity. The motives which influence them appear the converse of those which governed the founders of charities; the object of the latter was to benefit human nature to the utmost, of the former to reduce that benefit to a minimum.

WHITBREAD'S GIFTS.

I. GREAT BARFORD ESTATE.

Samuel Whitbread, Esq. during his life time, made a very ample provision for decayed master brewers.

By indenture, dated 26th March, 1794, he granted, to the master, wardens, and eight as-

sistants, his estate, situate at Great Barford, in the county of Bedford, upon trust, to manage the same in such manner as appeared to them most advantageous, and apply the rents and profits to such uses as he described in the deed. After deducting land-tax and other outgoings payable by landlords, they were to pay, yearly, ten guineas into the common stock of the Company, for its use, and five guineas, yearly, to the clerk of the same, for his trouble in collecting the rents; and the residue of the rents, during the life of Mr. Whitbread, was to be invested in the public funds, in the names of four trustees, chosen by the master, wardens, and commonalty of the Company, and form an accumulating fund; which, together with the surplus rents, after Mr. Whitbread's death, was to be applied in two half-yearly payments, in the months of January and July, in every year, towards the maintenance of one or two master brewers of the age of fifty years, or upwards, who should have carried on the trade of a brewer, within the bills of mortality, or two miles thereof, for many years, "in a *considerable and respectable manner*, with good characters, but, by losses in the brewing trade only, should have come to decay or been reduced in circumstances, and want relief;" such persons to be chosen by the court of assistants and continued so long as they were deemed by the court proper objects of the donor's bounty. The sum of £100 a year to be paid to one such master brewer, or the sum of £50 a year each to two, with a preference to be given to such as should have been of the court of assistants; and if any such master brewer should die, leaving a widow, that then such widow should be paid an annual sum, not exceeding £50 nor less than £25, for so long as she should, in the opinion of the court, be thought a proper object of relief. If no brewers nor widow of the description mentioned could be found, or if the accumulated fund should not be exhausted, then the provision of the donor was to be allowed to augment till it amounted to the clear yearly sum of £150, which the trustees were to pay to one such master brewer of the aforesaid description, annually, or the sum of £100, annually, to one, and £50, annually, to another; and if at any time the residue should amount to the clear yearly sum of £200, then the trustees should pay the sum of £200, annually, to one such master brewer, or the yearly sum of £100 a-piece to two such master brewers; and if it should happen that the residue should ever increase to more than £200, yearly, then the trustees, after such annual payments, should dispose of the surplus towards the support of such *other person or persons as they should think proper objects of relief.*

The clerk of the Company was required to keep an account of the number and descriptions of the persons receiving the benefactions, which account should, at all seasonable times, be open to the inspection of the donor, his heirs, and descendants, as well as the Company. It was, also, directed that, as often as the trustees should, by death or otherwise, be reduced to the numbers following; viz. the trustees of the freehold premises

to five, or the trustees of the trust-fund to two, the survivors should, at the expense of the trust-funds, convey the same; viz. the estates unto twelve other trustees, (being the master, wardens, and a sufficient number of the court of assistants, of the same Company,) and the trust-fund to such four of the same trustees, to be chosen as already mentioned.

Mr. Whitbread died in 1796.

At the time of making this settlement, the estate at Great Barford, was let to three tenants, at rents amounting to £150 per annum. The rents are now received by Mr. Hutchinson, the clerk of the Brewers' Company, and, in consequence of the small number of demands that have been made upon the charity by persons properly qualified, under the provisions of the foundation deed, to partake of it, a considerable accumulation has taken place. In 1800, the land-tax of the estate was redeemed from this accumulated fund, at an expense of £375 : 4 : 8. In 1817, the funded property of the charity had accumulated to the amount of £2184 : 7 : 1.

The annual sum of £10 : 10 and £5 : 5 have been paid, according to the donor's directions, to the Brewers' Company, and to their clerk as receiver. The other outgoings, since the establishment of the charity, have been the sum paid for the redemption of the land-tax, the expense of new trust-deeds in 1812, of erecting a barn on the estate, of surveying the estate, and of three visitations of the property, which have been made, from time to time, by a small number of the trustees.

The following are the only annuities that have been paid from this charity :—

One hundred pounds per annum to Mr. John Phillips, a decayed master brewer, from Michaelmas, 1807, to Michaelmas, 1808, shortly after which he died.

Fifty pounds per annum to his widow, from the time of his death to Midsummer, 1820, shortly after which she died, but her daughter, who had paid the expenses of her funeral, received the half-year's annuity, which would have been due at Christmas, 1820, if Mrs. Phillips had lived to that time.

Fifty pounds per annum to Mr. John Ellenbeck, a decayed master brewer, from Christmas, 1810, to Midsummer, 1818, shortly after which he died.

No other applications for this charity *(which is stated to be well known to the brewers of the metropolis)* have been made by persons, *in the opinion of the court of assistants,* coming within the description specified by the donor. In one instance, doubts were entertained whether an applicant had carried on the business of a master brewer in so "considerable" a manner as to entitle him to partake of the charity, and the opinion of counsel was taken; but he was ultimately considered by the court of assistants not to be a fit object to receive an annuity. Frequent applications have been made on the part of the widows of master brewers; but it is considered (and the Commissioners apprehend correctly) that a widow is not entitled, under the terms of the deed, to partake of the charity, unless where her husband has, before his death, received an annuity from it.

The want of applications from persons duly qualified tends to show that this donation has not been so beneficial in its effects as it was intended to be by Mr. Whitbread.

The farms of Great Barford are, at present, untenanted. When they are re-let it is conjectured the clear annual income of the charity will exceed £200, and it is provided, by the deed, that the surplus shall then be applied, by the trustees, towards the support of *such other persons* as they shall think proper objects of relief. It appears, therefore, that there ought to be an annual audit, by the trustees, of the receiver's accounts, and an annual distribution of the surplus income beyond the yearly sum of £200.

The audits have not hitherto been frequent, nor held at regular periods. The accounts were audited, by the trustees, in February, 1805, and in August, 1814, when the balances were ordered to be invested in the funds. The accounts were balanced to Midsummer, 1818, and it was intended that they should be audited, but no audit took place.

II. WHITE-CROSS-STREET ESTATE.

The general nature and settlement of this charity is the same as the last, but the description of persons it is intended to benefit are different.

It was a grant, under the same date as the preceding, by Mr. Whitbread to the same trustees and their heirs, of three freehold dwelling-houses, two of which were situate on the east side of White-cross-street, in the parish of St. Luke, in the county of Middlesex; and the other at the north-east end of a piece of ground lying behind the other two houses, together with the piece of ground, and the several buildings thereon, and the gateway leading from White-cross-street to the last-mentioned dwelling-house and premises, upon trust, out of the rents to pay, yearly, ten guineas to the use of the Company, five guineas to the clerk, and two guineas to the beadle, and the residue, after paying land-tax and similar outgoings, was to be invested in the public funds, in the names of four trustees, to accumulate by compound interest during the life of Mr. Whitbread, and after his death the dividends, together with the surplus rents, to be applied towards the relief of poor freemen of the Company and their widows, (particularly preferring such objects as should be blind, lame, or afflicted with the palsy, or very aged,) in benefactions of not less than five guineas each at a time; such objects to be chosen by the majority of the master, wardens, and court of assistants, on a court-day, at Brewers' Hall, or at such other place as should be appointed for that purpose.

Similar provisions were made for keeping an account of the administration of this charity; of being open to the inspection of the relatives of the donors, and of filling up vacancies in the number of trustees, as in the former gift of Mr. Whitbread. The deed, also, contains a covenant to the trustees against incumbrances, excepting a perpetual yearly rent-charge of 40*s.* payable to the churchwardens and overseers of the parish of St. Luke, to be by them distributed to the poor of the liberty

of Whitecross-street, on every Allhallows-day, pursuant to the will of *Richard Carpenter*, deceased, and also excepting the then existing leases of the premises.

The rents are received by the clerk of the Company. In consequence, probably, of its being thought advisable, in the first instance, to apply the rents to the redemption of the land-tax, no distribution of this gift took place till January, 1800, when the balance in hand, being £162, was given away, and from that time to the present, an annual distribution of the surplus rent, after payment of the particular charges specified by the donor, and some small incidental expenses, has been made in the month of January, by the master, wardens, and court of assistants, amongst poor freemen and their widows.

In January, 1822, the income of the charity, amounting to £126 : 5 : 8, was thus disposed of:–

	£	s.	d.
Rent-charge paid to the churchwardens and overseers of the parish of St. Luke	2	0	0
To the Brewers' Company	10	10	0
To the clerk of the Company as receiver	5	5	0
To the beadle of the Company	2	2	0
To the hall-keeper, for clearing the hall on the day of distribution	0	6	0
Receipt stamps, &c.	0	8	10
To a poor freeman of the Company, formerly one of the court of assistants, seventy-seven years of age	22	0	0
To three poor widows of members of the court of assistants, £19 each	57	0	0
To a poor widow of a freeman	8	13	10
To three poor widows of freemen, one of whom is blind, £6 each	18	0	0
	126	5	8

The same persons usually continue to receive a portion of this gift nearly to the same amount every year, but they are not considered entitled thereto as an annuity; and if the circumstances of any of them were to improve so as to render them not fit objects of the charity, their portion would be withheld and applied to others.

BAKER'S ALMSHOUSES.

John Baker, Esq. in 1813, conveyed to Robert Barclay, Esq. the master of the Company, and twelve others, £8500, three per cent. government stock, and also his messuage at Mill-hill, in the parish of Horton, in Buckinghamshire, upon trust, to erect and endow six almshouses in any of the parishes of Christchurch, Middlesex, Shoreditch, Hoxton, Bethnal-green, Whitechapel, or the Hamlet of Mile-end, for the abode of six poor women of the age of fifty years, and who had been inhabitants of the parish of Christchurch for the space of five years. Each almswoman to receive, for her maintenance, the weekly sum of 10*s.* 6*d.* and to be annually provided with one chaldron of coals, one camlet, or stuff gown, two shifts, one flannel pet-

ticoat, two pair of worsted stockings, and two pair of shoes. The almshouses were to be substantial erections, with appurtenances and gardens annexed, and to be provided with furniture out of the trust-property. Upon the death or removal of an almswoman, the trustees were required to elect another within four calendar months, and they were also empowered to make rules for the government of the establishment. Out of the trust-income, £20 was to be yearly appropriated to the general use of the Company; £10 was to be allowed the clerk for his trouble, and £2 to the beadle. Separate trusts were created for the real and funded property; and it was provided, when the trustees of the freehold premises were reduced to five, and of the trust-fund to two, the survivors should respectively make a new conveyance to others nominated by the master, wardens, and court of assistants.

Mr. Baker died in 1818, but the charity has not *yet been established*. At the time of this investigation, it was stated inquiries had been made, on the part of the trustees, to find a piece of ground proper for the erection of the intended almshouse, within the limits prescribed by the donor, but without success; plans, however, of the intended almshouse had been prepared to be acted upon when a convenient situation should be found. After the Inquiry commenced, the Governors of the London Hospital offered to sell them a piece of land in the Mile-end-road, on the south side of the Hospital, and the treaty for the purchase is in progress.

In the mean time, the dividends of the stock have been regularly re-invested, and, in March, 1822, the funded property consisted of £7459 : 1 : 7 Three per Cent. Reduced, of which £3390 : 9 : 9 arose from the £2500 stock, set apart for a building fund.

The lease of the cottage and land at Mill-hill, which was in existence at the time of the donation, expired in 1816, when the trustees, in consequence of the depreciation in the value of land, were unable to obtain so large a rent as before, and have let the premises to Richard Hammond and John Whitburn, for a term of seven years, from Michaelmas, 1816, at the yearly rent of £84, being the best terms that could be obtained. The rents have been received by the clerk of the Company, as receiver of the charity, from the time of the conveyance, the clear amount thereof being £614 : 8 : 6. The annual sums payable to the Company, and to the clerk and beadle, since the date of the gift, have been regularly paid; and there remained in the receiver's hand, to the close of the year 1821, a balance of £409 : 18 : 1.

It is apprehended that the residue of the yearly rents ought to have been invested in the same manner as the dividends, to accumulate for the benefit of the charity.

As four years have already elapsed since Mr. Baker's death, it is highly expedient that active exertions should be made by the trustees, without delay, for carrying into execution the benevolent intentions of the donor.

OBSERVATIONS.

The last concludes the list of charities under the management of the Brewers' Company, and the following exhibits a summary of the income and expenditure of each, so far as they are reported:—

	Income.	Expenditure.
Lady Owen's School and Almshouses, Islington	£ 445 10 0	£303 7 9
Platt's Free Grammar-school, and Almshouses, Aldenham, Hertfordshire	1107 2 0	394 18 11
Hickson's Free Grammar-school, Allhallows Barking; and the Almshouses, South Mimms	95 13 6	319 10 0
Potter's Gift, No. 145, Houndsditch	35 0 0	———
Queen's Head, St. John's Street	1 0 0	———
Smallman's Gift	3 0 0	———
Yorke's Gift	4 0 0	———
Little Totteridge Estate	25 0 0	———
Ann Potter's Gift	6 0 0	4 0 0
Hunt's Gift	10 0 0	8 0 0
Rochdale's Gift	3 0 0	———
Shoe-lane Estate	157 0 0	———
Great Barford Estate, exclusive of funded property	200 0 0	———
White-cross street Estate	126 5 8	126 5 8
Baker's Almshouses	306 0 0	———

So it appears the surplus income of the Brewers' Company, for charitable purposes, amounts to £1362 : 2 : 8, and this is carried to the *general fund* of the society. The general fund of this fraternity, like the general funds of the other chartered companies in London, being a principal absorbent of the wealth left for the benefit of the poor, the widow, and orphan. The purposes to which these general funds are applied are too well known to require particular description. It is notorious they form the perennial spring out of which the masters, wardens, and assistants have been enjoying themselves for centuries. They constitute the bank which defrays the cost of political dinners and ostentatious entertainments to royal and ministerial visitors. It is to be hoped that, on these festive occasions, all the honours are not bestowed on the *living*, from whom favour and preferment may be expected, but that some retrospective gratitude is manifested towards the *dead*, whose bounty—though intended for widely different purposes—furnishes out the board with all the delicacies of the season, the costly wines, the superb service of plate, and the other et ceteras which give éclat to the banquet.

Cutlers' Company.

FLEET-STREET ESTATE.

Thomas Bucke, citizen and cutler, of London, in 1566, gave to the Company his messuage in Fleet-street, in the parish of St. Dunstan in the West; also his messuage and houses in Fleet-lane; and also his messuage and two other tenements in the town of Egham, in the county of Surrey; and all his messuages, lands, rents, &c. with their appurtenances, charged with annuities, in fee, to several persons of his name, amounting, in the whole, to £16 per annum.

The yearly payments to be made on account of this property were £3 : 6 : 8 to the master and scholars of St. John's College, Cambridge, towards the

finding and maintenance of a scholar of his name or kindred, within the isle of Ely, or elsewhere; or, if none such could be found, then the son of a freeman, approved by the master and wardens, and the vicar of St. Sepulchre without Newgate, to have the exhibition. To the poor inhabitants of Fleet-lane, and the alleys adjoining, he gave 40*s.* to be paid to and distributed by the churchwardens of the parish of St Sepulchre. To the poor of Wilberton, especially his own kindred, dwelling there, 40*s.* to be paid to the churchwardens of that parish. To the poor of Christ's Hospital, in London, and St. Thomas's Hospital, Southwark, 40*s.* Lastly, he directed 20*s.* to be paid to the vicar and churchwardens of St. Sepulchre's, for the repair of the parish church there.

In case the Cutlers' Company neglected to make such payments *after being requested so to do, for the space of one year and a quarter* beyond the period they respectively became due, then the whole of the property so granted was to devolve to the wardens and fellowship of Armourers, in London, to be by them administered, subject to the above appropriations. And, in default of the latter Company, the testator left his property to Thomas Bucke, son of his brother John, and to his heirs for ever. The Cutlers', provided the property remained with them, were to pay, yearly, to the fellowship of Armourers, 13*s.* 4*d.* whereof 10*s.* were to be given to the poor of the said fellowship, and 3*s.* 4*d.* to the master warden, "tomake merry withal."

It appears that, previously to 1666, the Company had purchased to the amount of £14 per annum of the annuities of £16 per annum, which were given to the several persons bearing the testator's name; and it is probable that they purchased the residue of such annuities shortly after that period.

Under this will, the Cutlers' Company now hold a house in Fleet-street, opposite to Water-lane, which is let to Thomas Thompson, a shoemaker, at the annual rent of £105, and six houses in Fleet-lane, which are let on building leases, for sixty-one years, from 1793, at ground-rents, amounting, in the whole, to £54 per annum. The testator is supposed to have had only a chattel interest in the property at Egham, which terminated about the year 1705, as there is no entry in the accounts of the Company of the receipt of rent for those premises since that period. It appears, from a memorandum in the minute book of the Company, that the house in Fleet-street had been let, in 1698, at a ground-rent of £2 per annum, and that the tenements in Fleet-lane were let, at the same time, at an annual rent of £4. These respective rents seem to have continued till the year 1744, when the former was demised for twenty-one years, at the rent of £32 per annum, and the latter for thirty-one years, at £22 per annum. Upon the expiration of these leases, a further increase was made in the rents; and there is no reason to believe that, in modern times, the Company have neglected to dispose of the property to the best advantage.

There are extant accounts relative to the disposal of the charitable gifts of the testator so far back as the year 1649; but

such as are prior in date to 1699, are, in many particulars, illegible. From 1699, all the annuities appear to have been regularly paid till 1706, when, in consequence, probably, of the determination of the interest in the premises at Egham, and of the small annual rent derived from the rest of the trust-property, the *payment of several of the charitable donations was discontinued, and has never since been renewed.* The annuity of 40*s.* payable to the churchwardens of the parish of St. Sepulchre, to be distributed to the poor inhabitants in Fleet-lane, has not been paid since; and there was due to them, for arrears of this annuity, at the commencement of the year 1821, the sum of £228. There was due also to the same persons, in respect of the annuity of 20*s.* given for the repair of the church of St. Sepulchre, the sum of £114, for arrears incurred during the same period. For the same time the moiety, of the annuity of 40*s.* to St. Thomas's Hospital has been unpaid, and there is, therefore, due to that hospital, from the Company, £114. The other moiety which is payable to Christ's Hospital, has been paid up to the present time. In 1727, a composition of 3*s.* 6*d.* in the pound was paid by the Company to the churchwardens of Wilberton, in lieu of all arrears of the annuity of 40*s.* accruing to that parish from the year 1706; and as no subsequent payment has since been made to the churchwardens of that parish, a sum of £186 is now due to them. The payment to the Armourers' Company has been annually made. The annuity of £3 : 6 : 8, devised for an exhibition to St. John's College, Cambridge, appears to have been regularly paid till 1793, but since that time it has been withheld. There is an order in the minute book of the Company, dated April, 1796, that the exhibition to St. John's College should be discontinued till there should appear to be a scholar in the college according to the intention of the donor's will. It is said that no person has since been named to the Company as of that college, who was of the testator's name or kindred, and that no son of a freeman of the Company has applied for the benefit of the exhibition; but it does not appear *that the Company have, in the mean time, taken any steps to invite applications.* The Commissioners have the authority of the clerk of the Company for stating that they are ready to pay the arrears which have accrued in respect of this branch of the charity, whenever they are *legally called on so to do*, as well as those which have arisen since the discontinuance of the other payments directed by the testator; and it appears that they apprized the churchwardens of Wilberton of the existence of their claim in January, 1821.

It only remains to express a hope that, as the sums, due in respect of the several gifts, are ascertained, the Company will lose no time in discharging the claims upon them; and that they will, in future, make the annual payments with punctuality.

THE BELLE SAVAGE INN.

John Craythorne, by will, in 1568, gave the reversion of the messuage or tenement, called the Belle Savage, situate within the parish of St. Bride, in Fleet-street, London, after the decease

of his wife, to the Company, upon condition that they should, yearly, give £10, in coals, to the poor, dwelling in St. Bride's, to be distributed by the churchwardens and six of the chief inhabitants of that parish; also, upon condition of paying, yearly, £6 : 13 : 4 towards the maintenance of two scholars at the universities of Oxford and Cambridge, provided that neither scholar should be eligible to receive this annuity after he had obtained any preferment, of the annual value of £10, or upwards. In default of the Company administering the charity agreeably to these conditions, the Belle Savage Inn was to devolve to the governors of Christ's Hospital, to be by them applied to the uses specified.

Mr. Craythorne also devised the house in which he dwelt, called the sign of the "Rose," in Fleet-street, upon condition the Company should pay, yearly, for ever, at or before the feast of the Nativity, £3 to the poor prisoners within the four prisons, called Newgate, in London, the King's Bench, and the Marshalsea, in Southwark, and the Gatehouse, at Westminster; viz. to each prison, 15*s*. And he directed that if the Company should not perform the conditions in manner and form, the messuage, called the Rose should remain to the heirs of his wife.

The inn, called the Belle Savage, together with the premises adjoining it, and forming a part of the establishment, are supposed to include the messuage wherein the testator dwelt, called "the sign of the Rose, in Fleet-street." These are altogether let, by the Company, at the rent of £1101 : 10 per annum. The several annuities mentioned in the will have been regularly paid; but the Company have increased the two exhibitions, since the year 1800, to £6 : 13 : 4 each. The exhibitioners are appointed by the Company, and their annual stipends are paid to them until they take their master's degree, or are otherwise preferred, upon the production of testimonials of their good conduct and regular residence in the university.

Curriers' Company.

DAWES'S CHARITY.

William Dawes, by will, in 1729, gave his freehold messuage or tenement, with the yard and backhouse in King-street, Westminster, known by the sign of the King's Head; and also, his two freehold messuages or tenements, and warehouse, situate in Helmet-court, in Wormwood-street, London, unto the Worshipful Company of Curriers, upon trust, out of the rents and profits, to pay to ten persons, members of the Company, and that should have been masters in the trade of a currier, or to their widows, £4 : 4 a-year a piece, by equal quarterly payments; the ten persons to be elected by the master, wardens, and court of assistants, or the major part of them; and that as any of them should die, others should be chosen in their stead, on the

next quarterly court-day, and that 20*s.* should be allowed towards the burying of every one which should be so elected, and die; and upon trust, that the remainder of the rents and profits should be kept as a fund for answering taxes, and other contingencies, and such other uses as the Company should think fit.

The premises in King-street, Westminster, were sold under an act of parliament for building Westminster-bridge, in 1746, for £420, a great part of which sum was laid out, about the year 1760, in the erection of new buildings in Helmet-court, the former messuages there having become so dilapidated as to require renovation, and the remainder of the fund, after being for some time set apart on a separate account, to answer the trusts of the will, in repairs, insurance, and other expenses attending the buildings in Helmet-court, was *ultimately merged in the general funds* of the Company.

The Company are in possession of the premises in Helmet-court, which now consist of a dwelling-house of two stories, and two stables, with lofts over each. The house is held by Edward Crowley, under a lease for twenty-one years from Lady-day, 1816, at the yearly rent of £30; the larger stable is let to Peter Clamitson and Jesse White, on lease for twenty-one years, from Christmas, 1814, at the yearly rent of £30; and the smaller stable to Messrs. Smith, on lease, for twenty-one years, from Lady-day, 1816, at the rent of £12 per annum. The premises are let at their full value.

The sum of forty guineas a-year is paid, by the Company, to ten poor freemen of the Company, who have been masters in the trade of a currier, or to their widows, in sums of £4 : 4 each, by quarterly payments. The pensioners are selected by the master, wardens, and court of assistants, at a quarterly court, and receive their stipends during life.

The remaining rents are carried to the general account of the Company, and the Company repair the premises, when necessary, out of their funds.

A payment is made as often as demanded, of 20*s.* towards the burial of any poor pensioner, and the money is generally called for on the death of the pensioners.

Dyers' Company.

CITY-ROAD ALMSHOUSES.

These almshouses consist of five separate buildings, adjoining each other, and forming three sides of a square, in the centre of which is a small garden, and behind the buildings are yards and other conveniences. The buildings contain sixteen rooms for the like number of poor persons, eight men and eight women. The present almshouses were erected at the expense of the Dyers' Company, on a piece of ground in the parish of St. Luke, purchased for the purpose, and conveyed to the wardens and commonalty of the Company in 1775. The almshouses were

then erected and established, in lieu of two former sets of almshouses taken down, one of them in White-Cock-alley, Thames-street, and the other in Dyers' Buildings, Holborn.

There are no original deeds or writings in the possession of the Company, or elsewhere, relating to the foundation of the former almshouses; but it is recorded in a minute book of the Company, called the Green Book, that one part of an estate in Allhallows-the-Less, Thames-street, belonging to the Company, (the other part came to the Company by purchase,) was granted by Sir Robert Tyrwitt, in the 36th of Henry VIII., with a covenant, that seven almshouses being erected upon part of the premises, the same should be maintained for ever, by the Company, for four poor men and three poor women, all unmarried, and to have 8*s.* 8*d.* quarterly, and 16*s.* for ever, at Christmas, in lieu of charcoal, to which the Lord Mayor, Citizens, and Chamberlain of London, are appointed supervisors, but that the Company have lost this deed.

It appears, also, by the same entry, that the same ground was, before the fire of London, charged, by *Elizabeth Bannister*, for ever, with the payment of three rent-charges, the one of £5 per annum, to fifteen poor of the Company; another of £5 per annum to the poor of Allhallows, for ever; and the third of £5 to the poor of Christchurch, for ever.

It appears, by another entry in the same book, that an estate, near Barnard's Inn, in the parish of St. Andrew, Holborn, was granted, by *Henry West*, to the Company, in the 4th of Edward VI. with a proviso, that they should convert part of the premises into eight almshouses, and allow 2*s.* 2*d.* quarterly, for ever, to the poor, and 6*s.* 6*d.* for ever, at Christmas, in lieu of charcoal, and 3*s.* 4*d.* to the Chamberlain of London, to view the premises yearly; and that the Lord Mayor and Chamberlain of London were made parties to the deed, and supervisors of the charity, and that the deed is supposed to have been destroyed in the fire of London.

Both the estates mentioned in the above entries are now in the possession of the Dyers' Company, and are of large annual value. The former consists of several warehouses in Allhallows, Thames-street, and the latter of the buildings in the parish of St. Andrew, Holborn, near Barnard's Inn, called Dyers' Buildings.

The almshouses in the City-road are kept in repair by the Company, and are occupied by sixteen poor persons, being freemen or liverymen of the Company, and widows of such, eight of either sex.

When vacancies occur in the number of the alms-people, public notice is given, and a selection of new objects of the charity is made on the next court-day, from such candidates as are considered most proper to be admitted.

The allowances to the alms-people have long been increased beyond the amount provided by the founders of the original almshouses. For some time before 1812, there was a quarterly stipend to each of the poor persons, of three guineas; the quarterly payment to each has since been four guineas, to which is added an allowance of 10*s.* 6*d.*

in money, and seventeen sacks of coals every Christmas. One of them also receives, as porter for attending the gate, 10*s.* 6*d.* quarterly.

As to the three rent-charges of £5 each, given by Elizabeth Bannister, the first is to be considered as forming part of a general fund for the poor, next mentioned, and the other two are regularly paid, for the use of the poor of Allhallows-the-Less and Christchurch parishes.

FUND FOR THE POOR.

This fund usually amounts to £90, or thereabouts, per annum, of which the sum of £16 arises from permanent sources, and the remainder is voluntarily contributed by the Company. The general fund is distributed at Christmas, by the wardens and and a committee of the court of assistants, among poor freemen and liverymen of the Company, and widows of such. The sums given to each vary from one guinea to four guineas. Notices are affixed on the gate of the Company's hall, a few weeks before Christmas, that applications may be made by the poor; and the warden and committee give relief to the applicants who are found deserving. An account is kept of the names of the poor persons, and the sums given to each. The Company, also, frequently give sums of money, at other times, to poor members of the Company in great distress.

SPITALFIELDS' ALMSHOUSES.

In 1719, the Company, on consideration of £400, agreed to charge their premises, in Thames-street, with an annuity of £20, of which £10 was to be paid to William Lee, during his life, and, after his death, as he should by will direct, and the remaining £10 of the rent-charge to be for the benefit of six poor persons, members of the Company, or their widows, that is to say, 6*s.* to each of them, to be paid at Lady-day, Midsummer, and Michaelmas, in every year; and 12*s.* to each of them, at Christmas, every year; and 15*s.* at Christmas, to the wardens and clerk of the Company, to be spent by them when the poor are paid at Christmas; and 5*s.* to the beadle of the said Company, at Christmas.

William Lee, by will, in 1720, gave to his nephew, John Ham, and the trustees of Mr. Parmiter's charity-school, in Bethnal-green, for the benefit of the children to be educated there, the annuity of £10; and he also gave, by his will, £300, in trust, for building six almshouses for the six poor persons receiving his gift from the Company. These almshouses, in 1721, were erected upon a piece of ground, at the lower end of St. John-street, in the hamlet of Bethnal, and the whole assigned, in trust, to the Company.

In 1739, *John Peck*, with the consent of the Company, erected four additional almshouses, upon the ground, for the accommodation of four poor freemen's widows; and, for their maintenance, he conveyed to the Company an estate, consisting of 16 *a.* and 2 *r.* of land, at Leightonstone, in the parish of Leighton, in the county of Essex, in trust, to pay the annual sum of £16, free from taxes, and distribute the same among the four poor widows inhabiting the almshouses, by quarterly payments.

The whole of the almshouses, so established, are now called "The Spitalfields' Almshouses," and contain apartments for ten poor widows of freemen or livery of the Company. The almspeople are chosen in the same manner as those belonging to the City-road almshouses, and receive the same stipend, from the Company, of four guineas each, quarterly, together with 10*s.* 6*d.* at Michaelmas, and seventeen sacks of coals, at Christmas, to each.

The Company are in possession of the property out of which the rent-charges of £10 and £16 a-year are paid. The former consists of a dwelling-house and distillery, at Paul's Wharf, Thames-street; the other property is the estate at Leighton.

The sum of £10 a-year is paid to Parmiter's school, as directed by the will of Mr. Lee.

BENEFACTIONS TO THE ALMSHOUSES.

Robert Burch, in 1789, gave to the Company, after the death of Ann Banks and Sarah Wright, the remaining term of an annuity of £60 a year, in the Twenty-eight Years' Annuities, to be equally divided among the poor in the almshouses in the City-road and Spitalfields.

William Kinder, by will, in 1799, gave to the Company the sum of £40 per annum, in the Twenty-eight Years' Short Annuities, to be divided amongst the poor in the Company's almshouses in the City-road and Bethnal-green.

The Company became possessed of the £60 a-year and £40 a-year Short Annuities, under the above bequests, and, on the 29th October, 1800, caused them to be sold, the former for £315, and the latter for £210. These sums, amounting together to £603 : 17 : 6, were laid out on the same day, together with a sum of £78 : 17 : 6, belonging to the Company, in purchase of £750 Four per Cent. Bank Annuities, which forms part of a large sum in the same fund, standing in the names of George Roadby, Daniel Pinder, and John Barchard, Esquires, as trustees for the Company.

It appeared to the Commissioners that the produce of the sale of the Short Annuities ought to have been separately invested, in trust, for the poor of the almshouses, or that a declaration of trust for them, as to so much of the Four per Cent. Annuities, belonging to the Company, as was purchased with the produce, ought to be made. The yearly allowances, however, made to the almspeople, greatly exceed the amount of all the permanent annual funds destined or applicable to their support.

TREVILLIAN'S CHARITY.

Henry Trevillian, in 1636, gave to the Company £100, to be disposed of to the best advantage, on trust, to apply 20*s.* to the relief of poor debtors, and £4 to buy eight gowns, of 10*s.* price a-piece, to be given to four poor men and four poor women, of the parish of St.-Martin-in-the-Vintry, London, that should be of the age of fifty years, or otherwise lame or impotent; he, also, gave unto four poor men and four poor women, of the parish of Little Allhallows, London, of the age of sixty years at least, or otherwise lame or impotent, four shirts and four smocks, of the value of 3*s.* 4*d.* a-piece.

It does not appear that the

legacy of £100 was invested in any specific security; and the Company have not, for a very long time past, applied the annual sums, payable as interest, in the manner directed by the will; but, in lieu of such application, they have paid the quarterly sum of £4 to the parish-officers of St. Martin Vintry, and the quarterly sum of £1 : 6 : 8 to the parish-officers of Little Allhallows, Thames-street, for the use of the poor of those parishes.

GOLDSMITH'S CHARITY.

Samuel Goldsmith, in 1647, gave £120 to the Company, to be advanced, on good security, in loans of £30, to four young freemen, at an interest of £5 per cent. of which interest the testator directed £5:4 to be weekly distributed, in wheaten bread, to the poor of the parish of Little Allhallows, on Sunday and Friday in each week, for ever; 10*s.* yearly, to the clerk of the Company, 4*s.* more to the clerk of the parish, and 2*s.* more to the sexton of the same parish.

The Company received the £120, and they pay the following yearly sums: £5 : 10 to the overseers of the poor of the parish of Allhallows, and 10*s.* for the clerk of the Company.

It appears to have never been the custom to lend out the money to young men of the Company at interest.

DONATION OF T. CHAMBERS, ESQ.

Mr. *Chambers*, in 1821, gave to the Company £500 capital stock in the Navy Five per Cents, upon trust, that the annual produce be applied for the benefit of five poor members of the Company, or their widows, always giving the preference to poor liverymen, or their widows; and, in case of there not being five of that description, who should be deserving objects, then to as many of them as should appear deserving; and the remainder, or, if there should not be any such poor liverymen, or their widows, then the whole, to poor freemen, or their widows; and such annual produce was to be so distributed, at the discretion of the court of assistants, in such proportions and in such manner as the court should think proper, on the first Wednesday in December, annually, and to be kept as a separate fund for such purpose, to be called "The Charitable Donation of Thomas Chambers, Esq."

Skinners' Company.

THE FREE GRAMMAR-SCHOOL, TONBRIDGE.

This school was founded by Sir *Andrew Judd*, Alderman of London, under authority of letters patent of the 7th Edward VI. by which he was empowered to establish a school, for ever, under one master and one usher, for the instruction of boys, *in the town of Tonbridge, and the country there adjacent*, and during his life to make statutes and ordinances, regulating the stipends of the masters and the government of the school; and, after his death, these powers were to devolve on the master, wardens, and com-

monalty of the Skinners' Company, who were incorporated under the name of the "Governors of the Possessions, Revenues, and Goods of the Free Grammar-School of Sir Andrew Judd." The Company were also enabled, with the advice of the warden and fellows of the College of All Saints, Oxford, to make wholesome statutes, touching the school *and its revenues*, and concerning the salaries of the master and usher. The same charter further provides that all the rents and revenues of the lands, tenements, and possessions thereafter to be given towards the support of the school, should be converted to the support of the *master and usher*, and to the reparation of the lands and tenements, and not otherwise, nor to any other uses or intents.

Sir Andrew Judd, in his will, dated 2d September, 1558, states that he had erected a grammar-school at Tonbridge, in Kent, for the maintenance of which, he bequeathed unto the master and wardens, and fraternity of *Corpus Christi*, of the craft of Skinners, all his croft of pasture, with the appurtenances, called the Sand-hills, situate on the backside of Holborn, in the parish of St. Pancras, in Middlesex; also a messuage in Old Swan-alley, several messuages in Gracechurch-street, a messuage in St. Helen's, several messuages in St. Mary-Axe, and an annuity, or rent-charge, of £10 out of a messuage in Gracechurch-street, called the Bell; and he directed that, out of the rents thence arising, the Company should pay to the schoolmaster of his grammar-school his stipend of £20, and to the usher £8. He, also, directed that the master and wardens should, once in every year, visit the school, and consider whether the schoolmaster and usher did their duties towards the scholars in teaching them; and *he gave to the master and wardens for their trouble therein*, 40*s.* yearly. The testator further directed weekly payments to be made out of the same premises, of 4*s.* each, to six almsmen, in his almshouses in the Close of St. Helen's; 10*s.* to the renter-wardens yearly, for their trouble therein; and further, that they should bestow yearly out of the said rents and profits, 25*s.* 4*d.* upon coals, for the almsmen; and lastly, that all the residue of the rents and profits should be applied in repairing the messuages or tenements; and that *the* OVERPLUS *thereof remaining should be to the use of the Company of Skinners, to order and dispose at their free wills and pleasures.*

Henry Fisher, servant of Sir Andrew Judd, in 1562, conveyed to the Company certain premises in Gracechurch-street, for the the better support of Tonbridge-school, and also conditioning, after his decease, that the Company should yearly pay unto a scholar, to be by them placed in the College of Brazen Nose, Oxford, out of the school, the sum of 53*s.* 4*d.* and the sum of 13*s.* 4*d.* to his tutor; and also yearly pay unto the principal and scholars of the same college 33*s.* 4*d.*, to the end that they might be good to such scholar as should be there from time to time placed, and to the end they might be assisting to the master, wardens, and commonalty, in choosing a proper schoolmaster and usher to the school of Tonbridge.

In 1564, Sir Andrew Judd made certain orders for the go-

vernment of the school: among others it was directed that as the founder desired the *benefit of the inhabitants* of Tonbridge, in boarding of scholars and otherwise, he willed that the master of the school should not board, diet, or lodge in his house above the number of twelve scholars, and the usher not to take above the number of eight scholars, unless it should otherwise seem convenient to the Company of Skinners to allow a greater number. The scholars were to be able, before their admission, to write competently, and read perfectly both English and Latin; and none were to tarry above five years in learning of his grammar, without good cause allowed by the Company. It was further ordered that every scholar, at his first admission into the school, should pay 6*d.* to the common box, with which money the master, at his discretion, should provide necessary books, to remain in the school for the common use of the scholars.

The son, or heir, of Henry Fisher endeavoured to disturb the settlement of his father in favour of the school, by impeaching the title of the Company to the property in Gracechurch-street; but an end was put to these efforts by two acts of parliament, the 14th and 31st of Elizabeth, which fully assured to the Company, on trust, for the *maintenance of the school,* not only the specific grant of Fisher, but the entire possessions purchased by Sir A. Judd. From the preamble to the former act, the yearly value and legal settlement of the original endowment of the school may be collected. The property first purchased and granted by Sir A. Judd, for the use of the school, was of the annual value of £30; this was conveyed to Sir A. Judd and his servant, Henry Fisher, jointly, with the intent of being subsequently conveyed to the Skinners' Company for the support of the school. Henry Fisher surviving his master, the intended conveyance was duly executed by him, he adding, also, some property of his own, of the yearly value of £6, for the better support of the school, and the specific purpose already mentioned.

A letter was produced to the Commissioners, signed *Thomas Smythe*, dated the 18th April, 1619, and addressed to the Company, declaring his intention to bestow £10 upon the master and £5 to the usher of the school, and directing the same to be paid at their visit to the school, in May then next; at which time he desired that they would, with the assistance of their visitor, elect a scholar of that school to the university whose parents were unable to afford him competent provision there, to whom he gave the sum of £10 towards his exhibition at the university; declaring his purpose to be to continue the same sum to such scholar every year for the space of seven years. It further appears from the will of Sir Thomas Smythe, that he devised to the Company certain houses in the Old Change, and a house in Lime-street, to certain charitable uses therein mentioned; and amongst other things he directed that the Company should pay the yearly sums of £10 to the master and £5 to the usher of the free school of Tonbridge. And, for the better encouragement and advancement

of the poor scholars of the free school of Tonbridge, he appointed that the Company should yearly pay towards the maintenance of six poor scholars at the universities, to be from time to time elected out of the school, the yearly sum of £60, such payment to be continued for the space of seven years, and vacancies to be filled up as they should occur, in the manner therein mentioned. He further gave to the Company £6 : 13 : 4 per annum, towards the expenses of their annual visitation.

It appears also, by a branch of *Sir Thomas White's* statutes of St. John's College, Oxford, that provision was made for electing one scholar upon the foundation of that college, out of Tonbridge school, to be nominated by the "*prætores vel seniores*" of the town of Tonbridge; and, according to the evidence of the master, the election to this fellowship from the foundation boys of the school, is regularly made upon every vacancy by the elder and principal inhabitants of the town, convened by public notice for that purpose.

It was ascertained from the evidence of the schoolmaster, that there is an exhibition left by Mr. *Holmedon* to a scholar from Sevenoaks' school; and, in default of one from thence, to a scholar from Tonbridge school, in the appointment of the Leather Sellers' Company. It was by the donation £4 per annum, but the Company last mentioned have made it £8.

Also, another exhibition of £2 : 13 : 4 given by a Mr. *Lampard*, and left to be paid to a poor scholar from this school to either of the universities, in the nomination of the master, and appointment of the vicar and churchwardens. This small annual sum is charged upon a house and lands at Lamberhurst in this county.

Towards ascertaining the state and preservation of the property in which the Free Grammar School of Tonbridge is interested, two plans in the possession of the Company were produced; one, of the ground called Sandhills, in the parish of St. Pancras, before it was built upon; and the other, of that part of it which has been let to Mr. Burton, on a building lease, and which, as far as it extends, was found to correspond in dimensions with the old plan.

According to the rental produced by the clerk of the Company, the total amount of the present yearly rents of the estates left by the will of, or otherwise derived from, Sir Andrew Judd, in the parish of St. Pancras and in the City, is £4306 : 1 : 6. The rents upon the property left by M. Henry Fisher amount to £120; and upon that left by Sir Thomas Smythe, to £152; making the total receipt on the whole property £4578 : 1 : 6.

The Company's method of letting the property is thus: after their surveyor has surveyed the premises, about three years before the existing lease terminates, the original tenant or the tenant in possession is permitted to make an offer, and if what he proposes to give does not come up to what the Company consider the real value, the property is opened to the public by advertisement, and a competition invited. This at least is the principle on which they act, as appears by a resolution passed in their committee to that effect, dated 29th

April, 1794, and which was produced.

The schoolmaster has a house and garden in Tonbridge town, which are rated in the parish books at £40 per annum, and for which the Company pay all the taxes, amounting to £75 in the whole, and also all the repairs. The annual sums of £20 to the master and £8 to the usher are paid under Sir Andrew Judd's will, to which the Company add yearly gratuities of £31:10 to the master, and £10:10 to the usher, by an annual vote; and this amount of remuneration to the master and usher has been the same from the year 1759, as appears by entries in a former clerk's account.

The present clerk cannot trace them to an earlier period.

Under the will of Sir Thomas Smythe, £10 is paid to the master and £5 to the usher, which makes the whole sum paid in salaries £85, and this the master receives entire, and includes, in his annual payment to his usher, what is due to him from the school endowment. The six exhibitions under Sir Thomas Smythe's will are annually paid; and under Fisher's grant an exhibition of £18 and some odd shillings are paid to a Tonbridge scholar at Brazen Nose College; the whole payment for which used to be £5, that is, to the scholar £2:13:4, to his tutor 13*s.* 4*d.* to the college £1:13:4; but these have received a proportionate increase under various agreements between the college and the Company, for sinking the arrears accrued in the intervals of vacancies, and paying interest thereupon, in augmentation of the exhibition.

The sum of three guineas is paid to an examiner of the scholars, at the annual visitation.

There are certain other fixed payments for charitable objects under the several donors' grants; and after all such payments are made, *the whole surplus rents and profits of these estates are carried by the Company to their own* GENERAL FUND.

The Rev. Thomas Knox is the present master of the school, who employs two assistants. *The present number of boys, strictly upon the foundation, is ten, who are all day-scholars.* Mr. Knox, in a letter to the Commissioners, states that SIX has been above the average for the last *four score years.* The master is allowed, by the statutes, to receive boarders, the number of which is restricted by the statutes of the founder, as appears above, unless it should seem to the Company to be convenient that he should take a larger number; he has, at present, thirty-two boarders, by the permission of the Company. All the day-scholars come as foundation-boys, and he states himself to be willing to take as many as offer, without insisting upon any qualification. The boys, at present on the foundation, are, for the most part, the sons of gentlemen, or respectable tradesmen in the parish and neighbourhood. The master does not confine the admissions to the parishioners. The applications are not numerous enough to call upon him to exercise any preference as to place. The boys receive a classical education; and the master states that he considers them as entitled only to instruction in the dead languages, by the foundation, but they are taught reading, writing, arithmetic, and the various branches of the ma-

thematics, at a charge of *one guinea per quarter. The scholars pay for the books themselves.* The foundation-boys, or day-scholars, are taught with the boarders, without any distinction whatever. The school is regularly visited on the Tuesday before Whit-Sunday, and the persons visiting are usually the master and wardens of the Company, in whose presence the boys are examined, and rewards are dispensed according to the founder's statutes.

It has, with some appearance of propriety, been observed that it is hardly correct, according to the intention of the founder, to speak of the scholars upon the foundation in opposition to the boarders, since boarders appear to have been in the contemplation of the founder as well as day-scholars. The boarders are admitted under the statutes, paying the small statutable entrance-fee to the library; receiving the education provided by the endowment, and enjoying the advantages conferred upon the school by its other benefactors; (the last fellow of St. John's, who was elected by the town, having been a boarder). And it deserves notice, that the master has declared that he makes no charge to his boarders for the education they receive under the school institution. The reason of the small number of foundation-scholars, strictly so called, is, probably, the little importance attached by the inhabitants of Tonbridge to an *education simply classical* for their sons, compared with the benefits of a more general, commercial, or practical instruction, especially as the education, so exclusively classical, is not followed up by any considerable provision at college. If the foundation were enlarged by the application of greater funds, so as to embrace subsequent benefits to those whose education at the school was completed, there is little doubt that the accession to the school would be increased in proportion; and that the education of a much greater number was originally intended may be inferred, with some probability, from the extent of accommodation which the building, which is of great age, affords.

The master's salary does not appear to have been raised since the year 1759; the amount was fixed by the will of Sir Andrew Judd, but additions have since been made to it in the way of gratuity; and, if we look to the charter as the foundation, these salaries must be considered as capable of increase, at the discretion of the Company.

How far the Company of Skinners are right in treating the surplus, after paying these salaries and repairs, as their own, is a question which can only be solved by a judicial decision. A difficulty in the investigation of this point may arise from the want of the deed of conveyance to the company by Henry Fisher, but *which the Skinners' Company declare themselves, by their clerk, unable to produce.* As to the state of facts, however, it may be collected, with some certainty, from the recital in the acts of parliament, that Henry Fisher survived Sir Andrew Judd, and as surviving joint tenant, became solely seised of all the hereditaments which Judd had intended to pass to the Company; and that he conveyed the same expressly in furtherance of the charitable objects of Sir Andrew Judd, whose confidential servant

he was, to the same Company; which conveyance, by Henry Fisher, and the objects of it, the statutes of the 14th and 31st Elizabeth appear, by their titles and contents, to have been designed to establish and confirm, *for the maintenance and benefit of the school.* Nor can it escape observation that all the transactions, subsequent to the will of Sir Andrew Judd, treat the conveyance to the Company as meaning to pass the property to them in their corporate capacity as "Governors of the Possessions, Revenues, and Goods of the Free Grammar-School of Tonbridge."

OBSERVATIONS.

The legal difficulties to which the Commissioners allude, in their concluding observations, have been since determined in a court of equity; but, before we come to these and the scheme agreed upon for the future management of the school, we shall briefly advert to the state in which this rich endowment was found by the Commissioners.

The annual revenue of the School is £4598 : 1 : 6. The salaries paid to the masters had not been augmented for the last sixty years, and amounted, at the time of the Inquiry, to £85; and the total outgoings, paid by the Company, including exhibitions, taxes, and every thing, amounted only to about £238. The annual surplus of £4340 being carried to the GENERAL FUND of the governors, that is, of the Skinners' Company.

It appears, further, that, for the last four score years, only SIX boys, upon an average, have been upon the foundation, the remaining scholars consisting of private boarders, who paid for their education.

Contrasting these results with the obvious intent of the founder, it must be apparent that the governorship of the Worshipful Company required prompt investigation. Sir Andrew Judd plainly contemplated very different issues to his benevolence. His regulations respecting boarders, and the ample provision he made for instruction, clearly indicate that he not only contemplated an extensive endowment for education, but such an establishment as would be beneficial, in a pecuniary manner, to the inhabitants of Tonbridge. His ideas were ample enough for a university, and, had his institution been placed under different superintendence, it would, probably, at this day, have rivalled, in magnitude and usefulness, the Universities of Scotland.

The extent and conveniences of the premises are well adapted for an extensive establishment. The school, which stands at the north end and more eligible part of Tonbridge, is a plain but massive and substantial erection. It is built of stone, and the external walls of the original edifice exhibit scarcely any tokens of decay. The dormitories, for the boys, extend the whole length of the front, which is 130 feet, and are well adapted for their purpose. The accommodations, for both master and scholars, are spacious and convenient. The play-grounds, at the back of the school, enclosed by a park-paling, comprise nearly twelve acres of land.

Such is Tonbridge-school, endowed with a revenue of near £5000, and only TEN free-scholars. We shall now speak of the legal points which resulted from the Inquiry of the Commissioners, and of the settlement of the foundation, subsequent to the recent decisions in the Court of Chancery.

It appears, from the preceding account, that Sir Andrew Judd endowed the school, during his lifetime, with certain property he purchased for that purpose, and which property was jointly conveyed to him and his servant, Henry Fisher, expressly for the maintenance of the school. When Sir Andrew died, he devised the same property, together with some other, to the Skinners' Company, for "the perpetual maintenance of the school he had erected at Tonbridge;" but directed that the *overplus*, after certain specific payments were made, should be at the disposal of the Company.

In the conveyance of the first-mentioned property, which was the original endowment of the school, by Fisher, the surviving trustee, no mention appears to have been made of the disposition of the overplus, but the whole to have been conveyed explicitly in trust to the Company for the maintenance of the school. Hence arose the legal question—Whether the surplus rents of the school-estates were applicable to the general purposes of the Company or to the uses of the school?

During the time that the income from the school-estates was little more than sufficient to defray the charges laid upon them by the founder, it was unimportant whether the Company held this property under the will or under Fisher's deed; but when the building-leases granted upon the property at St. Pancras, and the improvements made in Leadenhall-market, raised the revenues some thousands, it became necessary to decide this question. Except the equivocal declaration in the devise of Sir A. Judd, all the instruments connected with the foundation were in favour of the latter construction. The charter, in positive terms, confines the application of the rents to the support of the master and usher, and the reparation of the lands and tenements. Fisher's deed, which would have settled the question, was missing, but from the recital of this instrument in the 14th and 31st of Elizabeth, it evidently appears to have been a conveyance of the same import; and this disposition of the property was confirmed by the two acts of parliament.

This appears to have been the view of the question taken by the Commissioners, of which the inhabitants of Tonbridge were advised, and, in consequence, an information was filed by the Attorney General, praying that the Company might be declared trustees of the whole fund for the uses of the school. The cause was heard in March, 1820, before the Vice-Chancellor, who, without hesitation, decided that the Skinners' Company were the trustees of the whole of the property comprized in the statutes of Elizabeth for the benefit of the school; and he directed a scheme to be prepared for the future appropriation of it to the benefit of the foundation. The Company thought proper to take the opinion of the Lord Chancellor upon the decree; who, upon the appeal being brought before him, immediately confirmed it. They declined carrying their appeal into the House of Lords, by which determination the main point in controversy was brought to a termination in seven years.* The proceedings as to the property that passed by the will alone to the Company, and was not comprehended in the original endowment were postponed, but are now, also, concluded; and the Lord Chancellor has decided that the Company are entitled "to order and dispose of the overplus," (subject to the charges to which it is made liable by the will,) in the terms of the devise, "at their wills and pleasures."

The visitors of the foundation, in the legal sense of the term, it is presumed, from the recent proceedings in the Court of Chancery, would be considered to be, if a case should arise for their interposition, the warden and fellows of All Souls' College, Oxford. The founder has not expressly named visitors, but has directed the governors, upon certain occasions, to act with the advice of that college. It is contrary to the policy of the law to permit persons filling the character of trustees of the revenues to act as visitors; and the Court of Chancery would assume this jurisdiction, if the founder had designated no other persons than those whom he had constituted the trustees. Considerable doubt arose whether the charter did, with sufficient certainty, point out any other persons, there being no college entirely answering the description it contained; but the Lord Chancellor, after argument, decided that All Souls' College was intended.

The legal points being all adjudicated, it only remained to form a plan for the future management of the foundation, on a scale commensurate with

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* Account of Tonbridge School, p. 30.

the increased revenue assigned to it. The master made his report for this purpose in 1824, and the scheme for the establishment of the school was finally settled by the order of the Lord Chancellor, dated 18th July, 1825. Sixteen new exhibitions, of £100 each, payable out of the founder's endowment, are established; and the description of boys entitled to the privileges of the school are divided into two classes; the first class to consist of boys, whose parents reside in the parish of Tonbridge, or any place in the county of Kent, within the distance of ten miles of the parish church; the second class to comprehend all the youth in the United Kingdom, who, being qualified under the scheme, are to be eligible to the exhibitions. The scheme incorporates, with some variations, the statutes of the founder, and even retains much of their language. The following exhibits the substance:—

That the master of the school be a master of arts, to be chosen by the Skinners' Company.

That the master appoint the usher, who is to be approved by the governors.

If any controversy arise between the master and usher, the subject of dispute is to be referred to the master and wardens of the Company for their arbitration.

That the master shall not take, board, diet, or lodge in his house or rooms, *above the number of* SIXTY scholars, inclusive of the twelve scholars allowed in the sixth original order of Sir Andrew Judd; and that the usher shall not take above the number of FORTY scholars, inclusive of the eight allowed by the founder, unless it shall seem convenient to the governors to allow a greater number.

No boy to be admitted into the school, who is not, at the time of application for admission, of the age of eight years.

No boy to be admitted who is not able to write competently, and read English perfectly; and the master to examine every candidate, and admit him if found so qualified.

No boy to be allowed to continue in the school after he shall have completed the nineteenth year of his age.

Any housekeeper of Tonbridge, who has obtained a written license from the governors for the purpose, shall be permitted to receive thirty boys as boarders.

That the salary of twenty pounds, given to the master by Sir A. Judd, be increased to the sum of *five hundred pounds* per annum, clear of all deductions; and that the salary given by Sir A. Judd to the usher, be increased to the sum of two hundred pounds per annum, clear of all deductions; such salaries to be paid half-yearly by the governors, and to commence from Midsummer-day, 1824.

That the annual sum of £7 : 10 be paid to the master by every boy who shall not be in the *first* of the two classes described in the master's report, and the sum of £3 to the usher.

That sixteen exhibitions, of £100 each, be founded, as part of the establishment of the school, for the boys thereof who shall go to Oxford or Cambridge; such exhibitions to be held for four years, from the commencement of the University Term next after the presentation of such exhibitioner, and for such portion of the four years as they shall be *bonâ fide* resident at one of the universities, during the usual terms.

Boys of the first class, and duly qualified to receive such exhibitions, to be preferred to those of the second class.

The governors present to the exhibitions from the boys reported, by the examiner, to be qualified for the appointment.

The examiner shall be of not less than seven years' standing at, and a resident member of, one of the universities, and have taken the degree of master of arts or bachelor of laws; and application shall be made by the governors to the warden and fellows of All Souls' College to nominate such examiner.

The examiner to be appointed yearly, and paid thirty guineas for his trouble and travelling expenses.

It appearing, from the list of boys now at the school, and the time of their entrance, that the full number of exhibitions cannot be filled up prior to 1833, the surplus income from the estates of the foundation shall be applied to the improvement and repair of the premises, the purchase of suitable books for a library, and increase of the number of exhibitions, or rewards to the exhibitioners who may distinguish themselves, or the establishment of any other branches of classical education, or for any other purposes for the better establishment of the school, as the Court shall from time to time direct; and that, for these purposes, the governors, or any persons interested in the school, are to be at liberty to apply to the court.

The assistant-master, which may be necessary for boys of the second class, shall be provided by the master, and paid by him and the usher in the proportion of their respective salaries.

If the number of boys in the second class amount to forty, one assistant-master is to be paid for by the governors.

Lastly, That the annual sum of *two hundred pounds* be allowed to the governors for the expenses of the visitation of the school.

The Skinners' Company are empowered to make further regulations for the school, not inconsistent with the above plan, and with the consent of All Souls' College.

At a Court of Assistants, held January 4, 1827, it was ordered, That no boy shall be eligible to an exhibition from Tonbridge school, until he shall have been for five years a scholar of the same.

The new scheme is evidently an improvement on the old system, both as to the disposition of the revenues, and the erection of a second class, which throws open the privileges of the school to the youth of the kingdom generally. But it seems doubtful whether still more beneficial changes might not have been introduced. The constitution of a grammar-school is still maintained, and it is far from certain whether the chance of obtaining the additional provisions at the universities will offer sufficient inducements to parents to place their children on the foundation. Experience has shown, both at Tonbridge and other places, that there is a very limited demand for an exclusively classical education. If, in lieu of sixteen exhibitions, four professorships of the different branches of science had been endowed, the improvement, in our opinion, would have been much more adapted to the present state of society, and the institution would have been less likely to suffer from a competition with the great public schools of Westminster, Eton, and Winchester. Under such a plan, too, the school would have been more assimilated to the constitution of an university, in which youth might have completed their education, without the necessity of a removal either to Oxford or Cambridge.

To conclude, however, it must be granted that the School presents many temptations to those who look forward to the honours of the national universities, and is certainly now a princely foundation. The salaries and emoluments of the masters are placed on a very liberal scale, and the allowance of *two hundred pounds*, for the expenses of visitation, is ample enough in all conscience, and will certainly admit of such of the Governors whose constitutions are debilitated by civic toil and indulgence recovering their health, without much pecuniary sacrifice, at the mineral springs of a very beautiful and romantic retreat. The following is a summary of the prizes appropriated to Tonbridge scholars:—

A fellowship at St. John's College, Oxford, founded by Sir Thomas White.

Sixteen exhibitions, of £100 per annum, tenable at any college of either university.

Six exhibitions of £10 per annum.

One scholarship, at Brazennose-College, Oxford, of £17 : 9 : 6 per annum.

One exhibition, of £2 : 13 : 4 per annum, founded by Mr. Thomas Lampard.

One exhibition, of £8 per annum, in default of scholars from Seven-Oaks' school.

Two exhibitions, of £75 per annum each, in default of scholars from Seven-Oaks, founded by Lady Mary Boswell.

Two exhibitions, of £6 per annum, founded by Mr. Worrall.

SIR ANDREW JUDD'S ALMSHOUSES.

The will of Sir *Andrew Judd*, besides the provisions there made for the support of Tonbridge school, he directed that the Company should, for ever, weekly, pay unto the six poor almsmen, inhabiting in his almshouse, within the close of St. Helen, for their relief, 4*s*. that is to say, to each of them 8*d*. weekly, and that the same should be paid each Sunday by the renter warden, who was to have for his pains 10*s*. yearly, out of the rents and profits of the premises.

It appears that there are almshouses in the parish of St. Helen, which are called Sir Andrew Judd's, consisting of six apartments for old men, who are poor freemen of the Company. These poor people are paid, quarterly, a sum of money, to be divided amongst them, equal to 8*d*. a week each, amounting to 8*s*. 8*d*. per quarter, in conformity to the will of Sir Andrew Judd; in addition to which, they receive, also, at the same time, another sum of 8*s*. 8*d*. each, being a donation to them under the will of Mrs. *Alice Smith*, dated 10th July, 1592.

The Company have augmented these payments out of their own funds, making the total income of the almshouses £99 : 8; they also take upon themselves the expense of repairs.

The Company, also, allow one chaldron of coals to each almsman in satisfaction of 25*s*. 4*d*. directed to be paid by Sir A. Judd.

It appears, by the extract produced from the will of *Alice Smith*, that she directed, out of the first money that should come to her executors, they should bestow so much upon the purchase of lands as would buy to the value of £15 per annum, which was to be conveyed to the Company, to be applied to charitable uses. There is nothing in the books of the Company to show that any such purchase or conveyance was ever made; nor does it appear that any annual receipt of a sum of £15 is distinctly applied as Mrs. Smith's donation; but the several payments, as directed by the will, are, in fact, made by the Company. They pay annually the sum of £1 : 16 to the churchwardens of the parish of All Saints, who receive the same at Skinners' Hall; and, at the same time and place, the other sum of 24*s*. given by the will to the parish of St. Gabriel, is paid to the churchwardens of that parish.

As to the residue of the £15 directed by the will to be given to the poor of the Skinners' Company, it is to be observed that this Company gives considerable sums every year to its own poor, but it does not ap-

pear that any part of these sums have any specific relation to Mrs. Smith's gift. The amount of the sums so given by the Company, for the relief of their own poor, are stated to be between £200 and £300 per annum. The Company have undertaken, in future, to keep a distinct account of these payments, as having specific reference to the sum bequeathed to them by Mrs. Smith.

The old men in the almshouse are appointed by the court of assistants, as vacancies occur, from among the poor freemen of the Company.

HENRY FISHER'S CHARITY.

Beside the provision for the exhibitioner of Tonbridge School, *Henry Fisher* left 20*s.* for two sermons to be preached on the day of election of the master and wardens and the yeomanry, in the parish of St. John upon Walbrook, when the minister was to exhort the Company to unity and concord, and to a strenuous support of the Free School. Only one sermon is preached annually, at the election of the master and wardens, by a clergyman appointed by the master; he is generally the rector of St. Antholin, who receives 10*s.* for the same, and a gratuity of £1 : 12 to make up a compliment of two guineas. The day on which it is preached is Corpus Christi Day.

Mr. Fisher, also, directed ten tenements in Harrow-alley to be retained for the use of the poor of the Company, each person paying only a yearly rent of 6*s.* 8*d.* It does not appear that this disposition has at any time been acted upon; but there is, in the books of the Company, a specification of property, under the head of Henry Fisher's lands, being two houses in Gracechurch-street, one at the back of the Spread Eagle inn, which appears to be a stable or out-house belonging to the same, the other a public-house in the the same street, called the Pewter-platter, producing together an annual sum of £120, upon two distinct leases; but there is no mention of any in a place called Harrow-alley: so that the particular benefit intended by Mr. Fisher's deed has wholly failed, through neglect, if the property ever came into the possession of the Company.

SIR THOMAS SMITH'S CHARITIES.

In the will of Sir *Thomas Smith*, in addition to that portion of it which relates to Tonbridge school, there are other dispositions of a general kind. He gave to the Company his messuages near Paul's Gate, at the end of Watling-street, and his tenement situate in Lime-street, upon trust; first, to pay to the parson and churchwardens of Bidborough, in Kent, an annuity of £5 : 10, to be distributed weekly, in six four-penny loaves, among six resident inhabitants, who regularly receive the sacrament; the remaining 6*s.* of this sum to be shared equally between the parson, elder churchwarden, and parish-clerk.

Secondly, to pay £10 : 8, yearly, to the parson and churchwardens of the parish of Tonbridge, to be distributed, weekly, in twelve four-penny loaves, to as many resident parishioners; especial regard being had to such poor as dwelt within his manor of Southborough.

Thirdly, to pay £5 : 10 to the

minister and churchwardens of Speldhurst, in Kent, to be distributed and applied in the same manner as in the parish of Bidborough. The testator further desired that the Company, at their yearly visitation of Tonbridge-school, would inquire into the management of these three charities; that the twenty-four poor should be present in the church, when each should receive one four-penny loaf additional, and good cloth, worth 20*s.*; in case any of the parishes were in default, the portion of such to be given to the parishes of Hadlowe and Lee, in Kent.

Fourthly, to pay to the minister and churchwardens of Otford, in Kent, £5 : 10, and the like annuity to Sutton-at-Hone, to be distributed in the same manner as the preceding.

Fifthly, follow certain donations to Tonbridge school, which have been already specified.

Sixthly, he directed £4:6:8 to be paid to the parish of Darent, to be distributed in bread among five resident householders.

Seventhly, the Company were annually to deduct £6 : 13 : 4 towards defraying the expenses of their annual visitation to Tonbridge, and the residue of the rents and profits were to be applied to the maintenance of the six scholars, one of whom was annually elected to the exhibitions from Tonbridge school.

Lastly, he provided that, when the leases of the houses and premises which he had bequeathed to the Company should be expired, and thereby the revenue increased, the proceeds and increase thereof should be by them disposed in manner following; namely, to the parishes of Sutton-at-Hone, Darent, Wilmington, Otford, Tonbridge, Bidborough, Speldhurst, and Shorne, wherein the manor of Cottington is, or any other parish wherein he should have lands at the time of his decease, and to the poorest people therein, at the discretion of the Company.

The Skinners' Company are now possessed of eight houses under the devise of Sir Thomas Smith; three in Watling-street, three in the Old Change, and two in Lime-street. Those which are in Watling-street and in the Old Change seem to answer the description of messuages situate near Paul's Gate, at the west end of Watling-street; and the two houses in Lime-street probably now stand upon the site of the house which was the property of Sir Thomas Smith. They are on repairing-leases for sixty-one, thirty-one, and twenty-one years. The present tenants are Mr. John Wood, Mr. Clow, Mr. Shand, Mr. Challis, and Mr. Lovell.

The present income arising from this property is £270. The total of the payments directed by Sir Thomas Smith to be made out of it amount to £142 : 16.

The exhibitions of £10 a-piece to the six poor scholars have often remained vacant for some time, from the want of applications to the Company, by candidates for them. During the periods of such vacancies, the accumulated arrears have not been applied in augmentation of the exhibitions, or to any other charitable purpose.

The payments actually made by the Company, on their annual visitation to Tonbridge school, to the poor of the parishes of Bidborough, Tonbridge, and Speldhurst, double the amount of the

particular payments enjoined by the will, which additional payments are considered as gratuities from the Company. Forty-eight poor persons attend at the visitation from these three parishes, being twenty-four from Tonbridge and twelve from each of the other parishes. A piece of cloth, to the value of about 23*s.* is, on that day, given to each, for winter garments, a quartern loaf of bread, and also the sum of 5*s.* No payments are made to the parishes of Darent, Otford, and Sutton-at-Hone.

After making these payments, the residue of the trust-income is carried to the Company's *general account;* but, as it clearly appears, by the will of Sir Thomas Smith, that the whole of the residue was intended to be bestowed upon the several charitable objects specified, and not applied in any way to the Company's use, or mixt with the Company's funds; and, as this direction of the testator had not been carried into full execution, the Commissioners desired the result of their inquiry to be laid before the Company, who have, in consequence, undertaken, in future, to keep a distinct account of all the moneys distributed under this charity, and to carry the same specifically into effect, by an entire application of all the rents and profits of the above-mentioned premises to the purposes expressed in the will, and placing the arrears, if any shall arise from the vacancies of exhibitions, to that account distinctly, in order that they may dispose of any accumulations from that source to the improvement of that particular object of the testator's bounty.

It would appear, from a statement laid before the Commissioners by Mr. Gregg, the clerk of the Company, that there was a balance of £729 against the charity in 1820.

HUNT'S PENSIONERS.

In 1557, *Thomas Hunt*, citizen, after the payment of sundry legacies, bequeathed all the residue of his property to the Skinners' Company, to be invested in land, within three years after his decease, and the rents advanced in loans of £20 each, on good security, for three years, to young men, free of the Company, who had been eight years apprentice and two years journeymen. Each person to pay 10*s.* yearly, for the interest of the loan; of which sum 6*s.* 8*d.* was to be for the use of the Company, 2*s.* to the clerk, for keeping books, and 16*d.* to the beadle. When the rents amounted to £400, the surplus was to be applied to the relief of five freemen, such as had formerly enjoyed the loans, but who, from age or misfortune, had fallen into decay; and the widows of such were to enjoy the same aid so long as they continued unmarried.

Whether any and what estate was purchased with the property bequeathed by Mr. Hunt appears only from what is found in the receiver's account-books. The present clerk has never seen any deeds in the possession of the Company, importing to be the purchase-deeds under that will; but states that the books, as far back as they go, are uniform as to the description of the lands classed under the description of "Hunt's lands."

The property now consists of houses and warehouses in Fen-

church-street and Rood-lane, all of which are on building or repairing leases for the terms of twenty-one, forty-one, and sixty-years. The present tenants are Thomas Piper, Messrs. Warner, James Gordon, William Forsyth, Mr. Richardson, and Mr. Cure. The aggregate rental of these different lettings is £619:16.

The produce of the lands amounted, in 1792, to £350, and the Company increased the pensions of the five poor freemen to £120 per annum; and have continued, from the year 1792 to the present period, to pay them the same sum of £120. From the year 1759 to the present time no applications appear to have been made for the loan by any persons entitled to the benefit of it under the will; but the clerk (who, with his father, have held that office for the last sixty years) states that the knowledge of the title to it has not been withheld, though he cannot say that any particular methods have been used to announce it to the public.

The number of pensioners *has been always kept up to five;* and when any vacancy has happened, it has been filled from among the number of objects making their application, by petition, to the court of assistants. The pensioners are called Hunt's pensioners. The bounty has been always continued to the widows of the poor pensioners after their death, as long as they have continued such widows.

An application having been made to the Court of Chancery for directions, on the future application of the funds of this charity, the master, by his report, dated 5th July, 1822, certified his approval of the following scheme, submitted to him by the master and wardens of the Company:—

That, out of the present rents of £619:16, £400 should be, yearly, lent out to as many young freemen as the same would be sufficient for, until the same should have accumulated to £4000, in sums of £200 each, for the space of three years, at interest, after the rate of £2:10 per cent. upon security, to be approved of by the master and wardens.

That such young men, in order to be qualified, should have served an apprenticeship of seven years, and should, also, have been employed, for two years at the least, as journeymen, at wages, and, at the time of making application for the loan, should be householders of good repute, and produce proper testimonials of their apprenticeship and servitude, and of their ability to give the required security.

That the interest payable on such loans should be taken by the Company to their own use, in discharge of the several payments, to the wardens, clerk, and beadles, as directed by the testator's will.

That notice of any loans or moneys, in the hands of the Company, should be given in the London Gazette and other public papers.

That, until the annual sum of £400 should have amounted to £4000, the sum of £150 per annum, part of the residue of the rental, should be towards the relief of five decayed men, who should be or had been householders, and who should be freemen of the Company, in equal proportions, by such weekly or other payments as the master and wardens should think fit.

And, if at the same time they should be married, the same to be continued, after their respective deaths, to their widows, during life or widowhood.

That the residue of the rent, being the sum of £69 : 16, should be retained by the Company, in order to pay charges and expenses incident to and attending the trusts.

That, lastly, when the annual sum of £400 should have amounted to £4000, so as to enable the Company to make the loan of £200 to the number, in the whole, of twenty young men, that the whole residue of the rents and profits of the estates, after payment of expenses, should from thenceforth be wholly given towards the relief of as many decayed freemen and their widows, provided that no such decayed freeman or his widow should be entitled to receive more than the sum of £70 per annum, if such residue should amount at any time to a larger sum.

MILE-END ALMSHOUSES.

In 1683, *Lewis Newberry*, bequeathed to the Company £100, to lend, interest free, to two young men, for three years, they giving security for the repayment at the expiration of the term, when it was to be again lent to other young men on similar conditions. He also gave £50, to be applied in such manner as the court of assistants should deem most beneficial to the Company. And his will was that the residue of his property, after the discharge of his debts and legacies, should be expended in the erection and endowing of six houses, for the abode of as many poor freemen's widows.

With respect to the first disposition, directing the loan of £100, the present clerk is able to say, from his own knowledge, that nothing whatever can be traced in any of the Company's books within the last seventy years; and it is probable that this £100 may have been lost by the failure of some person to whom it was lent in making it good to the Company.

With respect to the £50 that was left for the benefit of the Company, it does not appear that any part of it has been bestowed upon any permanent charitable object; it is to be presumed, therefore, that the Company appropriated it at once to their own use.

In 1787, a committee of the Company met for the purpose of inquiring into the foundation of Mr. Newberry's almshouses at Mile-end; as, also, to consider the nature of the appointment of the chaplain to the almshouses. From a research made in the books of the Company on this occasion, it was ascertained that the executor of Mr. Newberry paid to the Company, as the residue of his property, £1851; out of this sum twelve almshouses and a chapel were erected at Mile-End-green for ten widows and two men, and for the remainder of the money, amounting to £767, the Company agreed to pay interest at the rate of 5 per cent. till it could be invested in some permanent security.

This money was never invested in land. The payments made to the alms-people on account of it has varied at different periods. They now amount to sixteen guineas per annum, part of which is from a gift of Mr. *Spurling*, who, in 1730, left a legacy of £200 Bank of England

Stock, for the benefit of the alms-people.

The chaplain has £40 a-year altogether, for his present salary, £5 of which comes out of the funds left by Sir James Lancaster, for four poor preachers, the chaplain of this institution always being considered as one; and each of the poor persons has now, and has had for near twenty years past, half a chaldron of coals, in addition to the one chaldron they before received.

There are twelve almswomen supported, and the whole twelve are widows of the freemen of the Company. They hold their situations during the continuance of their widowhood, and are appointed by the court of assistants.

It is considered a sufficient qualification that they are the widows of persons free of the Company, though it is stated that if two persons presented themselves, both widows of freemen, the one being more necessitous, aged, or infirm, than the other, she would certainly be preferred by the court, if in other respects equally eligible. The almshouses are in a perfect state of repair.

MARGARET AWDELEY'S GIFT.

This was a gift of £100, to be lent out to young beginners of the Company. Mrs. *Awdeley* also bequeathed to the Company, in 1716, the sum of £700, upon trust, to pay annually to the churchwardens of Hackney, in Middlesex, £35, to be by them applied in such works of charity as she specified.

With respect to the sum of £100, it is stated that there is no document or entry to make it appear that any part thereof was ever received by the Company, and it is certain that no such application of any such sum has been made according to the directions of the donor.

The sum of £700 was received by the Company, and the annuity of £35 has been regularly paid by them to the churchwardens of Hackney, as directed in the will. The application by the churchwardens will be inquired into in the account of the charities of that place.

PETER BLUNDELL'S GIFT.

Peter Blundell, in 1599, gave to the Company £150, to the intent that they should, with part thereof, purchase lands, out of which 40*s*. a-year should be paid to the poor prisoners in the Compter, in Wood-street, London, and the residue be so employed as that the master and wardens of the Company should have the benefit thereof for their labour in paying the said 40*s*.

It appears that this sum of £150 was paid, by the executors, to the Company, and that, with the same, and a farther sum out of the Company's funds added thereto, the Company purchased, of Sir John Norris, the site of a college, with the appurtenances, called Whittington, in the parish of St. Michael Paternoster, in the ward of the Vestry, in London; and the Company covenanted with the executors that they would yearly pay out of the premises the sum of 40*s*. to the poor prisoners in the Compter, in Wood-street, according to the true intent of the will of Peter Blundell.

The Company are now in possession of this purchased property, which forms a part of the site of their hall; the annual sum of 40*s*. is paid to the poor prisoners mentioned.

SIR JAMES LANCASTER'S CHARITIES.

Sir *James Lancaster*, by his will, dated 18th April, 1618, devised sundry manors, farms, and rents, in the parishes of Maidenwell, Somercotes, Abie, Claythorpe, Farford, and Pamber, in the county of Lincoln, upon trust, to the Company, to apply the rents and profits to certain charitable uses.

1. That the Company should yearly, for ever, pay unto the churchwardens, the lecturer, and the bailiffs of the town of Basingstoke, in the county of Southampton, where he was born, £103 : 6 : 8, to be by them distributed in manner following :— £30, yearly, according to their discretion, to such of the poor of the town of Basingstoke as should frequent the lecture at Basingstoke, to be preached as therein mentioned; £40 to be paid yearly to the preacher; also, a yearly payment of £20 towards the maintenance of the free-school at Basingstoke, in manner therein mentioned; and £13 : 6 : 8 for the maintenance of a petty schoolmaster, to teach children to read.

2. That the Company should pay unto three poor scholars studying divinity in the universities of Oxford and Cambridge £45; and that, as often as any of the three scholars should be preferred to better means of living, or should leave the university, others should be chosen to succeed them.

3. That the Company pay unto certain poor widows, whose husbands were freemen, or to such other poor widows as the Company, in their discretion, should think fittest, the sum of £20; and £20 more, in every year, unto four honest and godly poor preachers, as the master, wardens, and commonalty should think fittest.

4. That the Company pay towards the maintenance of a schoolmaster at Kingscleere, in the county of Southampton, the sum of £20 per annum; and also an annual sum of £10 to the poor of the same place. He then gave £35 a-year to the Company to see his legacies performed, and the annual sum of £3 : 6 : 8, for a dinner.

The testator afterwards directed that his executors should make a purchase either of lands or houses in London, to the value of £30 or £40 a-year, and the same to be made over to the Corporation of Skinners, for the uses following; namely, first, for £15 a-year, to be given unto the poor of Basingstoke, to make up the £30 a-year before given an annual sum of £45 a-year; and that, also, as he had formerly given the sum of £45 a-year towards the maintenance of three poor scholars, he willed that there should be given £15 a-year for ever, to be added to the other £45, towards the making up the number of four poor scholars to be maintained by the Company.

The Corporation of Basingstoke appear to have considered the trusts of Sir James Lancaster improperly administered by the Company; and, in consequence, in 1713, proceedings were instituted against the Company in the Court of Chancery, for the purpose of re-establishing the charities. The Company alleged that the produce of the estates was inadequate to meet the different charges directed by the testator; upon which the alder-

men of Basingstoke offered to accept a conveyance of the trust, undertaking to make all the payments to which it was liable. Accordingly, Lord Chancellor Cowper made an order for such conveyance to be executed, reserving, however, to the Company the management of a portion of the trusts of the will. The Corporation of Basingstoke is now in the receipt of the rents and profits both of the manor and hereditaments called Maidenwell, and the other hereditaments specified in the will of Sir James Lancaster, and also of the property in Old Swan-lane, Thames-street, which appears to have been purchased out of the testator's residue, according to the directions of the will.

The Company annually receive the sum of £103 : 6 : 8, remitted to them by the town-clerk of the Corporation of Basingstoke; and in the execution of the trusts committed to them, by the order of the court, they regularly appoint four scholars, two to Oxford and two to Cambridge, to each of whom they pay £15 per annum; to four poor preachers they pay each £5 per annum; to eight poor widows of freemen of the Skinners' Company, each £2 : 10 per annum; which sums, with the addition of £3 : 6 : 8 per annum given to the Company, towards a dinner, both by the will and the order, make up the total annual sum of £103 : 6 : 8.

The Company, out of their own funds, add four guineas per annum to the allowance to each of the poor widows.

As vacancies arise, the exhibitioners are appointed by the court of assistants; each candidate brings a certificate of his being entered at one of the universities, and annexes the same to his petition. The exhibitions are kept filled, and there are always plenty of applications.

When it is ascertained that the scholar has left the university, or is otherwise provided for, the payment to him ceases; but it is not limited to any precise period. There are generally persons upon the watch for these vacancies; so that when any thing happens that might induce a discontinuance of the payment to a particular person, the Company are pretty sure to be duly informed of it.

The widows are appointed by the court of assistants, who require them to bring with them a certificate of their marriage, and a copy of the register of their husband's burial, regard being had to the ages, infirmities, and merits of the candidates.

The preachers are appointed in the same way. The candidates for this benefaction petition the court, stating in the petition the qualifications on which their application is founded. The benefaction is confined to clergymen of the Church of England, and it is expected that they should be persons in need of the benefaction.

THE RAM INN AND GOSWELL-STREET ESTATE.

In 1630, *John Meredith*, citizen and skinner, devised to the Company the Ram Inn, West Smithfield, upon trust, to pay to three poor aged freemen, and two poor aged widows of freemen, 3*s*. a-week each; such persons to be of godly and christian conversation, and not to dwell out of the liberties of London for a longer period than thirty days, without leave of the

master of the Company. The renter-warden was to receive 10*s.* for his trouble; the clerk of the Company, 6*s.*; and the two beadles, 3*s.* a-piece. The residue of the rents was to be at the disposal of the master, wardens, and assistants, to be applied to such uses as they should approve.

The testator also bequeathed his pasture-ground, called Clark's Close, comprising eight acres, situate in the parish of St. James, Clerkenwell, in the county of Middlesex, upon trust, to pay £5 each to two honest, poor, unbeneficed preachers of God's word, conformable to the doctrine of the Church of England; the same to be paid to such preachers until they should be further provided for: also, to pay £4:10, yearly, towards the relief of such poor people in the parish of St. Sepulchre Without Newgate as should inhabit within the liberties of the City of London: also, 20*s.* towards the relief of the poor people of the parish of St. Bartholomew-the-Less, near West Smithfield, London: also, the sum of £4:8, to be yearly disbursed in coals, towards the relief of the poor prisoners of the four several prisons of London. All the residue of the rents and profits was to be at the disposal of the master, wardens, and assistants, to be by them applied to such uses as they, in their "grave wisdoms and discretions," should think most meet and convenient.

The Ram Inn, with the appurtenances, as devised by the will of Mr. Meredith, has always been in the possession of the Company. About twenty years ago, a small slip of land adjoining the inn, at the back, and convenient to be used with it, was purchased by the Company, and let together with it. The rent of the premises, under the present lease, which expired in 1826, is £130 per annum. In 1795, £10 was added, on account of the slip of land that was incorporated with the property.

The pensions of the five aged persons were, by an order of the court, in 1792, augmented from £7:16 to twelve guineas per annum; the addition being considered as depending on the pleasure of the court.

The residence of the poor pensioners within the liberties of London does not appear ever to have been made a subject of inquiry or consideration in the application of this bounty; but on the widow of any of the freemen marrying again, she ceases to be entitled to receive her pay; and if a freeman enjoying the pension dies, it is continued to his widow, as long as she remains his widow.

The Company are in possession of the premises called Clark's Close; it consists of about eight acres, situate on the west side of Goswell-street-road, very near Sadler's Wells, by the side of the road going from St. John's Street to Islington.

It has been let, from the time the Company have had it till the year 1817, to the New River Company, their main pipes passing under the field. The lease to that Company expired about two or three years ago; and, upon the expiration of that lease, the Company advertised it to be let for building upon. It was accordingly let to James Whiskin, for a term of seventy years, subject to certain agreements and stipulations on

his part for laying the ground in streets, and covering the same with houses. For the first three years he was to hold it at a pepper-corn rent; in the fourth year, at a rent of £150, which was to increase £50 yearly till the ninth year, when during the remaining term of the lease, the rent was to be £525 per annum.

On account of this trust, £5 a-year is paid to each of two unbeneficed clergymen of the Church of England, which sums have been doubled, so that each of these clergymen now receives £10, the addition being considered as depending on the pleasure of the Company. The clergymen are appointed at a court of assistants when there is a vacancy; the different candidates make their applications, bringing with them testimonials of their good conduct and qualifications.

The Company also gives £4:10 a-year to the churchwardens of Smithfield, to be distributed by them to the poor of the parish, according to the directions of the testator; 20*s.* a-year is given to the churchwardens of St. Bartholomew-the-Less, to be distributed also agreeably to the will, for which sums the churchwardens give their receipts respectively; they pay to the four prisons specified in the will the sums of £1:2 per annum to each, amounting, in the whole, to £4:8, and take receipts from the officers of those prisons for such payments.

The total annual income from the Meredith charities is £645, out of which the Company disburse, yearly, in charity, £90:4, leaving an annual surplus of £554 : 16. This surplus the Company apply to their own use and benefit, considering it is as part of their *own general funds.*

BUDGE-ROW ESTATE.

In 1496, *John Draper* bequeathed four messuages, situate in the parish of St. Antholin, Watling-street, to the master, wardens, brothers and *sisters* of the guild of Corpus Christi, upon trust, that, after making certain specified payments to superstitious uses, they would pay, and bestow in coals, for the poor of the parish of St. Antholin, 13*s.* 4*d.* and to either gaol of Ludgate and Newgate, 13*s.* 4*d.*

The directions of the testator, with respect to the coals to the poor of the parish of St. Antholin, and the other payments to the gaols of Ludgate and Newgate, are more than strictly observed, as the Company pay to the churchwardens of St. Antholin, every year, the sum of £1 : 6 : 8, being double the amount directed by the will; and they also pay to each of the gaols of Ludgate and Newgate the sum of 13*s.* 4*d.* being the amount of the distribution prescribed by the will.

The prisoners of Ludgate are now transferred to Whitecross-street, but the Company still pay it as to the prisoners of Ludgate.

The Company have, in the parish of St. Antholin, at the corner of Size-lane and Budge-row, the houses mentioned in the following rental, producing about £740:—

	£	s.	d.
Messrs. Curtis, a house, No. 31, Budge-row; lease 21 years, commencing 1815; rent.....	50	0	0

Messrs. Pieschell and Co. a house, No. 32, Budge-row; lease 21 years, commencing 1815; rent	50	0	0
Messrs. Pieschell and Co. a house and premises on the east side of Size-lane; lease 21 years, commencing ditto; rent	200	0	0
Mr. Hunter, ditto, ditto; rent	350	0	0
Mr. Orr, two ditto, adjoining; lease 17 years, commencing 1817; rent	90	0	0
	£740	0	0

RAM'S HEAD, EASTCHEAP.

By an extract in the Company's Book of Wills, of *Nicholas Jennings's* will, which is found there, without a date, it appeared that Nicholas Jennings, among a variety of other devises and bequests, bequeathed, as follows, to the Company:—

"Item, I give and bequeath "unto the master and wardens "of the craft of Skinners of "London, and to their successors, for ever, a tenement, "with the appurtenances, called "the Ram's Head, in Eastcheap, "which is value, by year, £5 "sterling, upon condition they "should keep a yearly obit, "for ever, in the parish church "of Allhallows Barking, next "to the Tower of London, at "the day it shall please God I "shall depart this life, spending "at the said obit, or anniversary, "40*s.* sterling, in manner and "form following; first, to the "parson, or curate, being present at the said obit, 16*d.* "Item, to every priest and "clerk there being present, "8*d.* Item, for ringing of bells, "2*s.* 4*d.* Item, to the wax-chandler, for wax necessary "for the same obit, 2*s.* Item, "for bread and ale to the wardens, priests, and clerks present at the same obit, 5*s.* "Item, to the master-warden, "2*s.* Item, to every of the "four wardens, 16*d.* a-piece. "Item, to the renter-warden, "12*d.* Item, I give to every "of the clothing that hath been "warden coming to the said "obit, 4*d.* a-piece. Item, to "the clerk and beadle, every "of them, 8*d.* Item, I give "to two priests going with the "Company, every of them, 6*d.* "Item, the residue of the money "to be divided amongst the "poor parishioners of Barking, "by the discretion of the renter-warden, clerk, and beadle, to "them that stand in most poverty and need."

It appears to have been the meaning of this testator that the residue of the 40*s.* only was to be given to the poor of Barking, the object of the gift being that the Skinners' Company should thereby maintain an obit; and, by "the residue of the money," he seems to have referred to the money which was to be spent at the obit, otherwise no disposition would have been made of the remainder of the 40*s.* which might not be exhausted by the particular payments to be made out of it. If this be so, the charity to the poor parishioners of Barking seems so connected with the superstitious uses as to have gone, by the statute, to the king, as part of the 40*s.* forfeited by its original superstitious destination. The tenement belongs to

the Company in virtue of the devise to them; and, as they have never been called upon for the above sum, there may, perhaps, be ground to presume, after so long a period of uninterrupted enjoyment, a grant or release from the Crown. However this may be, the Company has, in point of fact, been in possession of the tenement, *without paying any money in respect of it*, as far back as can be traced.

PROPERTY FOR SUPERSTITIOUS USES.

It appears, from the original will, in the Hustings of London, that *Henry Barton*, in 1434, left to the rector of St. John, upon Walbrook, and to "the master, brethren, and sisters of the fraternity of the precious body of our Lord Jesus Christ," his mansions, houses, and cellars in Watling-street, Bread-street, and Westcheap; and, also, his messuage called the Red Lion, in Wood-street, with an alley, upon trust, to keep in repair certain houses in the said alley for the use, rent-free, of persons reduced to poverty through misfortune; in consideration of which, such poor persons were to offer up prayers for "the wholesome estate of Lord Henry the Sixth, and of his heirs, and of the souls of the testator and of his parents and benefactors." He, also, devised certain rents and premises in the parish of St. Mary, Aldermary, to the rector and churchwardens of that parish, on similar conditions of keeping obits, celebrating mass, and making prayers for departed souls. In default of these conditions being observed, the trust-property, under similar obligations, was to devolve into the hands of the mayor and chamberlain of London, and their successors.

The oldest book of the Company, containing a specification of their property, is dated 1644, which begins with an entry of "Mr. Barton's lands, in several places in Watling-street;" "in Little Wood-street;" in Skinners' Alley, Without Bishopsgate," and "gardens adjoining to the said alley." In another part of the book, under the head of "all manner of payments to be paid and disbursed by Mr. Renter-Warden," is entered a payment made out of Mr. Barton's lands to the poor, for his obit, not purchased, 46*s.* 8*d.* and to the king's receiver 2*s.* 4*d.*; making £2 : 9.

The only houses mentioned in the Company's books, since the year 1759, under the head of "Barton's Lands," are those in Watling-street.

The Company have six messuages in Watling-street, three of which are situate on the north side of that street; one (No. 63) on lease to Mr. Bloss; another (No. 64) on lease to Mr. D'Arville; and a third (No. 77) on lease to Messrs. Crook and Co. There are, also, three on the south side (Nos. 19, 20, and 21) all on lease to Messrs. Harris and Son. These houses are entered in the books of the Company under the head of "Mr. Henry Barton's Lands."

The Company have, also, a house in Cheapside, and, also, one in Eastcheap, but none in any place called Westcheap; and these houses in Eastcheap and Cheapside are derived to the Company under other and dif-

ferent titles. Nor have the Company any house now known as the Red Lion, in Wood-street; but there is a head in the receiver's books of rent of receipts for "houses in Wood-street," of which there are now four.

The Company have no rents arising out of any tenements in the parish of Aldermary, known by the name of Romayn's rents; nor have they any other property in Aldermary parish, except it may be two of the above-mentioned tenements on the north side of Watling-street, which appear to be in that parish.

The income which the Company derive from the houses in Watling-street is £339:5, which is applied to their own use. There are no existing charities which can be considered as having reference to this bequest of Henry Barton, or as substituted for it; nor does it appear, with certainty, that any tenements out of the testator's property, either in Wood-street, or elsewhere, have ever been assigned for the habitations of *poor people, rent-free,* although the payment of £1:4 to the poor, in Wood-street, for coals, according to the entry in the above-mentioned book for the year 1660, seems to have had some relation to that charity of the testator. The fire of London happened about that time, which, no doubt, made a considerable change in the situation of property in the city of London.

All the uses for which the property was given, as above, to the Skinners' Company appear to have been superstitious; and, as the habitations intended for the poor men were to be enjoyed by them upon condition of their praying for souls, such condition appears to have brought that part of the testator's bounty within the statute 1 Edward VI. c. 14. From all that appears, no valid charitable use is now subsisting under the above will. According to the statute, the property so given would belong to the Crown, but, after such a length of uninterrupted possession by the Company, a grant or release by the Crown might probably be presumed; with respect to which point, however, the Commissioners do not presume to give any decided opinion.

OBSERVATIONS.

The three last-mentioned trusts appear all to have been established for superstitious uses, and the endowments appertaining to them have been appropriated by the Skinners' Company. As we have met with several charities of a similar description (and others will, probably, occur) blended with the establishment of chanteries, obits, masses, and other expiatory services of popery, it may not be unacceptable to some of our readers to give an account of the dissolution of this branch of the ancient superstition.

It formed a primary part of the Romish faith that an evil life might be atoned for, and the souls of offenders redeemed from purgatory by the performance of certain solemnities for the special benefit of the deceased, their relatives, and friends. With the view of profiting by this mode of salvation, it was common, in the thirteenth and fourteenth centuries, for pious persons to bequeath a part of their possessions for the maintenance of some religious observance after their death; such as the endowing of a chapel or chantry, for the perpetual singing of masses, the establishment of an obit or anniversary of a person's death, the constant burning of a lamp, or light, in a chapel or cathedral. These trusts were confided to individuals, to chapters,

and collegiate churches; also, to the different corporations, guilds, and fraternities of crafts, which then existed in the community. At the Reformation, their revenues, on two several occasions, were seized by the Crown. The first act for this purpose was the 37th Henry VIII. c. 4; it was subsequent to the suppression of the lesser and greater monasteries. In the preamble to this act, the reason alleged for this spoliation is the perversion of the revenues by the priests and others entrusted with their management; but, in the subsequent statute of Edward VI. a different and more protestant reason is assigned. As the preamble to the last act is curious, for more reasons than one, we insert it:—

"Considering," says the statute, "that a great part of superstitions and errors in christian religion hath been brought into the minds and estimations of men, by reason of their ignorance of their very true and perfect salvation through the death of Jesus Christ, and by devising and fantazying vain opinions of purgatory and masses satisfactory to be done for them which be departed; the which doctrine and vain opinion by nothing more is maintained and upholden than by the abuse of *trentals*, [the celebration of thirty masses for the dead,] chantries, and other provisions made for the continuance of the said blindness and ignorance; and, further, considering that the alteration, change, and amendment of the same, and converting to good and godly uses, as in erecting of *grammar-schools to the education of youth in virtue and godliness*, and the further augmenting the universities, and better provision for the *poor and needy*, cannot, in this present parliament, be provided and conveniently done," &c.

Under this statute, all the lands and possessions for the maintenance of "chauntry-priests" were seized by the king; and the rent-charges appropriated to superstitious uses were paid by the companies into the exchequer. "This," says Stow, "was a great blow to the corporations of London, which were extremely weakened in their incomes and revenues by thus taking so much from them, and brought their charitable donations to an end. Nor was there any other way for them but to purchase and buy off these rent-charges, and get as good pennyworths as they could of the king. And this they did, 3 Edward VI. by selling other of their lands to enable them to make these purchases; this cost them £18,700. Which possessions, when they had thus cleared again, they employed them to good uses, according to the first intent of them, abating the superstitions."—*Strype's Stow*, v. ii. p. 336.—But, although the sum paid by the companies, to purchase back these possessions, was so considerable, we learn, from the same industrious chronicler, that the companies contrived, to a considerable extent, to evade the operation of the statute, either by concealing their estates and revenues, or giving them in much below their real value; and at which undervalue they afterwards repurchased them of the Crown. This appears from a statement presented to Queen Elizabeth and her council, in 1587, upon occasion of a new inquiry then about to be instituted into such collegiate and chantry foundations as had eluded the former investigation. In order to avert this second inquisition—which had been set on foot by Sir Edward Stafford and other "prying fellows," as Stow terms them—they alleged their revenues were all expended on the poor, in support of scholars, and other good uses, "without employing any one penny thereof in their *dinners*, or other like charges; but the same were wholly borne out of their quarteridges, and the wardens' charges out of their *own purses*." We doubt whether the City companies can say quite so much, at this day, for the purity of their financial administration.

As the Skinners' Company was one of the twenty-eight companies that repurchased their possessions of the Crown, it is probable the endowments of the three charities of *Draper*, *Jennings*, and *Barton* formed a portion of the confiscated property which was either bought back or never surrendered under the statute.

Before concluding, we cannot help remarking that the language of the statute we have quoted affords some light for interpreting the uses of grammar-schools. It seems they were not erected, as some contend, simply for teaching the *dead* languages, but for "the education of youth in virtue and godliness." This is a point of some importance, as a large proportion of them was established in the reign of Edward the Sixth. It may, also, be remarked, in favour of appropriating these foundations to the use of the poor, that many of them were endowed out of the revenues of suppressed religious houses, and were, probably, intended as some compensation to the poor for the injury they are supposed to have sustained by that measure.

FENCHURCH-STREET ESTATE.

In the Will-book of the Company, p. 68, is a copy of the will of *Lawrence Atwell*, in 1588, whereby he devised to the Company his messuages and tenements, in Fenchurch-street, London; also his house in the parish of St. Thomas the Apostle; and all his lands and tenements, in Godalming, in the county of Surrey; and, also, his lease of the tenements at Christ-church, London, upon trust, that, after making, out of the rents and profits, certain payments therein mentioned (and long since determined) they should, with the residue of the profits, make a stock, from time to time to be employed in *some good sort*, whereby poor people, and especially such as were free of the Company, might be set on work, and yet the stock kept and remain whole, and increased, yearly, with the revenues of the lands and tenements, saving only that out of the stock he willed there should be, yearly, for ever, allowed £20 towards a dinner for the master and wardens, and their successors, at their hall, on the election-day of the wardens.

The Company have two houses, one in Fenchurch-street, and another behind it in Modiford-court, which are considered as having been derived under this will. In the Company's book, among other heads of property, these are classed under the denomination of "Lawrence Atwell's Lands." They have, also, a house, in the parish of St. Thomas the Apostle; and, in the town of Godalming, they are the proprietors of a row of small tenements, with a small parcel of ground adjoining. The house in Fenchurch-street is numbered 36, and produces a rent of £250 per annum. The house in Modiford-court is let at £150 per annum; and that in the parish of St. Thomas is rented at £73: 10 a-year. The houses and land at Godalming produce £60 a-year. The total rents derived from the property is £533: 10 per annum.

The rents and profits of these several tenements are received by the Company, and *carried to their general account;* nor does it appear that any particular application has been made of them, with a view to carry into effect any special purpose under this will; and, therefore, this seems to be a case proper to be put into a course of legal inquiry.

MRS. FRANCES CLARK'S GIFT.

The date of this gift is unknown, but it appears to have been a legacy of £200 to the Company, on trust, to pay £10, annually, towards the relief of the poor and lame people within the Hospital of St. Thomas, in Southwark. The accounts of the Company make it appear that

this annual sum is paid to the proper officer of the said hospital, for which payments receipts are regularly taken.

LOAN CHARITY.

Sir *Wolstan Dixie*, in 1592, left £500 to the Company; of which, £200 was to be advanced in loans of £50, for three years, and the remaining £300 in loans of £30, for the same period of time. Of the interest, five marks was to be disbursed in coals among the poor of St. Michael Bassishaw, and the remainder given to the Company and their officers for their trouble.

The testator, also, devised to the Company an annuity of £10, issuing out of his messuage and other tenements in the parish of St. Michael Bassishaw, London; which £10 should be given towards the maintenance of a lecture of divinity, to be read, two days in every week, in some convenient church within the city of London, which he would wish to be the church of St. Michael Bassishaw; which lecture should continue, yearly, from the Feast of St. Michael the Archangel until the Feast of Easter.

The Company pay, annually, £3:6:8 to the poor of the parish of St. Michael Bassishaw, and £10 to the lecturer; but no loans are made, as directed by the will of Sir Wolstan Dixie.

WILLIAM STODDARD'S CHARITY.

This was a grant, in 1611, by *William Stoddard*, citizen and skinner, of his messuage and 17½ acres of land, situate at Pinsnolhill, in the manor of Herringay, alias Harnsay, Middlesex, on trust, for the application of the rents and profits to charitable uses; that is to say, £4, yearly, for two dinners for the poor children in Christ's Hospital, London; the one dinner upon New Year's day, and the other dinner upon Candlemas-day in every year; the sum of 20*s.* yearly, amongst the resident officers of the Hospital; £6, yearly, to the master, wardens, and commonalty of the Company, towards the relief of their poor; and all the residue of the rents and profits to be for the maintenance of the poor children of Christ's Hospital, to the intent that ten children of poor freemen might always be entitled to receive the benefit of that charity: such ten poor children to wear green caps and green facing on their coats, whereby they might be discerned and known amongst the rest of the children of the Hospital.

The Company, shortly after the donor's death, gave up all their interest in the premises to Christ's Hospital, in consideration of the Hospital's agreeing to perform the trusts of the will, paying to them an annuity of £6, and permitting them to have constantly ten boys on the foundation. This arrangement was agreed to and ratified by the governors of Christ's Hospital, who give admission to ten boys nominated by the Skinners' Company. They also pay to the same Company an annuity of £6; but of this sum the Company make no specific application; it is mixed with their own funds, and considered as virtually carried to the purposes for which it was given, in the annual distribution which is voluntarily made by them amongst their own poor.

GIFTS FOR LOANS.

In the Will-book of the Com-

pany are the following donations:—

£100 to be lent out in five equal portions to five young men, freemen of the Company, from four years to four years, upon their giving sufficient security for the repayment, they paying for the same 10*s.* for every £20 for such loan to them.

£200, bequeathed by *Robert Bateman*, to be lent to four young freemen, from four years to four years, in portions of £50 each, they paying interest at £2 per cent.; two of them to be merchants or persons trading beyond the seas, and the other two using the art of a skinner, or the trade of a linen-draper or upholsterer.

£200, given by *Matthew Bateson*, to be lent out to four artisans, skinners, each £50 a piece, *gratis*, giving good security for the repayment.

£100, by *Barbara Champion*, to be lent to four young artisans, skinners, by portions of £25 each, for three years, *without interest*.

£200, by Sir *William Cockayne*, to be lent to four young freemen, to each £50, *gratis*, for three years successively, for ever, paying 10*s.* yearly to the officers of the Company for their pains taken therein.

£100, by Sir *Abraham Dawes*, to be lent out to two young tradesmen of the Company, each £50 for a year, *gratis*, paying 10*s.* each to the clerk of the Company, for making out the bonds, and giving good security for repayment.

£100, bequeathed by *George Forman*, to be delivered out in *free loan* to five poor beginners of the Company, using the trade of upholders within the city, £20 a piece; and, for want of such beginners using the trade of upholders, then the £100 to be divided among five poor beginners using the trade of skinners.

But, with respect to these seven last-mentioned donations, the Commissioners are given to understand, that there is neither entry nor trace from which it can be collected that any of them were ever received or applied.

OBSERVATIONS.

The following statement comprises a summary of the income and expenditure of the landed charities under the control of the Skinners' Company, exclusive of the money-legacies:—

	Income.	Expenditure.
Tonbridge Free Grammar-School	£4578 1 6	£238 0 0
Sir Andrew Judd's Almshouses		99 8 0
Henry Fisher's Charity	120 0 0	
Sir Thomas Smith's Charities	270 0 0	142 16 0
Hunt's Pensioners	619 16 0	120 0 0
Ram-Inn and Goswell-street Estate	645 0 0	90 4 0
Budge-row Estate	740 0 0	2 13 4
Ram's Head, Eastcheap	unknown	unknown
Property for Superstitious Uses	339 5 0	
Fenchurch-street Estate	533 10 0	
Total	£7845 12 6	£693 1 4

It thus appears the known landed revenue of the Skinners' Company

amounts to £7845 : 12 : 6, and the expenditure on account of this revenue to £693 : 1 : 4, leaving a yearly surplus of £7152 : 11 : 2 for the *general fund*. Of course, this surplus will sustain considerable abatement under the new arrangement for Tonbridge School; but, as the additional expense to be incurred on this foundation is chiefly in salaries to the masters, and the increase in the number of exhibitioners, both of which are appointed by the Company, it may be deemed an outgoing in which they are directly interested, and, consequently, does not abstract from the general wealth of the fraternity.

The Skinners' Company is one of the twelve, and was incorporated in 1327, by Edward III. under the title of the "Master and Wardens, Brothers and Sisters, of the Guild or Fraternity of the Skinners of London, to the Honour of God and the precious body of our Lord Jesus Christ." It appears, like many of the guilds at that period, to have been both a civil and religious institution, and the members to have been of both sexes. They were, formerly, divided into two fraternities, one at St. Mary, Bethlehem, and the other at St. Mary, Spital, but they were united by Richard II. who gave them a new charter, which was confirmed by Edward VI. These grants restrained the Company from making by-laws, and every member on being admitted to his freedom is to be presented to the Lord Mayor.

The flourishing days of the Company were when sables, lucerns, and other such furs were worn for tippets, and formed an essential part of the dress and costume of the monarch, nobility, and gentry. In those times, they were rich and numerous, keeping large establishments, and contributing liberally to the service of the state. The building of their hall, on Dowgate-hill, is said to have cost £18,000.

The government of the Company is vested in the master, four wardens, and a numerous court of assistants. The present master is S. Rowsell, Esq.; the wardens are W. S. Burbidge, J. Wade, W. K. Child, and J. Wells, Esquires.

Tin-Plate-Workers' Company.

MIERS'S GIFT.

THE only charity of this Company is a gift by *John Miers*, who, by his will, dated 30th April, 1779, bequeathed to the master and wardens of the Company of Tin-Plate-Workers, of which he was a member, £150, to be laid out in the Three per Cent. Bank Annuities; and he directed that the annual dividends should be divided amongst the poor of the Company, at the February court, yearly.

The legacy was received, and laid out in the purchase of £245 Three per Cent. Consols, which is now standing in the names of the master, wardens, and commonalty of the Tin-Plate-Workers' Company, as a separate fund.

The annual dividends, amounting to £7 : 7, are distributed once a year, at the court of assistants, holden in February, to poor freemen of the Company, chosen by the court. The number usually consists of about

eighteen, of whom a regular list is kept, and as one dies off, another is chosen.

An account of the receipt and distribution of the fund is regularly entered in the wardens' book.

COUNTY OF STAFFORD.

CITY OF LICHFIELD.

The City of Lichfield was anciently governed by a guild and guild-master, which had their first establishment in the reign of Richard II. in the year 1387. Soon after the dissolution of the guild, by act of parliament, 2 Edward VI. a charter of incorporation was granted to this city by the same king; which was to consist of two bailiffs and twenty-four burgesses; twelve of whom had been masters of the guild. Several other charters were granted by succeeding sovereigns, the provisions of which were confirmed by that of Charles II. and the constitution of the city as now existing determined.

This charter, dated November 5, 1664, directs that two bailiffs shall be annually elected by the brethren on St. James's day; that the senior bailiff shall be nominated by the Bishop, keep a part of the seal and be escheator; that the bailiffs, at the expiration of their offices, shall be justices the succeeding year, and shall, together with the then bailiffs, hold courts of record, &c. have the use of fines and dues; that there shall be twenty-one brethren elected from among the citizens, and so called to aid and assist the bailiffs, as the common-council of the city; that the bailiff, or any of the brethren, shall be liable to be removed by a majority of the body; and, upon the death or removal of any, others shall be elected by the like authority. It empowers the bailiffs and brethren to hold courts of gaol-delivery; to award judgment of death or other punishment; and, also, to elect a recorder, steward, and common clerk; but none of these officers are to act without having first obtained the approbation of the Crown. They may, also, annually elect a sheriff, and any one refusing to serve may be fined or imprisoned, and excluded from all the privileges of the city.

Under the authority of the charters granted to this city, the several fraternities and companies were formed of saddlers, glovers, whittawers, tanners, smiths, bakers, coopers, cutlers, &c. A list of these and their by-laws may be found in Harwood's History of the "City and Antiquities of Lichfield."

WOMEN'S HOSPITAL.

The hospital for women, in Bacon-street, Lichfield, is said to have been built, in the year 1424, by William Hayworth, Bishop of Lichfield and Coventry, who is stated, in the *Anglia Sacra*, vol. i. p. 453, to have given to the sacrist of the cathedral and the master of the guild of St. Mary, in that city, a piece

of ground in Bacon-street, situate among the vicar's tenements, "*ad usum pauperum indigentium*," which grant was confirmed by the Dean and Chapter in that year. The earliest endowment of the hospital that is known was made by Thomas Milley, one of the canons residentiary, by an indenture, dated the 20th of October, 1504, in which he is styled, "*Fundator elimosinarii quindecim pauperum mulierum, in Bacon-strete;*" but it appears, from the expressions in the deed itself, that the hospital had been previously in existence.

In this indenture it appears that Thomas Milley had granted to three of the canons residentiary, the sacrist and three other clergymen, and five laymen, the following premises; viz. one croft and garden in Lichfield, lying in Sandford-street, on which divers houses were then built; one moiety of a burgage in Bridge-street, (now Bird-street,) Lichfield; certain lands, tenements, meadows, and feedings, in Elmhurst, called the Coupers, abutting on the lane called Hansacre-way; certain lands at Bloxwich, *alias* Birch-hills; five selions of land at Burway-copp; certain tenements and lands at Chorley; and certain tenements at Pipe-hill. It is provided that the feoffees shall permit the sacrist of the cathedral of Lichfield to receive the annual proceeds of the premises, and distribute them, in the first place, to certain superstitious uses; and then the grantor, "regarding the manifestly needy state of the house and poor in Bacon-street, and in a spirit of compassion and piety, desiring to relieve them," ordained that the sacrist should provide, annually, and distribute among the fifteen poor persons of the house, household necessaries *(focalia)* to the amount of 20*s.* viz. in coals, in utensils, *(armis,)* and in moneys numbered to each of the fifteen annually, 5*s.* or 6*s.* to be paid quarterly if it might reasonably be, the repairs of the house being sufficiently done; he further directed, when the feoffees should come to the number of only two, by death, the sacrist should require the two survivors to re-enfeoff to so many others, as to the sacrist should seem most expedient; and that the sacrist, for his pains, should annually receive 13*s.* 4*d.* In case the sacrist was found remiss in the performance of these conditions, it was desired that the Dean of Lichfield would compel him, by ecclesiastical censures, to a due observance of them.

The trustees of this charity have been regularly continued by successive feoffments. Of sixteen feoffees, appointed by the last trust-deed, in 1808, there are now living, the very Rev. I. C. Woodhouse, *D.D.* dean of Lichfield, the Rev. Dr. Buckeridge, precentor, the Rev. J. F. Muckleston, vicar-choral, the Rev. B. J. Proby, the Rev. T. Levett, the Rev. E. S. Remington, Trevor Jones, *M.D.* William Mott, Esq. Thomas White, Esq. Arthur Hinckley, Esq. Henry Chinn, gent. and Thomas Hinckley, gent. They are in possession of property answering to the several descriptions in the original grant of Milley, except the five selions of land in Burway-copp (now called Borrow-cop).

Besides the premises enumerated in Milley's grant, the trustees are possessed of the follow-

ing; viz. a garden in the Townfield, near Sandford-street, and a piece of land adjoining, called Morgan's Close; Lion's Croft, in Bacon-street; God's Croft, near Bacon-street; five houses and gardens in Stow-street; a tenement and ground in Wade-street; and a parcel of land at King's Bromley, called Milkisoon-hedge, or Lease-meadow. It is impossible to discover how this part of the trust-property was acquired. Traces of it are found in the earliest books of the charity now extant, but which go back no farther than 1742, and there are no other documents or tradition respecting it. It is open to conjecture that part of it may have been received in exchange for the land in Borrow-cop and Castleditch-field, or that it may have constituted, in whole or in part, the property of the hospital, previously to Milley's grant. It is stated in Harwood's History of Lichfield, but on what authority does not appear, that Milley "increased the revenues of the hospital," which imports a prior endowment.

To the rest of the trust-property must be added the hospital-premises, consisting of a building, principally of brick, containing fifteen comfortable apartments, and a room which is used as a chapel, with a small garden at the back.

The present rental of the estates of the hospital amounts to £346 : 2 : 10½. The Rev. E. S. Remington, one of the feoffees, is lessee of a small portion of this property, but it is proper to state that he purchased the leases prior to his appointment.

There is also personal property belonging to the charity, arising from a fall of timber, in 1809, and a legacy of £100, left by Mr. *Hand*, in 1780; and which, together, in 1820, were invested in the purchase of £500 Navy 5 per Cents. Mrs. *Gastrell*, in 1786, paid to the Rev. H. White, the sacrist, £100, for the Women's Hospital. This sum still remains in the hands of Mr. White, who pays £5 per cent. interest.

The total income of the hospital dispensed by Milley's feoffees, is as follows:—

Rent	£346	2	10½
Dividends on £500 Navy 5 per Cents.	25	0	0
Interest of Mrs. Gastrell's donation	5	0	0
	£376	2	10½

Which income is thus applied; viz.—

Paid to the sacrist, who is, also, chaplain of the hospital, and occasionally reads prayers in the chapel there	£8	0	0
To ditto, for administering the sacrament as often as it takes place, which is generally once a year	0	7	6
To the sacrist's assistant, who acts as steward and agent to the charity	12	12	0
To fifteen poor women 5*s*. a week each	195	0	0
To ditto, £1 each, quarterly	60	0	0
To one of the women for nursing and waiting on the sick, 1*s*. a week	2	12	0
To the men's hospital, on account of Saturford's gift	1	4	0
Insurance	1	16	0

Chief rent to the Marquis of Anglesea	0	6	8
Street-tax, under the lighting and paving act	0	13	0
Land-tax for the land at Chorley	0	5	4
Burgage-rent	0	1	0
Law-expenses—average of ten years	7	11	5
Repairs of hospital, ditto	9	0	0
Contingent expenses, relative to the charity estate, ditto	6	8	10
Sundries, ditto	1	7	3
	£307	5	0

Which leaves an annual surplus upon the present income of £68 : 17 : 10½.

The poor women inhabiting the hospital are chosen by the feoffees from among the most respectable of the lower classes, weight being generally given to the circumstance of their not having received parochial relief. They are chiefly aged and infirm persons. It was stated that the meetings of the feoffees, which are called for the purpose of filling up vacancies, are in general very fully attended, and that pains are taken to ascertain the character and conduct of the applicants.

Besides the allowances made to them by Milley's feoffees, the almswomen receive annually a sum of £25 : 4 from Fecknam's charity, and two sums of £5 and £4 : 4 from the Corporation, of which benefactions an account will be given under distinct heads. These additions make the amount of their annual receipts £289 : 8, or about 7*s.* 5*d.* per week each. The feoffees, conceiving that this provision is sufficient for their comfortable support, are desirous of applying the excess of the annual revenue in an extension of the objects of the charity, and, with that view, have applied for, and obtained, the sanction of the Court of Chancery for the appointment of an additional number of women as out-pensioners, who should receive similar allowances to the fifteen almswomen in the hospital, and should, as vacancies among those fifteen occur, be admitted as residents in the hospital, if they appear to the feoffees proper objects to be so placed. The order of the Court for this enlargement of the charity had been too recently obtained to be acted on at the time of the Inquiry.

ST. JOHN'S HOSPITAL.

From the authorities referred to in Harwood's History of Lichfield, it appears that the religious house, or hospital, of St. John, in that city, was founded as early, at least, as the reign of King Henry the Third, by one of the bishops of the diocese. The earliest intimation of the nature of the original establishment is in the year 1252, when Radulph de Lacock, canon of Lichfield, gave lands at Elmhurst and Stichbrook, for the maintenance of a priest to celebrate mass for his soul, and for the support of the poor and infirm in the hospital. The confirmation of this grant, by the bishop and chapter, is found in the registers of the cathedral, and is stated to have been made in the presence of the dean, of the prior of the hospital of St. John, and of the brethren and sisters there serving God.

The Bishops of Lichfield and Coventry appear, in early times, to have frequently held visitations of the hospital, and to have regulated the conduct of the establishment. But it fell into great mismanagement and decay previously to the time of Bishop Smyth, who came into the see in the reign of Henry the Seventh. This bishop rebuilt the premises, and in 1495 promulgated a new body of statutes, by which the present establishment is governed, and which circumstances have occasioned him to be frequently characterized as the founder of the hospital.

By these statutes, which were produced by the master of the hospital, it is, amongst other things, provided as follows:—

That there shall be one master or warden in priest's orders, and that he be collated from time to time by the Bishop of Lichfield and Coventry.

That the master of the hospital, for the time being, shall have, for the maintenance of himself, and for the support of the burdens incumbent upon him, all the rights, revenues, rents, profits, tithes, oblations, and emoluments belonging to the hospital.

That there shall be one master of grammar, in priest's orders, who, within the hospital, in some proper place appointed for the purpose by the master, shall instruct, in grammar, all scholars whatsoever and whensoever coming, gratis, and especially the poor, who have not the opportunity of learning, by reason of the indigence of their parents; which master of grammar shall receive, annually, for his salary, £10 sterling, to be paid quarterly, out of the profits of the hospital; with which annual stipend of £10 the master of grammar shall be fully contented, nor shall presume to exact, from his scholars, or their parents or friends, any thing for his instruction, under pain of perjury; but it is permitted to the master to receive, from the friends or parents of the scholars, any thing that may be spontaneously offered from their benevolence.

That in the hospital there shall be one honest man, sufficiently skilled in the science of grammar, who shall bear the office of usher under the grammar-master, who shall diligently teach the scholars there, gratis, and assist the said master in the school; which usher shall receive, annually, for his salary, 100*s.* sterling, to be paid quarterly, by the hands of the master of the hospital, or of his deputy there.

That the master shall find a chaplain, of honest and approved conversation, who shall daily celebrate divine service in the chapel, and shall receive an annual stipend of eight marks sterling, from the master.

That the master of grammar, usher, and chaplain shall be appointed by the master, or warden, within two months after every vacancy, otherwise the appointment shall lapse to the bishop; and if the bishop shall omit to appoint within the two following months, the dean and chapter of Lichfield shall fill up the vacancy. And it is directed that the master of grammar, usher, and chaplain shall not be amoved, unless for just and reasonable cause, by the Bishop of Lichfield and Coventry for the time being, upon the complaint of the master of the hospital, or his deputy there. Chambers are to be pro-

vided, by the master, within the hospital, for the master of grammar, the usher, and the chaplain, who are enjoined personal and continual residence within the hospital.

It is ordained that there shall be in the hospital, for ever, thirteen honest poor men, especially such as have lived honestly, and upon whom the inconveniences of old age and of poverty, without any fault of their own, have fallen.

The poor men are not to absent themselves from the hospital for one day, nor to sleep without the hospital, without the leave of the master.

They are to be present at prayers every day, especially on Sundays, and take an oath of obedience to the bishop and the master.

They are not to waste, consume, nor pawn the goods brought with them; and, when they die, are to leave them to the house.

Every poor man is to receive 7*d.* a-week, for ever, which the master is to pay every Friday, after dinner, without deduction; with which 7*d.* thus weekly paid, the poor men are to remain contented; nor must they presume to beg, upon pain of expulsion from the house, after a third admonition.

It is provided that the prebendary of the prebend of Freford shall nominate one of the thirteen poor men to be admitted.

The master is to supply any vacancy among the poor men within one month; otherwise the Bishop of Lichfield and Coventry shall appoint: and if the bishop shall not appoint within another month from the time of the lapse, the dean and chapter of Lichfield, for that turn, are to have the nomination.

Then follows a clause by which the bishop reserves to himself, for life, the appointment of the master of the hospital, the grammar-master, usher, chaplain, and poor men, (except the poor man to be nominated by the prebendary of Freford,) "saving to himself, during his "natural life, and, after his "death, to his successors, "Bishops of Lichfield and Co-"ventry, the power of adding, "substracting, diminishing, in-"terpreting, and declaring in "the premises, and every of "them."

Various acts of visitation appear to have been exercised by the Bishops of Lichfield and Coventry subsequently to the above statutes, the last of which was by Bishop Cornwallis, in 1752. The Commissioners, however, did not deem themselves precluded, by the above clause, from inquiring into the eleemosynary part of this establishment; and, at the express request of the Bishop of Lichfield and the master of the hospital, they proceeded with the investigation.

The property of the hospital consists of several farms and parcels of land, lying in various directions in the neighbourhood of Lichfield, and containing, now, after deducting part thereof, sold in 1800, for the purchase of the land-tax, 583*a.* 35*p.*; and of an estate at Denhall, in Cheshire, containing 203*a.* 25*p.*; in the whole, 786*a.* 1*r.* 20*p.* This property is let to various tenants, amounting in number to eighty-seven, upon renewable leases for three lives, with small reserved rents and fines upon renewal.

The amount of the reserved rents, including the redeemed land-tax, is £177: 1: 6. The fines were formerly taken at two years' improved value; but the late master, Dr. Outram, took into the calculation the ages of the remaining lives, which made the amounts variable. The Commissioners had no access to the accounts of the different masters prior to Dr. Outram; but in the seventeen years, from 1804 to 1821, during which he held the situation, the fines received amounted, in the whole, to £3027: 1; affording an average annual receipt of £178, and making, with the reserved rents, the total annual average income of the hospital £355: 1: 6. In addition to this, there is a good house, with seven acres of land attached to it, belonging to the master, and now occupied by him, but which the late master, after having expended above £1200 in improvements, let for £105 per annum.

The whole of this income is received by the master, according to the direction of the statutes, who makes out of it the following payments, viz.—

	£	s.	d.
In respect of the establishments directed by Bishop Smyth, viz. the almsmen, school, and chaplain	176	16	4
Receiver of the rents	10	0	0
Chief rent to the Marquis of Anglesea	2	0	0
Street levies	2	10	0
Bread and wine for the sacrament	3	3	0
Small charges for washing surplices, sweeping chimneys, receipt-stamps, and payments to the clerk of the chapel	2	7	4
	£196	16	8

Deducting this charge from the total average income of £355: 1: 6, there remains to the master £158: 4: 10 per annum, out of which he has to repair the buildings, which are old and of very considerable extent; and is likewise accustomed to make some other occasional payments on account of the almsmen not included in the above sum.

There are thirteen almsmen in the hospital, who (with the exception of one nominated by the prebendary of Freford,) are selected from persons of respectable character among the lower orders, who have carried on some trade while able, and have been reduced in their circumstances. A preference is given to the inhabitants of Lichfield, but the masters of the hospital have not considered themselves as locally restricted in their choice. Each almsman receives 3*s.* 6*d.* weekly. He has, also, a cloak, furnished at the master's expense, as it becomes necessary. They have each a separate apartment in the hospital, with a small garden, the furniture of which apartment remains for the use of the successive occupiers. This furniture is not now provided by the old men, but has, for some time past, been provided, as it was wanted, by the master, the expense of which, in the year 1821, amounted to £10.

The old men have, also, some small emoluments from other charities, which will be hereafter

mentioned. Their total money-income is 4*s.* 6*d.* weekly.

ST. JOHN'S HOSPITAL-SCHOOL.

In addition to the endowments of Bishop Smyth, this school derived a further provision from the benefaction of *Richard Walker*, Dean of Chester, who, in the reign of Elizabeth, granted to the bailiffs and citizens certain messuages and lands in Lichfield, Elmhurst, and Longdon, on trust, to pay, yearly, to the schoolmaster, £3:6:8; to the usher, 33*s.* 4*d.*; and unto six poor scholars of the City of Lichfield, 26*s.* 8*d.* each. The residue of the rents to be to the use of the bailiffs and citizens, to the intent they may more diligently execute their trust.

Part of the property belonging to the Corporation, which they ascribe to this grant, are three houses in the Close, and the site of a fourth, formerly standing there, with a garden behind, which are called College Houses, being part of what was formerly the new college of chantrists, in the City of Lichfield. These premises have being granted by the Corporation to William Mott, Esq. registrar of the dean and chapter of Lichfield, for a term of ten thousand years, subject to a rent of £13 per annum. It appears, also, that certain lands which the Corporation have at Elmhurst, Carborough, and King's Bromley, were derived to them from the same Richard Walker; they have, also, property at Longdon, but they have no means of tracing it to Walker's grant.

No school has now been kept in the hospital for many years. The precise time and circumstances of its discontinuance it was impossible to discover, but it seems to have been in an inefficient state at the time of Bishop Lloyd's visitation, 1696. The cause of its decay appears to have been the inadequacy of the income, owing to the change in the value of money, to maintain a schoolmaster properly qualified, and, in consequence, a new application of the funds was directed.

The £10, originally given to the master of the school, has been added to the chaplain's salary; but the rest of the funds appropriated to the support of that school passed to the town grammar-school, by which it was superseded. Dean Walker's annuities are now paid by the Corporation to the master and usher and six scholars in the last-mentioned school; and the usher, also, receives, from the master of the hospital, the £5 a-year, given by Bishop Smyth to the usher of the hospital-school.

The regular salary of the chaplain, which Bishop Smyth's statutes fixed at eight marks, with the addition of the £10, originally given to the schoolmaster, is £15:6:8; but it has been customary, of late years, to give him £20. The service which he performs for this is to read prayers, in the chapel of the hospital, every Sunday morning, and every Tuesday and Thursday afternoon, and to administer the sacrament four times in the year. On all these occasions the old men are expected to attend. The present chaplain, who is the master of the free grammar-school, does not reside in the hospital.

CHARITY TO THE TWO HOSPITALS.

From the recitals of the trust-deeds it appears that *John Feck-*

nam, of the city of Lichfield, innkeeper, in 1585, devised one barn and croft, situate in School-house-lane, and twenty acres of arable land, lying in the common fields of Lichfield, in trust, to pay one moiety of the rents and profits to the poor men inhabiting the almshouse in St. John-street, and the other moiety to the poor women inhabiting the almshouse in Bacon-street.

The barn and croft, in School-house-lane, were exchanged, in 1817, under the provisions of the Lichfield Enclosure Act, with Stephen Simpson, Esq. for 1*a.* and 27*p.* of land on the Marsh. The rest of the lands remain in the possession of the trustees, except that they have none, at present, in Sandford-field.

It appears, from the books of the charity, that, in 1806, the rental was £35:5, and, in the following year, was increased to £53:18, since which time it has, by various additions, gradually reached its present amount, which appears to be the fair value of the respective premises. This sum is equally divided between the two hospitals, after defraying the land-tax and the receiver's salary of three guineas.

Beside the charity of *Feckman*, certain payments are made, quarterly, or otherwise, to the two hospitals, by the Corporation. The sums paid to the Women's Hospital amounts, yearly, to £9:4; that to the men's to £1:8. These payments originated in the benefactions of persons named *Cressett*, *Walton*, *Salte*, and *Allen*.

THE FREE GRAMMAR-SCHOOL.

The free grammar-school, at Lichfield, is generally considered to have been founded by King Edward VI.; but the Commissioners were unable to discover, among the records at the public offices, any grant to that effect. The only circumstance that appears to connect the school with a royal foundation is a payment, from the receipt of the Exchequer, of £5:19:4 a-year to the master, and £5 to the usher, and which seems to have constituted the only endowment of the school.

The earliest document that could be found relating to this school is a feoffment, in 1587, by James Weston and others, to Zachary Babington and others, of a tenement or brick house, then used as a school, called the New School, and a close, or garden, on part of which the house was erected in St. John-street. By a schedule, annexed to this deed, it is directed that the feoffees should permit the house to be for ever used and enjoyed as a free grammar-school, and the croft and wall to be employed to the use, easement, exercise, and repast of the scholars there.

These still form part of the school-premises; but the present school-house was erected in 1692, at the joint expense of the Corporation and the feoffees of the conduit-lands, in part upon the site of an old house belonging to the Corporation, appropriated to the use of the schoolmaster, and in part upon the site of an ancient burgage purchased, for that purpose, by the feoffees.

It appears, from the account of St. John's Hospital, that the grammar-school, founded by Bishop Smyth, has been incorporated with, and part of its revenues transferred to, the city grammar-school, of which we are now speaking. Those revenues, with the payments from the Exchequer,

and some allowances from the Corporation and the trustees of the conduit-lands, constitute the income of this school, which amounts to £105:19:4. Of this sum, the head master receives £75:19:4, and the usher £30.

The sums of £1:6:8 each, given by Dean Walker, to six poor scholars in the hospital-school, are, also, paid by the Corporation to six poor boys in this school, appointed by the bailiffs. These boys receive their education gratis, and are, in fact, now the only free scholars in the school.

When the present masters were appointed it was settled by agreement with the Corporation, who make the appointment, that the head master should receive two guineas per quarter, for each of the day-scholars from the town, received into the upper school, and the second master, or usher, one guinea per quarter, for each of those received into the lower school.

The boys in the upper school are taught Greek, Latin, English grammar, arithmetic, mathematics, and writing, by the head master, assisted by an usher paid by him; those in the lower school are taught English reading, writing, and arithmetic, by the second master, who is, however, stated by the head master to be qualified and ready to give classical instruction, if required. The six free scholars are at present in the lower school. The parents of these children are generally in such a situation of life as not to desire any higher species of education for them, but such would be given, if desired. These free boys remain in the school and receive the annuity for four years.

The head master resides in the school-house rent free, where he accommodates, at present, eighteen boarders; including these, the present number of scholars is between thirty and forty.

It occasions some dissatisfaction in the town, that this seminary no longer retains the character of a *completely free grammar-school* for the inhabitants of Lichfield, which it appears to have possessed till within no very distant period. It is, however, obvious, that the very scanty endowment would, alone, afford no adequate remuneration for the labour of instruction to all who might apply, as day-scholars, for the education now afforded there, though aided by the advantage of a free residence and the power of taking boarders. The allowances from the Corporation and the trustees of the conduit-lands, which appear to have existed at a lower amount than the present, from a period anterior to 1696, were thought, at that time, a sufficient addition to the master's income to justify the Corporation in refusing him permission to demand any remuneration for teaching the children of the inhabitants; but these allowances, with the exception of the £3.6:8 and £1:13:4, under Walker's grant, are entirely voluntary, and, in fact, that from the trustees of the conduit-lands is about to be suspended, at least for some time, for reasons which will appear in the account of that trust. The Corporation consented to the present arrangement, upon finding that they could not otherwise procure a master duly qualified for the situation,

It has been suggested that if the school were made entirely free, as it originally was,

for classical instruction only, (which is the full extent of privilege that the inhabitants can legally claim from a free grammar-school,) and the master were permitted to take the two guineas a quarter in all cases where any additional instruction were required, and the Corporation would make some addition to the allowance in compensation for the loss which the master might thus sustain, an arrangement might be effected which would be generally satisfactory. The parties have engaged to take this suggestion into consideration, but the result has not yet been communicated.

OBSERVATIONS.

It is to be hoped the Corporation will not be less liberal than their predecessors in supporting the integrity of this foundation as a "completely free grammar-school." The present income derived from Dean Walker's lands is not stated, but it is probably ample enough to allow something *more* than the present payments for the use of the school. It is true, the dean gave the surplus to the bailiffs and citizens, but this was only for the more faithful and diligent execution of his trust. The grammar-school of Lichfield derives some celebrity from ranking Addison, Woolaston, Ashmole, Garrick, and Johnson among the number of its scholars.

THE CONDUIT-LANDS.

By deed of feoffment, in 1546, *Hector Beane*, master of the guild of the Blessed Mary, in Lichfield, with the consent of his brethren, granted to Michael Hill and others, and their heirs, all the messuages and tenements, rents, reversions, and hereditaments belonging to the guild, lying in Great Wyrley, Little Wyrley, Norton, and Wall, in the county of Stafford.

By a declaration of trust, annexed to the deed, it is declared that the intent of this grant is for the repair of the common conduits and course of water in the city; and, for this purpose, the feoffees, or their assigns, and six other of the most notable, and substantial, and honest persons of the city, should, yearly, on the Feast of the Conception of St. Mary, choose two substantial men of the town to be wardens of the conduit for the year next following; these wardens to receive the profits of the lands mentioned, and out of them to keep the conduits in repair, and, at the end of the year, account to their successors and the constables, and, if any overplus remained, it was to be put into a box, with three locks and keys, one of which was to be in the custody of the feoffees, another in the constables, and the third in that of the wardens for the time being; one of the six substantial inhabitants to be selected to keep the box. The surplus of the revenues of the conduit-lands above the expenditure was to be applied to the "commonwealth of the city," at the discretion of the six persons annually chosen. A new conveyance of the trust was to be executed every twenty-one years by the surviving feoffees.

The first document containing any more specific description of the property is a deed of feoffment to new trustees, dated 6th September, 1586, by which it appears that the property, then conveyed, consisted of five houses, with lands thereunto annexed, (but not particularly described,) in the several places

mentioned in the original feoffment and grant.

In a new conveyance of this trust, in 1720, the deed, after mentioning some other acquisitions for a similar purpose, recites that part of the school-house, situate in St. John's Street, had been lately purchased by the feoffees of the conduit-lands, and that the house thereupon erected had been, likewise, by order of the feoffees, built with the moneys arising out of the conduit-lands; and that it had been declared by the late feoffees, that the land so purchased, and house so built, together with the appurtenances, should be for ever to the use of the free school in the city of Lichfield, for the habitation of the head-master thereof, and his successors, for ever, as being a common benefit to the city.

From two several surveys of the trust-property, it appears that the whole, in the year 1769, comprised 319*a*. 17*p*. In the year 1814, a fresh survey was made, when it was found that the lands in Norton, and in Great and Little Wyrley, contained 290*a*. 3*r*. 12*p*. and those in Wall, 50*a*. 3*r*. 34*p*. making, together, 341*a*. 3*r*. 6*p*. and exceeding, by 22*a*. 2*r*. 29*p*. the amount of the two former surveys. This augmentation is ascribed to additions from enclosure-acts, and greater accuracy in the surveys.

The following rental will show the present state of the property, which is all held on tenancies from year to year:—

Tenants.	Quantity. A.	R.	P.	Present Rent. £	s.	d.
Robert Hanbury, Norton	117	3	29	161	12	0
William Neville & Ralph Brooks, Ditto	66	3	29	104	16	0
Rev. Frederick Gildart, Ditto	13	1	36	27	4	0
Phineas Hussey, Great Wyrley	20	0	6	131	0	0
Phineas Hussey, Little Wyrley	24	2	5			
Phineas Hussey, Norton	33	0	24			
Mary Kent, Great Wyrley	14	3	3	36	16	0
John Smith, Wall	49	2	7	116	0	0
Rev. Mr. Floyer, Ditto	1	1	27	3	15	0
Widow Yeates, Allotment				1	0	0
	341	3	6	£582	3	0

The above is the whole of the property available as a source of income.

In the application of the income, the trustees attend, as their primary object, to the keeping in repair the conduit-pipes and pumps, providing fire-engines, paying the rent of the engine-house, and defraying other charges incidental to supplying the city with water from the springs at Aldershaw, which are about a mile from the town. After defraying these expenses, the following payments are made as regular annual disbursements, under the general discretion given to the trustees for the application of the surplus revenue:—Towards paving and lighting the city, £60. Towards forming a salary for the head-master of the free grammar-school, £35; and for the usher, or second master, £10. Salaries to the two wardens, £20 each—£40. There is, also, expended, at the annual dinner and other meetings of the trustees, from £15 to £20.

Besides these regular payments, large occasional disbursements have been made for the benefit of the town, as occasions have called for them, and by which the remaining surplus of income has been expended. Thus, in 1797, £100 was paid towards building the Market-place; in 1803, £25 towards cleaning the Minster-pool; in 1810, £78 towards the purchase of houses for widening Bacon-street; in 1812, £663: 15 for paving and flagging Boar-street, and £30 towards the repairs of the grammar-school; in 1817, £330 to assist in making a new pavement; in 1819, £60 towards flagging St. John's Street.

The great variety and fluctuating nature of the disbursements under this trust, resulting mainly from the large discretion vested in the trustees by the original foundation, make it impossible to reduce the different heads of expenditure to an average statement. But, having carefully examined the accounts for many years back, it appears that the funds have been fairly applied to the objects of the trust, and have been properly brought to account, and that, at the last annual settlement of the accounts, there was a balance due to the trust of £205 : 10 : 11¼. This balance is likely to be lost, either in whole or in part. It consisted of money received from the tenants by one of the wardens, who, before he had paid it into the Bank, became bankrupt. The debt has been proved under his commission. It is impossible not to advert to the impropriety of suffering any part of the trust-fund to remain in the hands of an individual, exposed to the hazards of his personal responsibility, especially after a resolution had been, a short time previously, adopted for paying the rents into the Lichfield Bank, instead of the trustees retaining the balances.

For some time previous to this Inquiry, there had been a failure in the supply of water to the town. During the stay of the Commissioners in Lichfield, the springs at Aldershaw were examined by Mr. Mylne, the engineer, who stated that, in consequence of the general improvement and cultivation of the surrounding lands, the water from those springs had been drained off, and that it was not probable that they would again be able to furnish an adequate supply for the town; it would be, therefore, necessary to procure water from other sources, of which there were abundance in the neighbourhood. He could not, at once, ascertain the course which he should recommend to be adopted for this purpose, or the probable expense that might attend it, but he conceived it would require an expenditure of from £1000 to £2000. Under these circumstances, the trustees came to a resolution that, until the primary object of obtaining an adequate supply of water for the city was attained, for the probable expense of which the funds in hand were insufficient, all payments for secondary objects (such as those above enumerated, among which are the allowance to the two masters of the grammar-school) should cease.

The regulations prescribed in the founding deed for the constitution of the trust are observed. A new feoffment is made every twenty-one years, on the execution of which six sidesmen

are appointed by the new feoffees, and continue in office till the next feoffment. If any vacancy takes place among them in the interval, it is filled up by the feoffees. The wardens are annually appointed by the feoffees and sidesmen, and are selected from the townsmen not being trustees. The constables attend and sign the accounts at the general annual audit. The directions as to depositing the surplus money in a box is not now attended to.

MINORS'S ENGLISH SCHOOL.

In 1677, *Thomas Minors* left, by will, to trustees, his messuage and appurtenances in Boar-street, Lichfield, for the maintenance of a school-house, where thirty children of such poor inhibitants as were unable to defray the charge of education, were to be taught, gratis, English reading until they could well read chapters in the Bible. The children to be appointed by the feoffees, and when only three feoffees were living, four others were to be chosen in their stead. The testator willed that the chambers over the school-room should be let, and the rent of them reserved towards repairs; that the schoolmaster should have freely, to his own use, all the rooms on the left hand of the entry of the school-house, with the cellar and garden; and he further devised to the feoffees his four closes of land, lying at Lemondsley; that the rent should be paid to the schoolmaster as a salary; and he intreated his feoffees, or the major part of them, to visit his school every year on St. Thomas's Day, and inquire whether the schoolmaster did his duty; and the sum of 6*s.* 8*d.* should be laid out in wine and cakes yearly, for a small treat for his feoffees on that occasion, which 6*s.* 8*d.* should be paid out of the rents of his house in Sadler-street, Lichfield; he, also, gave, out of the rents of his close at Mattacott-lane, the sum of 13*s.* 4*d.* yearly, towards the repairs of his school-house; and he gave 6*s.* 8*d.* to be paid out of the rents of his close at Mattacott-lane, for one cart or waggon load of coals, to be yearly laid down, about St. Simon and St. Jude's day, at the school-door, for the use of the scholars.

The lands at Lemondsley, formerly four closes, but now forming only three fields, and containing about nine acres, are left by the trustees in the possession of the schoolmaster. One of these fields, containing nearly four acres and a half, about three-fourths of which are cultivated as garden-ground, he lets off for £16:16 a-year. The other two fields he keeps in his own hands. The annual value of these may be estimated at about £3 an acre; together, £14.

The master, also, occupies the whole of the school-house in Boar-street, including the apartments over the school-room, these apartments not being let by the trustees in order to raise a fund for repairing the premises, as directed by the founder.

The close at Mattacott-lane, which is, in size, about an acre, is let, by the trustees, to William Gilbert, as tenant from year to year, at a rent of £4, which appears to be its full value. The whole of this rent is considered, by the trustees, as applicable to the repairs of the school-premises, and is retained by them

for that purpose, except 9*s.* a-year paid out of it for insurance, no part being applied in the purchase of coals, pursuant to the directions of Minors's will. There does not appear any sufficient reason why the directions of the testator should not be pursued, in applying some portion of these rents to a supply of coals to the school.

The annuity of 6*s.* 8*d.* charged by Minors on his house in Sadler-street, for an entertainment to the trustees, is not now paid.

There are some other benefactions appertaining to this endowment. In 1685, *William Jesson* gave to the free-school 20*s.* yearly, to be paid out of his land in Lemondsley, and to be bestowed in buying bibles for such of the scholars whose parents should not be able to buy them; but, if the school should be any ways altered from being an English school, as it was at that time, his gift should be void. This land adjoins the school-lands in Lemondsley, and is now the property of Mrs. Hartwell, by whom the annuity of 20*s.* is paid to the trustees of the school,

Mrs. *Joan Parker*, by her will, in 1727, bequeathed to the feoffees £20 in trust, to lay out the same in the purchase of lands or tenements, or lend it out at interest, and to pay the same to the schoolmaster, for the increase of his salary. This money is in the hands of Arthur Hinckley, Esq. of Lichfield, who pays to the schoolmaster, yearly, 18*s.* as the interest, at 4½ per cent. the rate at which it has always been paid. No security has been given for it, but Mr. Hinckley expresses his intention of placing it in the savings-bank.

This charity has, also, a reversionary interest in a considerable legacy under the will of *Andrew Newton*, Esq. of Lichfield, dated the 17th of January, 1801, whereby he gave to trustees £3333:6:8, Three per Cent. Consols, in trust, to pay the dividends to Mary Wiseham, during her life, and after her decease, to transfer the principal to the trustees of the English free-school founded by Thomas Minors, for the further support of the charity, at the discretion of the trustees. Mrs. Wiseham is still living.

In this school thirty free boys are taught English reading and the catechism: since the establishment of a national school at Lichfield, in the year 1808, the number has sometimes been deficient, but at the time of this Inquiry, in September, 1821, it was full. The scholars are appointed by the trustees at their annual meeting on St. Thomas's Day, when they examine the children, and give away the bibles, supplied from Jesson's donation, to such as are leaving the school, and appear most to deserve them. Three bibles are generally provided yearly from this fund.

The present trustees are the Rev. B. J. Proby, Arthur Hinckley, Thomas Hinckley, and Richard Hinckley, Esquires, all of Lichfield.

TERRICK'S CHARITY.

This appears, by an indenture, dated 1656, to have been the grant of a messuage in Tamworth-street, Lichfield, upon trust, to the bailiff and citizens, the rent to be employed in teaching poor children to spell and read.

A messuage, which has been built upon the site of the original

one, is now the property of the Corporation, and is held by William Tether Higgins, upon a lease for forty-six years, from 1817, at the yearly rent of £3, being the remainder of a term of ninety-nine years, created by a lease from the Corporation to Thomas Denston, in consideration of his covenanting to build upon the site of the old house, which had been suffered by the previous tenant to go to decay and fall down, a good and substantial dwelling-house. It is a very good house, which the tenant is under covenant to keep in repair, and is now worth £25 a-year at least.

There is, also, £200, Three per Cent. Consols belonging to this charity, the dividends of which make, with the rent, the total present income £9.

From the account-book of the charity, it appears the rents were suffered to accumulate in the hands of one person for twenty-two years, and this accumulation forms part of the stock-fund. Down to 1772, £3 a-year was paid to a master for teaching eight boys English; after a year's interval, £5 a-year was paid to another master till 1795, after which no further payment for the purposes of education was made till 1809. From 1809, £10 a-year has been paid to a subscription charity-school in the city, conducted now on the Madras system. By the rules of this school, every subscriber of £5, and upwards, is entitled to have five children constantly at the school; and, by virtue of the subscription from this charity, the bailiffs always send five boys to the school, and sometimes more.

The Commissioners cannot refrain from noticing that the long arrear of rent which had been suffered to take place in 1764, the state into which, as appears from the recitals of the lease then granted, the premises had fallen, and the total suspension of the charity from 1795 to 1809, argue great inattention, at those periods, in the persons having the management thereof. The fund, however, appears to be now as beneficially applied as, perhaps, from its present amount, it can be.

WIDOWS' CHARITY.

The earliest document respecting this charity, is an indenture, dated 20th April, 1762, from which it appears that *William Lunn* granted six messuages, with garden and appurtenances, in Stow-street, Lichfield, and, also, two acres of land, called Long Furlong, upon trust, that the messuages should be for the abode, rent-free, of six poor ancient and impotent widows of Lichfield; and that the rest of the two acres, after paying 10*s.* charged thereon to the king, should be for the repair of the dwellings, and if any overplus remained, it was to be for the relief and support of the poor women. The bailiffs of the city were appointed overseers of the charity, with power to reform abuses in the management of the trustees.

The property of this charity consists of six dwellings in Stow-street, containing each one apartment, with good gardens, inhabited by six poor aged widows, of the city of Lichfield, appointed by the trustees; and of two acres of land in Long Furlong, about a mile from the city, let to Mr. Henry Chinn, a tenant from year to year, at £10 : 10 per annum, which appears an ample rent.

Out of this income of £10:10, there is paid to the Crown 10*s.* as an ancient quit-rent, and 4*s.* a-year land-tax. The houses are old, and the disbursements for necessary repairs have required the application of a considerable part of the rents; the surplus has been reserved to answer future repairs, which will soon be wanting to a considerable extent. In the mean time, the balance, amounting to £50, is placed by the trustees in the Lichfield Bank, which pays them interest at four per cent.

LOWE'S ESTATES.

From the recitals of an indenture, in 1637, it appears that *Michael Lowe*, of Tymore, in the county of Stafford, by his will, in 1593, devised to eight trustees, all his messuages and lands, in trust, that they should, yearly, with the whole clear rents and profits, deliver to twelve poor men, reputed honest, who should be householders in Lichfield, of the elder sort, and should not be haunters of alehouses, or beggars, twelve new coats, twelve new caps, twelve load of coals, or, if coals should fail in those parts, other fuel of the value, and twelve shillings in money; and his will was, that such twelve as had that gift one year, should not have it the next year after, unless there should not be twelve other qualified; and, when all the trustees but two or three should be dead, the survivors should make feoffment of the premises to others to the like purpose, and so from time to time for ever.

The present state of the property belonging to this charity will appear from the rental, which we subjoin:—

	Reserved Rent.			Present estimated Annual Value at Rack Rent.		
	£	*s.*	*d.*	£	*s.*	*d.*
William Sherratt, a house in two dwellings and garden in Boar-street	6	16	0	50	0	0
Francis Willday, two parcels of land, called Starcroft	3	0	0	13	10	0
Thomas Smith, land in Spear-hill and garden in Wissage (30 *p.*)	2	3	0	13	0	0
Thomas Wright, land in Parnell's Field	2	6	0	16	0	0
Marquis of Stafford, two houses in Quoniam's Lane	8	0	0	10	0	0
Marquis of Stafford, two parcels of land in Parnell's Field				8	0	0
Marquis of Stafford, land in Redlock-field				4	0	0
Marquis of Stafford, do. in Short Butts				4	0	0
Marquis of Stafford, part of a croft in School-house-lane, otherwise St. John's Lane				2	10	0
Arthur Morgan, land in Borrowcop-field, otherwise Golding's Heron	1	17	0	11	10	0
Marquis of Stafford and Viscount Anson, two parcels of land in Cross-field	0	15	0	4	10	0
Representatives of Charles Simpson, Esq. two houses in Sandford-street	0	12	0	8	0	0
John Sherratt, two parcels of land in Parnell's Field	0	12	0	8	10	0
Richard Holland, an acre in the Riddings, and half an acre in the Over-bridge-field	0	6	8	4	10	0
Marquis of Anglesea, five small houses in Gay-lane	0	4	0	17	10	0
Thomas White, Esq. a small house and garden lying behind the above-mentioned houses in Gay-lane				6	0	0

	£	s.	d	£	s.	d.
Representatives of Mrs. Buckeridge, a barn, yard, and garden, near Quoniam's Lane	0	12	0	5	0	0
Bradbury Tunstall, four small houses and gardens in Sandford-street	1	0	0	14	0	0
Brabbins Butler, two houses and gardens in Wade-street	4	10	0	12	0	0
James Weldon, a house in Dam-street	1	4	0	12	0	0
The Rev. Thomas Harwood, land in Sandfield	1	4	0	8	0	0
Richard Mould, School-house-lane croft	2	0	0	10	0	0
Representatives of Joseph Jobern, lands called the Twelve Acres	2	9	0	48	0	0
Thomas and Daniel Passam, near Redlock-field, Dove-house-close	4	16	0	25	10	0
Thomas and Daniel Passam, land in Far-berry-hill	0	14	0	3	10	0
The Rev. B. J. Proby, messuage and garden in Boar-street	2	18	0	35	0	0
Proprietors of the Theatre, theatre, &c. in Boar-street	8	5	0	35	0	0
Thomas Thornton, a house, &c. in Boar-street	2	0	0	18	0	0
James Shrigley, buildings in St. John's Street, used as a coach-manufactory	2	3	0	16	0	0
Devisee in trust of J. B. Floyer, Esq. land in Acre-yard	1	7	0	12	0	0
Stephen Simpson, Esq. land in the Marsh	3	10	0	3	10	0
John Willday, land in Dove-house-field	0	15	0	4	0	0
	£65	18	8	£443	0	0

All the premises, with the exception of the piece of land occupied by Mr. Simpson, are held on leases for three lives, or for forty years, at low reserved rents, amounting to £60 : 6 : 8 per annum; the leases for lives being renewable on the dropping of a life, and those for years at the expiration of fourteen years of the term, upon the payment of adequate fines. These fines are assessed on the renewal of leases of land, (twenty-six years of the term or two lives remaining,) at two years and a quarter improved rent, and on the renewal of leases of houses with gardens, at one year and three quarters improved rent, the reserved rent being deducted in either case.

This improvident mode of letting the charity-lands appears to have been always pursued, but the trustees are aware of its inexpediency, and are endeavouring gradually to increase the reserved rents, and diminish the fines, with a view of ultimately bringing all the property to rack-rents. The inadequacy of such a mode, to give the fair value of the property, appears from this, that the average amount of income, from the whole of the estates, for the last fourteen years, has been only £68 : 16 : 1, whereas the present estimated annual value, if all the parcels were let at a full rack-rent, would amount to £443.

This income is applied to the relief of as many of the oldest and most indigent male housekeepers of Lichfield, being parishioners, but not receiving parish relief, or other aid from hospitals or almshouses, as the funds for the year will allow; no one being permitted to receive the charity two years successively. To each are given a cart-

load of coals, a coat, a hat, and 1*s.* 6*d.* in money. The coats cost about £1 a piece, the hats about 4*s.* There is a burgage-rent of 7*s.* 8*d.* payable to the bailiffs of Lichfield; two guineas are paid for receiving rents and making up the accounts; and there are some small payments for receipt-stamps. The trustees meet annually on Saint Andrew's Day, to receive applications for the charity; the petitioners appear before them personally, and inquiries are made into their circumstances and deserts. The distribution takes place on Saint Thomas's Day, when they assemble at the house of one of the trustees, and proceed, in their new clothes, to attend divine service in Saint Mary's church.

HENRY SMITH'S CHARITY.

A sum of £18 a-year is received by the churchwardens of St. Mary's parish from Sir Robert Peel, as being charged upon the manor of Drayton-Basset, in Staffordshire, of which he is the proprietor; and it is stated in the books of the charity, which are extant as far back as the year 1732, to have been given by *Henry Smith*, Esq. formerly of Silver-street, London, to the poor inhabitants of the city of Lichfield. It forms a branch of the extensive charities of Alderman Smith, an account of which will be given hereafter, and shall only here observe that the £18 is applied in the purchase of flannel petticoats, which are given away at the beginning of the winter to poor women, inhabitants of Lichfield. Applications for them are received by the parish-officers of St. Mary's, who inquire into the circumstances of the applicants, and, at a subsequent meeting, select such as, from age or the size of their families, appear most to need the gift, giving a preference to those who do not receive parochial relief. No distinction is made between parishioners of St. Mary's and other inhabitants of the city. At the distribution in 1820, ninety-four petticoats were given away. The number varies a little according to the price of the material, but the whole money is annually expended.

COLLINS'S CHARITY.

George Collins, by his will, in 1637, devised to James Woolrich, and Elizabeth, his wife, and to their heirs, all his two pieces of ground, called the Well-crofts and Well-crofts-moor, lying within the lordship of Pipe, in the county of Stafford, upon condition that they, or their heirs, should yearly provide, out of the rents, four new cloth gowns, to the value of £3, or better, to be delivered by them yearly upon Allhallows' Day, or within ten days next after, unto such four poor women, living within the city, as the grantees, during their lives, and, after their decease, the bailiffs of the city should appoint.

The land charged with this charity is now part of the estate of Samuel Pipe Wolferston, Esq. at Pipe-cum-Membris, by whom the sum of £3 is annually paid to the treasurer of the Corporation. There has been considerable irregularities in the application of this charity, and the reason suggested is that, in consequence of there being many other and much larger charities for the supply of clothing to the poor, this small fund has not been applied annually, but has been

brought in aid of the others, when they have proved insufficient to supply the whole number of proper applicants.

MATHEW'S CHARITY.

By an indenture, in 1645, it appears that Ann, the wife of Humphrey Mathew, tanner, having, for many years then last past, provided yearly so much cloth as had made six waistcoats, which she had yearly bestowed upon six poor widows inhabiting the city of Lichfield, and was desirous the same might for ever be continued as her gift, had entreated her husband to grant six acres of land to such uses as in that deed were expressed, and that a moiety might be accounted to be the gift of the husband, at the request of his wife, and the other moiety the free gift of Humphrey Mathew. Accordingly, Mr. Mathew complied with the request, and granted six acres of land, lying in the county of Lichfield, upon trust, to the Corporation, that the rents be employed as follows; that is, 20*s.* to be paid for two sermons to be preached, one at the church of St. Mary, in the city, on the first Sunday after New Year's Day, the other at the church of St. Chad, on the Sunday next after Easter, by the vicar or minister of the church of St. Mary, for the time being; the sum of 2*s.* to be paid to the bailiffs for their trouble, and the residue to be yearly bestowed upon cloth for making waistcoats, to be given unto poor widows inhabiting the city, upon the feast of St. Thomas the Apostle.

The Corporation, as trustees of this charity, are possessed of land in Dove-house-field and Wissage, producing a yearly income of £23 : 6 per annum, which is thus applied :—one pound is paid for two sermons preached at the respective churches of St. Mary and St. Chad, in Lichfield, and the residue is applied partly in the purchase of stuff gowns, of the value of about 9*s.* 6*d.* each, which are given to poor widows, inhabitants of Lichfield, together with 2*s.* 6*d.* in money to each of them. The numbers relieved in each year vary according to circumstances, such as the price of the article and the amount of relief afforded by other charities under the management of the Corporation for the same purposes. The bailiffs do not take the 2*s.* directed to be paid to them.

FINNEY'S ESTATES.

In an ancient book of accounts belonging to this charity, the first entries of which are in the year 1689, is a copy of the will of *William Finney*, to which no date is assigned, but which appears, from other circumstances, to have been made subsequently to 1684. By this will, Mr. Finney gave to the Corporation of Lichfield upwards of sixty acres of land, situated in Borrowcopp, Great-Berry-hill, the common fields of Lichfield, and near Pipe-Ridware, with sundry barns and appurtenances, upon trust, to apply the rents and profits to the following uses :—namely, to bestow upon twenty-two poor men and ten poor widows, inhabitants of Lichfield, to each of them, yearly, three weeks after Michaelmas, a wain load of coals, twelvepence each on the eve of every Christmas-day, a gown of cloth yearly, with W. F. on the sleeve of the gowns; also, caps, yearly, to the twenty-two poor

men, and money of the value of the caps, to buy cloth for the poor widows, for their head-clothes; and he allowed to the bailiffs and magistrates the yearly sum of £3, out of the lands and tenements, for supervising the disposition of the charity, and directed that they should dispose of the charitable allowances to pious, good, and honest people, and such as were of the Protestant faith and went to the church of England, with a preference to his own relations.

Some trifling variations are now found in the estates devised by Mr. Finney, as set forth in the old leases, arising chiefly from enclosure-acts and exchanges, but the following rental will at once show the extent, situation, and present value of the property:—

	Quantity. A.	R.	P.	Present Rent. £	s.	d.
John Adkins, a house in Baker's Lane.....				4	10	0
John Atkinson, south-east side of Great Style-field	8	0	10	20	0	0
John Brightland, land at Trent-bridge, Yoxall ..	5	3	16	18	0	0
William Bentley, land in Needwood-forest.....	0	3	1	1	0	0
John Baker, land at Berry-hill	5	2	28	20	0	0
Christopher Gee, a house in Baker's Lane				4	10	0
Timothy Litherland, land at Borrowcop-hill	6	0	0	27	0	0
Overseers of St. Mary's, a house in Baker's Lane				4	10	0
John Prickett, Land near the Cherry-orchard ..	1	0	21	9	0	0
William Robinson, land at High Bridges, parish of Mavesyn, Ridware.....	3	0	39	6	6	0
William Sandals, land at Blithbury	20	3	9	25	0	0
Thomas Smith, land called Finney's Mogg	8	3	17	36	0	0
Executors of William Sims, Land at Borrowcop..	0	2	11	3	0	0
Executors of Samuel Sherratt, land at Boley ..	0	2	0	2	10	0
Thomas Taylor, land, St. John's Lane	2	0	0	8	0	0
Richard Whittaker, land in Smithfield.....	1	0	20	5	5	0
John Webster, land at Boley	2	3	35	15	0	0
John Webster, barn and garden in Frog-lane....	0	0	32	5	0	0
Thomas Wood, land in Sandfield.....	0	3	22	4	0	0
Proprietors of Wyrley and Essington Canal, a cut through the land in Sandfield.....	0	1	0	0	15	0
	68	3	21	£219	6	0

All these premises are held by the respective tenants from year to year, except the barn and garden in Frog-lane, of which Mr. Webster has a repairing lease for 21 years, from Lady-day 1816.

In addition to the rents, there is a sum of £100, arising from surplus of income, which the Corporation keep in their hands, at an interest of £3 : 10 per cent. as a reserve for repairs or other extraordinary expenses. This makes up the total income of the charity £222 : 16.

As the annual funds of this charity have increased, they have been applied, not in giving additional advantages to the number of persons limited by Finney's will; namely, twenty-two poor men, and ten poor widows, but in extending the allowances specified (with some small variations) to a greater number of objects. These allowances were dispensed to,—

	Men.	Widows.
In 1815	86	41
1816	56	23
1817	95	26
1818	191	72
1819	109	51
1820	116	53

To each of them are given 6*s.* for coals, and 1*s.* in money; the men have, also, each a coat, with the letters W. F. sewed on the right sleeve, in which they go to church on Christmas-day, and a common felt hat. The women, who are all aged widows, have each a stuff-gown, a cap, and a handkerchief. Lists are kept of the annual distributions, and, in general, the same persons do not partake of this charity oftener than once in two years.

Besides this extension of the regular objects of the charity, the Corporation have, occasionally, applied sums from the surplus-income to other charitable purposes. Thus, at Christmas, 1819, the season being severe, £50 were laid out in blankets for the general poor.

The only regular charges on the fund, are a salary of £3 to the receiver, and some small outgoings for the repair of the houses belonging to the charity, which amount, on an average, to about £3 a year.

At the time of this examination, in August, 1821, there was a balance in hand of £201 : 7 : 4, and most of the rents due at the preceding Lady-day were still unreceived. On looking through the accounts of the charity, it was found that considerable balances were, in general, left in the hands of the receiver, as a compensation to him for his trouble, to which the regular salary was deemed inadequate. The Commissioners cannot but disapprove of this mode of remuneration for the management of a charitable fund; but the Corporation are sensible of its impropriety, and stated to them their intention, in future, to remunerate the receiver by an increase of salary, if necessary, and to continue the present amount of distribution, which rather exceeds the income, till the balance is reduced to what is merely sufficient to cover contingent expenses.

RUINS OF THE MINSTER CHARITY.

It is stated in an inquisition taken under a commission of charitable uses, in 1690, "that the bailiffs and citizens of Lichfield had then in their hands £100, placed there by the committee in the late intestine wars, for the benefit of the poor of the said city, for which the interest had been yearly paid to the churchwardens and overseers of the poor of the said city by the bailiffs."

From an early period, there are in the Corporation accounts entries of annual payments of £5, under the title of "Ruins of the Minster Bread," which is considered as the interest of this money; and in Harwood's History of Lichfield, p. 375, it is stated, that, "out of the materials of the cathedral church of Lichfield, £100 were allotted to the city, the interest of which was to be paid by the Corporation to the overseers of the three parishes, £5." It is probable that this money was produced by the sale of materials arising from the dilapidation of the cathedral during the civil wars in the time of Charles the First.

The interest of £5 appears to

have been made under the foregoing denomination to the overseers of the three parishes, until the year 1811, in the proportions of £2 to St. Mary's, and £1 : 10 each to St. Chad's and St. Michael's. The payment of £2 to St. Mary's continues to the present day, and is distributed, on St.Thomas's Day, in three-penny loaves, with other bread, to the poor of the parish, who attend to receive it, at the discretion of the parish-officers. The overseer orders the bread, and refers the baker to the treasurer of the Corporation for payment. The payments to the other two parishes have ceased since 1811, which is accounted for by the supposition that the parish officers in those parishes having been changed, the new officers have omitted to apply for the bread; the overseer of St. Mary's having continued in office many years till a very late period, the supply for that parish has been regularly applied for and made.

The high-bailiff was informed of these circumstances, and undertook to have the account of the charity duly made out, and to submit to the Corporation the propriety of paying the arrears due to the parishes of St. Chad and St. Michael, and to continue the annual payments in future.

BREAD CHARITY.

John Nevill, Esq. by his will, in 1638-9, gave to the poor of the city of Lichfield an annuity of £6, charged upon his messuages and tenements in Angel-alley and Bishopsgate-street, in London, which he directed should be paid to the bailiffs of the city at Midsummer, and distributed, £3 to the poor people dwelling in Stow-street, in bread every Sabbath-day after morning prayer, the parish-clerk to have part thereof; and the other £3 in bread among the poor of the city in like manner. And in case of failure in making such distribution, he gave the annuity to the poor of Walsall.

This annuity is paid by Mr. Samuel Pedley, of Whitechapel, being charged on the following houses now his property, viz. No. 138 and 139, in Bishopsgate-street, London; the Sun public-house, situated behind the said two houses, and five houses, being No. 8 to 12 inclusively, in Angel-alley, Bishopsgate-street.

The £6 is paid by the treasurer of the Corporation to a baker in Lichfield, who supplies bread, in penny loaves, to the amount of about 2*s.* 4*d.* every Friday in the year, except four, to the sexton of St. Mary's church, where it is distributed to poor persons of that parish. On the four remaining Fridays, being the next after each quarter-day, two penny loaves are supplied to each of the fifteen poor women in the hospital in Bacon-street, amounting to 2*s.* 6*d.* each day. During the continuance of the property-tax, the deductions made from the annuity on that account were made up by the Corporation.

The Commissioners were unable to discover how this distribution of bread came to be confined to the poor of St. Mary's parish and the women in the hospital. The present course has been pursued for twenty years past. Previously to that time, they learnt from the clerk of St. Chad's (or Stow) parish, that twelve penny loaves were sent to him every week by a baker, which he distributed to six houses

in Stow-street, two loaves to a house. When the supply was discontinued, he was informed by the overseers of St. Mary's, that the charity did not belong to Stow, but to St. Mary's parish.

It was noticed to the high-bailiff, that the present mode of distribution varied from that prescribed by the donor; and he engaged that in future it should be made conformably thereto.

CHARITIES OF FRANCIS AND JOHN DEAKIN.

The only intimation of the origin of these gifts is from an entry in one of the Corporation books, stating that "*Francis Deakin*, jun. of Lichfield, fellmonger, gave, by will, a rent-charge of £1 out of land in Lichfield, to be given in six penny loaves to poor housekeepers of the city, on Wednesday after Ash-Wednesday annually;" and that "the Rev. John Deakin, of Rugeley, Staffordshire, gave, by will, the interest of £20 yearly, since laid out in lands in Boley and Leycroft, in Lichfield, 10*s*. for a sermon at St. Mary's, and 10*s*. in sixpenny loaves to poor housekeepers of the city, on Wednesday after Ash-Wednesday."

Two pounds a year have been regularly paid to the foregoing purposes by the proprietors of lands in Leycroft and Boley, formerly belonging to the family of the Deakins. Part of the property now belongs to Lord Anson; the remainder, at Boley, to Mr. Ready, of Lichfield. The annuities are paid and applied as directed by the donors.

HUMPHREY MADDOCKE'S CHARITY.

Humphrey Maddocke, of Lichfield, mercer, in 1586, granted his close, lying in Curborough Somerville, upon trust, that the rents and profits should, every Good Friday, be distributed among the poorest householders of Lichfield; with directions that, when any three feoffees should die, the survivor should enfeoff four other substantial persons of the city upon the like trust. The present trustees, appointed in 1817, are Arthur Hinckley, Thomas Hinckley the younger, and Francis Sharratt.

The land, which contains about four acres, is let to John Hodson, as tenant from year to year, at a rent of £7, subject to a deduction of 6*s*. 4*d*. for land-tax, making the clear rent £6 : 13 : 8.

The rent is distributed, every Good Friday, to poor householders of Lichfield, in sums of 1*s*. 6*d*. each, and occasionally 2*s*. The poor go to the Town-hall the day before, and their cases are examined into, and such selected as appear to be the greatest objects of charity; the benefaction is usually confined to those who do not receive parochial relief, except in cases of peculiar distress. Lists are preserved of the persons receiving the gift.

BUDD'S CHARITY.

It is stated, on the old benefaction-table in the vestry at St. Mary's church, that *Margaret Budd* gave, by will, in 1627, £1 : 4 per annum, to be distributed to twelve poor widows, on Good Friday and Christmas-eve, by equal portions. Mr. Bird is now proprietor of the house in Sandford-street, on which this annuity is charged, and which he distributes, as his father had been accustomed to do before

him, to twelve poor widows, on Good Friday and Christmas-eve, in sums of 1*s.* a-piece, each day.

HAWKES'S CHARITY.

William Hawkes, by his will, in 1631, left a close or pasture of land, lying within the city of Lichfield, or the precincts, desiring that 13*s.* 4*d.* should be yearly given to such minister as should make two sermons, the one upon Care Sunday, (the Sunday before Palm Sunday,) the other upon Palm Sunday, in the afternoon, within the parish church of St. Mary, in the city; the residue of the rents to be distributed at the north door of the church, after sermon, unto such poor people as had been at the sermons, at the discretion of the churchwardens. He also devised unto the bailiffs and citizens the sum of £40, to be by them employed, for ever, for the benefit of the poor inhabitants of the city.

The annual sum of 13*s.* 4*d.* has been regularly paid to the rector of St. Mary's for the two sermons, but it does not appear that any distribution to the poor took place from 1806 to 1820, when the receipts had accumulated to £77:4:7. In January, in that year, £50 was paid to be distributed to the poor in blankets and other necessaries, leaving them a balance in hand of £27:4:7; and no farther distribution had been made at the time of this examination in August, 1821.

There seems no way of accounting for the almost entire suspension of this charity, but by the supposition that, among the large charitable funds which are annually dispensed by the Corporation, this comparatively small contribution has escaped attention, or been thought not to require a regular application. This can hardly be thought a sufficient justification for such a deviation from the will of the donor.

There is no trace of the £40 given by Hawkes's will to the Corporation for the poor of the city.

CHARITIES OF THE BIDDULPHS.

Simon Biddulph, by his will, in 1632, appointed that his executors should, for ever, distribute, amongst the poor of the city, £5, yearly, upon Good Friday and Christmas-eve, by equal portions. It does not appear that Mr. Biddulph provided any specific fund for the payment of this annuity, but it is now charged upon a small farm in Hammerwich, containing about eighteen acres, the property of Mr. William Ashmoll, and which was conveyed to him, subject to this annuity. In what manner it became thus charged is not ascertained. It is distributed, by equal moities, on Good Friday and the Friday before Christmas-day, to poor people of Lichfield, chiefly widows, in portions of 1*s.* each; till lately, this distribution was intrusted, both by the present and the preceding owner of the land, to the discretion of the master of the Talbot Inn, in Lichfield. The late innkeeper having quitted the situation, Mr. Ashmoll has taken the charge of distributing upon himself, and states his intention, in future, of applying to the parish-officers for the names of deserving persons to fill the vacancies in his list as they occur.

Upon the old benefaction-ta-

ble in the vestry of St. Mary's church, it is stated that *Simon Biddulph*, of Elmhurst, gave, by his will, in 1579, the sum of £40, to be lent to six poor tradesmen, £6 : 13 : 4 a-piece, for three years, or more, according to the discretion of trustees, for ever; and that he, also, gave £4 : 5, for ever, to be distributed to poor householders of this city, on Good Friday and on Friday before Christmas-day. And it is further stated that Simon Biddulph, late of this city, gave, by his will, in 1632, the sum of £2 : 15 : 8, to make up his father's gift £5, to be distributed as above.

MRS. DILKES'S CHARITY.

From the recitals in an indenture, dated in 1673, it appears that *Mary Dilkes* did, by her will, bequeath the yearly sum of 10*s.* to be paid yearly, for ever, at Lady-day, out of a messuage in Conduit-street, (now Butcher-row,) to thirty honest poor widows inhabiting within the city; and did, also, bequeath towards the repairs of St. Mary's church, in Lichfield, the sum of 5*s.* to be yearly paid out of the profits of the messuage, unto the churchwardens.

This house is now the property of the Marquis of Stafford, by purchase in 1819; and in the conveyance to him it is stated to be subject to the above charges.

The 5*s.* a-year has been regularly paid to the churchwardens of St. Mary's, except an arrear of two years, from 1817 to 1819, due from a deceased proprietor. Previously to the year 1817, the 10*s.* a-year appears to have been distributed by the proprietors of the house to poor widows of the city, but latterly in sums of 1*s.* and, therefore, to a smaller number than thirty, as directed by the donor. This benefaction has not been distributed since 1817, but the agent of Lord Stafford expressed his readiness to pay it.

HINTON'S CHARITY.

In 1684, *Roger Hinton* bequeathed certain landed property in the counties of Stafford and Worcester, upon trust, to pay to poor householders in Burton, Rickerscot, Lichfield, Stafford, and other places, certain sums which he specified; leaving the residue of the rents and profits to his executor. After the death of the testator, a suit was commenced, in Chancery, by the inhabitants of the several places interested in the will, and a decree obtained to enforce its execution. Pursuant to this decree, the executor granted, in 1692, to twenty-six persons, the estates of the testator, upon trust, they should receive the rents, and yearly pay the same to the head magistrate, or other officer of the city of Lichfield and the other towns and places, to be by them distributed among the poor of the following places; viz. to the city of Lichfield the sum of £12; to the town and borough of Stafford, £5; to the town of Wolverhampton, £10; to the town of Walsall, £5; and to the township of Forebridge, otherwise Stafford-green, 15*s.*; the surplus of the rents above these sums to be shared proportionally among the respective places, to be disposed of in charitable uses.

The last conveyance of the estates of this charity was in 1803, and made to Samuel Bar-

ker and forty others, subject to the above-mentioned trusts. The whole of the charity-estates at this period, as set forth in the deed, amounted to 54*a.* 2*r.* and 29*p.* In the recitals in this conveyance, several of the messuages are described as falling down, and in a state of decay, and the sites of many of them could not be ascertained. Two parcels, called Burton's Garden, and Hinton's Pitt and Lake's Hole, were in this predicament. Though always supposed to belong to it, and, therefore, comprised in the survey and conveyance, it appears that for many years previous to 1803, no rent had been paid for them. The present occupiers claim them as their *own property*, and the trustees are not at present furnished with the means of establishing their title to them.

The want of attention to the concerns of the charity, which has occasioned these deteriorations in the trust-property, is, probably, to be ascribed to the long intermissions in the appointment of regular trustees.

In 1805, the whole charity-estate was let to Thomas Bateman Perkins, for a rent of £105. Perkins continued to hold the premises till Christmas, 1820, when he quitted them, and the whole, except Moss Pitt and Colt Croft, were let by auction to different tenants, for terms of fifteen years from that period. The rent of Colt Croft being appropriated by Roger Hinton solely to the poor housekeepers of Burton and Rickerscote, the trustees have left the management of that parcel to the churchwardens of those places, by whom it is let to poor persons for garden-ground, at the rate of one shilling per garden rod of sixty-four square yards.

The lettings by auction were as follows, viz.

	Quantity. A.	R.	P.	Rents. £	s.	d.
Edward Clarke, ten butts and one oak	7	0	25	15	7	8½
Ditto Big Solar's Croft	5	2	38	14	8	4
Ditto Little Solar's Croft	2	3	29	9	13	5
Ditto Allotment on Hyde Lea	1	0	0	4	11	0½
Robert Smith and William Smith, Benty Doles	6	0	10	27	5	7½
James Marson for Francis Dickin, Alderley Piece	10	2	0	35	3	6½
Charles Yates, Roseford Meadow	4	0	23	21	19	2¾
William Dean, Sandford Meadow	1	3	30	9	15	8¾
George Bromley, Fox's Ox Leasow	3	0	26	9	16	0¾
Charles Wright, Part of Parker's Croft	3	1	12	12	12	8¼
Samuel Grey Simpson, Rickerscote Croft	2	1	11	9	10	1½
Nicholas Cooper, Raddle-hill...	5	0	29	13	14	7¼
				184	8	0¼
Moss-pitt South, (reserved for supplying the estate with marl)	0	3	9			
Colt Croft	1	1	4	4	0	0
	56	2	26	£188	8	0¼

At the period of this examination, in September, 1821, none of these new rents had been received. From the accounts kept, at Lichfield, of the portion of the trust-fund appropriated to that place, it appears that, from March, 1814, nothing was re-

ceived till January, 1819, when the sums due for 1815 and 1816 were paid. In October, 1820, the sum of £72 : 7 : 6, for the years 1817, 1818, and 1819, was received, and, in December, 1820, £25 : 13 due for that year. From 1804 to 1807 no distribution was made to the poor; but, from that time to 1812, it appears to have gone on regularly, and in that year the accounts were balanced. The sum of £17, paid on account in 1814, was distributed in the same year. No subsequent distribution took place till 1821, when the moneys which had been paid by the receiver to one of the trustees resident in Lichfield, amounting to £140 : 15 : 9, were paid over by him to the churchwarden of St. Mary's parish. This sum the minister and two churchwardens divided between them, and, having previously met to consider of the persons most fit to receive the bounty, were in a course of distributing in sums generally of 10*s.* and in a few instances of 20*s.* At the time of the Inquiry, about £120 had been thus distributed, and it was intended to give away the rest about Christmas. The persons selected as objects of this bounty are housekeepers in Lichfield not receiving parish pay; they are chiefly, but not exclusively, parishioners of one or other of the parishes into which the city is divided, all of which participate in the charity.

The application of the share of this charity belonging to Wolverhampton and other places will be given in the account of the charities of those places.

MOUSLEY'S CHARITY.

In 1733, *Samuel Mousley* devised the house in which he dwelt, in Lichfield, to Luke Robinson, upon condition he paid £100 to the Corporation for the use of the poor of the city. He also left to the Corporation various houses, meadows, and farms, upon trust, for the same purpose. He also gave to the Corporation the residue of his personal estate after payment of his debts, legacies, and funeral expenses.

With the exception of a few changes from the Lichfield Enclosure Act, the property devised by Moulsey continues in the hands of the Corporation, without any material alteration; it is all let from year to year, and the following exhibits the present rentals and the situations and tenants of the different holdings:—

Tenants' Names.	Quantity. A.	R.	P.	Present Rent. £	s.	d.
John Astbury, lands in Smithfield	1	2	4	7	17	6
John Brown, Long-field, near Aldershaw	6	2	20	20	9	6
John Burton, house and barn, Greenhill .	———			10	0	0
John Bird, house in Greenhill.....	———			6	6	0
Thomas Capper, land at Bunning's Mill .	4	1	0	8	8	0
Henry Cooper, house and malt-house in Frog-lane	———			35	0	0
John Corfield, house in St. John's Street	———			6	6	0
James Lawrence, Ditto	———			6	0	0
Ann Marsh, house in Market-street	———			20	0	0
Samuel Mather, part of Long-field	1	1	20	2	0	0
Dennis Marklew, land in Berry-hill	5	1	10	20	0	0
James Meacham, house in St. John's Street	———			6	0	0
John Madeley, house in Greenhill.....	———			6	6	0

Overseers of St. Michael's Parish, small house in Corfield's Yard, St. John's Street				1	10	0
George Stevens, house in Market-street				14	0	0
William Sherratt, land, called Bird-in-Bushes, adjoining the road to Curborough	6	2	34	22	15	0
John Sherratt, land in Acre-yard, adjoining Mill-meadow	1	1	6	5	0	0
Thomas Waltho, land at Elmhurst, viz. Rough-meadow and Hill-field	9	0	32	14	13	6
Messrs. Woodward and Kennersley, land in Whissage	1	2	0	4	10	0
Wyrley and Essington Canal Company, Land taken for the canal at Mill-meadow 1 38; Ditto at Bunning-mill 1 24	0	3	22	3	3	0
				£220	4	6

There is, also, belonging to this charity a sum of £150, in the hands of the Corporation, for which they pay an annual interest of £5, making the total income of the charity £225:4:6. This is subject to deductions for quit-rents, for fines, and for repairs, and the collector's salary. The remainder of the income is applied in a subscription of £5 a-year to the Lichfield Dispensary, and in payments to poor persons of 10*s.* each, and occasionally, though rarely, of larger sums, to the extent of 20*s.* The greater part of this is given away at Christmas, but a considerable balance is kept back, from which similar payments are made throughout the year, as cases requiring relief occur, for which orders are given upon the treasurer, signed by a majority of the Corporation.

WAKEFIELD'S CHARITY.

In 1733, *William Wakefield* devised his lands and tenements in Lichfield to the use of poor housekeepers in the city not receiving alms or parish aid. The property of this charity came into the possession of the Rev. John Dawson, of Burton-upon-Trent, and was by him conveyed by feoffment, to trustees, to charitable uses, varying, in some of their provisions, from those expressed in the will. It is not known how the property came into Dawson's possession, no documents whatever existing between the date of the will and the date of the feoffment; but the trustees have always acted under the provisions in Dawson's deed. Under this instrument, it is appointed the rents and profits shall be distributed, on St. Michael's Day, to poor persons who have not received parish aid within the six months preceding; that a receiver shall be appointed, with an allowance of 40*s.* for his trouble; and that the number of trustees shall not be less than five, nor exceed thirteen. All the property is conveyed as freehold in Dawson's feoffment; but, in fact, two small parcels are held under lease from the sub-chanter and vicars choral of the cathedral.

The following rental will show the present income and situation of the trust:—

Tenants' Names.	Quantity. A.	R.	P.	Present Rent. £	s.	d.
Thomas Smith, barn and land in Bacon-street, and land called the Abnalls, near Lichfield	19	2	16	84	0	0
George Nevill, a barn and lands, called the Horse Slades, near Lichfield....	22	2	24	75	0	0
Francis Dean, a barn and croft in Rotten-row	3	0	3	26	5	0
William Sharrod, a house and barn in Greenhill	0	1	18	15	15	0
William Armstrong, land in Acre-yard .	1	2	14	8	0	0
Richard Blakeman, land in Borrowcop..	0	3	6	4	4	0
				£213	4	0
Ten per cent. on the two first parcels deducted	£8	8	0			
	7	10	0			
				15	18	0
Total present income.....				£197	6	0

The tenancies are all from year to year, and the present rent appears the fair value of the premises. From the income of £197 : 6, about £14 is annually deducted for land-tax, fines, receiver's salary, &c. After these payments are made, the remainder of the income is disbursed among the objects of the charity, in sums varying from £1 to 5*s*. The sums most frequently given are 10*s*. or 7*s*. 6*d*. The trustees generally reserve a small portion of the rents to be applied to cases of peculiar distress during the winter, and the occasional relief so given is paid by the collector, upon an order signed by three trustees. The number relieved in 1820, including the occasional objects, was 472. Since the year 1801, this number has increased from 261, the number relieved in that year, to its present amount.

ASHMOLE'S CHARITY.

Nothing is known concerning this charity, except from the entries in a book, containing the accounts of several of the Corporation charities. The first of these entries is in the year 1757, where the Corporation make themselves debtors for £2 : 2, as the interest of £60, due to *Elias Ashmole's* charity, and this sum appears to have been annually accounted for till 1765, when it is reduced to £2, which sum has been accounted for ever since. It was distributed among the poor women of the place, in sums of 2*s*. each, till the year 1807, when no further distribution appears to have been made. No other reason is assigned for the suspension than, as in some other cases already noticed, that the Corporation has other large charitable funds to give away, and that this small donation may not have been wanted or thought of.

ROBINSON'S CHARITY.

This was a bequest, in 1764, of £300, in trust, that the interest be distributed among the poor of the city of Lichfield every Christmas-day, for ever. It was received, and is now invested, with some savings of income, in the purchase of £600, Three per Cent. Consols. The present trustees are Mr. Arthur Hinck-

ley, Mr. William Feary, and Mr. Stephen Simpson, in whose names the stock stands, and to whom the trusts have been regularly continued down. The interest is applied in relieving poor inhabitants of the parish of St. Mary, preferring those who do not, but not excluding those who do, receive parochial relief. The donation being to the inhabitants of the city generally, the Commissioners are not aware of any reason for confining the distribution to the poor of this parish, although it may be within the discretion of the trustees so to do.

MRS. TAYLOR'S CHARITY.

The origin of this charity is not clearly ascertained, but it appears to have originated in the benevolence of a Mrs. *Taylor*. It consists of an annuity of 15*s*. to be distributed to the poor at Christmas, and charged upon a close, called, in common with some other lands, Lower Boley, bounded by the land of Mr. Greene, through which the road to it passes. It is vested in trustees for Samuel Sherratt, great nephew of the purchaser. The 15*s*. is paid to Mr. Bond, solicitor, of Lichfield, as agent of the trustees, who distributes it to such persons as appear to him most deserving, giving a preference to Mrs. Taylor's relations.

THE THREE PARISHES.

An annual sum of £3 is paid by the sacrist of the cathedral, for a distribution of bread to the poor of the three parishes of Lichfield and of the Close; and a further sum of £13 is paid to the poor by the Dean and Chapter. Having ascertained that these payments are made from the revenues of the cathedral, the Commissioners did not conceive they fell within the scope of their jurisdiction.

INSTITUTION FOR THE WIDOWS AND DAUGHTERS OF CLERGYMEN.

By indenture, dated 23d August, 1798, *Andrew Newton*, of Lichfield, transferred to seven trustees £20,000, Three per Cent. Consolidated Annuities, for the purpose of constituting a charitable institution for the benefit of the widows and unmarried daughters of the established clergy. £3000 of this donation was to be expended in the purchase of ground, and the erection of habitations for the objects of the institution, who were to be appointed by the Dean and Chapter of Lichfield, with the approbation of the major part of the trustees. Widows of fifty years of age, and unmarried daughters of clergymen, whose fathers had died, were to be eligible; those belonging to the cathedral of Lichfield to be first preferred; next, those of the diocese of Lichfield and Coventry; and, after them, the institution to be open to the widows and daughters of the established clergy of any other part of Great Britain. No person to be admitted who possessed, in her own right, a clear annual income of £30. The Dean and Chapter to be visitors of the charity, with power to suspend and remove the inmates, and make regulations for its government.

In consequence of this latter provision, the Commissioners

did not feel competent to pursue their inquiries further into the institution.

LOST CHARITIES.

In 1682, *Richard Caldwell*, M.D. paid to the Corporation £40, to be by them lent to eight poor persons of occupation, who should reside in the city of Lichfield for five years; and, at the expiration of that time, to eight others for the same term, and so on for ever. These loans are not now made, nor does it appear they have ever been known to be made. It is possible that this money may have been lost by the insolvency of borrowers.

It appears by an extract from the will of *Thomas Minors*, (the founder of the English free-school,) that he left a rent-charge of 10*s.* for a sermon in St. Mary's church; but the Commissioners were unable to ascertain the property charged, or whether the annuity had ever been paid.

Thomas Marshall, by his will, in 1681, devised to George Newell and William Gamble, (his executors,)their heirs and assigns, his acre and half of arable land lying in Boley, near Filham's Ditch, they paying yearly, at Christmas only, the usual rent of the land to the poor of Lichfield. This piece of land is now unknown, nor could the Commissioners learn any thing further concerning this benefaction.

MRS. SIMPSON'S CHARITY.

In 1807, *Phœbe Simpson*, of Lichfield, widow, vested, in trustees, £400, Navy Five per Cents. for the relief of the poor of the city; one-fourth of the interest to be distributed to the poor of the parish of St. Mary; another fourth to the poor of St. Michael; another fourth among the poor of St. Chad; and the remaining fourth among the poor men in the hospital of St. John, with a provision for renewing the trust when the number of trustees should be reduced to two.

The dividends of this stock, being £20 per annum, are received by the Lichfield-bank, and paid over to the Rev. Mr. Proby, rector of St. Mary's. He distributes the portion belonging to his own parish among such poor persons as are most in need of it, and whom he recommends to the other trustees as fit objects for it, in sums generally of 2*s.* each. The portions belonging to the other two parishes he pays over to the respective overseers of the poor, who distribute them in like sums to poor persons, recommended by them, of whom they give in a list to the trustees for their approbation. The fourth portion, belonging to the poor people of St. John's Hospital, he gives to the matron, who divides it equally among them.

The money is generally given away about the month of March; so many charities being dispensed at Christmas, that it has been thought advisable to distribute this at a later period.

PARISHES OF ST. MARY AND ST. CHAD.

Two sums of 10*s.* each are paid by the agent of Lord Anson to the respective churchwardens of the parishes of St. Mary and St. Chad, as being charged on land, containing 8*a.* 3*r.* 11*p.* the property of Lord Anson, at a place called Dilkes's Hole, about a mile from Lichfield, on the right of the road leading to Cur-

borough and Elmhurst. These sums are mentioned in Lord Anson's title-deeds as incumbrances on the property, and payable at Lady-day to the poor of the respective parishes, but without saying by whom the charge was created. It appears from receipts in the churchwardens' books, and a notice on the benefaction-table in St. Chad's Church, to have been the gift of a Mr. *George Dawes*.

In St. Mary's parish, the money has always been carried to the churchwardens' general account, and likewise in St. Chad's parish, till the last year (1821), when the churchwarden, being informed by Lord Anson's agent, that it was given for the poor, and not for the church, distributed it in shillings to poor widows of the parish. The Commissioners are unable to decide whether the money ought to go to the poor or the church; the uniform practice is in favour of the latter.

PARISHES OF ST. MICHAEL AND ST. CHAD.

In 1730, *Walter Chetwynd* and *Richard Plumer* granted £400 to the Corporation, for the equal benefit of the parishes of St. Michael and St. Chad; £335 of which was invested in the purchase of a farm at Matfield, subject to this appropriation. This property, containing about thirty-one acres, was last let to Thomas Pegg for fourteen years, from Lady-day 1805, at a rent of £30.

The moiety of the rent, together with the interest of the balance of the donation remaining after the purchase had been completed, leaves to each parish £16 : 8 a-year. This is disposed of from time to time, upon application from the respective parishes, either in apprenticing children, recommended by the parish-officers, with premiums not exceeding £5 each, or in distribution to the poor. These distributions are made by the parishes, but the Corporation, agreeably to a regulation made in 1741, generally receive from them lists of the proposed objects for the charity. The parishes do not always apply for the whole of the money due, and balances have accumulated in the hands of the Corporation, which implies some inattention to the charity by the parishes. It seems probable, from the statements made by the parish-officers, that proper opportunities do not occur of applying the whole in apprenticing, to which mode of application their attention has been peculiarly directed; but, under the discretion given by the donors for the appropriation of this charity, there seems no sufficient reason why it should not have been more constantly made use of for other purposes of benefit to the parishes.

PARISH OF ST. MARY.

ALLINGTON'S CHARITY.

This charity consists of two rent-charges, one of £3 a-year, issuing out of some closes of land in the parish of Longdon, in the county of Stafford; and another of £1 a-year, issuing out

of a house in Bore-street, in the city of Lichfield, left by *John Allington*, in the reign of James I. to the two eldest freemen of the Company of Mercers, in the city of Lichfield, to be distributed weekly, in bread, among the poor of the parish of St. Mary. That Company having become extinct about the year 1797, the rent-charges accumulated in the hands of the receiver, until some person should be appointed, duly authorised to distribute them. Application was accordingly made to the Court of Chancery to transfer the trust to the Corporation; and, by a decree made by the Master of the Rolls, on the 17th July, 1818, it was ordered that the bailiffs and citizens should be appointed the future trustees of the charity; and that the sum of £43, the amount of accumulation, should be applied, first, in payment of the petitioners' costs, and the residue in the distribution of bread, according to the intention of the donor; and further, that the future payment of the rent-charges should be distributed weekly, as theretofore, in bread, to the poor of the parish of St. Mary.

The land in Longdon, charged with the annuity of £3, consists of three closes, called the Shaws, containing nine acres, the property of Mr. William Bailey. The house in Bore-street, charged with the remaining £1, is the property of Lord Anson, and in the occupation of Mr. William Sedgwick. The rent-charges have not been received by the treasurer of the Corporation since the decree, but there is no doubt of their being paid when applied for. While under the management of the Mercers' Company, they were applied in a distribution of bread every Sunday at St. Mary's church.

EDGE'S CHARITY.

Richard Edge, in 1773, left £30 to be placed out at interest, and the interest to be laid out in two-penny white loaves, to be distributed by the churchwardens on Christmas-eve, or the day previous, to the poor of St. Mary's parish. This legacy is now in the hands of the Rev. Mr. Proby, rector of St. Mary's, who pays 30*s.* a-year, as the interest of it, to the churchwardens, by whom it is distributed on Christmas-morning, at the church-door, to poor inhabitants of the parish.

MONEY IN LICHFIELD BANK.

An annual sum of £2 : 2 is received by the churchwardens of St. Mary's from the bank of Messrs. Scott and Co. as the interest of £61 in their hands, and is carried to the general church account. In August, 1785, £61 : 5 : 6 was placed in the bank by John Hartwell, the then churchwarden, of which 5*s.* 6*d.* was drawn out by the churchwardens the following year, and the remaining £61 has continued in the Bank ever since, at the above interest.

It was impossible to ascertain, from local inquiries, to what source this money was to be ascribed, and whether it ought to have any specific appropriation; but it may be observed, as a matter of conjecture, that it may possibly have comprised a sum of £50, with some arrears of interest, stated in the returns under the 26 Geo. III. to have been given by a Mrs. Hector, in 1778, for the benefit of twenty poor widows of the parish of St.

Mary, and which appears to be the same as an anonymous benefaction mentioned in the tablet in St. Mary's church, viz. "The "interest arising from the sum "of £50, given by an unknown "person, to be disposed of by "the churchwardens to twenty "poor widows of that parish, on "25th March for ever." The Commissioners were unable to obtain any further information respecting Mrs. Hector's gift.

UTTING'S GIFT.

In 1620, *John Utting* left a messuage and garden, situate in Bore-street, Lichfield, in trust, for the repair of the parish church of St. Mary, and he appointed the ordinary of the place to audit the accounts of the trustees. The last trust-deed that is known of, is dated the 8th May, 27 Car. II. The churchwardens for the time being have acted as landlords of these premises, at least from 1726, in which year a lease was found granted by them.

The house is now in the occupation of Stephen Barnes, who held it under a lease for twenty-one years, which expired at Lady-day, 1821, at a rent of £8. It appears to be worth from £20 to £25 per annum. The rent is carried to the churchwarden's general account, and applied, with the church levies, in the repairs of the church.

LOST CHARITIES.

It appears from an indenture, dated in 1671, that *John Matthews*, left an annuity of 10*s.* to as many poor widows of this parish, charged on a cottage in Little Wyrley; but the Commissioners were unable to obtain any information concerning this charity or the property on which it is charged. Neither could any account be obtained concerning the following benefactions mentioned on the old tablet in the vestry of St. Mary's church:—

"Mr. *Michael Nicklyns* left 13*s.* 4*d.* yearly, for a sermon here for ever."

"Mrs. *Elizabeth Lovatt* gave one acre of land in Duff-house field, and the yearly rent is to pay for a sermon on the first Sunday in Lent for ever, 6*s.* 8*d.* and to the clerk 4*d.*"

"Mr. *William Thropp* gave 6*s.* 8*d.* out of a house in Bore-street, for a sermon on Midlent Sunday, for ever; also he gave thirteen shillings to thirteen poor widows on the same day, and four-pence for the distribution of the said money."

PARISH OF ST. CHAD.

TURNPENNY'S CHARITY.

In the returns made under the Gilbert Act, it is stated that —— *Turnpenny*, by will, gave a rent-charge of 6*s.* 8*d.* for bread to the poor of this parish; and in a paper transmitted to the Commissioners by the minister of the parish, it is further stated, but from what authority does not appear, that the annuity is charged on land in Smithfield, (within the liberties of Lichfield,) and is for bread to be given to the poor inhabitants of Bacon-street on Holy Thursday.

A sum of 6*s.* 8*d.* is, in fact, paid yearly by the agent of Lord Anson to the churchwardens of

St. Chad, as issuing out of 11*a.* 3*r.* of land in Smithfield, his lordship's property, in the holding of Benjamin Mansell, and payable, at Ascension-day, to the poor of St. Chad. The churchwardens distribute it, on that day, in penny rolls, to the poor in Bacon-street.

JACKSON'S GIFT.

This is an annuity of 6*s.* 8*d.* charged on a messuage in Stow-street, now occupied by James Weldon, and left by one *Thomas Jackson* to the minister of St. Chad, Lichfield, for preaching a sermon on Whitsunday or Trinity Sunday yearly for ever. The annuity is regularly paid by the owner of the house to the minister who preaches the sermon on the specified day.

SIMPSON'S GIFT.

In 1696, *Alice Simpson*, devised certain premises in Stow-street, subject to a provision for a sermon; and also the house in which she dwelt, subject to the payment yearly on St. Thomas's Day of 10*s.* to ten poor widows; that is to say, 5*s.* to five widows in Stow-street, and 5*s.* to five widows in Bacon-street. The Commissioners were unable to trace the property on which this rent-charge was secured. On the benefaction-table in St. Chad's church, it is stated that there is "paid out of the house of Francis "Deaken, late of Chorley, being "in Stow-street, the yearly sum "of 10*s.* to ten poor widows in "Stow-street and Bacon-street, "payable on Christmas-day." In fact, the yearly sum of 10*s.* is paid to the churchwarden by the agent of Lord Anson, as issuing out of two houses in Stow-street, his lordship's property, now made into three dwellings, and in the respective occupations of widow Neale, William Walker, and widow Smith, and payable on Christmas-day to poor widows of the parish of St. Chad. But it is mere matter of conjecture that the benefaction thus paid, and which is noticed in the benefaction-table, without the name of the donor, may be referable to the gift of Alice Simpson. The 10*s.* paid by Lord Anson, from whatever source derived, is distributed by the churchwarden on Christmas-day, to ten poor widows in Stow-street and Bacon-street.

PARISH OF ST. MICHAEL.

CHURCH LANDS.

The earliest information that could be collected respecting this property is derived from an old copy of certain answers to interrogatories, taken under the authority of the Court of Exchequer in the year 1632, which is preserved in the church-chest of this parish.

From these depositions it appears that, at that time there were certain messuages and tenements, described only by the names of the occupiers, of which the rents were received by the churchwardens of the parish of St. Michael, for the time being, and applied towards the reparations and other necessary uses of the parish church; and that the churchwardens had usually accounted for them with the parishioners every year; but it is stated, that the evidences con-

cerning this property had been stolen from the church-chest about forty or fifty years before, and it does not appear that any thing was then known of the source from whence it was derived.

There are no documents describing the property, (except some old leases of certain parts of it,) prior to the year 1811, when it was thought advisable that the then churchwardens should execute a feoffment, conveying the whole to trustees, in trust, to receive the rents and pay them to the churchwardens, to be applied towards the reparations and other uses of the church, as the churchwardens and minister of the parish, or the major part of them, should think fit; and on further trust, when the trustees should be reduced to three, that the survivors should convey the premises to six new trustees to be appointed by the minister, churchwardens, and parishioners, at a vestry meeting.

The premises described in this feoffment consist of several houses, barns, and fields, the situation and value of which will appear from the subjoined rental:—

	£	s.	d.
John Bond, White Hart public-house at Greenhill, with malt-house and croft adjoining	48	10	0
Thomas Smith, gardener, a house and garden, with barn, stable, and waggon-house at Greenhill	16	10	0
Widow Dorrington, a house, stable, and garden at Greenhill	10	10	0
Henry Roberts, a house and garden at Greenhill	5	5	0
William Sherrard, an acre of land at Spearhill	5	10	0
Jonathan Knott, land at Fullfin-green, in the hamlet of Streethay, parish of St. Michael, Lichfield, 3*a*. 9*p*.	13	0	0
Thomas Smith, shoemaker, two houses in Tamworth-street, and one house in Castle-ditch-lane	18	10	0
William Mathers, a house and garden in Greenhill	7	7	0
	£125	2	0

The premises are all let from year to year, and apparently at the full value. Previously to 1811, the property was all let on long leases of forty years or more, at small reserved rents, with fines for renewal. A debt of £929 was incurred in buying up the existing leases, in order to commence this improved system.

The income of the trust is chiefly expended in paying the interest of the debt, in repairs of the trust-premises, the improvement of the church, &c. Latterly, considerable sums have been laid out in putting up a clock, an organ, and in placing stoves in the church.

MRS. ELIZABETH BAILEY'S CHARITY.

From the recitals in the trust-deeds of this charity, it appears, that *Elizabeth Bailey* devised to trustees her land at Potter's Green, in the parish of Abbot's Bromley, in the county of Stafford, in trust, that they should yearly apply the rents and profits among the poor of the parish of St. Michael, in the city of Lichfield, and the poor of Newton, in the county of Stafford, in equal shares, at the discretion of the trustees, about Easter. The present trustees, appointed in 1820, are the Rev. E. S. Remington, vicar of St. Michael's,

in Lichfield, and the Hon. and Rev. R. Bagot, rector of Blithfield, in which parish Newton is a township.

The land at Potter's Green is a piece of meadow ground, containing about two acres and a half, and is let to Mrs. E. Cope, as tenant, from year to year. It appears that the undivided moieties of this property, respectively belonging to the parish of St. Michael and the township of Newton, are separately let by the respective trustees for those two places. The present rent of the moiety belonging to St. Michael is £2:10 per annum, which is paid to the vicar of St. Michael's, and is distributed by the churchwarden to the poor of that parish, giving a preference to those who do not receive parochial relief.

GREGORY'S CHARITY.

The churchwardens of this parish have for many years received annually the sum of £1 from the proprietor of a house in Lombard-street, Lichfield, now occupied by Mr. James Palmer, as the benefaction of *Greenwood Gregory*, to the poor of St. Michael's parish, charged on that house. Mrs. Hartwell, the present proprietor of the house, who is above eighty years of age, was the daughter of a Greenwood Gregory, and states that she had heard from her father that this annuity was given by his grandfather. The Commissioners were unable to obtain any further information as to its origin. The money is given away by the churchwardens to the poor, in sums of a few shillings each, as objects occur who appear to need it.

TOWNSHIP OF BURNTWOOD.

In 1765, Mrs. *Elizabeth Ball*, of Castle Bromwich, in the county of Warwick, gave £250, upon trust, to distribute the interest among the poor of the several townships of Fulfen, Burntwood, Edgehill, Woodhouses, Hammerwich, and St. Michael, in Lichfield; she also gave £600, upon trust, to erect a school and school-house at Fulfen, upon the waste, or other convenient place, and the residue of the £600, unexpended in the erection of the school, to be applied to the maintenance of a schoolmaster and schoolmistress to teach poor children of the places mentioned, writing, accounts, and needlework. The cousin of the testatrix, James Birch, and his heirs, were appointed visitors of her charities; and she bequeathed the residue of her personal estate to her said cousin, earnestly requesting that if it should happen that her personal estate were not sufficient to pay the several sums of money left for charitable uses, that he would, in such case, make up such deficiency out of her real estates devised to him. By a codicil, she left £100 additional to the poor, the interest to be distributed in one week before Christmas-day, yearly, for ever.

The surviving executor of Mrs. Ball was George Birch, upon whose son and representative, Wyrley Birch, the trusts of the will devolved. It appears, no provision was made by George Birch, the surviving executor of Mrs. Ball, for the payment of these legacies out of the personalty, and that they were charged upon the real estate of

the testatrix. But it does not appear that Mr. Birch adopted the means required by the Mortmain Act, for creating a valid charge upon the real estates, and therefore it is conceived that the payments by the present proprietor, Major General Birch Reynardson, are to be considered as voluntary benefactions.

In 1769, four years after the date of the will, a school-house was erected in Burntwood while Mrs. Ball was still living, but shortly before her death; and that £200 of the £600 legacy given for the purposes of the school, were applied in the cost of that erection, leaving £400 for providing a schoolmaster. Accordingly, £20 a-year, the interest of that sum at five per cent. is paid under the direction of General Reynardson's agent, by Mr. Thomas Derry, out of the rent of a farm in Burntwood, which he holds of the General, to a schoolmaster for teaching in the school poor children of the townships of Burntwood, Woodhouses, Edgell, and Hammerwich; Fulfen, which is mentioned in the will as a place from which scholars are to be taken, is a single house in Burntwood, the inhabitants of which are not objects of this charity. The agent of General Reynardson appointed the present schoolmaster, and intrusts the nomination of the scholars to Mr. Derry. The number of scholars is not limited by the foundation, but it has usually been from twenty to thirty. They are appointed for two years only; at the end of that time the list is revised, and if the parents wish they should remain longer, upon application to Mr. Derry, they are continued. The instruction is wholly gratuitous, except 1*s.* a-year paid by each for firing.

This school has derived a further benefaction from the executors of *Andrew Newton*, Esq. of Lichfield, who, out of the residue of his property left by him to be distributed at their discretion to charitable uses, gave £20 for its support. This money has been lent to Mr. John Ashmoll, and the interest of 4½ per cent. is paid to the master in augmentation of his salary.

The school is, at present, in a very inefficient condition, owing chiefly to certain defects of temper in the master, which, in a great measure, disqualify him from properly conducting such an institution, and deter the parents from placing their children under his care. It has been recommended to General Reynardson, as the person empowered to regulate the charity, to concert with the minister and other respectable inhabitants, the means of placing it on a better footing.

Mr. Derry also pays out of the rent of his farm the annual sum of £14, being the interest, at four per cent. of the two legacies of £250 and £100 given to the poor of these hamlets as above mentioned. This sum is divided according to the number of persons in each hamlet who are to receive the bounty. At the last division, in 1821, it was shared among ninety-six persons.

CADMAN'S CHARITY.

This was a bequest of a house, barn, and croft, in Edgell, on trust, to apply the rents towards the preaching of two sermons in the chapel of Hammerwich, one the first Sunday in Lent, the other the next Sunday after St.

James's Day, yearly; and the remainder to the relief of the poor of Woodhouses, Edgell, and Burntwood The testator left other property in Edgell subject to the payment of 40*s.* yearly, for four sermons, to be preached in the same chapel; and the further sum of 40*s.* yearly, which he gave to the poor of the townships mentioned, to be distributed, 20*s.* on the Sunday next after Christmas-day, and 20*s.* the Sunday next after Midsummer-day.

The first-mentioned premises devised under this will are now let to Sarah Wall, for a rent of £4 : 10. From this rent, two sums of 10*s.* each are paid to the minister of the chapel at Hammerwich, for two sermons, which are preached on the specified days. The remainder being £3 : 10, is distributed by Mr. William Ashmoll, one of the trustees, on the two Sundays next after Christmas-day and Midsummer-day, to the poor of the three townships, selected according to their necessities and deserts, a preference being given to those who do not receive parochial relief, but not to the total exclusion of such as do.

The rest of the estate of William Cadman, which passed under this will, consists of about thirty acres, situated in Edgell, and the annuities charged upon it are dispensed, agreeably to the directions of the will, by Mr. Ashmoll, one of the proprietors.

WATKINS'S CHARITY.

In 1805, *James Watkins* left £20 towards the repairs of Cadman's cottage; and, after certain legacies, the residue of his personal property, for the benefit of the poor of Edgell, Burntwood, and Woodhouses. The £20 has been applied as directed, and the testator's residue of the personal estate, now amounting to £150, is invested in a mortgage, at five per cent. This sum Mr. Ashmoll, the surviving executor, purposes employing in the establishment of a Sunday school.

WARD'S CHARITY.

In the chapel at Hammerwich is a tablet, on which it is stated that *John Ward*, of Ediall (Edgell), gave, by will, the sum of £1 : 6 : 8 a-year, for ever, to be paid out of his estate in Ediall, as follows: viz. 6*s.* 8*d.* to be paid to the minister of Hammerwich, to preach a sermon, on Whitsunday, and the other 20*s.* to be distributed to the poor on St. Thomas's Day, in that chapelry, as follows: 5*s.* to the poor of Hammerwich, and 15*s.* to the poor of Ediall, Burntwood, and Woodhouses. This annuity is paid by Mr. William Ashmoll, and applied to the purposes directed by the donor.

TOWNSHIP OF HAMMERWICH.

HEATH'S CHARITY.

It is recorded, on a benefaction-table in the chapel of Hammerwich, that *William Heath*, gentleman, at his decease, gave 40*s.* yearly, for ever, to be paid out of his estate in this township, as follows: viz. 20*s.* for two sermons to be preached in this church, yearly, the one on Christmas-day and the other on Midsummer-day; and 20*s.* to be given to the poor of this town by the overseers, on the same

day, for ever. The land on which this annuity is charged is a farm, now belonging to Mrs. Willington, of Pipe-hill, in the occupation of John Pavior. The tenant pays 20*s.* a-year to the minister of Hammerwich for two sermons, which are preached by him on the specified days. The remaining 20*s.* he distributes himself among the poor parishioners of the township.

SILVESTER'S CHARITY.

John Silvester, in 1767, left his house and land at Hammerwich, chargeable with the payment to the vicar or curate officiating at Hammerwich chapel, for the time being, £1 : 1 a-year, to preach two sermons in the chapel, yearly, the one on Palm Sunday, the other upon the Sunday next after the testator's decease, and a further yearly sum of £1 : 1 to be given to the poor of Hammerwich, on the two Sundays. This charity is administered as provided.

MRS. ELIZABETH BALL'S CHARITY.

Mrs. *Elizabeth Ball*, whose will has been already mentioned, page 396, left £1000, upon trust, to apply the interest of a moiety in the payment of 1*s.* every Sunday to the lay clerk officiating in the chapel of Hammerwich, and 1*s.* every Sunday in bread amongst the poor attending divine service there; and all the residue of the interest in augmentation of the stipend of the minister, upon condition, nevertheless, that the common prayer be read, and a sermon be preached at least once every Sunday in the chapel, with power to the trustees to apply the moiety, or any part thereof, in procuring the king's bounty for the augmentation of the minister's salary.

Twenty pounds are paid by Mr. Derry, from the rent of his farm at Burntwood, as the interest of the moiety of the £1000, at four per cent. of which the curate of Hammerwich receives £14 : 16 for performing the service and preaching the sermons on every Sunday throughout the year, as required by the will. Of the remaining £5 : 4, half is paid to the parish clerk, and the other half is distributed in bread every Sunday, in twelve penny loaves, to the poor of the township, chiefly to old persons who then attend at the chapel, or to the children of such as are unable to attend.

CHURCH LANDS.

From the recitals of a trust-deed, relative to this property, of the 10th March, 1795, it appears these consist of certain lands vested in trustees, in 1715, by Sir *Michael Biddulph*, and others, towards the relief of the inhabitants from the payment of taxes and fifteenths, and also for the repair of the chapel of Hammerwich. The property appertaining to the trust consists of the chapel of Hammerwich, and the chapel-yard adjoining, a close, or croft, Drake-meadow, in Shenstone, the Little Meadow, and also a cottage in the town, and a croft, called Star-croft.

All the premises, except the chapel and chapel-yard, are in the occupation of Samuel Glover, as tenant from year to year. He pays to the trustees, for the rent of Star-croft, £10 per annum, and to the perpetual curate of Hammerwich, for the rest of the premises, £4 : 4. The rent of Star-croft is applied to the

repairs of the church. Mr. Pavior, one of the trustees, has the principal management of the fund; but its application is generally settled at parish meetings. When not wanted for the repairs of the church, it accumulates in the Lichfield bank, where there is, at present, a sum of £104 : 16 on this account. The benefit of the remaining land has always been enjoyed by the ministers, who seem to have considered it as glebe land, and not as holden under the trustees.

OBSERVATIONS.

In concluding the charities of the city of Lichfield and of the townships in the parish of St. Michael we have no remark to add in addition to those made by the Commissioners. There are a few trifling irregularities in the management of one or two charities in the city, but they are not of much importance, and we think it may be safely said that the eleemosynary administration of this place has been more exemplary than that of any other which has yet come under our notice. One thing may be particularly remarked, to the credit of both the civil and ecclesiastical authorities of Lichfield, namely, in those charities, the revenues of which have augmented beyond the purposes for which they were intended, the surplus has not been carried to the guttling fund of the trustees, or consumed in wastefnl salaries to their dependants, as is too frequently observed in corporate bodies, but has generally been applied in multiplying the objects of the donors' bounty. We hope the Corporation will be a little more liberal towards the grammar-school, should it even encroach on the revenue of the conduit-lands, since it would be a reproach to the intellectual reputation of Lichfield were a foundation to be suffered to decay with which is associated so many illustrious names, who have adorned the classic literature of the country.

WOLVERHAMPTON.

THE FREE GRAMMAR-SCHOOL.

The Free Grammar-School, at Wolverhampton, was founded by Sir *Stephen Jenyns*, knight, and alderman of London, who obtained, from Henry VIII. two several letters patent, dated in 1512 and 1513, by which he was empowered to grant lands to the guild of Merchant Taylors in London, (of which Company Sir Stephen was a member,) in trust, for the better sustentation of a master and usher of the Grammar-School erected by him, "for instructing boys in *good morals and literature, and of other necessary things* to be done there, according to the orders and sound rules and disposition by the said Sir Stephen Jenyns, or his executors, or others by him to be deputed or appointed in that behalf, to be established." In virtue of these charters, Sir S. Jenyns granted, by deed of feoffment, to the Merchant Taylors' Company, his manor of Rushocke, with appurtenances, in the county of Worcester, to the uses mentioned.

It is not known that the founder prepared any rules or orders for the regulation of the school, or that he made any declaration, by will, or otherwise, of his intentions with respect to it. The original deed of feoffment (and probably other early documents relating to this school, the absence of which throws considerable obscurity over its history) are supposed to have been destroyed in the great fire of Lon-

don, in the year 1666. But a copy of Sir Stephen's feoffment is preserved in an old book of deeds and instruments belonging to the Company, and which was abstracted by the Commissioners.

It appears, from certain proceedings in a suit in the Court of Chancery, commenced in the year 1626, that, during the life of Sir S. Jenyns, and some time after his death, only a portion of the rents, amounting to £12, arising from the property granted by him, was given to the master and usher, and hence it was inferred by the Company that the residue was intended, by some will or appointment of the founder, for their private use. In the result, however, of the suit, a decree was made, in 1628, declaring that the Court was satisfied that the manor and lands did wholly belong to the school; and ordering that the profits should be employed to the use of the school, and of other necessary things to be done there, according to the letters patent, until the Company could produce Sir Stephen's will, or some deed or writing more fully expressing the use thereof. No such will or instrument having ever been produced, the property has remained settled under this decree, to the uses expressed in the original charter.

The government of the school, and its revenues, continued to be exercised by the Merchant Tailors' Company till the year 1766, when further proceedings were instituted in the Court of Chancery, by inhabitants of Wolverhampton, respecting the management of the school property; and the Company having, in their answer to the information filed against them, stated that they were desirous to be discharged from the trust, an order was made, in 1783, by which it was directed that they should be discharged therefrom, and should convey the trust premises to certain trustees, approved by one of the masters of the Court. This was accordingly done the next year, and the school-house and two messuages, with the offices, yards, gardens, and other appurtenances, in Wolverhampton, and the ground whereon the same were erected, and also the manor of Rushocke, were conveyed by the Company to the trustees, upon the like trusts, and subject to the like powers as those to which the Company had stood seised; and the deed contained special directions, when the trustees should be reduced to twenty-one or under, for the appointment, by the survivors, of so many new ones as should make up the number forty. The Bishop of Lichfield and Coventry, and the knights of the shire for the county of Stafford, to be always nominated among such trustees.

Two subsequent conveyances to trustees have been made, pursuant to this provision, in the last of which, dated the 23d of December, 1817, the trust estate is described as comprising, in addition to the premises in Wolverhampton and the manor of Rushocke, all those messuages, farms, and parcels of land, situate in the several parishes of Rushocke, Dodderhill, Upton Warren, and Chadesley Corbett, in the county of Worcester, containing, together, 823*a.* 1*r.* 25*p.* This variation in the description appears to have taken place in consequence of an enclosure of

common lands, in 1805, when, in consequence of various additions and improvements in the school estates, an expense of £1646 was incurred by the trustees. With these alterations the aggregate rents now amount to £1168:5. The lettings are from year to year and comprise the following premises:—

	Quantity. A.	R.	P.	Rents. £	s.	d.
John Lett, New Farm	229	0	32	420	0	0
George Jackson, Rushocke Court Farm	171	0	6	260	0	0
John Watkin, Leyland Farm	163	2	8	210	0	0
John Lilley, Haynam's or Minshull's farm and land in the parishes of Dodderhill and Upton Warren	122	2	5	120	0	0
John Corbett, Bach Elm Farm	108	3	27	100	0	0
Thomas Everton, Little London	13	0	39	22	0	0
John Evans	7	3	33	15	10	0
Charles Taylor	3	2	19	15	15	0
Joseph Burford	3	1	16	5	0	0
	823	1	25	1168	5	0

In addition to the rents, the trustees have derived considerable emoluments from other sources. The produce from the sale of timber from 1795, after deducting expenses, amounted to £2377:0:5; returns of property-tax have been received, amounting to £861:13:2. A balance of £132 has been received from the Merchant Tailors' Company, and a donation of £50 from the trustees of Mr. Newton, of Lichfield. The whole of these extra receipts have been applied towards defraying the expenses of the enclosure, and of the large repairs which have, at different times, been necessary; so that the rents remain the only permanent income of the trust.

When the trustees assumed the government of the school in 1785, among other rules adopted for its regulation, they resolved that the head master and ushers should not be obliged to teach more than 150 boys; and that the head master should have liberty to take forty boarders, and the usher twelve, (and no more, without leave of the standing committee,) who were to have their schooling free, paying for their board. They appointed a head master, with a salary of £150 a-year, an usher, with a salary of £80, and a master for writing, arithmetic, and mathematics, with a salary of £70; and, in 1788, were added to these a master for French and German, and a drawing-master, with a salary to each of £60.

The head master's salary received no addition till the year 1814, when it was raised at once to £500, he keeping the schoolhouse, in which he resides, and the old school, in repair. The usher's salary was raised in 1807 to £100, and in 1815 to £200, to commence from the month of September, he keeping the house in which he resides, and the windows of the school used by him, in repair. The writing-master had an addition of £10 a-year to his salary, made in 1796, for attending the boys to church; from the year 1801 to 1817, he appears to have re-

ceived two guineas a week, which was granted to him in consideration of his having a very large family. In the latter year he was superannuated on a pension of fifty guineas, and the salary of the present master was fixed at £84 a-year. The salary of the French and German master was raised in 1816 to £80, and that of the drawing-master in 1817 to £70. The head master and usher live in the two school-houses, rent free, but pay the taxes.

It does not appear that the number of scholars ever attained the limits prescribed by the trustees, and at present it is far below it; but the Commissioners were unable to trace the progress of the school, from the non-existence of any lists or records by which the increase or decrease of the numbers could be ascertained. Upon the opening of the school, under the new management, the trustees appointed ninety-eight day-scholars from the town, making, with the allowed number of fifty-two boarders, the complement of one hundred and fifty; but, before the masters' houses were ready to receive their boarders, many of these ninety-eight had been taken away, their parents finding the *system of education to be such as did not suit their station in life. The boarders continued for some time to increase, but the day-scholars decreased;* so that the whole number of scholars, of both descriptions, according to the statement of the present head-master, (the Rev. William Tindall,) never exceeded one hundred. In 1803, is an entry in the minute-book noticing the great decrease of boys in the free-school, which then amounted to only twenty-two; this, however, must have been meant of the day-scholars only, as it appears, by other testimony, that the total number never was so small as this. The trustees resolved to call a general meeting to inquire into the cause of this decrease, and afterwards appointed a committee to investigate the matter, and to devise the means of restoring the school "to its intended state of public utility;" but it does not appear that any thing effectual was done, nor has the school, though somewhat improved, since attained to a flourishing condition. Its number, at the time of this Inquiry, was fifty-four, of whom eighteen were boarders; sixteen with the head-master, and two with the usher.

Though there is no restriction, by the foundation, as to the place from whence the scholars are to be taken, it has always been usual to nominate the day-boys from among the inhabitants of the town. Of the present number, two only are from a place in the neighbourhood. The majority of boarders are from other places. The day-boys are admitted by the master, on the recommendation of the trustees, and the only qualification required for admission is that they should be able to read competently. They are at no expense whatever, except for school-books.

The regular expenditure of this establishment is, at present, as follows:—

	£	s.	d.
Masters' salaries—Head-master.....	500	0	0
Usher	200	0	0

				£	s.	d.
Writing-master	84	0	0			
French and German master	80	0	0			
Drawing-master	70	0	0			
				934	0	0
Pension to superannuated writing-master				52	10	0
Receiver of the rents				5	5	0
Land-tax and King's rent, 8*s.* 6*d.*				51	12	1
Insurance of farm-buildings, £4 : 14 : 6 ; school, £2 : 17				7	11	6
Allowance to master for cleaning schools and lighting fires				6	6	0
Coals for the schools (average of ten years)				9	16	9
Taking care of the pump				0	10	0
Expenses on the two rent-days, about				15	0	0
				£1082	11	4

Leaving a surplus income of £85 : 13 : 8, subject to the charge of repairs and occasional expenses.

The sudden and very large addition made to the head-master's salary in 1814, raising it, at once, from £150 to £500 a-year, appeared to require some explanation, unaccompanied, as it was, by any proportionate advance in the other salaries, and, for ought that appeared, not called for by any increase of labour or exertion in the conduct of the school, or in the promotion of its efficiency. Much dissatisfaction appeared to have been excited by it in the town: it was said to have been passed at a meeting where *only a few trustees, the friends of the master*, were present, and without any previous notice of the business which was to be brought forward; and it seemed to be considered as a wasteful expenditure of the increased revenue, which was thus prevented from producing any corresponding increase of advantage to the school, or to the town. It was found, upon inquiry, that this advance of salary had been claimed by the head-master *as of right*, under the terms of the foundation, being no more than a fair proportion of the improved rents; the whole of which, according to the charter of Henry VIII. and the decree of the Court of Chancery of 1628, was to be applied to the maintenance of the master and usher of the school, and other necessary things to be done there. This claim was advanced by the master under legal advice; it was made at one of the regular half-yearly meetings of trustees, of which the usual notice was given; and it appears that the master had previously mentioned his intention to ONE *only of the trustees, whom he requested to attend.* The trustees took the matter into immediate consideration, and, at the *same meeting*, agreed to the proposed augmentation.

At the next half-yearly meeting, the usher also applied for an increase of salary, which was, at that time, refused; but, at the subsequent meeting, in 1815, his salary was raised to £200 a-year; an increase still very disproportionate to that of the head-master.

The Commissioners are not, by any means, disposed to acquiesce in the propriety of the

claim which had been advanced by the master on this occasion, as the terms of the founding-instruments seem to invest the trustees with a discretion so to regulate the amount of the salaries as to leave a sufficient portion of the income in hand for such other purposes as may appear to them contributory to the interests of the charity.

It is evident that the school is not, at present, in so flourishing a state as it has been at some former periods, but it is not easy to trace this to any certain causes. An idea is prevalent that an undue attention is paid to the boarders, to the prejudice of the day-scholars; and though there does not appear any sufficient ground for this impression, yet its existence, however ill-founded, must tend to the detriment of the school. Another circumstance, indeed, exists, of which the consequences cannot but be highly prejudicial, namely, an unfortunate disagreement, which has, for many years, precluded all friendly intercourse between the head-master and usher, and which calls loudly for the interference of the trustees.

The principal cause, however, of the discontent which certainly prevails respecting the management of this charity is a feeling that *classical instruction is little needed by the mass of inhabitants of a manufacturing and trading town;* and a wish that the now ample revenue should be applied, in part at least, in the establishment of such modes of education as might render it more generally beneficial to the town and neighbourhood. And when it is stated that the trustees are limited, by the terms of the foundation, to the maintenance of a grammar-school, it is answered that they have already departed from the strict line of their authority in the appointment of masters for drawing and modern languages; and might, with equal propriety, extend the exercise of their discretion to other objects which the wants and interests of the place require. Under the words of the charter, which speaks of other necessary things to be done besides the maintenance of the master and usher, a discretion appears to be vested in the trustees of making such reasonable additions to the establishment as may be auxiliary to the grammar-school; and the additions they have already made appear to have been of that description, and to have been beneficial to the school; but the Commissioners scarcely think that they would be authorized, without the sanction of the Court of Chancery, in applying any part of their funds in the establishment of a course of education wholly distinct from the grammar-school, and, in a great measure, incompatible with it. It is to be observed that the strictness of grammatical education is, in fact, much relaxed in this school: the boys are taught geography as well as writing; and two evenings in the week are set apart for exercising the lower classes in English reading and spelling.

It may not be improper to mention that suggestions were made of partiality and undue influence in the appointment of trustees, which was supposed to have led to an improvident ma-

nagement of the funds. There does not appear any sufficient ground for this supposition.

Besides the revenue of the school mentioned above, there are two small benefactions to the masters of this school, which do not pass through the hands of the trustees.

1. Mr. *Randall Wolley*, in 1615, left to the Merchant-Tailors' Company, £100, in trust, to pay, yearly, £5 to the master and usher of the free school at Wolverhampton, viz. to the master, £1 : 13 : 4; and to the usher, £3 : 6 : 8. This annual sum of £5 is regularly paid by the Company, to the master and usher in the prescribed proportions.

2. It is stated, in an inscription on a table of benefactions in the church, the date of which is 1703, that Mr. *Nechells* did, about seventy years before, give 20*s.* yearly, towards the augmentation of the usher's wages of the free school; and this payment was received, by the usher, from the Stafford family till the appointment of Mr. Tindall to that situation in 1785. Since then, the payment has been discontinued, although the existence of the annuity is recognised in an old book preserved among Lord Stafford's documents, as one of the fee-farm rents payable by Lord Gower. No certain information can be obtained of the origin of this payment; but the Commissioners think there is good ground for claiming it, by the usher, from whatever source it may have originated; and they were given to understand that the Marquis has declared his readiness, if such should be their opinion, to pay the annuity, and, also, the arrears which have accrued since the year 1785.

OBSERVATIONS.

This affords another instance of a rich endowment, comparatively of little utility, although situated in a populous manufacturing town, abounding in numerous objects on which its revenues might be beneficially expended. In point of economy it is greatly inferior even to some of the school foundations that have come under our notice in the Metropolis. For a less sum than is expended in educating fifty-four boys at Wolverhampton, 250 are taught at St. Olave's, Southwark, and the course of instruction in the latter embraces both English and classical literature. The mismanagement of Wolverhampton school is more reprehensible, because there are no charters nor statutes to limit its usefulness, and which, in many cases, are pleaded as a bar to useful suggestions. It seems doubtful whether this is strictly a grammar foundation; from the numerous exotic branches of instruction engrafted upon it by the governors, they evidently appear not to consider it as such, and the language of the charter, "good morals and literature, and other necessary things," partly negatives this construction. At all events, the inhabitants, for whose benefit the endowment was intended, have no desire for a classical education; and we certainly cannot greatly condemn their taste. There are only two or three professions to whom Latin and Greek are an object, and why they should be so to them is not very clear, unless as a fragment of that old system of craft and mystery, which is every day growing more ridiculous. Our opinion, indeed, is that the real Latin used either by lawyers or doctors lies in a very small compass, for a good deal of the cabalistic stuff which these learned persons sometimes pass off on their wondering clients and patients, has about as much connexion with the language of Virgil or Horace as of Confucius or Zinghis Khan. But, however this may be, the people of Wolverhampton have no interest in such acquisitions, and the proficiency for which they are celebrated

in making locks and keys and watch-chains depends on very different acquirements.

Other causes, besides the classical constitution of the school, seem to check its prosperity; among these are the ungracious contentions between the master and usher—undue attention paid to boarders, to the prejudice of the day-scholars—and the disgust and suspicion excited among the inhabitants by the workings of the trust. It might have been thought that the number and respectability of the trustees would here exempt them from all imputation of indirectness and partiality; but it is notorious that the duties of such functionaries always devolve into the hands of a few bustling and intriguing coadjutors. Of the way in which things are done, the *ruse* by which the master manœuvered up his salary when the charity was decaying and very improperly managed, is an example. Only a few of the trustees were present on the occasion; of these none were apprised of the business to be brought forward, except one good man and true, whom the reverend client was careful to have present in court to introduce and advocate his claim. As both the bishop of the diocese and the members for the county of Stafford are trustees of this charity, ex-officio, and of course, independent of the little interests by which its usefulness is impeded, it is a matter of surprise that they have not, ere this, exerted themselves to give the foundation a more useful direction.

THE BLUE COAT CHARITY SCHOOL.

The origin of this school is unknown, but it appears to have been established above a century, and to have been supported by voluntary contributions, aided by numerous legacies and donations, many of them of considerable size, amounting, from the year 1711 to 1810 inclusive, to the aggregate sum of £2105 : 12 : 6d.

In what manner the greater part of these benefactions was disposed of cannot be ascertained; but in the year 1735, at which time they had amounted to £1225 : 12 : 6, an estate at Seisdon, in this county, was purchased with £700 of the charity funds, and conveyed to five trustees, in trust, to apply the rents and profits to the benefit of the school; with a proviso for keeping up the number of trustees to five, being all inhabitants of Wolverhampton, and the preaching minister of Wolverhampton being one. In 1756, upon a re-appointment of trustees, the number was increased to twenty-six.

In 1742, a further conveyance was made, to other trustees, of a small piece of ground near Berry-street, in Wolverhampton, and three dwelling houses and outbuildings erected thereon, in trust, to apply the rents to the use of the school. It is believed that this property also was purchased with a part of the funds belonging to the charity, but the original conveyance is not to be found, and the consideration does not appear from the recitals in the subsequent trust-deeds; nor can any information on the subject be derived from the books of the charity, the accounts from 1738 to 1754 being missing; a circumstance which has occasioned great obscurity in tracing the property of this school.

A further purchase was made by the trustees, in 1805, of the great tithes of the estate at Seisdon, for the sum of £250.

Since the year 1785, the premises at Seisdon and in Wolverhampton have been all vested in the same trustees; and it was

provided when the number of trustees should be reduced to seven, the trust estates should be conveyed to the dean and preaching minister for the time being, and ten or more other inhabitants of Wolverhampton, to be chosen by the remaining trustees.

The estate at Seisdon consists of a farm-house and buildings, with two or three cottages, and 80*a*. 7*p*. of land, principally pasture, scattered about the parish. It is let, tithe free, to Whitmore Yorke, as yearly tenant, for £140 per annum, which appears to be its full value. The property in Wolverhampton consists of six houses, three in Berry-street and three in New-street, and a plot of land used as a timber-yard. These are let from year to year, producing together £53 : 10 per annum.

One of the houses in Berry-street, is made use of as a residence for the master and mistress of the school, and for twelve of the scholars, six boys and six girls, who are lodged and boarded. At the back of this house is a building erected by the trustees in 1793, in which the schools are held. The rents of the tenements which are let are considered as high.

Besides these estates, there are other sources of revenue belonging to this charity, consisting of rent-charges, annuities, interest of stock in the public funds, and in the hands of the banker at Wolverhampton. The total permanent income of the charity amounts to £246 : 18; viz.

	£	s.	d.
Rent of the farm at Seisdon	140	0	0
Ditto of premises in Wolverhampton	53	10	0
Rent-charge payable out of four houses in St. John's Street	0	10	0
Interest paid by Mr. Pearson on Mrs. Deakins's gift	5	0	0
Ditto by Mr. Mitton	3	15	0
Annuity from Marquis of Stafford on account of Sir Richard Leveson	8	0	0
Dividends of stock	32	3	0
Interest paid by Messrs. Hordern and Co. bankers	4	0	0
	£246	18	0

The charity is also entitled to some contingent annuities under the will of John Mansell, dated 1801, but, owing to the perverseness of the executor, who is now in prison for contempt, nothing has been yet received from this source.

In this school thirty-six boys and thirty girls are educated and fully clothed, that being the number at present limited by the trustees. They are taught reading, writing, and arithmetic; and the girls to sew, knit, and mark. All are instructed in the catechism and psalmody, and attend church twice on the Sunday, with the master and mistress. Twelve of them, six boys and six girls, as before observed, are lodged, and entirely maintained in the house.

The ordinary expenditure amounts to £327. The excess of this expenditure beyond the income, is supplied by an annual collection at each of the two pa-

rish churches; at one in the morning, and at the other in the evening. These collections, in the year 1819, amounted to £111 : 10 : 9; when the twelve children were first taken into the house to be lodged and boarded, an annual subscription was set on foot, in order to meet the increased expense, but it was discontinued in about four years. As the trustees shall come into the receipt of Mansell's benefaction, they will probably be enabled to give some further extension to the objects of the charity.

DOLES, UNDER THE MANAGEMENT OF THE MINISTER AND CHURCHWARDENS.

There are several small annuities payable to the poor of Wolverhampton, usually called doles, which are received by the churchwardens, and are by them, with the sanction of the minister of the parish, brought into a general fund, and applied in a weekly distribution of bread. The following is a statement of benefactions of this description, and the properties on which the annuities are charged:—

Names of Donors.	*Date.*	*Annuity.* £	*s.*	*d.*	*Names of Security.*
Sir John Leigh	1506 ..	1	0	0	.. Lea Farm.
John Leveson	1558 ..	4	0	0	.. Stretton lands.
Henry Pinson	1625 ..	0	10	0	.. Shambles-row.
Rev. John Hillman	1728 ..	5	0	0	.. House in Bilston-street.
John Bradney.....	1747 ..	1	0	0	.. Mr. Show's land.
Robert Hanbury ..	*unknown*	2	12	0	.. Brook's Meadow, Norton.
John Jesson	*ditto*	2	12	0	.. Buckfoot.
Gervose-hall	1686 ..	1	0	0	.. Yorkshire-house, Cock-st.
Mrs. Darwell.....	*unknown*	1	10	0	.. Mrs. Pickering's house, Canal-street.
Mrs. Mary Leigh ..	*ditto*	1	0	0	.. Mr. Warren's house, Market-place.
Richard Brooke	*ditto*	0	10	0	.. Mill Hayes.
John Pooler.....	*ditto*	0	13	4	.. Mrs. Gough's house, Lichfield-street.
Mrs. Alice Green ..	*ditto*	1	0	0	.. Dairy-house farm.
Mrs. Pinson	*ditto*	1	0	0	.. Brook-row, Corely parish.
Thomas Osbourne ..	1721	2	0	0	.. High-street, Walsall.
Alice Ridley	*unknown*	1	0	0	.. Charged on the Rev. Mr. Petit's property.
Thomas Bradney ..	*ditto*	0	10	0	.. Ditto.
Thomas Branson	*ditto*	0	10	0	.. Charged on the property of L. H. Petit, Esq.
Mrs. Cicely Haines .	*ditto*	0	10	0	.. Ditto
Roger Hinton	1684	20	12	0	.. Lands in Rickerscote,
Mary Dobsone	——	1	10	0	.. Sandford-bridge.
George Birch	——	0	13	4	.. West Bromwich.

These doles are all that now exist under the management of the minister and churchwardens, and amount, in the whole, to £49 : 1 : 4 a-year. It is expended in a weekly distribution of bread, which, though in many cases, not exactly agreeable to the specific directions of the donors, seems to give general satisfaction, and the Commissioners see no reason to object to this course. Fifty-six persons receive loaves every Sunday at the church, at a weekly expense of 18*s.* 8*d.*

The Commissioners remark strongly on the extreme negligence of the parish-officers in the collection of the doles; by which it not only appears that, from the year 1808, down to the year 1818 the poor people did not receive more than one-half of the benefit to which they were entitled, but that many of the doles were in great danger of being absolutely lost. The present churchwarden has exerted himself successfully in discovering and obtaining the arrears of several, which had been long unclaimed; but others, till assisted by this inquiry, he had been unable to trace to the persons now responsible for them, from the length of time which had elapsed since they had been received, and from the inaccuracy of the notices handed down by his predecessors. Indeed, the *deficiency of evidence respecting the charities in this place is remarkable.* Not a single document relating to them exists in the possession of the parish, except the benefaction-table and the dole-book, and two or three notices in the churchwardens' book; and, although the dole-books appear to have been kept, at least, from an early period in the last century, none are now to be found prior to the year 1808. In the third benefaction-table in the church, which bears date in the year 1703, it is stated that the deeds and several specialties for the sums mentioned, were in the treasury over the south porch. This old room remains, but there are now *no papers in it.* There is a report in the town that they were ALL BURNT, more than a century ago, but under what circumstances is not said; and this is the only explanation the Commissioners could obtain of their disappearance.

CHARITIES NOT UNDER THE MANAGEMENT OF THE PARISH OFFICERS.

An annual sum of £2 : 12 to be distributed to the poor in bread, is charged upon a house in the market-place at Wolverhampton, the corner of Lichfield-street, belonging to two maiden ladies of the name of Savadge, but they have no document from which the origin of this dole can be ascertained. The money used to be paid to the churchwardens, but it was stated, by the present occupier of the house, Thomas Beavan, that, about sixteen years ago, it was found, by the deeds, (which deeds the Commissioners were unable to discover,) that the bread ought to be distributed at the door of the house, which has been done ever since. The bread is given away in penny loaves, fourteen to the dozen, every Saturday morning, by Mr. Beavan, to the most distressed persons that can be found. A permanent list is kept of the objects of this bounty, the vacancies in which are filled up by the Miss Savadges, or by Mr. Beavan, at their desire.

SUTTON'S DOLE.

Thomas Sutton, baker, in 1707, gave a yearly rent-charge of 40*s.* issuing out of his dwelling-house, and his house next adjoining to it, in Wolverhampton, near the corn-market-place, in trust, to distribute the same, yearly, on

St. Thomas's Day, to eighty poor people, especially widows, to be appointed by the trustees after the death of his wife; and directed that when five or six of the trustees should die, the survivors should appoint others in their stead. The property appertaining to this grant now consists of three houses belonging to William Thacker, Esq. The management of the charity is vested in the trustees of a dissenting chapel in John-street, Wolverhampton. Mr. Joseph Baker, one of the trustees of the chapel, receives the dole by the appointment of the other trustees, and distributes it on St. Thomas's Day, in sixpences, to eighty poor widows. No distinction appears to be made on account of religious opinions.

BRINDLEY'S BENEFACTION.

Mr. *Robert Brindley*, of London, merchant, in 1658, gave to the churchwardens £100, on condition they should pay the interest towards the maintenance of the Wednesday Lecture, so long as the same should continue to be preached; and when the same should cease to be preached, to pay the principal to his heirs or executrix, or their assigns. This legacy was not paid to the churchwarden: but the interest was paid to the lecturer till the year 1761, when it was for a while withheld, under a belief that the lecture was discontinued; but, in 1776, Mrs. Mary Cromwell, the personal representative of Mr. Brindley, paid up the arrears, and invested the principal sum of £100 in the purchase of £115 : 19, Three per Cent. Consolidated Bank Annuities, in the names of John Baker and Richard Wilkes, the then churchwardens, Titus Neve, clerk, the then lecturer, and Oliver Cromwell, Esq. her son. The dividend of this stock, amounting, annually, to £3 : 9 : 6, is paid to the Rev. Mr. Haden, the present lecturer.

TURTON'S DOLE.

There is a dole of £5 a-year, which is supposed to have been given by *Joseph Turton*, about the year 1700, to be paid out of his estates in the neighbourhood of Wolverhampton, and to be distributed at Christmas to forty poor widows, at 2*s.* 6*d.* each. For some years past, the dole has been paid by Mr. Howell, of Newgate-street, London, who succeeded to the property in 1810, to Mr. Mander, of Wolverhampton, and it is by him distributed among forty poor widows, selected by himself, and who usually enjoy it for life.

BENEFACTION FOR PAVING.

On one of the old benefaction-tables, stated to have been written in 1703, is the following inscription:—

"Mr. *Nechells*, a merchant of the Staple, born in this parish, gave towards the continual repair of the pavements of this township, certain lands and rents in Bushbury, called Green Fields, now of the yearly value of £6 : 13 : 4, which rent is at this time employed yearly accordingly, by two elected surveyors of the pavements, improved by virtue of the statute of charitable uses."

The surveyors of the pavements of Wolverhampton are now in possession of some pieces of land at Coven-heath, in the parish of Bushbury, called the Green Fields, which are believed to be

derived from this benefaction; but no documents exist, that the Commissioners can find, relative to the grant, except the above inscription. They comprise about nineteen acres, which are let to Richard Jeffries, as tenant from year to year, at a rent of £40. The management of this is vested in the four surveyors of the pavements, who are appointed yearly, by the magistrates, from a list of ten or twelve names, furnished by the parishioners at a vestry meeting.

CHARITY FOR SCHOOLING.

The Rev. *Charles Wynn*, vicar of Penn, 1669, left an annuity of £6, charged on property in Edvinloach and Norton, which was to be applied to the purchase of bibles and in keeping poor children at school. A small day-school was formerly kept at Wolverhampton, where a few poor children were taught to read from this benefaction; but, in 1787, the school was given up, and no school has since that time been supported with this fund. The annuities have since continued to be received from the trustees of the free-school at Penn, in whom the estates of Mr. Wynn are vested, and the total receipts, in 1820, amounted to £282. Of this sum, the only portion which has been applied to the purposes of education, is £100, which, with the consent of the trustees, was paid, in the year 1810, to the trustees of the Blue-coat-school in Wolverhampton, in aid of that institution. A balance of £157 now remains, which the trustees have in contemplation to apply, either to the establishment of a small school, to which their funds seem hardly adequate, or to apply it in support of the Blue-coat-school, or of the Sunday-schools established in the town.

DEAKIN'S BENEFACTION.

William Deakin, in 1765, bequeathed £200, to be vested upon *real* security, the interest to be applied by the minister and chapelwardens of the chapel of St. John, Wolverhampton, in buying, weekly, for ever, penny loaves, to be distributed every Sunday morning, after divine service, to poor people who should then have attended the church. This legacy is now in the hands of Samuel Palmer, Esq. banker, in Lichfield, the legal representative of Mr. Thomas Salt, the executor of Mr. Deakin. Mr. Palmer pays the interest of £10 to the chapelwarden of St. John's, by whom it is given away in penny loaves, every Sunday to poor persons attending the chapel. There is no rule observed in selecting them, except that they attend the church and be fit objects of charity.

BENEFACTION TO THE MINISTER OF THE CHAPEL OF ST. JOHN.

In the years 1813 and 1814, a subscription was raised for the benefit of the minister of this chapel and his successors, the amount of which (including a contribution of £500 from the patron, the Earl of Stamford) was about £1145. Of this subscription £100 was employed to obtain an advance of another £100 from Pyncombe's charity (of which an account will be given among the charities in Devonshire); which sums were met by a grant from the governors of Queen Anne's Bounty

of £300. No purchase of lands having yet been made from this fund, the whole £500 remains in the hands of the governors, for which they pay to the minister the interest, usually allowed under such circumstances, of £2 per cent.

With £490, other part of the subscription, a freehold house and offices, situated in Great George-street, were purchased in the year 1817, and conveyed to the Rev. Joseph Reed, as curate of the chapel of St John, and to his successors, under the provisions of the 28th of Geo. II. This house is let to Mr. William Tomkys Price, as yearly tenant, at a rent of £36 : 15. The remainder of the subscription is invested in £642 : 13 : 5, Five per Cent. Stock, in the names of the Earl of Stamford, Joseph Tarratt, and William Wadden Cox, as trustees appointed to manage the subscription for the benefit of the minister; but no declaration of trust has been made. The dividends, amounting to £32 : 2 : 8 per annum, are paid to the minister.

DISSENTING MEETING-HOUSE IN ST. JOHN'S STREET.

There have been several grants to trustees, for the founding and endowing of this meeting-house, the earliest was from *John Russell*, dated 30th October, 1701. The property now belonging to this foundation, and acquired under different conveyances, consists of the following particulars :—

1. A piece of ground, containing about an acre, adjoining an enclosure in Wolverhampton, called the Ten Lands, and bounded on the south by a small piece of land belonging to Lord John Gower. This was formerly part of a field, the whole of which has been for many years in the possession of the trustees, but of which a small portion is the property of the Marquis of Stafford, and which renders it probable that the field comprised both the acre conveyed to the trustees and the piece of land described as its southern boundary. The trustees pay the Marquis an annual rent of £2 for his share of the land. It is divided into sixteen gardens, held by fourteen yearly tenants, at rents amounting together to £15.

2. Two houses in St. John's Street, one let to William Allen, as yearly tenant, at a rent of £10; the other to Joseph Grimes, at £8.

3. A stable let to the surveyors of the pavements, at the yearly rent of £3 : 10.

4. A dwelling-house, occupied by the minister, rent-free, which was built, many years ago, as is supposed, by subscription, and is worth about £20 a-year.

5. The meeting-house, with a vestry-room annexed to it, which was also built by subscription about twenty-six years ago. The resident minister has the use of the vestry-room, which has been usually occupied by him as a school-room. A benefit is also derived from letting the pews in the meeting-house, which produce on an average about sixty guineas a-year.

There is a balance of £100 in the hands of the trustees, the remains of two benefactions of John Marshall and Abraham Hill, and which is now in the hands of the treasurer, to answer the remaining costs of a Chancery-suit, but for which it will not suffice.

There is also a legacy of £100, left by a Mr. Corsen in 1799, which, with a small addition made by the trustees, is invested in £105, Navy 5 per Cent. Stock, and produces an annual interest of £5 : 5.

The total net income of the chapel, after deducting land-tax and repairs, amounts to £96, which is paid over to the minister.

This payment, however, has been interrupted for the last four years, in consequence of a dispute between the trustees and the minister last appointed by them. This gentleman they claimed a right to dismiss, which right he denies, and retains possession of the minister's house, meeting-house, and vestry. The trustees, considering him no longer minister, have, since that time, engaged occasional ministers to perform service in another meeting-house, to whom they have paid the income of the trust-fund. This dispute is the subject of the proceedings alluded to in Chancery.

LOST CHARITIES.

The following benefactions are recorded upon the tablets in the church, but are not now in operation, nor have the Commissioners been able to obtain any further information respecting them.

" Mr. *William Sale* gave £20 " to be lent to four tradesmen of " the town, £5 each man, gratis, " for four years together, which " £20 being denied by the ex- " ecutor of Mr. Sale, upon suit, " he was compelled to yield the " same, with £10 more for da- " mage, all which £30 is now " (1703) employed accordingly " to six tradesmen."

" Mr. *Richard Gough*, clerk " of the Company of Grocers, " gave £20, in land, to be lent " to one young handycraftman, " for two years, gratis."

" Mr. *William Bayly* gave " £20, the interest to be em- " ployed for the good of the " poor, by his will, 1602."

" Mrs. *Ann Harwell* gave a " tenement in Rotten-row, the " rent to the benefit of the poor."

" Mr. *Atwell* gave towards a " common stock, to set the poor " on work, £1 : 13 : 4."

" *Elizabeth Banes* gave £10, " the interest to be given to the " poor."

" Dr. *Masters*, chancellor of " Lichfield, gave £5 towards " the relief of the poor."

" *Edward Tonks Tanner* gave " by his will £20 towards the " like relief."

" *Ann Hanbury*, widow, gave " £6 : 13 : 4, the interest yearly " to be given to the poor for " ever."

" *Joane Leight* gave £10, the " interest towards the relief of " the poor for ever."

" *Mary Tinson* gave £10 " yearly rent, for ever, to be " distributed to the poor on St. " Thomas's Day."

" *Edmund Waring*, of Lea- " croft gave a certain annuity of " 12*s.* to twelve of the poorest " inhabitants that shall constant- " ly frequent the church, viz. " to each of them one loaf of " bread upon every Lord's day, " after evening service."

" Mr. *Gervase Hall* gave £1 " per annum, to be paid to the " churchwardens on the 2d of " September, and to be distri- " buted by them on the 6th day " of September; viz. 13*s.* 4*d.* to " the poor, and 6*s.* 8*d.* for a " sermon on that day."

" Mrs. *Elizabeth Barnefield* " gave the profit of £20, for the " setting forth poor boys ap- " prentice."

" Mrs. *Jane Lassells* gave the " profits of £10 : 5, to be distri- " buted in bread to sixty poor " persons, and the rest for a " sermon on her funeral day."

" *John Grainger* gave the " yearly sum of £2 : 12, to be " paid to the churchwardens and " overseers, and to be distri- " buted to the poor, by 12*d.* a " week, in bread."

" Mrs. *Ann Brindley* gave " the interest of £10, to be dis- " tributed yearly to poor widows " on All Saints' Day."

BOROUGH OF STAFFORD.

CORPORATION OF STAFFORD.

The earliest incorporation of this borough was by charter of King John, in 1208. This charter was confirmed, and new privileges granted, by that of Edward VI. under which the government is constituted of a mayor, recorder, ten aldermen, ten common-councilmen, a town-clerk, and two sergeants-at-mace. The borough sends two members to Parliament, and has done so since the 23d of Edward I. The right of election is in the mayor, aldermen, and resident burgesses, not receiving parochial relief. The sons of burgesses, and those who have served apprentice seven years in the borough have a right (upon the demand thereof) to be made burgesses. Though the electors claim to be independent of the personal influence of a patron, it appears, from the declarations of a lately elected member, they are accessible to an influence of a not less undignified description. The ancient custom of Borough English, by which the youngest son succeeds to property, in preference to the elder children, prevails in Stafford.

FREE GRAMMAR-SCHOOL.

This school was founded in 1551, by charter of Edward VI. for the " education of boys and youths in grammar, with one schoolmaster and an usher," on the petition of the inhabitants and burgesses of Stafford, who were incorporated, and invested, for the maintenance of the foundation, with the tithes of part of the possessions of the prebend of Marston, in the collegiate church of Stafford, and, also, with various rent-charges in Stafford, and with lands, messuages, and pastures, belonging to the dissolved hospital of St. John the Baptist, and of the free chapel of St. Leonard. It was granted to the burgesses to have a common seal, to appoint the master and usher, to make statutes and ordinances, with the advice of the bishop of the diocese, for the government of the school, and regulation of the stipends of the masters, and to hold lands, so that they employed the rents and profits wholly to the continuation and maintenance of the grammar-school.

This charter must be considered as the foundation of the present grammar-school. There was, previously, however, a free

school in Stafford, the possessions of which have inured, in part at least, to the benefit of the grammar-school, and which it seems proper to advert to.

It appears from documents in the Augmentation Office, this school was founded by *Thomas Counter*, with a clear annual income of £4:5, and kept by a chantry priest, in the collegiate church of Stafford. On the dissolution of this college, and the subsequent grant of its revenues by Queen Elizabeth, to the Corporation of Stafford, this salary is directed to be paid out of the revenues of the college to a schoolmaster in Stafford, and which, from the earliest rental of the estates which could be found of the grammar-school of Edward VI. appears to have been paid to the master of that foundation.

The free-school is mentioned in the will of *Robert Lees*, in 1546, who left various lands and tenements in Stafford, for the use of the same, after distributing out of the rents and profits 6*s.* 8*d.* yearly to the poor people of Stafford. As there is no trace of any other free-school existing than the chantry free-school, it is reasonable to infer that was the school intended.

The property now belonging to the free grammar-school is the following:—

1. The tithes of the prebend of Marston, consisting partly of the Lammas lands, lying close to the town, now the property of Sir George Jernyngham, and exchanged by the trustees, in 1805, for about fourteen acres in the parish of Castle Church, adjoining to other part of the school estate. This property is let in three parcels, for a rent of £66, to Thomas Partridge, Benjamin Rogers, and William Fowke: the last is an alderman of the borough, and a trustee; he occupies Trubshaw's meadow, containing 4*a.* 1*r.* at a rent of £24, but there is no reason to think this portion underlet. The prebendal tithes, also, included those of Foregate-street, Foregate-field, the Black Butts, and all the tithes and Easter roll within the town; but of these no distinct account could be obtained. All that appears to remain of them are some small payments for tithes, amounting to £1:16, and 13*s.* for chief rents out of houses in Stafford.

2. The lands, &c. formerly belonging to the free chapel or hospital of St. John. There was some litigation concerning the ownership of these lands with Lord Stafford, in the reign of Elizabeth, which ended in a compromise with the Corporation, whereby they granted them to the former in fee farm, at a very trifling rent. This settlement was impeached by the master of the school, and, in 1612, a decree in Chancery was made, charging the said lands with certain fixed payments, to the use of the school, amounting in the whole to about £21. It is impossible to discover on what principle this decree was made, but after the lapse of so long a period, it would be useless now to question its propriety.

3. The lands, &c. formerly belonging to the free chapel of St. Leonard. Great alterations have taken place in this property from enclosures and exchanges. It now comprises 62*a.* 2*r.* 14*p.* The particulars are as follows:—

	Quantities. A.	R.	P.	Rents. £	s.	d.
Allen's Leasow, Gravel-pit leasow, and three meadows at Spital-brook, let to Benjamin Rogers for fourteen years from Lady-day, 1821	12	1	16	38	0	0
Brooks's Leasow, let to William Fowke for twenty-one years from Lady-day, 1819. (Mr. Fowke is an alderman, and a trustee)	4	1	17	21	0	0
Daisey-field, let to William Fagg, as yearly tenant	1	3	0	10	10	0
Dunn's Acre, and part of Greenfield, let to Dr. Knight, under an order for a lease for twenty-five years from Lady-day, 1818; but no lease has been executed. (Dr. Knight is an alderman, and a trustee.)	4	0	16	16	0	0
Part of Greenfield, let to Thomas Morgan, (also a trustee,) for fourteen years from Lady-day, 1818	3	2	0	14	0	0
Chapel-leasow (at Spital), let to Thomas Partridge, for fourteen years from Lady-day, 1818	5	3	24	28	0	0
Gorsty-leasows, held by John Lowe, for twenty-one years from Lady-day, 1807	10	1	11	40	10	0
Land-tax redeemed thereon				1	3	8
The Slang, (at Spital,) let to James Turnock, (a trustee,) for twenty-one years from Lady-day, 1807	2	1	2	13	0	0
Malt-mill-meadow, let to John Barker, as yearly tenant	4	3	0	28	0	0
Land at Coppenhall, let to John Blackband, as yearly tenant	13	1	18	30	0	0
	62	2	14	240	3	8

3. Under Robert Lees's will, only £2:0:2 is now annually received from this source, and it is derived from a house in Foregate and two houses at the Green.

4. Under Queen Elizabeth's grant.

The annual sum of £4:5 is paid by the Corporation, as trustees under the Queen's grant, to the head schoolmaster, who at present brings it into the general account of the school income. Assuming this to be properly a part of the possessions of the grammar-school, a question may arise, whether the schoolmaster is not entitled to an increase of this payment, proportioned to the improved revenue of the property derived from the Queen's grant. The summary of the revenue of the grammar school is as follows:

	£	s.	d.
Rents of the allotments in lieu of tithes	66	0	0
Decreed rents of the lands and tenements belonging to the free chapel of St. John	20	15	2
Rents of the lands and tenements belonging to the free chapel of St. Leonard	240	3	8
Chief rents	0	13	0
Tithes of Foregate-street	1	16	0

It might be advisable to have these tithes valued;

they having long continued at the same sum, and are thought to be too low.			
Rents of Lees's devise	2	0	2
Annuity under Queen Elizabeth's grant	4	5	0
	£335	13	0

The rents are received by a school-warden, appointed by the Corporation; and the whole income is apportioned between the master and the usher, in the proportion of two-thirds to the former and one-third to the latter.

The school-house formerly stood in St. Mary's churchyard; but the Corporation took it down, several years ago, for the purpose of enlarging the churchyard, and built the present school in another part of the town. No part of this expense was charged to the school-fund.

The building consists of two school-rooms, in which distinct schools are kept, one by the head master, the other by the usher: classical instruction is given, in the head master's school, to as many scholars as wish to receive it; and he has other free scholars, who are only taught to read the English bible. All the boys in this school go to the usher's school, to learn writing. At the time of this examination, there were, in the high school, about fifteen classical scholars, and as many English scholars. In the usher's school, are taught English grammar, reading, writing and accounts; Latin has occasionally been taught in this school, and would be, if required; but the usher generally sends such boys as wish to receive classical instruction to the high school. There were in the usher's school about seventy boys. Both master and usher are clergymen.

The school is open to the children of all persons resident in the borough of Stafford, who apply for admission to whichever master they choose. No qualification is required but that the boy should be able to read in the New Testament. The instruction is entirely gratuitous.

An annuity of £5 : 6 : 8, given to four poor scholars, by the will of the Rev. *Robert Sutton*, (which will be more fully adverted to heareafter,) and charged upon two houses in Stafford, the property of Mr. Richard Beech, is regularly received, and given in equal sums of £1 : 6 : 8 to four poor boys, attending the head master's school, appointed by the mayor, the rector, and the head schoolmaster. It is generally given to the English scholars, as being those most in want of it, and is enjoyed by them as long as they remain in the school.

The Commissioners observe, that this school maintains but to an inconsiderable extent the *character of a grammar school* given it by its founder; nor, under the present mixed mode of instruction pursued in it, does it seem likely to attain a higher reputation in that respect.

OBSERVATIONS.

We trust the Commissioners do not consider the management of this charity the worse because it has deviated from the "character of a grammar-school." It has been found that nearly all foundations, in which the constitution of a classical school is strictly maintained, are deserted, except where they have been converted into boarding establishments for the emolument of the masters. There is a material difference between an admiration of

classical learning and of grammar schools; the former no one can undervalue, but the latter have become totally indefensible, from failing to answer any one purpose for which they were established. Although intended for education of some kind, they can hardly be said to promote that end in any degree, notwithstanding their ample endowments, and every other accommodation for the purpose; owing to the inaptness of the instruction they afford, they are neither beneficial to the poor nor the rich; neither to the votaries of science, nor of literature. Dr. Knox, in his Defence of Grammar-schools, appears to have fallen into the mistake to which we allude, and improperly identified the pre-eminence of classical knowledge in this country with the existence of our grammar foundations. This error is more to be wondered at in this eminent person, because otherwise so liberal and enlightened, and especially as the doctor himself did, for near half a century, preside at the head of one of the richest endowments in the kingdom (Tonbridge-school), and where the small number of free scholars who sought the benefit of his establishment must have demonstrated how little the regimen of such institutions was adapted to the present wants of society. Out of the 100 scholars who obtain gratuitous instruction from the free-school at Stafford, only fifteen are classical, and that would be the total number on the foundation were the character of a grammar-school kept up.

QUEEN ELIZABETH'S GRANT TO THE CORPORATION.

It appears, by letters patent of Queen Elizabeth, in 1572, that the High Church, or Church of St. Mary, in Stafford, was annexed to the College of Stafford, which college was dissolved in the first year of Edward VI. and all its buildings, prebends, lands, and tithes, came into the possession of the crown. After the dissolution of the college and the appropriation of its revenues, by the Sovereign, there was paid out of her Majesty's rents, in the county, £16 to the rector of the church; £8 towards the maintenance of a curate in the same church; £4:5 to a schoolmaster for instructing boys and youth, in the town; and £8 to the minister or curate of Marston church. These payments amounted, within £4:17:10, to the whole revenues of the college. Owing to the inadequate stipends of the ministers, the service of the church was neglected, and, in consequence, the inhabitants petitioned the Queen, who granted to the Corporation the entire income of the college, derived from offerings, obventions, and fruits; messuages, lands, tithes, and rent-charges in Stafford, Coton, Marston, Salt, Rugely, and elsewhere, subject to the payments mentioned, and the maintenance of the repairs of the church; with a proviso that all the other rents and profits accruing from the grant should be expended in the repairs of the church and chancel, and *other good and charitable works in the town* of Stafford, according to the discretion of the burgesses and their successors for ever. The Queen, in this charter, reserved to herself and successors the right of presentation to the rectory, when vacancies occurred.

From the minister's accounts of the second year of Edward VI. it appears, that the lands and possessions in the county of Stafford, belonging to the college, with the prebends, included other premises than those which passed by the grant of Queen Elizabeth, the whole revenue being £95:18:11, a sum far exceeding the amount set forth in the grant, which is only

£41 : 2 : 10. It has been seen that part of the tithes of the prebend of Marston, and also other of the possessions of the college were comprised in the grant of Edward VI. to the grammar-school; and other part, formerly possessed by the dean of the college, appears to have been granted by the same king to Lord Stafford. The property now enjoyed by the Corporation, under the Queen's grant, is as follows:—

1. The tithes of Marston and the Port-fields. Soon after the royal grant, the Corporation sold the prebend of Marston, subject to an annual payment of £8 to the curate of Marston; and, about a century after, the property was repurchased by the Corporation. None of the deeds relating to these transactions can be found; but, since the reconveyance, the Corporation have considered it as *their own*, purchased with the corporate funds, and held by them discharged of the trusts of the Queen's grant, except as to the reserved payment of £8 to the curate of Marston; and the income thereof, consisting of the tithes of Marston, (a township in the parish of St. Mary, Stafford), and of certain fields, called Port-fields, in the same parish, and of the rent of an allotment in the Foregate-field, made on the enclosure of the Foregate-field and Port-fields in 1807, in lieu of the tithe of the latter, has been *accordingly carried to the general Corporation account.*

It is difficult to conceive upon what principle the Corporation have come to this conclusion. Having originally received this property from the Queen, upon the trusts expressed in her grant, and having, therefore, both sold and repurchased it, with full knowledge of the trusts charged upon it, it appears to the Commissioners unquestionable that they hold it subject to those trusts, and that it is still as much and as exclusively a part of the trust property as any other of the premises conveyed by the grant.

The composition paid for these tithes is settled by an annual valuation, and amounts, upon an average of the last ten years, to £255. The allotment in Foregate-field, in lieu of the tithe of the Port-field, lets for £16.

2. The tithes of Coton, Harberton, and the Crofts. These were granted away, in 1705, by the Corporation, for a yearly rent of £51, the mayor and burgesses covenanting to make the several payments, and perform the trusts specified in the Queen's grant. This was a complete alienation of the trust property, and such as the Corporation had no right to make, and which could not be sustained in a court of equity. What the circumstances attending the transaction were could not be ascertained. The interest which passed by the grant became vested in Earl Talbot, from whom the reserved rent of £51 has been regularly received, but his lordship some time ago parted with a portion of the tithes to Mr. William Lycett, since deceased, by whose representatives that portion is now possessed. The present annual value of the tithes, contained in the grant of 1705, is estimated to be between £200 and £300.

3. The tithes of Worston, a township in the parish of Chebsey, formerly part of the prebend of Coton. These tithes

are held by Mr. John Milner, who is proprietor of all the lands in Worston, at the annual rent of £51 : 18 : 6.

4. The tithes of Salt and Enson, townships in the parish of St. Mary, Stafford. These tithes are paid upon an annual valuation, which, for the year 1822, was £272 : 1 : 2.

5. Glebe lands and allotments. These consist of various parcels of land in the townships of Salt and Whitgreave, amounting to upwards of one hundred acres, and producing a rent exceeding £150. They are at present let, in different quantities, to John Freakley, George Martin, John, Charles, and James Reynolds. There is also a ground-rent of 15*s.* paid for the site of a barn in St. Mary's Church-yard, on which a house is built, under a building-lease, granted to Thomas Dudley, in 1800, for ninety-nine years. Considering the lowness of the ground-rent, the length of this lease seems to have been somewhat greater than necessary. Dudley was one of the aldermen, and, consequently, a trustee, when he took this lease, but the premises had been previously in his and his father's possession for some years.

There is mentioned in the minister's accounts, as part of the college property, the mansion-house of the priests of the college, with a garden and orchard adjoining. This is conjectured to have been a building now used as a poor-house, but nothing can be ascertained concerning it.

6. There are also payable from various land-holders, moduses, or customary payments, including rent-charges from two houses in Rugely, amounting in the whole to £7 : 10. Many of these payments have been in arrear for several years, and some difficulty seems to exist in the collecting them, which will increase unless they are promptly attended to, in consequence of sales and exchanges which have been made in the lands liable thereto. The following is a summary of the total income from the Queen's grant, in the year 1822, as set forth in the foregoing particulars: —

	£	*s.*	*d.*
Marston tithes	186	11	4
Coton tithes	51	0	0
Worston tithes	51	18	6
Salt and Enson tithes	272	1	2
Glebe and allotments, including Foregate-field	158	3	0
Moduses and customary payments	7	10	0
	£727	4	0

In addition to this, occasional sums are received for interments, vaults, and monuments, in the church and churchyard. The annual amount of these has varied, since 1812, from less than £3 to above £50. The average of the last ten years is £17 : 18. Other sums are received, as fines for leases of pews and seats in the church. These seldom occur, except when alterations and new pewings take place. In 1820 and 1821, when very extensive alterations were made in the church, they amounted to £439.

The Corporation claim to receive these several payments, and to exercise this power of

disposal in the church and churchyard, as being invested by the Queen's grant, with all rectorial rights therein.

This ground of claim may be somewhat questionable. The letters patent contain no express grant of the rectory; but, in reserving to the crown the right of presentation to the church, the then minister, and his successors to be so presented, are declared to be rectors of the said church. Hence it may be contended that the minister so denominated would of course be invested with all the rights incident to his character of rector, (among which is the freehold of the church and churchyard,) except so far as he was deprived of them by the express provisions of the grant. On the other hand, the Corporation, so far as appears, have always exercised those rights in the instance above mentioned, and have discharged the duties incident thereto in the repair of the chancel, (which, it is to be observed, they are directed by the grant to repair,) as well as of the other parts of the fabric. The consideration of this question, however, is scarcely relevant to this inquiry, which is rather to examine in what manner the sums thus received are applied.

The rents and profits of the trust estate are collected by the chamberlain of the Corporation, who carries the Marston tithes, as before mentioned, to the general Corporation account. The rent of the allotment in Foregate-field, made in lieu of the tithe of the Port-fields, part of the prebend of Marston, was also carried to the same account; but, since 1812, this rent has, by a mistake of the chamberlain, been carried, with the rest of the revenues, including the payments for pews, vaults, &c. to the churchwarden's account, of which they constitute the whole receipt.

Out of the Marston tithes, the payments directed by the Queen's grant are made to the curate of Marston, and to the schoolmaster. The former would of course continue under the reservation in the conveyance already noticed; but it does not appear why the Corporation charge the latter payment against this property, claiming as they do to hold it as purchasers for valuable consideration, discharged of the trusts of the grant.

The payment to the curate of Marston continued at £8 a-year till 1809, when it was raised to £40, on condition of his performing service in the chapel every Sunday, instead of once a fortnight, as had been usual. The present curate received this increased salary till 1821. In that year, an allowance of 10 per cent. having been made to all the tithe tenants, a similar deduction of 10 per cent. was made from the several salaries paid out of the Marston tithes and the rest of the trust estate; and the curate, being dissatisfied with this, relinquished the additional salary and the additional duty.

The annual sum of £4 : 5 has been paid, without any variation, to the head master of the free grammar-school. It has been already noticed, in the account of the grammar-school, that it is not distinctly specified in the Queen's grant to what particular schoolmaster this sum shall be paid, but that it appears to have been paid to the master of the grammar-school, at least from the year 1612. There is also paid, out of the tithes of Marston, £12 a-

year to the poor people in Sir Martin Noel's almshouses, in Stafford. The Commissioners are decidedly of opinion this sum is improperly charged on the tithes of Marston.

Out of the revenues of the rest of the property derived from the Queen's grant, the other payments directed by the grant to the rector and curate of Stafford are made.

The present rector receives £180 a-year, and has the use of a very good house, worth about £50 a-year, provided for his residence by the Corporation, for which he pays them an acknowledgement of 10*s*. a-year. This house is a substitute for one purchased for the rector, many years ago, from the funds of a charity given by the Rev. Thomas Sutton, of which more hereafter.

The curate has a salary of £120 a-year, and receives the surplice-fees, which are estimated at £30 a-year more. The receipt of these fees by the curate was in consequence of an arrangement between him and the late rector, confirmed by the Corporation, in consequence of which, the salary of the rector was increased and that of the curate diminished.

The Corporation consider themselves bound only to pay the sums specified in the grant, and that any additions which they make to the salaries are entirely at their discretion, as applications of the residue; accordingly, these salaries have varied considerably, and have not maintained a proportion at all analogous to the directions of the grant (even taking into account the value of the rector's house and the surplice-fees). At times, the salary of the curate has equalled that of the rector, and even exceeded it. In 1812 and 1813, the rector's salary was £126, the curate's £150; in 1819, the rector's was £165, the curate's £135, which appears to have been in consequence of the alteration in the receipt of the surplice-fees in the last half year.

The rest of the revenue, after making some disbursements, which may be considered as charges on the gross income, is applied in repairs and improvements of the church and churchyard, and occasionally of the trust-estates, and to the general purposes of the churchwarden's account. But it may be doubted whether the application of the revenues to this latter purpose is, in all points, strictly within the trusts of the grant. Among the disbursements comprised in the churchwarden's account, are the salaries to the organist and to the organ blower; the expenses attending the visitations, and copying the registers; salary and clothes for the sexton; allowances for wine, coals, books, washing surplices, &c. These items, or others not strictly referable to the head of repairs, can only be deemed to fall properly within the scope of the trust, so far as they can be construed to answer the description of "other good and charitable works in the town of Stafford."

The balance is at present against the charity, but if the Marston tithes were brought into the account, there would be a considerable balance in favour of the trust.

The Commissioners censure certain irregularities in the accounts of Mr. Turnock, who, it appears, kept back a private account unsettled, without inclu-

ding it in the general account of his churchwardenship.

In looking through the Corporation accounts, to see whether any expenditures have taken place, which can fairly be considered as good and charitable works, within the meaning of the Queen's grant, and to which the Marston tithes might be deemed applicable, it was found that, in 1814 and 1815, nearly £150 was laid out in building the grammar-school, and other sums were expended at an earlier period on the same object. This may be considered as falling within the intention of the grant, so far as the building was necessary, and the funds resulting from the endowment of the grammar-school were inadequate to the expense. It was found, also, that large sums have been expended in paving the town, which the Corporation are bound to do, in consideration of their receiving the tolls of the market, (a receipt, however, which is very insufficient for the purpose.) At a period anterior to 1812, a sum of £1000 was paid towards the erection of the new town-hall and market-house, under the provisions of a private act of parliament, and £800 of the money was borrowed on annuity, expressly charged on the security of the tithes of Marston; but it is unnecessary to enter into the particulars of this transaction, as the loan has been repaid from the general funds of the Corporation. The Commissioners cannot think that either of these last, though very useful works, fall within the intention of the grant; and they have discovered no other disbursement whatever that can be construed to do so.

It seems that, in former times, considerable supineness was manifested by the Corporation in the management of this charity, especially in suffering different parts of the property to be held for a long period of years, at very inadequate rents. Upon the whole of the case, the following questions arise, which appear of considerable importance, and to require to be put in some way of final settlement:—

1. Whether the tithes of Marston are not to be considered as part of the property of the charity, and the receipts therefrom carried to the trust-account; and whether the £12 a-year paid out of these tithes to the poor of the almshouse being the produce of other charitable funds in the hands of the Corporation, ought not to be taken off the tithes, and secured upon other of the corporate property?

2. Whether the grant of the tithes of Coton, in August, 1705, under which they became vested in Earl Talbot, ought not to be set aside, and the whole beneficial interest therein restored to the charity.

3. To what extent the discretionary power of the Corporation over the residue of the revenues, after paying the four sums notified in the grant, is to be carried. It is to be observed that the amount of the residue was ascertained and set forth in the grant, namely, £4 : 17 : 10; hence it may be contended that this was as much a fixed and limited portion of the revenue as any of the other payments therein specified; and that, in the event of any increase of income, *all the objects of the grant* should be proportionably benefited.

4. At the same time, it is much to be wished, that the pur-

poses to which the residue of the income, after providing for the reparations of the church, is applicable under the denomination of "other good and charitable works in the town of Stafford," should be defined with some greater degree of exactness.

These and other circumstances, have already been the occasion of much dissatisfaction and contest in the town.

In Michaelmas term, 1810, an information was filed in the Court of Chancery, at the suit of the attorney-general, on the relation of the Rev. Edward Dickinson, rector of St. Mary's, the Rev. Joseph Ellerton, curate of Marston, and two others, parishioners and inhabitants, on behalf of themselves and the rest of the parishioners, against Earl Talbot, the mayor and burgesses; by which, after stating the abovementioned circumstances respecting the tithes of Marston, and the application thereof, the tithes of Coton, the lease to Dudley, and many acts of alleged misconduct in the management of the trust property, prayed, that the Corporation should account for all the trust property granted to them, in trust, by the grant of Queen Elizabeth, and for the profits received by them, or which might have been received but for their *wilful neglect;* and that the Court should order in what manner the funds should in future be applied, regard being had to the objects of the grant; and, especially, that the stipends of the rector of St. Mary's and the curate of Marston should be augmented in proportion to the increased value of the trust-estates; and that a proper annual sum should be paid thereout to a fit person as a schoolmaster, to instruct the boys and youth of the town of Stafford in reading and accounts, (it being contended, that the grant did not limit the payment of the £4 : 5 to the master of the grammar-school;) and that Earl Talbot should account to the charity for the full value of the property held by him.

The curate of St. Mary's, and the master of the grammar school, who are *members of the Corporation*, did not join in this information.

The several defendants put in their answers, and nothing further has been done. This suspension of proceedings is stated to have been principally occasioned by the long illness of the late rector, which terminated in his death in 1820. By that event, the suit abated; but it was understood that it is intended to revive it, making the present rector a party thereto.

This information appears to embrace, in a great measure, the points above adverted to; and either by this proceeding, or by such other as the attorney-general may deem it right to institute, the Commissioners think it highly important, not only for the interests of the persons concerned in the grant, but for the peace and well being of the town of Stafford, that those matters should receive the direction of a court of equity.

OBSERVATIONS.

It is three years since the Commissioners made their report on this charity, and we have not heard whether any progress has been made in the suit against the Corporation, either at the instance of the Commissioners or the inhabitants of Stafford. One cannot imagine the matter will be suffered to drop, especially as there is so hopeful a prospect of obtaining a settlement more conducive to "other good and charitable works" in the borough. That

the leases to the trustees would be cancelled there can be no doubt, and, in all probability, the tithes of Marston and of Coton would be recovered back to the uses of the charity. The produce of these is now nearly one-half the revenues of the grant, and if the original allowances, fixed by the charter of Elizabeth, were proportionally augmented out of the increased revenues, as the Commissioners intimate, there would be a considerable annual sum for "instructing the boys and youth of the town," either by establishing a new school, independent of the grammar foundation, or by amplifying the uses of the latter charity. As a pursuit of profit to the town, therefore, as well as abstract justice, it is worth while the burgesses bestirring themselves. The members of the Corporation seem a keen set of gentlemen, several of whom, it appears, from the account of the grammar-school, are lessees and trustees of the estates of that foundation, as well as of a part of the property of this charity. One cannot help remarking, in conclusion, on the parties who took a part in the information filed in 1810. This was about the time when the Corporation, in the exercise of a singular kind of discretion, and we believe in the inversion of the usual practice in such matters, were paying a greater stipend to the curate of St. Mary's than to the rector of that parish. The latter, of course, was discontented with this extraordinary apportionment, and became a party to the suit; but the former, *one of the Corporation*, had got Esau's birth-right, and, having no cause of complaint, was content under the existing state of things, and remained quiescent in the proceeding. There is much in the selfishness and wickedness of the world to make philosophers merry as well as melancholy.

SUTTON'S CHARITY.

Robert Sutton, rector of St. Mary's, by his will, in 1588, bequeathed all his property, on trust, to his executors for the maintenance of four poor scholars, chosen in the town of Stafford and Foregate-street, by the bailiffs, the parson of St. Mary's, and the schoolmaster; the scholars to be kept at school so long as the electors thought proper; and the residue of his property to be applied to such good and godly uses as they should appoint, but especially towards the repair of the church and the advancement of the school. His will was that the four poor scholars should have 26*s.* 8*d.* a-piece, yearly, for their maintenance; that there should be, yearly, 40*s.* distributed, for ever, to the poor in Stafford and Foregate-street, upon the day of his decease; and, on that day, yearly, a sermon, and the preacher to have 6*s.* 8*d.* for the same.

In 1615, the Corporation executed a release to the representatives of Sutton's executors of all demands under his will, and covenanted to pay the several allowances to the four scholars, the poor of Stafford, and the preacher. What portion of Sutton's property was conveyed, on this occasion, does not appear; the only portion of the estate that can be identified are two messuages in Stafford, now the property of Mr. Beech, of Wotton. These, or the site of them, in 1700, were sold and demised in perpetual fee-farm, in consideration of the payment of £100 fine to the Corporation, and a yearly rent of £5 : 6 : 8. The yearly rent to be given, in equal portions, to four poor scholars of the free grammar-school. The £100 was applied towards the purchase of a house for the rector; this house is not known, and another residence has been provided for the minister.

The 6*s.* 8*d.* directed by Sutton to be paid for a sermon, is now

paid by the chamberlain of the borough to the rector of St. Mary's, who, also, distributes 40*s.* at the church, on St. Andrew's Day, to forty poor old widows.

SIR MARTIN NOEL'S ALMSHOUSES.

In an ancient manuscript book, (in the possession of Mr. Seckerson, solicitor, of Stafford,) dated in 1727, purporting to contain copies of original documents in the possession of the Corporation, made for the use of one of its members, is a copy of a letter addressed, by Sir *Martin Noel*, to the mayor and aldermen of Stafford, wherein he states that, in part performance of certain good resolutions which he had formed towards the town of Stafford, where he was born, he had laid aside a child's part of his present estate, and had built a small monument in the town, as a retirement for some of the aged and necessitous poor, consisting of twelve houses, with a small oratory or chapel for them, and to each house had assigned a small garden-plot, which, God speeding his further intentions, he resolved speedily to endow, not only with weekly maintenance but yearly provision, firing, and garments: and he requested the assistance of the Corporation to place twelve poor persons of the town, (not under the age of fifty, and single people to be preferred,) six men and six women, either born in Stafford or who had lived there at least fifteen years past.

No further endowment of these houses was made by Sir Martin Noel, in consequence, as it is said, of losses at sea sustained by him, which disabled him from carrying his charitable intentions into effect.

But several benefactions subsequently accrued to the charity. About 1699, *John Chetwynd* left £100, Mrs. *Abnett* £12, and *Thomas Foley* £100; the interest of the several sums to be applied to the benefit of the poor in the almshouses. It appears, these several sums were applied, by the Corporation, to the re-purchase of the prebend and tithes of Marston, and that £10 : 12 was charged upon the produce of these tithes to be applied to the support of the almshouses, and in satisfaction of the interest of the money so employed by the Corporation. This transaction, whereby the benefactions were charged upon a fund, already appropriated to charitable uses, has been adverted to in the account of Queen Elizabeth's grant.

In 1711, *Richard Bynns*, D.D. late rector of Stafford, gave £50, either as an addition to the almshouses, or towards any manufacture the Mayor and Corporation, with advice of his successors, should think fit. This legacy was received by the Corporation, who directed that the interest should be paid out of the rents of Mr. Dearle's house, and applied to the use of the doctor's will.

RENTS FROM COTON-FIELD.

It appears, from some proceedings in Chancery, in 1740, that differences had existed, from a period previous to the year 1455, between the burgesses of Stafford and the owners of the manor of Coton, respecting rights of common, claimed by the burgesses, in three open fields, (of which the manor consisted,) called Coton-field, Broad-field, and Kingston-hill-field, for the set-

tling of which, divers arrangements had, from time to time, been made; the last of which was in 1705, by which, William Fowler, the owner of the manor, agreed to grant Coton-field, containing 180 acres, in trust, to pay £12 to him and his heirs, and £28 for the support of the poor in Noel's almshouses; Fowler to be allowed to nominate two almspeople, with a further covenant on his part that, as soon as the mayor and burgesses should obtain a license from Queen Anne, to take a grant in mortmain of the inheritance of the field, that then he would grant the inheritance to them, subject to the rents and charities mentioned. It appears further, from these proceedings, that the lands in Coton-field had for a long time been enjoyed by the mayor and burgesses, and each of the body corporate had occupied two acres of the field a-piece, which they claimed a right to; and that, as far as the field would extend, each of the burgesses had had one acre, paying yearly, four, five, or six shillings for each acre, according to the goodness, to the chamberlain of the borough, which each burgess enjoyed, if he continued in the town, for his life, and afterwards his widow, for her life, if she continued unmarried, and lived in the town; and likewise the widows of the Mayor and Corporation enjoyed the two acres alloted to their husbands, on the same terms; and that the mayor gave any that dropped in to some other person.

By a decree made on this occasion, the payment of £28, issuing out of Coton-fields, to the almshouses, is confirmed. The Corporation obtained a license to purchase in mortmain, but no conveyance has been made to them; they, therefore, now hold Coton-field under Fowler's covenant. By a Corporation-order, in 1701, it is directed that it be a general rule, at the disposing of any grass-acre in Coton-field, that, at any change, there be paid 10*s*. for the same, to the use of the poor in the almshouses, over and above the town-rent; and, if it be a corn-acre, then only double the yearly rent paid to the town. This advance-money to be paid before the entrance of the burgess upon his acre.

These acre-rents have fluctuated very little in amount since the decree in 1740. They now amount to £55 : 16. Into the account of the acre-rents are brought the sums received for the acre-entrances, which vary in amount, but seldom exceed £3 in the year; and, also, the rent of a piece of land, called the Recorder's Acre, a part of the property of the Corporation, which let, in 1820, for £6 a-year.

The payment derived from this source, together with the sums mentioned in the last article, form, at present, the whole actual income of Noel's almshouses. The annuity of £12, on the Marston tithes, resulting from the four benefactions above-mentioned, and the interest of Dr. Bynns's legacy, are not now brought into the almshouse account, or in any manner applied to the use of the almspeople. The cause of this is wholly unexplained, and it appears, at least, to have been an act of great negligence. The arrears of the acre-rents have, also, been allowed to accumulate considerably, so as to leave the charity in debt.

The almshouses occupy three sides of a square; in the centre is a building intended for a chapel, but now used as an additional almshouse; on each side are six almshouses, each containing two large apartments, one over the other. The building is substantial, but in dirty, bad condition, and requiring considerable repair to make the habitations comfortable. Each house contains two families, one in each apartment, except the centre house, which is occupied by one large family, and two of the other houses, the occupiers of which are nominated by Earl Talbot, in exercise of the privilege reserved to William Fowler, and which two houses have only one family in each; thus, there are in the whole twenty-three occupants. Only part of the inmates are unmarried. They are all appointed, as vacancies occur, by the mayor for the time being, with the exception of the two nominated by Lord Talbot.

CHARITIES OF FARMER AND CROMPTON.

These charities are charged on land in Fulford, which, in 1725, was granted to the Corporation, in consideration of £70, arising out of two donations of £40 and £30; the former given by *William Farmer*, of Penkridge, on trust, that the interest be expended in coals, for the poor of Stafford, in winter; the latter, by Mrs. *Crompton*, of Cresswell, for the payment, in equal portions, of the yearly sum of 30*s.* for ever, to six poor widows inhabiting Stafford.

The land purchased with these donations contains 9*a.* 1*r.* 10*p.* and is now held by Mr. George Vernon, as assignee of a lease for twenty-one years, from Lady-day 1806, granted to Joseph Jackson, at the rent of £13 : 10. The letting was by auction, and the rent appears to be sufficient.

A separate account of this fund has been kept by the chamberlain, from 1809, previously to which time, it seems that all the receipts and payments, on account of the charities under the management of the Corporation, were carried to the general Corporation account. To this separate account is charged £6 : 10, yearly, for coals, supplied to the poor in Noel's almshouses, which is a proper application under Farmer's benefaction. There is also charged to it 10*s.* a-year paid to the poor of Milwich, which is erroneous, that payment belonging to John and Prudence Crompton's charity, hereafter mentioned. The rest of the rent has been applied, since 1814, to discharge the balances on the almshouse account, and before that time, was carried to the Corporation account.

Nothing is charged to this account for the payment of 5*s.* apiece to six widows, on New Year's Day, pursuant to Mrs. Crompton's benefaction. Another account is kept of such a distribution, which is entitled Mrs. Crompton's Charity, but erroneously, as it evidently refers to a similar benefaction of Mr. Robert Lovatt, of which we shall speak subsequently.

With the exception, therefore, of the £6 : 10 for coals to the almshouses, the rent of the Fulford land appears to be unapplied to the objects pointed out by the donors.

The Commissioners think the rent ought to be apportioned, and four-sevenths applied to the

objects of Farmer's benefaction, and three-sevenths to those of Mrs. Crompton's, which, at the present rate, would give 19*s.* 3*d.* a-year to each of the six widows.

CHARITIES TO STAFFORD AND MILWICH.

These are two bequests, one of 40*s.* a-year to four poor widows of the borough, by *Barbara Crompton*, in 1640, the other, of 10*s.* a-year to the poor of Milwich, by *John* and *Prudence Crompton*. The annuities were secured on some houses in the market-place and Eastgate-street. Forty shillings a-year are paid by the chamberlain to four poor widows of the borough, on Easter-Monday, yearly. The same persons continue to receive the annuity while they live, and when any die, the vacancies are filled up by the mayor for the time being. The chamberlain, also, pays 10*s.* at Christmas, to the churchwardens of Milwich, to be distributed to the poor of that place.

LOVATT'S CHARITY.

This was a gift (period unknown) by *Robert Lovatt*, of 30*s.* yearly to the churchwardens and overseers of St. Mary's; to the churchwardens and overseers of Paget's Bromley, 30*s.*; to the churchwardens and overseers of Kingston, 30*s.*; the same to be disposed of (with the consent of the ministers) towards the relief of the poor of the respective parishes, payable at Michaelmas and Lady-day.

These annual payments are charged on the manor or farm of Creswell, and on certain lands and meadows in Seighford. The 30*s.* payable to the parish of St. Mary, are received from the Rev. Thomas Whitby, the present owner of the estate at Creswell, and are distributed, on the 1st of January, to six poor widows. It is the same charity which, as already remarked, has been confounded by the Corporation with a gift of similar amount of Mrs. Rebecca Crompton.

STARTIN'S CHARITY, WITH WALTON'S GIFT.

This appears, from an indenture, dated in 1672, to be a fee-farm rent, of £3 : 6 : 8, purchased of the crown, for the use of the poor of the Borough, out of a bequest of £60, by *Richard Startin*; as only 52*s.* were appropriated under the will of the donor, the Corporation agreed to distribute the remaining 14*s.* 8*d.* in coals to the poor, at the request of *Isaac Walton*; who also granted to the Corporation, a garden, lying near the gaol, 219 feet in length and 37 in breadth, the rent to be expended in the purchase of coal for the poor, with a proviso, that, if the mayor did not give such coals, then the rent of the garden should be paid to the churchwardens, and their successors, of St. Chad's, to be employed in keeping in repair St. Chad's churchyard-wall, or to buy coals for the poor of the parish, at their discretion.

The fee-farm rent has not been received for many years, for what reason could not be ascertained, but an annual sum of £2 : 12 is paid, from the Corporation funds, to a baker, who supplies twelve penny loaves, every Sunday, which are given away, at St. Mary's church, after morning service, to the poor of the Borough, by the

parish clerk; the minister generally sees them given away. *Nothing is paid for coals under this charity.*

Upon part of a garden, supposed to be that given by Walton, four cottages have been built, which are now held for a term of 99 years, from Lady-day, 1804, by the executors of William Dudley, at an annual rent of £1 : 15. The remainder of the garden is occupied by Thomas Turnock, at £1 : 1 a-year. These rents are carried to the Corporation account, but are not applied to the purposes of the charity. Some doubts are stated to be entertained whether this is the garden given by Walton, (another, near thereto, of the annual value of about £1 : 1, having been pointed out as equally likely to have been the one); but no clear grounds were assigned to the Commissioners for questioning the accuracy of the opinion which prevails upon the subject.

It does not appear there would be any difficulty in recovering the fee-farm rent, purchased from the crown, if proper measures were taken for the purpose; the surplus of that rent, when received, and the rents of the other premises, ought, undoubtedly, to be applied in the manner directed by the donors.

WALTON'S APPRENTICE AND SERVANT'S CHARITY.

Isaac Walton, by will, in 1698, gave to the Town or Corporation of Stafford, in which he was born, a farm, situate at Half-head, in the parish of Chebsey, on trust, that the rent, then amounting to £21 : 10, should be applied as follows; that is, £10 to bind out, yearly, two boys, the sons of honest and poor parents, to be apprentices to some tradesmen, or handicraftmen; £5, yearly, to be given to some maid servant that had attained the age of twenty-one years, and dwelt long in one service, or to some honest poor man's daughter, who had attained that age, to be paid to her on her marriage; the residue, after deducting 20*s.* for an entertainment, to the mayor and those who collected the rent, to be employed in the purchase of coals, to be distributed to the most necessitous poor of the town, in the first week of January or February. If the Corporation were so neglectful or dishonest as not to employ the rent as expressed in the will, then it was to be given to the town and chief magistrate, or governor of Eccleshall, to be disposed of in a similar manner.

This farm consists, according to a map taken in the year 1736, of two cottages, a hemp butt, garden, and six parcels of land, containing in the whole 48*a.* 2*r.* 27*p.* leased to Richard Underwood for fourteen years, from Lady-day, 1808, at the rent of £86 : 10 per annum, and which lease was assigned to Thomas Dawson, with the concurrence of the mayor and burgesses, with an additional term of twelve years, making, in the whole, twenty-six years from Lady-day, 1808. The rent is a very good one.

Two boys are apprenticed every year from this fund, with premiums of £5 each. They are the sons of inhabitants of Stafford, and are appointed at a Corporation meeting, held on St. Thomas's Day. There are always many applicants for this

premium, and those are selected who are considered the most deserving objects.

Five pounds a-year is also given to a poor maid. There are generally four or five applications for this, by persons bringing certificates from their masters or mistresses of the length of their services and their characters, and the bounty is given to her who appears to have been longest in service. It has of late years always been given as a reward for length of service and not as a marriage-portion.

Complaints have formerly been made that this money was not properly applied, but was generally given to one of the servants of the mayor for the year. The Commissioners, however, were assured by the town-clerk, that, for the last seventeen years, this has never happened; and, previously to that time, he recollects only three instances of the kind.

The 20*s.* given by Walton's will to the Corporation, is received by the chamberlain for his trouble in managing the charity. The remainder of the rent is applied in the purchase of coals, which are deposited at different parts of the town, where most convenient for the purposes of distribution, and are then delivered out by the bellman, in portions of two or three hundred weight, to poor parishioners of Stafford.

	£	*s.*	*d.*
Sir Hugh Homersley..	50	0	0
Mr. Hugh Homersley	50	0	0
Mr. Edw. Scrimshire..	40	0	0
Mr. Scrimshire.....	5	0	0
Mr. Richard Astbury..	10	0	0
Mr. F. Dorrington....	5	0	0
Sir Thomas Offley 100		0	0
LadyCatharine Leveson	10	0	0
Mr. Oliver Emery....	20	0	0
Sir Thomas Armstrong	40	0	0

POOR BURGESSES FUND.

This fund consists of £710:12:3 South Sea Annuities, standing in the name of the accountant-general of the Court of Chancery, which was purchased with the principal money, and an accumulation of interest, arising from the following donations, made at different times to the corporation for the use of the poor-burgesses, most of the sums so given being directed by the donors to be lent out to the burgesses, partly without interest and partly at usurious rates of interest:—

	£	*s.*	*d.*
Mr. Sale	20	0	0
Mrs. Bargey	10	0	0
Mrs. Phillips	20	0	0
Mr. Blount	20	0	0
Lady Temple	30	0	0
Mr. Slaney	10	0	0
Mrs. Kirton.....	100	0	0
Mrs. Harding	20	0	0
Mr. Richard Font	10	0	0
Mr. John Webb	20	0	0
Making	£590	0	0

By an order of the Court of Chancery, in 1742, it was directed, on its being suggested that many sums had been lost by being lent to burgesses, and great confusion had happened, and it was impossible to let out the money and dispose of the interest according to the intentions of the respective donors, that the interest and the trust-fund, after deducting expenses, should be yearly distributed, by the Mayor and Corporation, on St. Thomas's Day, amongst the poor burgesses resident within

the borough, by 40*s.* a man, for the better carrying on their several trades and occupations, according to their seniority as burgesses with respect to the time of their admissions, no poor burgess to receive twice till all the poor burgesses on the roll should have received once.

The interest of this stock, being £21 : 6 : 4, is distributed, according to the order, on the 21st December, when ten poor burgesses receive each 40*s.*; when the balance, remaining out of the dividends, amounts to a sufficient sum, an additional 40*s.* is given to an eleventh burgess. A corporation-meeting is held on that day, when the burgess-roll is called over, and the first ten who appear, and who are considered to answer the description of poor burgesses, receive the donation. Those who have been passed over, on their non-appearance, are not called over again the next year, unless they apply to be admitted to the charity on the ground of their seniority, in which case their claim is considered, and allowed, if thought a proper one.

PALMER'S GIFT.

John Palmer, parson of St. Mary's, in 1683, left two cottages in Martin's Lane to be inhabited, rent-free, by two aged poor persons, chosen by the mayor, the minister of St. Mary's, and his executor and his heirs; the poor people to keep the tenements in repair. The testator also directed that a sermon should be preached, yearly, in the parish church of St. Mary's, on Ascension-day, the preacher to have 6*s.* 8*d.* for the same; and he appointed his nephew, Thomas Palmer, his sole executor.

The two houses in St. Martin's Lane were afterwards exchanged for two houses in a part of Stafford, called the Broad Eye, which are occupied by two poor widows, placed there by the mayor and the rector of St. Mary's. These houses are kept in repair by the Corporation.

The rector receives 6*s.* 8*d.* annually for a sermon, which he preaches on Ascension-day, from the Miss Williamsons, the present possessors of the houses made subject to this charge by Mr. Palmer.

POOR HOUSES IN EASTGATE-STREET.

In 1701, Abraham Hodgkins, in consideration of £46, enfeoffed a messuage and appurtenances, in Eastgate-street, to the Corporation, subject to the payment of the yearly rent of 8*s.* to William Fowler, and his heirs.

The Corporation state that the money applied in this purchase was their own, "or part charity-money in their hands." The houses are, and always have been since the purchase, inhabited, rent-free, by poor persons placed there by the Corporation. The Corporation pay the quit-rent of 8*s.* and repair the houses, but they are, at present, in bad condition.

HENRY SMITH'S CHARITY.

We shall have occasion, hereafter, to detail the extensive charities of Alderman Smith, to Stafford and other places; at present, we shall only mention that £14 is received, on account of the bequest of this gentleman, by the churchwardens of St. Mary's, from Earl Ferrers. It was formerly called shoe-money, and was, probably, distributed

in such articles; afterwards it was given away, in sums of 2*s.* 6*d.* and under, among the poorest inhabitants of Stafford: for some years past, it has been applied in apprenticing. Two or three poor boys of the town, selected by the churchwardens and overseers, are generally put out in each year, as the fund is found sufficient, with a premium of £5.

SIMON FOWLER'S CHARITY.

Simon Fowler, formerly an alderman of Stafford, by his will, in 1663, charged all his leaseholds, at Rule, in Staffordshire, with an annuity of £12, payable to feoffees; of which sum £9 was to be distributed, at the discretion of the feoffees, to poor persons inhabiting the borough; 40*s.* yearly to buy two gowns for two poor persons living in the borough, and 20*s.* to the minister of St. Mary's for preaching two sermons, one on May-day, the other on the feast-day of St. Simon and Jude.

There are no trustees, at present, of this charity; nor are there any trace of an appointment of fresh trustees, subsequent to the will. The rector of St. Mary's receives annually, from Mr. Thomas Marston, owner of a farm called Shippey, at or near a place called the Rule, in the parish of Haughton, £5 on the 1st May, and £7 on the 8th October. Four pounds ten shillings are given away on the 1st May, in sixpences, to the poor of the borough, in the church, immediately after a sermon preached on that day. There is a regular list of persons who receive it, in which the rector fills up vacancies as they occur; 10*s.* he retains for preaching the sermon. Five pounds of the £7 received in October are applied in the same way; and £2 is disposed of in the purchase of two cloaks, which are given to two poor men on the list. Six poor men are appointed by the rector to receive the cloaks, who have them alternately. They wear the cloaks on that day and the Sunday following; after that, they convert them into other garments.

This mode of distributing the money in sixpences has prevailed by ancient custom; but it is not pointed out by the donor, and the Commissioners think that it is not calculated to make the charity so beneficial as it might be.

HINTON'S CHARITY.

A full account of this charity is given among the charities in the city of Lichfield, p. 384.

PERYE'S CHARITY.

The particulars of this charity will best appear in the accounts of the Bilston charities, and we shall only here add that, under the provisions of *Humphry Perye's* will, the apprentices to be put out from Stafford (in like manner as those from Bilston) are required to be placed with masters residing at least eight miles from the Town or Corporation of Stafford. This limitation has very much obstructed the application of the charity. The inhabitants prefer to apprentice their children within the borough, as, by serving their apprenticeship there, if born within the borough, they become entitled to their freedom. The amount of the apprentice-fee is, besides, found insufficient to procure eligible situations; consequently, there have been but few

apprentices put out for several years past.

TOMBES'S CHARITY.

John Tombes, M.D. by will, in 1721, charged upon his estate, at Bridgeford, an annuity of £5, to be distributed, yearly, to five of the poorest widows within the borough, by equal portions, such as his executor, during his life, and the rector, and the head schoolmaster for the time being, within the borough, should think most fit objects of charity.

The £5 a-year is received from Mr. Milner, of Worston, tenant to Mr. Jackson, owner of an estate at Bridgeford, formerly belonging to Dr. Tombes, on which this annuity is charged. It is due at Lady-day, and received the following Christmas, when it is immediately given to five of the poorest widows in the town, selected every year by the rector and head schoolmaster.

WEBB'S CHARITY.

In a pamphlet, published in the year 1808, concerning the charities in Stafford, it is stated that *John Webb*, of Stafford, by his will, in 1766, gave 40*s*. a-year, for ever, to be paid out of the rent of his two houses in Stafford, on St. John's and Midsummer Days; 1*s*. each to be distributed to twenty poor widows of the borough of Stafford. The Commissioners did not meet with any other document respecting the origin of this charity. Mr. Teddesly, the present parish-clerk, informed them that his father used to receive 40*s*. a-year, in satisfaction of this charity, from Mr. Webb, of Colton, as proprietor of two houses in James-street, Stafford, one inhabited by Luke Lakey, shoe-manufacturer, and the other by Mr. Dreury, printer, and which are the houses understood to be charged with this payment by the donor. He received it till his death, which took place in August, 1823, and gave it to twenty poor widows of the borough, 1*s*. each, on St. John the Evangelist's Day, and 1*s*. on Midsummer-day. He kept a list of the widows, and, as vacancies occurred, he filled them up himself. His son has got the list, and purposed to apply to Mr. Webb for the money, which he had no doubt of receiving.

PARISH OF ST. CHAD.

In an old register-book of the parish of St. Chad, is an entry, purporting to be a copy of the will of *Peter Hales*, dated the 10th April, 1643, part of which is in the following words:—

" First, for my houses and " land in Tipenge-street, I give " and bequeath to John Smith, " chandler, upon condition that " he shall, out of the same, " [pay] yearly, 20*s*.; 10*s*. to " St. Chad's church, and the " repair of it, and the other ten " to the poor of the same pa- " rish."

The parish-clerk receives 20*s*. a-year; 10*s*. on Christmas-eve, and 10*s*. on Easter-eve, from William Fellows, tenant to Mr. Pigott, owner of the Bull's Head public-house, in Diglake, (formerly the Horns,) being the premises charged with the payment by Hales's will. 5*s*. are given away on each day,

in twopenny loaves, in the church, to poor housekeepers in St. Chad's parish; a regular list is kept of the poor housekeepers who are to receive; and if any one removes, his successor, if a poor person, is put upon the list in his stead. The regulation of the distribution is left altogether to the clerk, who enters the account of the receipt and disbursements, every year, in the churchwarden's book. The other 5*s.* of each payment are carried to the churchwarden's account.

PARISH OF ST. MARY.

By indenture, dated in 1629, it appears *Thomas Chamberlin* granted, to trustees, a yearly rent of £4 : 13 : 4, issuing out of Broad-meadow, *alias* Silkmore-meadow, near Stafford, payable yearly, upon the feast of All Saints, in the south porch of St. Mary's church, and to be distributed in manner following:—To the minister of Castle, £1 : 13 : 4; to the minister of St. Mary's, £2 : 6 : 8; to be distributed to the poor of each parish, as the minister and churchwardens should think proper. To the minister of Seighford, for a sermon, 6*s.* 8*d.*; to the minister of Castle, for a sermon, 6*s.* 8*d.* upon the Sunday after St. Andrew's Day.

It does not appear that any trustees of this charity were appointed subsequent to 1701. In various documents that were produced the family of the Chamberlins are also designated by the name of Backhouse, and seem to have been more known by the latter appellation. The land at Silkmore, near Stafford, charged with the annuity of £4 : 13 : 4, is now called Backhouse-meadows, and is the property of Thomas Mottershaw, Esq. by whom the annuity is paid to the parties respectively interested therein.

TOWNSHIP OF MARSTON.

Thomas Bolde, of Marston, in 1697, devised unto his cousin, Ellen Bolde, and Robert Bolde, their heirs and assigns, for ever, several parcels of land in Salt, called the Ground Acres, the New Leasow, the Allen's Pieces, and the Broad-Sych-meadow, they paying, among other legacies, yearly, for ever, to the curate of Marston for the time being, the sum of 20*s.*; that is to say, the sum of 10*s.* upon every 1st day of May, and the sum of 10*s.* upon every 1st day of November, for a sermon, to be preached, upon each of the said days, in Marston-chapel; and, also, yearly, for ever, paying unto six of the poorest inhabitants of Marston 5*s.* a-piece, upon St. Thomas's Day. The present owner of the lands charged with these payments is Mr. Cartwright, of Stafford, who pays to the curate of Marston the two sums of 10*s.* each for the sermons on the specified days; and, also, distributes the 30*s.* on St. Thomas's Day in the manner directed by the will.

TOWN OF NORTHAMPTON.

CORPORATION OF NORTHAMPTON.

NORTHAMPTON is both a town incorporate and a borough. It was first incorporated by Henry II. and since confirmed by several successive charters under different reigns, and the privileges of the town much enlarged. By a charter granted in the first of King John, the burgesses were freed from all toll, lastage, and murage throughout England, with the privilege of enjoying these and other liberties in as ample a manner as the citizens of London, paying unto the king's exchequer £120 at Michaelmas, in every year. These liberties were continued and enlarged by further grants of Henry III. and Edward I. By charter of Henry VII. the mayor and his brethren, late mayors, are to name and choose forty-eight persons of the inhabitants, which forty-eight persons, together with the mayor and his brethren, and such as have been mayors and bailiffs, should hereafter yearly elect all the succeeding mayors and bailiffs. Before this period, it is stated, in Whalley's History of Northamptonshire, vol. i. p. 433, that the mayor and bailiffs were elected by all the freemen, in St. Giles's churchyard, the election being often attended with tumults and quarrels. By charter, bearing date 3d August, fifteenth Charles II. the government of Northampton is committed to the mayor and two bailiffs, and such as have been mayors and bailiffs, and a common council of forty-eight burgesses, usually called the company of forty-eight; and of these, together with the recorder, chamberlain, and town clerk, the Corporation now consists. Those who have served the office of mayor, are called aldermen. The recorder and town clerk are usually continued for life, but are re-chosen every year, and at their first appointment must be approved by the king. The mayor for the time being, with the last mayor, and one other member of the Corporation, elected by the mayor, aldermen, and bailiffs, are justices of the peace within the town for that year. Freemen not resident may be elected to offices in the Corporation, and must pay a fine if they refuse to serve.

Northampton sends two representatives to parliament. The electors, by prescription, are every freeman of the town, whether resident or not, and every inhabitant householder not receiving alms. By a resolution of the House of Commons, persons receiving an annual donation at Christmas are disqualified from voting. This, Oldfield remarks, in his History of Boroughs, vol. ii. p. 329, is not only repugnant to what may be called the common law of committees, but expressly contrary to the decisions on the Bedford petitions in 1755 and 1792; when it was determined that persons receiving *charity* were not thereby disqualified from voting, but that receiving *alms* was a disqualification. The number of electors is upwards of 1300.

CORPORATION CHARITIES.

SAINT THOMAS'S HOSPITAL.

This hospital is under the care of the mayor, aldermen, and burgesses of Northampton, as trustees, and the superintendance thereof is delegated to one of the aldermen, who is denominated the Warden of the Hospital. The origin of the institution is unknown, but it is ascribed, by tradition, to *Thomas à Beckett*. The hospital contains apartments for nineteen poor women, viz. twelve of the original establishment, one upon the foundation of *Edward Elmer*, and six provided for by the endowment of Sir *John Langham*, in 1654. The building also contains an

ancient chapel and a common room.

The property of the hospital consists of several tenements and parcels of land in Northampton and the neighbourhood, and rent-charges out of real estates. The original acquisition of great part of the property is unknown; the remainder of the estates was derived from the following gifts or benefactions, the produce of such of them as were not specifically given for the maintenance of the hospital, having by long usage been appropriated to the general purposes of that charity.

Edward Elmer, by deed, in 1592, granted to trustees three messuages in Abington-street, and a tenement in Gold-street, in Northampton, in trust that the Corporation should receive the rents and keep the premises in repair, and make choice of a poor householder within the town, to be placed within St. Thomas's Hospital, and maintained out of the rents, and apply the surplus, if any, for the use of the other poor people in the hospital.

Agnes Hopkins, by will, in 1593, devised to the Corporation, a tenement, orchard or garden, in St. Edmond's End, Northampton, to the use of the poor of the hospital.

Thomas Hopkins, by deed, in 1599, granted to the Corporation a messuage, with the appurtenances, near St. Peter's Church, in Northampton, for the poor of St. Thomas's House.

John Bryan, by deed, in 1603, conveyed to trustees, for the Corporation, certain parcels of meadow ground, reputed to be five roods, in the west end of Cotton-marsh, in the parish of Hardingstone, to be applied for the maintenance of the poor of the hospital.

Thomas Crasswell, by will, in 1606, devised to trustees a messuage and orchard, with the appurtenances, in the south quarter, without the South Gate, in Northampton, on trust, to convey the same to the use of the hospital, in order that, out of the rents and profits, frieze gowns should be supplied every year, against winter time, for so many poor people as the rents should suffice to supply with gowns, at the discretion of the aldermen and wardens of the hospital.

Agnes Chipsey, by deed, in 1608, granted to trustees a yearly rent-charge of £8 out of her messuages, lands, and premises, in Grimolby, *alias* Grimbulbies, Cockington Manby and Yinfs, in the county of Lincoln, to be paid to the chamberlain of Northampton, for the use of the poor of the town of Northampton.

Sir *George Sondes*, and dame *Jane* his wife, daughter and heir of Ralph Freeman, by deeds of the 20th October, 1634, granted three messuages, with the appurtenances, in Gold-street, and a messuage in St. Giles's Street, upon trust, to convey the same to feoffees, for the use of a free-school within the town, and the poor therein, according to the directions and intentions of the said Ralph Freeman. The premises in Gold-street are appropriated to the school, and the rents of the premises in St. Giles's are received by the warden of St. Thomas's hospital, and applied for the purposes of that charity.

In 1654, Sir *John Langham*, conveyed certain lands called Cow-meadow, Calves-home, and Balms-home, and two

closes near Nun-mills, to the Corporation, subject to the yearly rent of £36, to be paid quarterly, for the relief of six poor widows, to be added to the number of poor already provided for in the hospital; and it was directed, by the conveyance, that the six poor widows should be of the age of sixty years, at least, when chosen, and be inhabitants of the parish of All Saints, and poor widows of freemen of Northampton; and that out of the rent of £36, the master and wardens of the hospital should pay to each of the six widows 1*s.* 8*d.* weekly; and at or before the feast of St. John the Baptist, every second year, provide for each of them a gown of broad cloth or kersey, of the price of £1 : 6 : 8, a-piece, and annually expend in fuel £3 : 13 : 4 for a common fire for the six almswomen, and pay to the minister of the parish of All Saints, or such other godly person who should take care to instruct the almswomen in matters of religion, the sum of £1 : 6 : 8 at Michaelmas and Christmas; and yearly, on the 6th day of June, expend in a collation for the mayor and aldermen of Northampton, in cakes, wine, or otherwise, as they should appoint, the sum of 20*s.*

Richard Massingberd, by will, in 1680, devised eight tenements, in St. Giles's Street, for the maintenance of the poor in the hospital.

James Bayles, by will, in 1683, devised all his freehold and leasehold messuages, orchards, lands, and tenements, in Northampton, to his two daughters, and in case of their both dying without issue living at the time of their deaths (which event happened), then he devised the same to the use of the poor of the hospital.

Lawrence Wollaston and *Elizabeth* his wife, in 1680, settled an annual rent of £20, issuing out of certain lands and woods, called Dodford-woods, for the more comfortable maintenance of the poor people of the nether room of St. Thomas's Hospital.

These, and the other estates of the hospital, whose donors are unknown, produce together an annual rent of upwards of £780. The number of lessees is upwards of fifty. All the property is let by public auction on terms of leases, varying from seven to ninety-nine years.

The twelve almswomen of the old foundation, and the seven additional widows of Elmer's and Sir John Langham's foundation, are all placed on the same footing as to their allowance, and they receive each of them a weekly stipend of 4*s.* a donation on St. Thomas's Day, of 2*s.* 6*d.* an allowance for clothing of £1 : 5 per annum, and a supply of fuel. There are also fifty out-pensioners, who receive yearly stipends of £8 each. The poor people are appointed by the mayor and aldermen, on the recommendation of individual aldermen in rotation. Besides the provision for the poor people, there is a considerable expenditure, of uncertain amount, for taxes, insurance, repairs, and incidental charges.

The revenues of the charity are received by the warden, and his accounts are annually audited and examined by the Corporation.

The vicar of All Saints acts as chaplain to the hospital, and performs divine service in the chapel twice in the week. There

is no specific provision for the chaplain, except the yearly sum of £1 : 6 : 8 given by Sir John Langham, but it has been usual to pay him an additional sum out of the general funds. His stipend was lately raised from £5 : 6 : 8 to £10 : 10 a-year, and there is also paid to the chapel clerk the annual sum of £2 : 2.

The chaplain, or vicar of All Saints, until very lately, was in possession of a house in Northampton, which had been for a long time occupied by his predecessors as the vicarage-house, or a house belonging to the vicarage. But, in 1823, it was discovered this house formed part of the possessions of the hospital, which, in 1629, had, on account of the poorness of the vicarage of All Saints, been granted to the minister to live in rent-free, the Corporation agreeing to pay 40*s.* a year to the hospital, in lieu of a-rent for the house. The members of the Corporation who are parishioners of All Saints nominate the minister to that vicarage.

The affairs of this charity are well conducted, and due attention is bestowed in the general management and letting of the estates. It is necessary, however, to notice, in respect of certain property in Sheep-street, Northampton, now forming the site of a mansion-house, garden, stables, coach-house, and pleasure-ground, belonging to the late William Kerr, M.D. of Northampton, and now in the occupation of his widow, that a deed of *absolute alienation of the estate in fee-simple* has been executed by the Corporation, subject to a yearly unimproveable rent of £12, and a fixed fine of 10*s.* every twenty-one years. The land is represented to contain about one acre, and the circumstances of the transaction, as represented by the deed of conveyance itself, appear to have been these:—a lease was granted of the land by the Corporation, in 1769, to a person named Dodd, for a term of sixty years, from Michaelmas 1787, at the yearly rent of £9, the lessee covenanting to erect two substantial dwelling-houses, with out-offices, upon the ground, instead of former buildings, which had become ruinous. The buildings were erected by Dodd, and his lease was subsequently purchased by and assigned to Dr. Kerr. In 1784, the mayor, bailiffs, and burgesses granted another lease of the premises to Dr. Kerr, in reversion for thirty-nine years, from Michaelmas 1847, when the former lease would expire, at the yearly rent of £18, Dr. Kerr covenanting to erect one or more substantial messuages or tenements, with out-offices, on the ground, and lay out thereon £500; and, in case he should take down the buildings already standing, then that, instead thereof, he should erect one or more substantial messuages, with convenient out-offices, on part of the ground, and lay out in so doing £1000. In September, 1791, Dr. Kerr having laid out much more than £500 in buildings, and being inclined to make other improvements at considerable expense, he applied to the Corporation to grant him an absolute estate in fee-simple of the premises, and accordingly a conveyance was made to him, on the 29th September, 1791, in fee-simple, subject to a perpetual fee-farm rent of £12, and a sum of 10*s.*

in the name of a fine, to be paid every twenty-one years. Dr. Kerr expended a great deal of money in erecting a good dwelling-house, and in making improvements and conveniences on the premises, suitable to the mansion; and it is represented that the Corporation, at the time, considered the transaction as substantially beneficial to the charity, and that the terms to which Dr. Kerr submitted were liberal, and even more advantageous to the charity than the Corporation were inclined to demand.

Though the expenditure of a large sum in buildings and improvements may afford a reason for granting a lease of great or unusual length, the Commissioners are at a loss to conceive in what way such expenditure can be considered of importance in the case of an *absolute alienation*, except as it renders the property subject to the reserved payment, a better security. In this case, however, the security appears to have been sufficient without the additional expenditure. An advantage to the charity has, indeed, resulted from the increase of the yearly rent from £9 to £12, for the remainder of the term, expiring in 1847, and the small fine arising once in twenty-one years; but this may be considered as entirely balanced by the circumstance of the rent continuing after that period to be £12 a-year only, though the rent reserved by the reversionary lease was £18 a-year. Upon the whole, they are unable to discover how this transaction could have been considered in the main beneficial to the charity; and it appears to them that the alienation of the charity-estate cannot be supported, if its propriety be called in question in a court of equity; but, as the surrender of the leases was the consideration for the conveyance in fee, and there appears no sufficient reason to dispute the propriety of granting those leases, they think that necessity or expedience does not require that any proceedings should be instituted at present for the purpose of setting aside the conveyance. The funds of the charity being sufficient to carry on any litigation necessary for the support of its rights, no special interference ought to be recommended; but it will be the duty of the trustees, when the proper time arrives, to take the necessary steps for recovering the property, which, to the Commissioners, seems to have been improperly alienated.

OBSERVATIONS.

We have given the account of the Commissioners of the alienation of part of the trust-property by the Corporation, without abridgement. It is easy to conceive how this conveyance may have originated, without imputing much blame to either party. Dr. Kerr had got possession of a piece of ground, which took his fancy, and on which he was desirous of laying out his money; but he, naturally, first wished to be secured in the perpetual enjoyment of the same. He got the lease renewed for a term, as events proved, much beyond his own mortal existence, but this was not enough to satisfy his mind. There is generally implanted in mankind a desire that the possession of what we prize shall be uncircumscribed by time, however long: human life is sometimes of protracted duration, and moreover, the desire to transmit to those who may be deemed a part, or elongation, of ourselves is universal. Such feelings, no doubt, primitively contributed to the institution of property and the laws which regulate its descent. And, accordingly, the Doctor was anxious to have the fee-simple in him, his heirs and assigns for ever. In

bringing about this matter, we have not the most remote idea that there was any thing, we will not say corrupt, but even improper, which first induced the Corporation to extend the lease, and next, grant to the Doctor, on lower terms, the favourite spot in perpetuity. Perhaps, some of the trustees may have been actuated by feelings of gratitude; in the course of his profession, the Doctor may have dexterously assuaged the pains of the gout, or, in the exercise of a generous hospitality, have entertained the leading corporators at his table, for which a consideration was due. It is a vulgar idea to suppose there is no medium of exchange but what comes from South America. The evidence of every general election, the daily transactions on the Stock-Exchange, and the history of all ancient trusts, shows the *quid pro quo* may be represented in a less palpable and glittering form than that of the precious metals, or even a Bank-note. But, whatever may have been the coin current on this occasion, whether in the shape of a bolus or a dinner, or a long course of respectful daily greetings of the worshipful body, it seems clear that the transaction is not sufficiently refined to escape the cobwebs of the law; and, no doubt, the intimation of the Commissioners that the grant would be void in a court of equity, will tend, though remotely, to deteriorate the value and disturb the enjoyment of the section of *terra firma*, wrongfully dissevered from the hospital estate.

THE FREE GRAMMAR-SCHOOL.

This school was founded and first endowed by *Thomas Chipsey;* who, in the 33d of Henry VIII. conveyed to nineteen trustees various manors, messuages, and lands, in Holcutt, Cotton, and Pisford, in Northamptonshire, of the yearly value of £9 : 17 : 5, on trust, that, after his death, they should provide a fit person to teach grammar within the town of Northampton, to such boys and persons as might desire to freely learn the same, and that they should pay, yearly, to the master £9, and to such boys as should be nominated by the masters or wardens of the fraternity of the Blessed Mary, in the church of All Saints, in the town of Northampton, to sing and celebrate divine service in the chapel of the Blessed Mary within the church, 10*s.* a-year, and that they should, with the residue of the revenues and profits of the premises, repair and maintain the pavement within the market-place of the town.

In the same year, the Corporation granted a messuage, in Bridge-street, belonging to the fraternity of the Blessed Mary, for the residence of the master and for keeping the school; and it was covenanted with the founder that the master should keep the premises in repair; also, that his successor should be appointed by the mayor, bailiffs, and commonalty; and that if the schoolmaster should, at any time, be negligent in the duties of his office, and after warning given him should not amend his conduct within one month, he should forfeit 20*s.* and if he should not amend his default within two months after such warning, it should be lawful for the mayor and commonalty to remove him from his office.

By an inquisition, and a decree of commissioners of charitable uses, which was confirmed, by a decree of the Court of Chancery, in 1634, it appears that part of the estate at Holcutt had become mixed with the land of strangers, and it was directed that such should be separated from the charity-estate, and

that the other part of the property, the bounds of which could not be clearly ascertained, the possessors should, in consideration of the enjoyment of the same, pay yearly to the trustees of the charity the sum of £10.

The property derived under the grant of 33d Henry VIII. consists in part of a close at Holcutt, containing 6*a*. 2*r*. and the remainder forms part of an allotment of land at Cotton-end adjoining other land, derived to the Corporation under another title.

It does not appear that the property given by Chipsey has been conveyed to any new feoffees since the date of the decree, and for several years past that part of the estate which is situate at Holcutt, including the annuity of £10, has been set apart for, and the revenue arising therefrom has been received by, the master of the free grammar-school, in lieu of his yearly stipend of £9. The land at Cotton-end, together with the property at Pisford, have been retained by the Corporation of Northampton for the ulterior purposes mentioned in the foundation-deed. With regard, however, to the reparation of the pavement in the market-place, the Corporation, in lieu of such repairs, pay an annual sum, by act of parliament, to the commissioners appointed by such act for paving the town of Northamptom. The land at Holcutt, together with the several payments, amounting together to £10 a-year out of lands at Holcutt, is let on lease to William Allgood, at the yearly rent of £30, being the full annual value.

With respect to the messuage in Bridge-street, the masters of the school have not had possession of it for a very long period, and it is unknown how long they have ceased to possess the same. The messuage seems to be one of five small houses in Bridge-street, which are let by the Corporation at the yearly rack-rent of £8 a-piece.

By an instrument, dated in 1557, it appears that King Philip and Queen Mary having placed at the disposal of Cardinal Pole the church of St. Gregory, in Northampton, lately appertaining to the dissolved monastery of St. Andrew, the Cardinal, on the petition of the inhabitants, granted the materials of the said church and the site for the erection of a new school; and also a house adjoining the church, for the residence of the master; the house and school to be built and kept in repair by the mayor, elders, and parishioners. The school premises accordingly occupy the site of the church and church-yard of St. Gregory, and consist of a school-house, containing three rooms, a play-ground, and garden, being of the extent, in the whole, of half an acre, or thereabouts; the house mentioned in the grant of Cardinal Pope is understood to be now the same with a house and garden in Gold-street, near the school premises, and which house and garden were occupied before the time of the present master by his predecessors as their habitation. The school premises are in the possession of the master, and are used for the purposes of the school; and the house and garden in Gold-street are let by him at the yearly rent of £26 : 5.

In 1624, Sir *George Sondes* and dame *Jane*, his wife, daugh-

ter and heir of Ralph Freeman, late alderman of London, granted three messuages in Gold-street, and a messuage in St. Giles's Street, to the use of the free-school, and the poor of the town, according to the will of the said Ralph Freeman expressed in his life-time.

The premises in Gold-street, which are opposite St. Peter's church, and now in two tenements, are appropriated to the use of the school, and the premises in St. Giles's Street to the use of the poor; the former are let by the Corporation, and are now in the occupation of John Turner and James Robinson, as yearly tenants, at rents, amounting, together, to £38 a-year, the full annual value. The rents are received by the master of the school.

To the above property are to be added two small tenements, with a garden behind, in Horse-shoe-lane, at the corner of Gregory-street. It is not known how these premises became appropriated to the use of the school. They are let by the master to yearly tenants at rents amounting, together, to £14 : 6 per annum.

The master also receives an annual rent-charge or sum of £1, paid by Mr. Thomas Armfield, in respect of some tenements at North-end, in Northampton, late the property of Dr. Wingfield. The origin of this rent-charge or payment is also unknown.

There is yearly paid to the master by the Corporation an annuity of £4 : 5. This payment appears to have been originally made to Ferdinando Archer, formerly master of the school, and the same, together with a sum of £30, was granted to him by deed, in 1695, in consideration of his giving up the use of the school premises to an usher, for the purposes of the school, the duties of which, Ferdinando Archer, from age and infirmity, had become unable to perform: and the Corporation has ever since continued the payment of the annuity to the master for the time being.

It appears, from the above statement, that the emoluments of the master, exclusive of that derived from the use of the school premises retained in his own occupation, amount, at present, to £113 : 16, or thereabouts, per annum, but he is subject to the cost of repairs of the school buildings, and the tenements of which he receives the rent. It appears, indeed, from Cardinal Pole's grant, that such grant was upon condition that the school and house should be built and kept in repair at the expense of the mayor, elders, and parishioners; but there appear to be no adequate means provided for enforcing the performance of the condition as to repairs.

In 1677, *Paul Wentworth*, Esq. granted an annuity of £20 for 1000 years, charged on estates in the parish of Lillingston Darel, on condition that the same should be employed towards the maintenance of an usher, to be assistant to the master of the free-school in Northampton, in teaching of the Latin tongue, and, also, to teach the scholars good writing and arithmetic; and it was provided that the said Paul Wentworth, during his life, should appoint the usher; and that, after his decease, the mayor of Northampton and deputy recorder

of the town; and, in default of such deputy recorder, the person who should be owner of the manor of Lillingston Darel, the minister of the parish of All Saints, in Northampton, and the master of the free-school, or any three of them, should nominate the usher.

The annuity of £20 is received by the usher of the school from the tenant of the proprietor of the estate subject to the charge.

The master is appointed by the mayor, bailiffs, and burgesses of Northampton; and the superintendence of the school and its affairs is entrusted to a committee of the Corporation, yearly appointed for that purpose.

The school has always been kept up as a grammar-school, by masters properly qualified for such office. During the time of the present master, there have been frequently ten or twelve boys on the foundation, and, upon an *average, the number of eight; but, at present, there are only* THREE. The boys are appointed by the committee, and are examined before admission; but they are required only to be able to read a chapter in the Testament. The boys are instructed in Latin and Greek, when sufficiently advanced, and in English grammar, writing, and arithmetic. They are instructed with other scholars taken by the master, of which he usually has, under his care, about *thirty boarders,* and the same number as day-scholars, children of persons living in Northampton.

Some complaint is made of the free-scholars being treated with harshness and severity; but the smallness of the number of such scholars, it seems, *may be reasonably ascribed to the same cause which operates in the case of most grammar-schools, namely, that to those persons who are desirous of having their sons educated gratuitously, a commercial education is more an object of desire than instruction in classical learning;* and the Commissioners found it represented as a grievance that the latter is too much insisted on by the master in the school. As the school appears, from the endowment and usage, to be regularly a grammar-school, it seems that the master's duty requires him to maintain its character in that particular; but as usage, also, and the usher's endowment, entitle the free-scholars to some degree of instruction in the lower branches of learning, it is right that instruction of that kind ought to be afforded to as great an extent as is not inconsistent with the principal object of the institution, and is given by the master and usher to the boys whose education is paid for by their friends.

The master complains of the conduct of some of the parents of free-boys, in preventing or not insisting on their regular attendance; and he represents that boys not sufficiently qualified are admitted on the foundation as free-scholars.

On these subjects of complaint, when they occur, it seems that application should be made to the governing-committee; and that their duty requires them as well to countenance the master in maintaining proper discipline and enforcing due attendance, as, also, in permitting such scholars only to be placed on the foundation as are fairly qualified. The master, however, represents that he has refrained

from appealing to the committee from an apprehension that some of them were interested or nearly connected with persons interested, as the parents of the boys in respect of whom the complaint was made; and the Commissioners recommend, therefore, that the master should appeal to the committee whenever occasion requires; and that such members of the committee as in the particular instance arising may have a personal interest should take no part in the decision.

OBSERVATIONS.

In the course of this Inquiry we have so frequently had occasion to remark on the inutility of free grammar-schools in commercial and manufacturing towns, and the perversion of their revenues and premises to the mere emolument of the masters, that we shall not, in this instance, trouble the reader with our observations, but refer him to what we have before said on the grammar foundations of Monmouth, Bristol, Bath, Stafford, and Preston. The Commissioners appear constantly to take for granted that a free grammar-school is an endowment exclusively intended for teaching the Latin and Greek languages: we do not know on what authority this interpretation rests, unless it be the mere affirmation of the Attorney-general in the case of the Leeds grammar-school. The preamble to the 1 Edw. VI. c. 14, which we quoted at page 354, and which was passed about the time when most of these institutions were established, seems to import much more general purposes, and embraces the chief points intended by every course of instruction—namely, the "education of youth in virtue and godliness." But, whether this be so or not, there is an obvious utility in the Commissioners leaning to a liberal interpretation of their uses at the present day, and not in tying them up to the limited purposes to which mere pedants, lawyers, and interested persons would restrict them.

THE CORPORATION CHARITY SCHOOL AND THE EARL OF NORTHAMPTON'S GIFT.

This school was originally established about the year 1753, by means of a subscription.

The property permanently appropriated to its support consists of a portion of the rent of an estate at Bugbrook, and a rent-charge of £26 per annum given by *Gabriel Newton*. The estate at Bugbrook was purchased with legacies of £200, bequeathed by *Joseph Woolston*, and £100 by Dr. *William Stratford*, for the charity-school, and the sums of £1000 and £200, given by James Earl of Northampton, to be applied for the benefit, and by the order of the Corporation of Northampton; and the estate was conveyed to the mayor, bailiffs, and burgesses, upon trust, that they should pay, to the treasurer of the charity-school, one-third part of the rents and profits of the premises, for the benefit of the school, in such manner as the mayor, and such of the burgesses as should have been mayors, or the major part of them, should direct; and, upon further trust, to apply two-thirds of the rents and profits in clothing such a number of poor freemen of the town of Northampton, on the 29th May, as the rent would be sufficient for that purpose, and in giving to each of the said poor freemen so clothed, 10*s*. in money, the poor men to be chosen by the mayor, and the burgesses who should have been mayors, or the major part of them.

The property at Bugbrook, consisting of a farm-house, home-

stead, several cottages, and 80*a.* 0*r.* 24*p.* of land, was let, by auction, to James Watts, at the yearly rent of £284.

Gabriel Newton, in 1761, settled an annual rent-charge of £26, issuing out of freehold lands in the county of Leicester, for clothing and educating twenty-five poor boys, then called the Green Coat Boys, in the Corporation charity-school. This rent-charge is regularly received, by the treasurer of the school, from the Corporation of Leicester. The validity of the donation was, for some time after the death of Mr. Newton, disputed by his heir-at-law, but was ultimately established by a decree of the Court of Chancery, and the arrears recovered by the suit were laid out in the purchase of £150, Four per Cent. Consols.

The funds arising from the sources mentioned are inadequate for the maintenance of the establishment, and the Corporation, for its better support, have appropriated the rents of two warehouses under the school, and contribute, out of their own funds, the yearly sum of £69 : 2 : 6.

A new school, and a house for the master, were erected, a few years ago, at the expense of £1800 and upwards, which was paid by the Corporation, out of their own disposable funds.

There are fifty boys clothed and educated in the school, according to rules and orders, in writing, settled by a committee of the Corporation, appointed for that purpose in 1808.

One of the aldermen acts as treasurer. The funds are carried to one account, and there are paid thereout a salary to the school-master of £84 per annum, the expenses of clothing and supplying the boys with stationery and other requisites, and the charges of repairs of the school. There are, also, paid the expense of providing suits of clothing, every year, for twenty poor freemen of Northampton, and the allowance of 10*s.* to each of them. The accounts are yearly audited and examined.

SILLESBY'S CHARITY.

Matthew Sillesby, by will, in 1662, devised to trustees a messuage in Newland, in Northampton, a tenement in the Horse-market, an orchard or garden in St. John's Lane, and a close or ground in St. Edmund's End, in the parish of St. Giles, upon trust, to convey the same to the Corporation, to the intent that they should repair the messuage in the Horse-market for the habitation of two poor widows or widowers, natives of Northampton, and more especially of the parish of All Saints, to be chosen by the mayor and aldermen, or the major part of them, and that the rents and profits of all other the premises should be equally divided between the two poor people.

The estate consists of a close in St. Edmund's End, a messuage in Newland, two tenements in the Horse-market, and a small piece of ground, (quantity not known,) let to Alderman Holt. The rents amount to £58 : 2. After deducting for repairs, &c. they are divided between two widows, chosen by the mayor and aldermen. It has not been usual for the widows to reside in the messuage in the Horse-market; but it is intended that in future they should be required to do so.

NEALE'S CHARITY.

In 1597, *John Neale* devised for "the refreshment of the poor of the town," the rents of his messuage, called the Swan, in Northampton, in a street called the Old Drapery, and of his tenement in the Old Drapery, on trust, to the Corporation, that the chamberlain should every Sunday in the year give to thirteen poor people 2*s.* 2*d.*

The annuity of £5 : 12 : 8, charged on these premises, is received by the chamberlain, who pays by the hands of the parish clerk to thirteen poor widows 2*d.* each every Sunday. The premises are now occupied by Richard Hall and Miss Hannah Wilkinson, the respective proprietors thereof.

ST. THOMAS'S DAY CHARITY.

Agnes Hopkins, in 1593, devised to the Corporation two tenements, with an orchard and garden, in Saint Giles's Street, to the use of the poor, "to be refreshed" of the rents and profits at Christmas and Easter. These premises now consist of a capital messuage, orchard, and gardens, held by Francis Humphries, under a building or improving lease, for fifty-one years from 1776, at the yearly rent of £2 : 10.

Pursuant to the will of *Henry Prior*, the yearly sum of 25*s.* for the poor of the town, and 5*s.* yearly to the mayor and chamberlain for distributing the same, were charged on certain premises, and granted to the mayor and ten other trustees. The premises subject to this annuity consist of several small houses and a close of two acres, or thereabouts, the property of Mr. Richard Howes.

The yearly sum of £29, which passes by the name of St. Thomas's Charity, and is made up of the rent of the premises in St. Giles's, the annuity of 25*s.* and a customary payment, made by the chamberlain, from the funds of the Corporation, the commencement of which is unknown, is distributed on St. Thomas's Day by the mayor and aldermen, among poor people of Northampton, in such sums as they think proper, each taking an aliquot part, and distributing the same at his own discretion.

An annuity of £4, given by *Beatrice Owen*, and charged on premises now the property of Johnson, is also distributed with the £29 on St. Thomas's Day.

RICHARD WHITE'S CHARITY.

Richard White, in 1691, devised half a yard land in Duston, to the Corporation, upon trust, yearly, on St. Thomas's Day, to dispose of the rents to poor widows or poor men, inhabitants of Northampton, at their discretion, by 10*s.* each, as far as the rents would reach; and he also devised to them a garden in Cow-lane, in the parish of All Saints, and another garden in the parish of St. Peter, in trust, to dispose of the rents to two poor widows, by equal payments, for their weekly support, one to be of the parish of St. Peter.

The premises at Duston consist of two closes, containing 28*a.* 2*r.* 38*p.* which were let by auction to Joseph Thompson, for seven years from 1818, at the rent of £80. The rent is received by the mayor, and distributed by the mayor and aldermen, at Christmas, to poor widows or poor men, not known to receive parish relief, in sums of 10*s.* each. The garden in

Cow-lane is let to James Dunkley, Charles Whitworth, and Clark Hillyard, for seven years from 1819, at £20 a-year; and the Garden in St. Peter's parish is let to Edward Pittom, for seven years, at £8 per annum. The two rents last mentioned are received by the chamberlain, and are divided by him, under the direction of the mayor and aldermen, between two poor widows, one of whom is of the parish of St. Peter.

WADE'S CHARITY.

The origin of this charity is unknown. It is an annual payment of £2, out of the revenues of the Corporation, whereof £1 is paid to the minister of All Saints, for a charity sermon, 13*s.* 4*d.* to the churchwardens, for distribution among the poor, and 3*s.* 4*d.* to the clerk, and the like to the sexton.

MARRIAGE GIFT.

Thomas Crasswell, in 1606, bequeathed £50, the interest to be given yearly towards the preferment of a poor maid of Northampton in marriage.

It is supposed that the legacy was paid to the Corporation, £3 a-year being annually allowed out of their revenues, to the mayor for the time being, for the benefit of a poor maid of Northampton. The mayor pays the money to some poor servant-maid, chosen by himself; it is not required, however, that the maid should be under contract of marriage.

PICKERING'S ESTATE.

This was given by *Edward Pickering* and *Dorothy*, his wife, in 1686, but the deed is not to be found.

Part of the property was given for the poor of St. Thomas's Hospital, and the other part, which was given for the poor of All Saints, consists of a house at the south corner of the Horse-market, which was let by auction, for fourteen years from 1819, to Thomas Dainty, at the annual rent of £7 : 17 : 6. The rent is received by the mayor, and applied by him and the four other magistrates, on St. Thomas's Day, amongst the poor of the parish of All Saints.

ACHAM'S RENT-CHARGE.

An annuity of £8 was given by *Anthony Acham*, in 1630, for the relief of the poor, charged on the manor of Assarby, *alias* Asterby, and divers messuages and hereditaments in Assarby, Gouleby, Ranby, and Stannygott, in the county of Lincoln, to be bestowed in wheaten bread, twenty-six shillings and eight-pence worth, upon every last Sunday in March, May, July, September, November, and January. The rent-charge is received by the chamberlain, and laid out in the purchase of bread, which is distributed by the Corporation upon the last Sunday in each of the months of March, May, July, September, November, and January, yearly, at the four different churches in Northampton, amongst the poor.

FREEMAN'S CHARITY.

This is an annual payment of £2 : 12, for providing bread to the poor, the origin of which does not appear. [Probably paid out of the property left by Sir *George Sondes* to the grammar-school, and mentioned by the Commissioners in their account of that foundation. See p. 443.] It

is customarily paid by the Corporation in respect of real property belonging to them, and is added to and applied with the produce arising from Acham's charity.

IVES'S CHARITY.

Robert Ives, in 1703, bequeathed to the Corporation £100, in trust, to be invested in lands, the rents to be applied as follows:—20*s*. a-year to be paid to the minister of the parish of All Saints, on New Year's Day, for a sermon, and the remainder to be applied, by the mayor and recorder of Northampton, with the minister of All Saints, for buying four warm garments, for two old poor men and two old poor women of the same parish, to be delivered on New Year's Day.

The sum of £100 was laid out in the purchase of a rent-charge of £5 per annum, secured on a meadow called Mill Holme, now belonging to the Corporation. The rent-charge is received by the chamberlain, and is applied according to the directions of the will; the expense of the clothing, when it exceeds £4, being defrayed out of the funds of the Corporation.

BALL'S CHARITY.

John Ball bequeathed to the Corporation £50, and directed the interest to be applied in clothing six poor widows of the parish of All Saints, on St. Thomas's Day. A bond was given by the Corporation for the due application of the interest, and six widows are clothed by them at St. Thomas's Day; but, as the interest of the £50 is insufficient, the extra expense of the clothing is defrayed by the Corporation.

ALLEN'S CHARITY.

John Allen, in 1822, bequeathed to his executors £1000, upon trust, to put the same out at interest, and apply the interest for the benefit of any public charity within the town of Northampton, as the trustees should think proper.

The sum of £900, the amount of the legacy, after deducting the duty, was laid out on mortgage of a parcel of ground in the parish of St. Sepulchre, in Northampton, the property of the mayor, bailiffs, and burgesses: and by a deed of trust it was declared by Hugh Higgins and others, the trustees to whom the mortgage was made, that the sum of £9, part of the interest of the £900, should be paid to the trustees of Beckett's and Sargeant's charity in Northampton, and that a sufficient part of the residue of the interest should be applied for clothing three poor additional freemen on the 29th of May, and giving them 10*s*. each with their clothes; and that the remaining surplus of the interest should be applied in clothing and educating such an additional number of poor boys in the corporation charity school, as might be found practicable.

By means of this gift, three poor freemen are supplied with clothing, and an allowance of 10*s*. apiece; and four poor boys have been added to the number of fifty, clothed and educated at the charity school.

GEORGE NORWOOD'S CHARITY.

George Norwood, in 1669, devised to the Corporation all his lands and hereditaments in the Parish-fields, and at Kislingbury, upon trust, to pay one moiety of the rents and profits

to the churchwardens and overseers in the parish of All Saints, the other moiety to the churchwardens and overseers of the parish of St. Giles, to be employed in putting out two boys (one born in each parish, and approved by the mayor and aldermen, and the minister, churchwardens, and overseers of the respective parishes) apprentices to trade, the testator's kindred to be preferred before any other, whether born in the town or elsewhere.

The estate at Kislingbury consists of a meadow containing about twelve acres, which was let by auction on lease to Joseph Thompson and Joshua Cooch, for seven years from 1813, at the yearly rent of £61.

The Corporation have also, for a great length of time, been in possession of several parcels of land called the Hyde, in the parish of Roade, the rents of which have been received by one of their body appointed treasurer for Norwood's charity; but the original acquisition of this property is unknown. Two allotments of land, containing together about thirty-six acres, have been lately awarded in lieu of the lands at Roade, and they are let by auction on lease to John Pittom, for twenty-one years from 1817, at the rent of £50.

The rents of the two estates are carried to one account. There is paid to the parish officers of each of the respective parishes of St. Giles and St. Sepulchre the sums of £2, which sums are distributed among the poor of those parishes under the name of the Hyde Money, and the remainder of the rents is disposed of by the treasurer, under the direction of the mayor and aldermen, in putting out poor boys apprentice, the sum given with each apprentice being £10, of which £5 is usually paid at the commencement of the apprenticeship, and the remainder at the expiration of the first three years. The funds are wholly applied in this manner.

EVANS'S GIFT.

The date of this gift is not known. It consists of £500, given by *John Evans*, the interest to be employed in putting out poor boys of Northampton apprentices. There is no account how the legacy was disposed of, but the yearly sum of £30 is regularly paid by the Corporation, and applied in putting out apprentices in the same manner as the funds arising under Norwood's charity, and other benefactions for the like object.

LOAN CHARITY OF SIR THOMAS WHITE.

The Corporation of the city of Coventry are trustees of the estates destined to the support of this institution. It was founded by Sir *Thomas White*, merchant-tailor of London, who, in 1552, purchased of the Corporation of Coventry, for £1400, certain lands and rent-charges in the city of Coventry and county of Warwick, of the yearly value of £70, under an indenture of the same date, made between the Corporation and the master and wardens of the Merchant-Tailors' Company, London, by which it was covenanted that the former, after the death of Sir Thomas White, should yearly give and pay of the rents and profits of the said lands the sum of £70. The uses to which this annuity was ap-

propriated will be more particularly detailed in the account to be given of the charities under the administration of the Corporation of Coventry, and we shall, in this place, confine ourselves to the portion of the charity which concerns the town and Corporation of Northampton.

In the deed mentioned above it was settled the Corporation of Coventry should pay the sum of £40, once in every five years, to the mayor, bailiffs, and commonalty of Northampton, on trust, that they should lend the same in equal portions to four young men of the town for nine years, the latter finding sureties for the repayment at the expiration of the term, when it was to be lent, in like manner, to four other young men. At the end of one hundred years, the £40 received every five years was to be lent to one young man under the like circumstances and securities as before limited to the four young men. The loans to be advanced interest free, and not to be repeated, at the expiration of the term, to the same individuals; who were chiefly to reside in the town, and give security not only for the repayment at the end of nine years, but within one month after their decease, if such should happen within the specified period.

In 1695, an information was filed in the Court of Chancery, by the attorney-general, at the relation of the Merchant-Tailors' Company, against the Corporation of Coventry; and the question in the suit was, whether the surplusage of the rents and profits of the estates, over and above the £70 per annum, should go for the benefit of the charity or to the city of Coventry? Upon the hearing of the cause, the bill was ordered to be dismissed; but, in the year 1702, on appeal to the House of Lords, the order was reversed, their Lordships being of opinion that the increase of the value of the lands ought to be applied towards the augmentation of the several charities and appropriations.

Since this determination the proportion of four-sevenths of the clear yearly rents and profits of the estates has continued to be paid, once in five years, to the Corporation of Northampton. In 1712, the gross rents and profits of the estates amounted to £858 : 15 : 4; and, in 1805, in consequence of the gradual increase of the rents and profits, and of the accumulations from augmentation once in five years, it was found that the funds under the control and care of the Corporation, to be applied in loans, amounted to £10,087 : 9 : 9; a ninth part of which was yearly to be disposed of in fresh loans. As great inconvenience was felt, and the utility of the charity was found to be, in a great degree, defeated, from the loans being confined to so small a sum as £50, the Corporation filed an information in the Court of Chancery, for the purpose of obtaining the authority of the court in increasing the sums to be lent; and, by a decretal order, in 1805, it was settled the loans should be augmented to £100. Under the authority of this decree the course of administering the charity has been to lend out so much of the fund as yearly comes to hand in loans of £100, to such persons as are elected by a majority of the members of the Corporation, each person giving security, with two sureties, or by mortgage of

property of double the value of the loan, for repayment of the money in nine years, if the party should so long live or reside in Northampton; and, in case of death or removal from Northampton, the money is called in at the end of a month.

It has been the practice of the Corporation of Northampton to print occasional statements of their receipts and disbursements on account of the charities under their administration. In the last of these printed statements the account of Sir Thomas White's charity was as follows:—

SIR THOMAS WHITE'S CHARITY.

RECEIPTS.

	£	s.	d.
Received from Coventry, at sundry times, from the year 1608 to 1817 (including interest, as by the last report, for bonds held beyond the expiration of nine years)	13,897	11	7
Received for interest of the fund, which accumulated during the application to the Court of Chancery for increasing the loans from £50 to £100 each, pending which no loans were put out, and for interest on bonds held beyond the expiration of nine years, since the last report	248	9	3
Further dividend on the money formerly lent Wm. Ashby, a bankrupt	13	15	0
	£14,159	15	10

DISBURSEMENTS.

	£	s.	d.
Lent on securities now outstanding and to be accounted for	12,050	0	0
Paid law-charges, fees, and likewise expenses of journeys to Coventry to receive money from thence at forty-four different times, the costs of all parties in the Chancery-suit for increasing the loans from £50 to £100 each, and also other incidental expenses	1,691	13	5
Lost by bankruptcies and insolvencies, as by last report	192	5	0
Lost by the insolvency of W. Wills, the loan to him in the year 1778	50	0	0
Cash in hand Michaelmas, 1819	175	17	5
	£14,159	15	10

Since the date of this account, the general fund has been augmented by the sum of £1201:11:7, received from the Corporation of Coventry, in the year 1822.

OBSERVATIONS.

The gift of Sir Thomas White concludes the charities reported by the Commissioners under the control of the Corporation, and the following exhibits a summary of each:—

	£	s.	d.
St. Thomas's Hospital	780	0	0
The Free Grammar-School	113	16	0
Corporation School	310	0	0
Sillesby's Charity	58	2	0

	£	s.	d.
Neale's Charity	5	12	6
St. Thomas's Day Charity	29	0	0
Richard White's Charity	108	0	0
Wade's Charity	2	0	0
Marriage Gift	3	0	0
Pickering's Estate	7	16	6
Acham's Rent-charge	8	0	0
Freeman's Charity	2	12	0
Ball's Charity, interest of £50			
Allen's Charity, about	50	0	0
Norwood's Charity	111	0	0
Evans's Gift	30	0	0
Sir Thomas White's Charity, yearly, about	240	0	0
	£1858	8	0

It seems, from this statement, the revenue annually disbursed on account of the charitable trusts of the Corporation amounts to £1858 : 8, which is a considerable sum, considering the population of the town, amounting only to about 10,000 inhabitants. The Corporation acquired a prominent notoriety during the last general election by voting a part of the corporate funds to a candidate to represent the town, pledged to the support of the existing administration. This extraordinary transaction, so far from being disowned with shame is, we understand, admitted and defended by every member of the worshipful body, except one solitary individual. It is alleged, the £1000—that was the precise sum—so appropriated was a part of the corporate funds of which they had an uncontrolled power to dispose as they pleased. What funds a corporation can have over which it possesses this discretionary authority we cannot imagine; we always understood the revenues and funds of every corporation were devised for certain specific purposes, and they could not be legally applied to any other. The corporation of a town is a public body instituted for the government, regulation, and advantage of all within the bounds of its jurisdiction, and holds the same relation to the freemen and inhabitants that the national government holds to the people at large. In that capacity it can have no private funds to appropriate to mere personal purposes, no more than the government of the country could apply the produce of the public taxes to their own individual emolument. The sources from which the funds of a corporation are mostly derived are charitable donations, or grants of land, tolls, and market-dues for public works. Had the former of these been applied to buy up the franchises of the electors there can be no doubt of its being a gross perversion of the intention of the donors, and a similar application of the latter would be not less a deviation from the objects to which they were unquestionably restricted. The only thing which can vindicate the Corporation is their being able to produce some charter or instrument by which it is shown they had a specific sum granted to them for the purpose of being applied to return an individual to parliament. Had they voted the money into their own pockets, the transaction would have been barefaced and revolting enough, and it is not less so when they apply it to any purpose distinct from the general interests of the borough. The corporate funds are the town funds, which is their proper designation, and they can only be justly applied to objects of general advantage to the freemen and burgesses.

A parliamentary committee was appointed last session to inquire into the Northampton business, and a bill was introduced to regulate in future the application of corporate funds; what resulted from the labours of the former we have not heard; the bill was thrown out in the Upper House, on the pretext we have been combating—namely, the exclusive right of corporations

to the uncontrolled disposal of their funds. The importance of the subject, as it affects the independence of parliamentary elections, will probably give rise to future discussion. The corporations of most ancient boroughs and county-towns have immense funds under their control, granted principally for works of charity, the repair of churches, highways, and bridges; the maintenance of fairs and markets, the keeping in order conduits for supplying the inhabitants with water, and other works of general utility. Should the example of Northampton be tolerated the funds left for these useful purposes will often be diverted to the more tempting object of influencing the return of members of parliament, and thus an influence more dangerous than that of the crown or the aristocracy will be allowed to operate on the purity of elections.

CHARITIES NOT UNDER THE CORPORATION.

SIR JOHN LANGHAM'S ALMSHOUSE.

This almshouse is a small building adjoining St. Thomas's Hospital, containing apartments for two women, and was erected by Sir *John Langham*, in or about the year 1682. There appears to have been no provision made for the support of the almspeople by the founder; but, in 1797, Lady Langham transferred £300, Four per Cent. Stock to her son Sir William Langham, and Mr. Newman, of Preston, for the use of the poor women. In 1817, Mr. Newman, the surviving trustee, gave up the trust to Sir James Langham, who had previously thoroughly repaired and made some addition to the almshouse, the building having been in so decayed a state that one poor woman only had ventured to live in it.

In a memorandum, written by Sir James Langham, some years ago, for the information of his successors, after mentioning dame Juliana Langham's endowment, it is stated that on a vacancy the amount of the paving tax, 16*s*. per annum, must be deducted from the quarterly payments to the almswomen, and a fund created for repairs.

Sir John Langham pays £12 per annum for the two poor women, though the stock being now reduced to three and a half per cent produces a yearly dividend of £10 : 10 only, and he has not made any deduction from the stipends on account of the paving tax. He has also paid the expense of some small repairs done to the almshouse since the time of the large repair above referred to.

The poor people appear to have been placed in the almshouse by the parishioners or parish officers of All Saints'; and it seems that the nomination must remain with them until it is discovered that the right belongs to Sir John Langham, or some other person. With regard to the expenses of future repairs, unless they be defrayed by the parishioners, there appears to be no other means of providing for them than such as is suggested in Sir John Langham's memorandum.

There is a sum of £100 given for the use of this charity by widow *Waffarne*, in 1775. This benefaction was invested in the purchase of stock in the Three per Cent. Annuities, which has been lately transferred into the names of the Rev. William Thursby, vicar of All Saints, Mr. Pickering Phipps and others, as trustees, and the dividends,

as directed by the donor, are laid out in meat, coals, or clothing for poor people in the almshouse.

LOST CHARITY.

No account can be given of a payment of £4 a-year in respect of *Whiston's* gift, mentioned in Gilbert's Returns. It has not been received for many years, nor is it known from whom it was received.

PARISH OF ALL SAINTS.

It appears, by an entry in the vestry-book of the parish of All Saints, that Mrs. *Sargeant* gave the rent of a small plot of ground, in Cow-lane, for the clothing of two poor widows.

This property consists of a garden of about one-third of an acre, in Cow-lane, in the occupation of Mr. Thomas Taylor, as yearly tenant to the churchwardens, at the annual rent of £6, which is nearly the annual value.

The rent is duly applied by the churchwardens in providing clothing for poor women.

PARISH OF ST. GILES.

THE FEOFFMENT ESTATES.

These estates were conveyed to fifteen feoffees, pursuant to a decree of the Court of Chancery, in 1802, at the relation of Hardy and others, informants, against Kirby and others, defendants, and are described as lands and meadows in Rothersthorpe, left by one *Edward Watson*, in 1548; two cottages in Cock-lane, Northampton, left by *Thomas Stone*, in 1589, and certain lands and messuages in the parish of Dunston, purchased out of a legacy left by *Nicholas Rothwell*, about the year 1662. These several properties will be more particularly described below.

The trusts, subject to which they were conveyed, according to a scheme approved of by the Court, were, to pay out of the rents and profits to the vicar of St. Giles, according to ancient custom, the annual sum of £15, which sum of £15, and £5 a-year, directed by the will of *Arthur Gooday*, in 1692, to be paid to such vicar for reading prayers at the church of St. Giles's on two working days in every week; to the clerk of the parish of St. Giles, the sum of £2 a-year, and to the sexton, £2 : 3 : 4 a-year, as a recompense for their attendance and extra services twice every week, and on every Sunday in the year; and, upon further trust, to apply the residue of the rents and profits in placing out the children of the poor of the parish of St. Giles apprentices, or in such other manner as should be thought most beneficial to such poor people of the parish as should not have received any relief from the church or poor's rates for twelve months preceding, and for such other pious and charitable uses within the parish as the feoffees, or the major part of them, should think proper. It was also provided the feoffees should, annually, at a vestry-meeting to be held for the purpose in the week before Christmas-day, produce an account of the receipts and produce of the charity estates, and the application thereof, for the inspection of the inhabitants; that

a treasurer should be appointed by a majority of the feoffees, who should annually pass his accounts before them previous to such vestry-meeting; that the feoffees should be at liberty to demise the charity estates for any number of years not exceeding twenty-one, at the most improved rent, and that they should cause three weeks' notice to be given by advertisements of their intention to meet for letting the premises; that the expenses of two meetings of the feoffees in every year for transacting business relating to the charity estates should be paid out of the charity funds, and at all other meetings they should pay their own expenses; and that at neither of such two meetings there should be allowed more than 15*s.* for the expenses of the day; that no part of the moneys arising from the charity should be applied otherwise than in making the several annual payments, and for the use and benefit of the poor children and poor of the parish, except the charges of preparing new trust-deeds and other necessary expenses respecting the charity estates; that if any feoffee should derive any personal advantage, he should be disqualified from acting, and a new trustee should be elected in his place; that when eight of the feoffees should be dead, or not be resident in the parish, or be incapacitated, a new feoffment should be made by the surviving feoffees residing within the parish to so many new feoffees as should make up the number to fifteen, such new feoffees to be chosen by the surviving feoffees out of the inhabitants residing within the parish.

The estates, and the letting and rental thereof, are as follows:—

At Rothersthorpe:—

1. A messuage and home close, with outbuildings, and also an allotment of 38*a.* 3*r.* 8*p.* of land, now in the occupation of Samuel Dunkley, under a lease for twenty-one years, at the annual rent of £106.

2. A public-house, in the occupation of Thomas Ward, as yearly tenant, at a rent of £6 : 6, the full annual value.

In the parish of Duston:—

A parcel of land, in five closes, containing thirty-four acres, let to William Manning, on lease, for fourteen years, at the yearly rent of £5. This land was let to the highest bidder.

In the town of Northampton:—

1. A house in Cock-lane, in two tenements, let to Arthur Wright, as yearly tenant, at the annual rent of £8.

2. A piece of land of somewhat less than half a rood, in St. Edmund's End, in Northampton, let to William Dunkley, as yearly tenant, at £2 : 2 per annum.

3. A close in St. Edmund's End, of somewhat less than an acre, let to Samuel Law, as yearly tenant, at the yearly rent of £8, the full annual value.

4. A messuage in Abington-street, in the occupation of a person named Newcomb, and for a term of twenty-one years, at the yearly rent of £1.

5. Another messuage in Abington-street, on the south side, separated from the former by a gateway, in the occupation of Francis Marriott, as assignee of a lease for ninety-nine years, at the yearly rent of £10.

6. And last, a house in Abington-street, with a yard and garden, in the occupation of Mrs. Cliff, as assignee of a lease for ninety-nine years, at the yearly rent of £10.

One of the feoffees acts as treasurer, and, after making the payments specified, he distributes the rent, in different sums, to poor people of the parish of St. Giles, at the nomination of the other feoffees.

The poor people who receive are such as belong to the parish, and do not receive parochial relief. The sums given are usually £2 at a time, and the money is given, during the course of the year, by way of occasional relief.

There is paid annually out of the rents—to the vicar £15, and to the parish-clerk and sexton £2 a-year each.

The rent of the land in St. Edmund's End, let at £8 a-year, which is understood to have been given by a person named *Gooday*, for the purpose of purchasing clothing yearly for three poor persons, and buying bread for the poor, is, accordingly, applied to those purposes, together with some additions out of the general fund, the bread given being generally to the amount of £6 a-year.

ARNOLD'S CHARITY.

A more detailed account of this charity will be given under the next head. The sum received from the trustees on account of this parish, which, for the two years before 1824, was £63 each year, and, in 1824, £60, is appropriated in the proportions of two-thirds for apprenticing, and one-third for the poor, as nearly as circumstances will permit. Premiums of £15 are paid with apprentices, and sums of £2 are given to each apprentice at the expiration of service, on producing a certificate of good conduct.

The money distributed among the poor is given in occasional relief to such as attend divine service, and with a preference to those who receive parochial relief, in sums not exceeding £1 or £2.

GENERAL CHARITIES.

John Friend, by will, in 1683, gave his messuage, or inn, called the Black Boy, situate on the Wood-hill, in Northampton, to four trustees for the remainder of a lease, a garden purchased of Warner Hart, his ground, purchased of Jonathan Whishton, and the stable built thereon, his ground, purchased of Edward Cooper, and the tenement and stable built thereon, and the reversion of the garden at the west-end of the said tenement, and his close at the north-gate of the town, purchased of Thomas Warner; upon trust, to apply the rents, after certain life-interests had expired, in manner following: viz. to pay 20*s.* a-year towards the repairs of the parish-church of All Saints; the rent of the inn and the garden purchased of Warner Hart, and the stable adjoining, to be appropriated to such charitable uses as the trustees and the mayor and justices of Northampton, for the time being, should think fit; and the tenement wherein he then dwelt, and the stabling adjoining, and the ground thereto belonging, the reversion of the garden at the west-end of the tenement, and the close at the north-gate, purchased of Thomas Warner, to be appropriated, quarterly, to the relief of the widow of an alderman of Northampton, who should fall into poverty; and, if

there should be no such widow, then to distribute the same, quarterly, amongst poor tradesmen. And he directed such land to be put into feoffment by his trustees, or the survivor of them, the expense to be paid out of the revenue of the land; and he also gave to the trustees £100, to be laid out in land, and the rents to be paid to the poor of Northampton.

It is not known what leasehold interest the testator had in the premises called the Black Boy. The whole of the property mentioned in the will has been conveyed, from time to time, to successive sets of trustees. The last conveyance was by deed of the 8th October, 1804, and the present trustees are Henry Locock, M.D. William Sutton, Esq. and William Tyler Smith, Esq.

The property, in its present state, consists of the following particulars:—

	£	s.	d.
1. The Black Boy Inn, and the yard, stables, and outbuildings, let to Richard Turner, as yearly tenant, at per annum	60	0	0
2. A close of two acres, now used as garden ground, lying near to the town of Northampton, and which was allotted to the trustees in lieu of the close at the north-gate, mentioned in the will, on the enclosure of the Northampton-fields, let to John Woodford, as yearly tenant, at per annum.....	21	0	0
	£81	0	0

The estates are let at their full annual value.

It is supposed that the other ground mentioned in the will was built upon, and that it forms the site of some of the buildings belonging to the Black Boy. No other account can be given of it; and, in the account-book relating to the charity, in the possession of the trustees, commencing in 1732, the only premises mentioned as producing rent are the Black Boy Inn and the North-end close.

It is not known whether the sum of £100 mentioned in the will was ever received by the trustees.

The method of administering this charity is to pay £1 per annum out of the rents of the Black Boy to the churchwardens of All Saints' parish for the repairs of that church, and to apply the remainder of the rents of the Black Boy in a general distribution of money among all the poor inhabitants of Northampton willing to receive it, being householders or lodgers; the rents of the close are paid quarterly to the widow of an alderman recommended to the trustees by the mayor and justices of the town.

The sums given to the poor people are apportioned according to the size of their families, and generally vary from 1*s.* to 3*s.* or 3*s.* 6*d.*

The yearly rent not being sufficient to provide for an annual distribution, the rents are retained until they are sufficient for the purpose, and are distributed as often as the fund is large enough. The last distribution was in 1821, when it amounted to £235.

COLLEGE-STREET PROPERTY.

In 1640, *George Coles* conveyed certain messuages, gar-

dens, and orchards, in College-lane, the Gutts, and Gold-street, upon trust, to distribute, yearly, £5 among the poor of the parish of All Saints, 40*s.* among the poor of St. Sepulchre's, 40*s.* among the poor of St. Giles's, and 20*s.* among the poor of St. Peter's, such as, in the discretion of the trustees, should stand in most need; and that the trustees should, yearly, pay 20*s.* for a sermon, to be preached in Northampton, on the Thursday after the Purification; and the residue of the rents to be distributed to the poor of the town. An account of the administration of this charity to be given to the mayor and aldermen every three years; and the number of trustees, when reduced to two, to be filled up to six or seven, one half to be chosen by the mayor and aldermen, the other half by the surviving trustees.

The property consists of the following particulars:—

	£	s.	d.
1. A house, with a small garden, in College-street, and some wool-warehouses, let to George Baker, on lease for twenty-one years, from 25th of March, 1812, at	25	0	0
2. Three small tenements, in College-street, let to William Hopkins, on lease for twenty-one years, from 1811, at	25	0	0
3. A garden, in College-street, let to Ann Russell, at	1	0	0
4. A house on the Market-hill, (being that described as in the Gutts,) occupied by —— Warren, under a lease for twenty-one years, at	4	0	0
5. A house and garden, in Gold-street, at £7 a-year, and a house and garden, in Gold-street, in the occupation of Joseph Farren, at £7 a-year, both included in a building-lease, for ninety-nine years from 1808, at	14	0	0
6. A garden and some stables, adjoining the street called St. Catharine's, near to College-lane, and attached to the Rose and Crown Inn, under a lease for ninety-nine years, at.....	1	0	0
	£70	0	0

The last-mentioned premises are worth £20 a-year; and, the lease being deemed imprudently granted, a suit was instituted in Chancery, in 1812, to set it aside, in which £165 has been expended, and the litigation still continues.

The revenues of the charity, after paying to a clergyman, for a sermon, £1, to the clerk and sexton of the church 10*s.* and to a person, for collecting the rents, 10*s.* are divided among the trustees, each of whom distributes his share among poor persons of the town of Northampton, giving to the poor belonging to each of the parishes larger sums than those specifically appropriated to the poor of such respective parishes by the deed.

HELMDON AND DENTON ESTATES.

William Stratford, D.D. by will, in 1753, gave to the poor housekeepers and other poor, and to put out poor boys and girls apprentices, within the parish of All Saints, in Northampton, £500, to be disposed of at the discretion of the minister and

churchwardens and two trustees; he also gave £500, for similar purposes, to the parishes of St. Giles, St. Peter, and St. Sepulchre, in Northampton.

The legacy for the parish of All Saints was expended in the purchase of an estate at Helmdon, in Northamptonshire, comprising 45*a.* 1*r.* 11*p.* let to Thomas Bleek, on lease for twenty-one years, from 1812, at the annual rent of £123. It was let by public tender; but the rent so much exceeds the annual value that it has been necessary to make such an annual abatement, for some years past, as the state of the times has required, being from £23 to £30.

Poor children are placed out apprentices, with premiums of £10 each, out of the rents, and the remainder of the money is given among poor people belonging to the parish of All Saints, by the trustees, vicar, and churchwardens, each of whom receives an equal part, and divides it among such poor persons as he thinks proper, in occasional relief, or otherwise.

The legacy of £500, for the parishes of St. Giles, St. Peter, and St. Sepulchre, together with an additional sum of £30, was laid out in the purchase of an estate at Denton, which now consists of a barn, homestead, and 27*a.* of land at Denton, and is let to James Rogers, as yearly tenant, at the annual rent of £30, the full annual value.

The clear rent is divided into three equal portions, one portion being appropriated to each of the parishes. The portion paid to the minister and churchwardens of St. Giles's has always been distributed, partly in money and partly in bread, among the poorest people of the parish. The portion appropriated to the parish of St. Peter has been applied, in the first instance, for putting out apprentices, when required, and, when not required for that purpose, in a distribution of money among the oldest poor persons, being householders. And, in St. Sepulchre's parish, the money is added to and applied with the rents of the parish closes or feoffees estate in that parish, in putting out apprentices.

WOOLLASTON'S CHARITY.

This is a rent-charge of £2 : 10 a-year for the poor of Northampton, given by *Samuel Woollaston*, in 1666, payable out of premises in Northampton, lately belonging to Mr. Percival, banker, and now the property of Mr. Masters, builder. The rent-charge is regularly paid and distributed among poor people.

CLIFFORD'S RENT-CHARGE.

Rebecca Clifford, in 1719, devised to Thomas Ward a messuage and liquorice-ground, in Northampton, in trust, out of the rents to distribute, yearly, on Christmas-day, £10 among poor inhabitants of the town, by age or infirmity reduced to want, and receiving no weekly or other relief of the parishes, in money or such things as the devisee and his heirs male should think most conducive to the testatrix's charitable intent; she also gave her messuage in the Drapery, upon trust, on the 1st July and 1st of January, yearly, to pay £10, in equal portions, between two poor wives or widows of members of the Corporation.

The premises subject to the payment for poor inhabitants of Northampton, and which consist

of a dwelling-house and garden in St. Giles's Square, have become vested in Mr. Birdsall, by whom the £10 a-year is distributed among poor inhabitants of the town at Christmas, the heirs male of Thomas Ward (if any of the family remain) not having for a long time interfered in the charity. The property subject to the other payment, now consisting of a house and premises in the Drapery, belongs to Mr. Osborne, by whom the £10 is given to two poor women, being wives or widows of members of the Corporation.

BUGBROOK ESTATE.

James Bracegirdle, in 1633, left to the poor of the parish of All Saints 20*s*. yearly, and to the poor of the parish of St. Sepulchre the like yearly sum, to be paid out of the annual sum of £31 : 5, issuing out of the lands of Thomas Reeve, in Bugbrook, to be distributed on St. Thomas's Day, yearly, at the discretion of the churchwardens and overseers of the poor of each of the said parishes, and among the poorest sort of people.

This annuity of £31 : 5 is payable out of an estate at Bugbrook, belonging to Henry Cadwallader Adams, Esq. and there is received, annually, by the churchwardens of All Saints and of St. Sepulchre, respectively, the sum of 16*s*.—4*s*. being deducted from each annuity for land-tax. The money received is distributed by the churchwardens among the poor.

WHITTON'S CHARITY.

This is the interest of £100, Four per Cent. Annuities, purchased with a legacy bequeathed by *Edward Whitton*, who died in 1774, for providing bread for poor persons of the four parishes in Northampton. The stock is standing in the names of John Mynords, Thomas Armfield, and William Birdsall, and of Richard Nippin, since deceased, who were churchwardens of the four several parishes in 1814, when the stock was transferred into their names. The dividends are applied in purchasing bread, £1 for the poor of each parish.

GREAT-COAT CHARITY.

Jonathan Warner, in 1725, gave £60, for providing with coats four poor men of Northampton, upon every New-year's Day. In 1825, this sum, with some arrears of interest, was augmented by the benefactions of *Christopher Smyth*, Esq. so as to produce £200, Three per Cents. which were transferred to and now stand in the names of Benjamin Hill, Edward Watkin, William Tyler Smyth, and Henry Hughes, and a declaration of trust has been executed, declaring that the stock is held in trust for the purposes mentioned in Warner's will respecting the sum of £60, and containing a provision for the appointment of new trustees when necessary. Four great coats used regularly to be given to four poor men, and it is intended that the dividends of the £200 stock, as received, shall be applied for the same purpose on New-year's Day.

CLOTHES' CHARITY.

John Shortgrave, in 1775, bequeathed £350, upon trust, to apply the interest, at Christmas, in providing a hat, coat, waistcoat, pair of breeches, pair of stockings, and pair of shoes, for each of such six poor men of Northampton as should, by the

trustees, be considered most proper objects of charity, and should be the most constant frequenters of the public worship of God; and it was directed that, when the trustees should be reduced to three, they should appoint two other trustees, and that the vicar of All Saints for the time being should always be one.

The sum of £428:10:3, New Four per Cents is standing in the names of the present trustees, Christopher Smyth, Esq. Henry Locock, M.D. William Sutton, and William Tyler Smyth, Esq. and produces a dividend of £17:2:8 per annum, for the uses of this charity. Six suits of clothes are annually provided, and given to six poor men, chosen by the trustees, each trustee in turn nominating two poor men, the others each nominating one. The fund is insufficient to purchase the clothing, the expense being generally about £20, and the deficiency has been made good, hitherto, by money advanced by Mr. Christopher Smyth, to whom a balance of £20 is now due on that account.

BLUE-COAT CHARITY.

John Driden, Esq. in 1707, gave his inn, called the George, Northampton, with the appurtenances, to be settled as his executors, with the advice of the mayor and aldermen, should think most convenient, to charitable uses within the town, reserving an allowance for a sermon to be preached one day in Christmas, in remembrance of the donor of the charity. It was determined with the produce of this property to establish a school for teaching writing and reading, to boys chosen by the mayor and a majority of the trustees; each boy to be clothed with a blue coat, faced with orange colour, with brass buttons, a knit cap, and a pair of stockings of orange colour; and also pay such sums of money as should, from time to time, be directed by the trustees to bind the boys out apprentice. A sermon was appointed to be preached, yearly, on the 3d January, in the parish-church of All Saints, the minister receiving 20*s*. for his trouble. When the number of trustees was reduced to five, four more were to be appointed.

The charity-estate was from time to time conveyed to fresh trustees, and, in 1800, the George-Inn being in a state of decay, and likely to be untenanted, an act of parliament was obtained for the sale thereof; under this act, the inn was sold, and the nett produce laid out in the purchase of £1674 : 8 : 10, Three per Cent. Consols, which is now standing in the name of the accountant-general of the Court of Chancery.

Zachariah Herbert, by will, in 1734, devised a messuage and lands in Burton-Lattimer, in the county of Northampton, to the trustees of Mr. Driden's charity-school, in trust, that they should dispose of the rents of the premises, in placing out boys belonging to the school apprentices to some useful trade or occupation, and advance the sum of £5, and no more, for each boy apprenticed, and should also advance to each poor boy apprenticed £10, at the expiration of his apprenticeship, so as such boy should serve out his whole time to the satisfaction of the trustees.

The property derived under the will of Herbert consists of a

farm, comprising a house, and about seventy acres of land, at Burton-Lattimer, which is let to Mr. Wright, as yearly tenant, at the rent of £100 per annum, being the full annual value. The farm is subject to an annual payment of £10 to the Corporation of Northampton, for the purposes of Daniel Herbert's charity, mentioned below.

The present trustees are Earl Spencer, Samuel Isted, Esq. Sir George Robinson, Bart. Lord Viscount Althorpe, Ralph Cartwright, Esq. Sir James Langham, Bart. and Edward Bouverie, Esq.

Under these charities, twenty boys of the town of Northampton are educated and supplied with clothing, and, on arriving at the age of fourteen years, they are put out apprentice, and receive at the expiration of their service, in case they conduct themselves satisfactorily, a gratuity of £10. The premiums paid with the apprentices are £10 on their being put out and £5 after service of five years.

By an order of the Court of Chancery, obtained in the year 1812, the trustees of these charities were empowered to increase the allowance for placing out boys apprentice as they should think proper, so as not to exceed £20 for each boy; and, under the authority of the same order, the trustees, by application of part of the income of Herbert's charity, have raised the salary of the schoolmaster from £24 to £40 per annum, and the yearly allowance for clothing from about £26 to £46. There are four boys on an average annually apprenticed. A regular account is kept of the income of both the charities, and is examined once a year at a meeting of the trustees.

The sum of £1 a-year is paid to the vicar of All Saints for a sermon.

GIRLS' SCHOOL CHARITY.

In 1735, *Dorothy Beckett* and *Ann Sargeant* conveyed unto four persons, the deputy-recorder of Northampton, and the vicar of All Saints, their successors and assigns, a messuage in Bridge-street, with a parcel of ground behind, used for a garden, a small building adjoining the garden, a messuage in Kingswell-lane, in the occupation of William Hackleton, and a garden, or piece of ground, adjoining a messuage in Bridge-street, and a yard adjoining, and a messuage, with the appurtenances, and close of ground, called the Great-hill-field, containing by estimation forty acres, in Eakey, in the parish of Stoke-Goldington, in the county of Bucks, upon trust, after the decease of the donors, out of the rents and profits of the premises, to fit up the messuage in the occupation of Hackleton for a charity-school for thirty girls, to be taught by a schoolmistress, who should dwell in the house rent-free; and, in the next place, apply the yearly sum of £30, to clothe the thirty girls in blue cloth gowns and petticoats, shoes, stockings, and linen suitable thereto, such girls to be chosen by the trustees, or the major part of them, from children of inhabitants of the parish of All Saints, the relations of the said Dorothy Beckett and Ann Sergeant being preferred, and to be eight years of age when admitted, and to be dismissed at the age of fourteen years, or sooner, if the trustees should think fit, to be

taught to read English, and be instructed in the Christian religion, according to the rites of the church of England, and taught knitting and plain work; and, on further trust, to employ £4 a-year, for providing books and coals for the use of the school; and to pay 20*s.* a-year to the vicar of All Saints for a sermon on the feast of St. Andrew; and to pay £10 a-year to the schoolmistress, to be chosen out of the inhabitants of the parish of All Saints, being a single woman and a member of the church of England; and, on further trust, to apply the surplus rents and profits for repairing the schoolhouse and other messuages, and supplying any necessaries which might be wanted, with a proviso for renewal of the trustees when reduced to four.

The present trustees of this charity are John Beauclerk, Esq. deputy-recorder, the Rev. William Thursby, vicar of All Saints, George Smith, Esq. Charles Smith, Esq. and Mr. Alderman George Osborne, sen.

The charity-school being in a state of decay, it was taken down, and a new one erected, at an expense of £527, on a more eligible part of the trust-premises. The estates of the charity being likely to be untenanted for want of repairs, an act of parliament was obtained, in 1814, for the sale of them, and power was also granted to the trustees to augment the salary of the schoolmistress, and the allowance for clothing, books, and coals, with permission to employ a master to teach the girls writing and accounts. No part of the property has been sold under the act, except one messuage, with the outbuildings and appurtenances, in Northampton, which was sold for £950. The reason assigned for not proceeding to a sale of the rest of the property is, that the price of the public funds, which was very low at or before the time of procuring the act, was soon afterwards considerably advanced, and that property in lands and houses in the town of Northampton has of late years greatly increased in value. The charity-estates unsold consist of the school-premises, and the following particulars:—

1. A messuage, with out-buildings, yard, garden, and appurtenances, in Northampton, occupied by Charlotte Birdsall, under a lease for twenty-one years, from 1808, at the yearly rent of £17.

This property appears to have been let somewhat below the value. The premises, however, have been considerably improved by the lessee, and are considered to be at present worth from £40 to £45 a-year.

2. A new-erected building, used as a warehouse, and a room over the same, with the brewhouse, yard, garden, and appurtenances.

These premises were held under a lease for twenty-one years, which expired at Lady-day 1825, at the rent of £5 : 6 per annum, and they are considered to be worth nearly £30 per annum.

3. A messuage or tenement, a currier's shop, and other buildings, with a yard and appurtenances.

These premises were also held under a like lease with the last, expiring at the same time, at the yearly rent of £6. They are considered to be worth £25 per annum, or thereabouts.

The leases of the premises No. 2 and No. 3 were vested in Samuel Hartup, and it is proposed by the trustees to let the same to Hartup, who is a man of advanced age, as yearly tenant, at a moderate rent of about £40 or £45.

4. A messuage, brewhouse, outbuildings, yard, garden, and appurtenances, occupied by William Waddington, under a lease for twenty-one years, to expire in 1828, at the yearly rent of £10 : 10. These premises are estimated now at about £20 a-year.

5. A messuage or tenement at Eakey, in the county of Bucks, with outbuildings and ground, called the Great-hill-field, containing forty acres, let to Hugh Higgins, as yearly tenant, at £42 per annum.

The income of the charity has not been sufficient of late to maintain it upon its proper establishment, and the number of girls was sometime ago reduced from thirty-six to twenty, which latter number is to be continued until the charity is free from debt.

The affairs of this charity have not of late years been successfully conducted. Considerable expense was incurred in procuring an Act of Parliament, which in the event was wholly, or in a great degree, unnecessary. Some of the premises in Northampton have been held at inadequate rents, and a considerable loss has been sustained from the tenant at Eakey.

APPRENTICE-CHARITY.

Daniel Herbert, by will, in 1696, gave £10 a-year for ever, issuing out of his farm at Burton-Lattimer, called Blundell's Farm, which he directed to be applied in putting out poor boys in Northampton apprentices, and giving to each of the boys £10 that should serve out his time faithfully; his kindred in need to be preferred.

The trustees of this charity are the incumbent ministers of each of the parishes in the town of Northampton, and the mayor for the time being. The vicar of St. Giles's, at present, acts as treasurer. The rent-charge is received from the tenant of the estate at Burton-Lattimer, belonging to the trustees of Driden's and Herbert's charity mentioned above, and the money is applied in apprenticing boys, with premiums of £5 each, and giving them rewards of £10 each on leaving service, pursuant to the directions of the will. There is a balance at present in the treasurer's hands of £40.

ST. JOHN'S HOSPITAL.

It appears, from a charter of the 6th of July, in the sixth year of King Charles I. and other documents respecting this institution, that the Lord Bishop of Lincoln, for the time being, is special visitor of the hospital; and, of course, it is exempt from the inquiry of the Commissioners.

CITY OF GLOUCESTER.

CORPORATION OF GLOUCESTER.

THE town of Gloucester was erected into a city and bishopric, in 1542, by charter of Henry the Eighth. The inhabitants obtained several other charters before and subsequently to this period; but that by which the city is now governed was granted by Charles the Second, in 1672, and cost the

citizens upwards of £600. By this charter, the Corporation must consist of thirty members, at the least, but must not exceed forty, of which the mayor and aldermen are twelve, and the rest form the common council. Vacancies are to be filled up by the remaining corporators; and this principle of self-election seems to have been generally introduced into the charters of municipal bodies granted in this and the three preceding reigns, and was intended, as the charters themselves express, to avoid the tumults which had heretofore accompanied elections on more popular principles. The mayor, bailiffs, and chamberlain, for the ensuing year, are chosen on St. Michael's Day, by twenty electors, consisting of the mayor, aldermen, senior sheriff, and senior members of the common council. The other principal officers of the city, either by charter or prescription, are the high steward, the recorder, the two members of parliament, the town-clerk, and the twelve aldermen, out of whom the mayor is chosen. That alderman who was last elected is generally coroner, and president of the hospitals.

Every son of a burgess is free-born, and, as such, is entitled to his freedom. Each burgess has free common all the year in the Townham and in Portham, after the hay is carried away, which franchise was purchased of the abbey of St. Peter, A.D. 1237: also in Oxclose, Meanham, and Little Meadow, after the first vesture is taken off. The freemen had, also, anciently, certain exclusive privileges of fishing in the Severn. The representatives of the city in parliament are returned by upwards of 2000 electors.

CHARITIES UNDER THE CORPORATION.

HOSPITAL OF ST. BARTHOLOMEW.

THIS hospital, as a religious house, appears to have been of very ancient date. The oldest instrument respecting it, in the possession of the Corporation, is a charter of Henry III. dated in 1265, whereby he granted to the brethren of St. Bartholomew's sixteen ells of land in length, and five ells in breadth, to be taken out of the street, to enlarge their chantry. These lands were confirmed to them by a charter of Henry IV. who granted that the hospital, being of the foundation of his progenitors, should be esteemed of the patronage of the kings of England, with certain privileges and emoluments therein enumerated.

Queen Elizabeth, by letters patent, in 1564, conveyed the foundation to the Corporation of Gloucester, with all its lands, revenues, and patronage, for the maintenance of a priest, physician, surgeon, and forty poor people; the hospital to be thenceforth called "the Hospital of St. Bartholomew, in the city of Gloucester, of the foundation of Queen Elizabeth." It was also provided that the queen and her successors might make orders for the government of the hospital, which, being delivered in writing to the mayor and burgesses, should be observed. That, till such orders should be provided, the mayor and burgesses might make rules, and appoint what officers they should think fit for the same.

By a subsequent act, for the confirmation of this charter, the Bishop of Gloucester was empowered to visit the charity every third year, with authority to correct offenders, and reform abuses. In virtue of this act, the bishops of the diocese have frequently visited the hospital, and

made rules and ordinances for its better government, which are preserved, as well as the original ordinances, said to have been made at a metropolitan visitation of Archbishop Laud, among the papers in the archives of the diocese.

By the rules made at Archbishop Laud's visitation, it was ordained that there should be eight officers or governors, to be chosen out of the Corporation, with the titles of president, treasurer, two surveyors, two almoners, and two scrutineers. The rules then proceed to specify their several duties; which duties, as specifically and distinctly belonging to the persons so nominated, have long ceased to exist; the eight governors having now the same general authority over the establishment, except that the person entitled president always presides at their meetings. There are also a certain number of inferior officers, such as the porter, beadle, bell-ringer, fetcher of the poor's money, six keepers of the poor when sick, and certain fathermen and mother-women, who are elected by the eight governors.

There is an ancient survey of the property belonging to this hospital, but the names and descriptions of the parcels have scarcely any correspondence with the state of the property as it now exists. A great part of such property lies in the city of Gloucester, covered with buildings; which, since the dates of the old charters, have been frequently taken down, and others built of different dimensions, so that the number of the houses could not be expected to agree with the number at the present day. Several have been demolished under acts of parliament: some have been sold to redeem the land-tax, and others have been taken down to extend the area of the hospital, when it was rebuilt in the year 1789. The rentals in the Corporation-books, which go back for upwards of a century, do not contain a specification of the quantities in lease; and it has been the practice to let such part of the property as consists of lands, by the names of the closes, or the farms, without the quantities. The Commissioners do not apprehend that any of these lands have been alienated, except in some cases for the redemption of the land-tax. The quantity of land under each holding has been generally a matter of notoriety in the place; and upon every letting, it has been the practice for a committee to go down and ascertain, by a survey, the extent and boundary of what was intended to be let. For these ten years past, the Corporation, being sensible that the want of precision in describing the quantities in every lease, may have exposed the property to the danger of encroachment, have made a point of having the demised lands described with particularity, and a plan of the same delineated on the margin or back of each indenture.

The property of the hospital is situated in the city and county of Gloucester, in Worcestershire, and Wiltshire, and consists of the following particulars:—

1. A farm and lands, at Uley, called Luggershall, between two and three miles from Dursley, consisting of a messuage and buildings, with 124 acres of pasture, arable, and wood land.

2. A farm, called Brimpsfield, composed of pasture, arable, and wood

land, situate between Painswick and Gloucester, which comprises, under the present lease, 91*a*. 3*r*.

3. A farm, called Hains-hill, in the parish of Cowley, near Dursley, composed of arable and pasture land, consisting of 49*a*. 0*r*. 3*p*.

4. A small farm, at Hardwicke, called the Grove-end-farm, arable and pasture, 33*a*. 1*r*. 15*p*.

5. Two pieces of land, in the parish of Lydney, called Berkeley-elms, now known by the name of the Elts and Wellsetters, make together 12*a*. 3*r*. 19*p*.

6. Several detached pieces of land, situate in the parish of Newnham, on the banks of the Severn, in the hands of different tenants, and making together 29*a*. 1*r*. 28*p*. Eight cottages have been built upon this land.

7. In the parish of Westbury-upon-Severn the Hospital owns three closes, called the Hanging-hill, the Ham, and the Patch, consisting of 10*a*. 0*r*. 28*p*.

8. In the parish of Minsterworth, between Gloucester and Newnham, the property of the hospital consists of several parcels of meadow land, amounting together to 14*a*. 1*r*. 12*p*.

9. There are also some pieces of pasture and arable, at Kempley, lying near Newent, containing 15*a*. 2*r*. 25*p*.

10. At Hasfield, there are some meadow lands, comprising 13*a*. 1*r*. 35*p*.

11. The old plan exhibits a variety of dispersed parcels of land, lying adjacent to the city of Gloucester, but this property has, under a recent enclosure act, been brought more together, and rendered more compact and convenient for occupation. All these premises together, under the old survey, mentioned above, consisted of 71*a*. 3*r*. 25*p*.; under the new survey, they amount only to 57*a*. 1*r*. 27*p*.: but it is considered that, by the changes above alluded to, the improvement in value has compensated for the decrease in quantity.

12. In the parish of Elmore, the hospital owns three closes of arable and pasture, now called, one of them Crabley-meadow, and the others Haywicks, with a house and garden. These premises comprise 14*a*. 1*r*. 31*p*.

13. At Highmore, about three miles from Gloucester, there are two acres of meadow land according to both surveys.

14. In Withington parish, the hospital possessed several pieces of land lying dispersedly, which have since been exchanged under the Withington Enclosure Act, so as to bring the property nearer together. It contains 23*a*. 1*r*. 2*p*.

15. In the parish of Brockworth, which is about six miles from Gloucester, there is a small piece of ground, consisting of 1*r*. 20*p*. which completes the description of the property of the hospital in the county of Gloucester.

In Worcestershire the hospital has two estates; one of which is situate in the parish of Longdon, near a place called Chambers-court, and the other in the parish of Castle-moreton. The former consists of about sixteen pieces of land, meadow, arable, and pasture, in all about 44*a*. 1*r*. 16*p*. The property at Castle-moreton consists of a farm, containing about sixteen parcels, in quantity 52*a*. 3*r*. 28*p*.

In Wiltshire, the hospital owns several pieces of land lying together, called Ankerton-farm, in the parish of Minety, containing 35*a*. 2*r*. 16*p*.

The total number of acres belonging to the hospital, in the three counties, is six hundred and twenty-four. The charity is also in possession of numerous houses in the city of Gloucester. The number of these houses, in 1782, appears, by the rental, to have been about sixty-two, and the present number is forty-eight; but it is easy to suppose that property of this kind may have undergone many changes by the operation of acts of parliament.

Some of them have been sold to redeem the land-tax, and some have been taken down for the improvement of the city. There is no suspicion that any part of this property has been lost, such a consequence having been prevented by an annual rental entered in the books.

	£	s.	d.
The mode of letting the landed estates, and also the property in the city, has been generally by leases of thirty-one and forty-one years; the leases for thirty-one renewable every ten, and the leases for forty-one renewable every fourteen years. One of the farms is let for twenty-one years at rack-rent, and some few to tenants from year to year. The total rental of the hospital estates, both in houses and lands, in 1676, as appears by the books, was £378:19:4; in 1781, £504:9:4; in 1803, £637:11:4; and, in the year 1822, being the last rental	868	17	11½
The average of the fines, taken for a period of twenty years, as to the whole of the hospital property, is	135	0	0
Average of sales of timber, bark, and underwood, for thirty-one years	38	15	10
But the average, as to these profits, is not likely, in future years, to equal this amount, there having been a considerable fall of timber in 1797, which has materially reduced the annual produce.			
The total income in houses and lands.....	£1042	13	9½
Dividends on £850, Three per Cent. Consols	25	10	0
	£1068	3	9½

The number of tenants of the hospital-estates is about one hundred.

Beside this property, the foundation is possessed of various gifts and donations by individuals. In 1569, *William Goldstone* devised to the Corporation, for the use of the hospital, his lands, tenements, and garden, in the parish of St. Oswald, in the suburbs of the city. Nothing is now known specifically of this devised property. St. Oswald's and St. Catharine's seem to be the same parish; and the Corporation, as trustees of the hospital, receive some rents for houses in St. Catharine's parish, which they are unable to identify with the property in the above will, but they suppose them to include the same.

Henry Cugley, in 1594, gave to the Corporation, as governors of the hospital, £10, to be employed, yearly, for ever, for the use of the charity. The Corporation can give no account of any perpetual payment under this gift.

It appears, from an extract in a book, intituled, "The Book of Gifts and Bequests to the City of Gloucester," that *Henry Brown*, in 1659, gave eight acres of meadow-ground, in Great Walham, to the poor of the hospital for ever, provided they should not lease the same other than upon rack rent, nor for a longer term than seven years. There is no trace of these eight acres of meadow, nor is it known precisely where they are situate.

From the bounty of Sir *Thomas Bell*, the hospital enjoys two small rent-charges of 2*s.* 8*d.* and 5*s.* together 7*s.* 8*d.*

The hospital receives a weekly

sum of 3*s.* 4*d.* charged on premises in the city, and in Bentham and Brockworth, in this county, the gift of a Mrs. *Cooke*, in the reign of Henry VIII. Also, a rent-charge of 7*s.* issuing out of a house in Westgate-street, in Gloucester, in the occupation of Moses Levi. The origin of this last annuity could not be explained, but it has been regularly paid by the successive occupiers of the premises.

In 1767, Mrs. *Jane Punter* made a transfer of £500, Three per Cent. Annuities, on condition the Corporation would pay, weekly, 6*s.* to as many poor women, occupying that part of the hospital called Capel's Buildings, consisting of six rooms.

In 1761, *Thomas Ratcliffe* left £500, on trust, to be placed out at interest for the use of the hospital. This legacy was invested in the funds, and the dividends applied to the augmentation of the allowance of the poor women on Mrs. Punter's endowment. But, at a subsequent period, about 1805, the Corporation equalized the pay of these six women with the other poor people upon the establishment.

The total expenditure, on account of the hospital, in 1822, amounted to £1163:2:9, which rather exceeded the income.

In 1789, the old building having become very ruinous, the hospital was taken down and wholly rebuilt, for which purpose many sums were borrowed, amounting to upwards of £1500; but it appears that that sum, and all moneys afterwards borrowed, together with all interest upon such moneys, have been long since liquidated.

The hospital is in Westgate-street, with a fore-court abutting upon the street, the front being built of stone.

Twenty-three men and thirty-six women are maintained by the funds of this charity, including the master, making together fifty-nine. Each person has one apartment, with a bedstead and grate, but finds his own furniture. There are places for washing, and every poor occupier has, also, a small garden.

SAINT MARGARET'S HOSPITAL.

The Corporation have no document in their possession showing the foundation of this hospital. It appears to have been a religious establishment before the Statutes of Dissolution, under the patronage of the abbey of St. Peter, now the cathedral, consisting of a superior, a chaplain, brethren, and sisters; and, according to the topographical histories of the county, was once called "The Hospital or House of the Lepers of St.Sepulchre and St. Margaret." In its present state, it has been long under the management of the mayor and burgesses of this city, out of which body the immediate governors of the three hospitals, as mentioned in the last case, are selected. This is said to have been so settled by a charter of King Henry VIII.; but no such charter, nor, indeed, any other grant or endowment whatever, is now among the archives of the Corporation.

The current tradition is that, at a visitation, held in 1580, the charter of the foundation was delivered to the mayor of the city, by whom it was neglected to be returned, and, in consequence, lost.

According to the rent-gatherer's accounts, in the posses-

sion of the Corporation, the rental of the hospital, in 1676, was £48 : 8 : 10, and the number of the poor people in the same was nine.

Several pieces of land, containing 26*a*. 1*r*. 2*p*. situate in the out-parish of St. Mary-de-Lode, are the property of this hospital. The hospital has, also, property in the parish of Hasfield, amounting to 1*a*. 2*r*. 23*p*. and an estate, in the parish of Swindon, of 12*a*. 1*r*. 10*p*. Also, a little parcel of ground, quantity unknown, in the parish of Elmstone Hardwick, from which the hospital derives a payment of 14*s*. a-year.

There belong to the hospital twenty-two tenements in and close to the city.

The rental, from land and houses, in 1822, amounted to £136 : 13 : 5; the average of fines and chief-rents for the last twenty years was £33 : 12; making the present income of the charity £170 : 5 : 5. The disbursements on account of the charity average £135, which includes the gifts of Mr. Horton and others.

Mr. *Horton* left £4 yearly, payable by the Corporation, to the hospitals of St. Magdalen and St. Margaret, and a Mr. *Thomas Horton*, in 1735, left £10 yearly to these charities and other uses. Whether these benefactors were two persons or the same individual cannot be ascertained. The £10 is charged on property in Wiltshire and Gloucestershire, in the possession of Sir Benjamin Hobhouse, the Rev. Mr. Brown, Mr. Robinson, and Mrs. Westfaling. Out of the annuity a guinea is paid to the minister of these hospitals, and 2*s*. 6*d*. to the clerk, and the residue, together with the £4, is distributed among the poor of both hospitals at Midsummer in equal proportions.

In the chapel belonging to this hospital there is a large monument appropriated to the family of the Haywards, and among the persons there entombed is the late *John Hayward*, Esq. alderman, and twice mayor of this city, who died in 1758. There is an inscription on the tomb, from which it appears he left a rent-charge on his lands at Redmarly of 40*s*. a-year, to be equally divided between the eight poor men of the hospital; and, also, upon Lady-day, 1770, and every five years after, the sum of £15, for the preservation of his tomb, an allowance of 20*s*. for cakes and wine to the president and governors on visiting the same, 10*s*. to the rent-gatherer for his care in the repairs, and the residue of the £15 to be divided among the poor men. In a note to the inscription it is stated that the payment of the 40*s*. and £15 will be continued so long as this tomb is supported and kept up, but no longer.

There was no account of the receipt of the rent-charge of £2 since 1794; in consequence, the Commissioners directed application to be made to Walter Wilkins, Esq. who holds the lands in question, for the payment of thirty-one years' arrears, amounting to £62, who has since paid that sum into the hands of the treasurer.

The proprietor of the lands makes the periodical payment of the £15 either to the treasurer of the hospital, or into the hands of one of the poor men who is in the capacity of master of the hospital; and before the payment is made the condition of the tomb is examined, to see that so much

of the £15 as may be wanted for that object is applied towards the same; and what remains, without any deduction of the 20*s.* for cakes and wine, or the 10*s.* to the rent-gatherer, is distributed among the poor of this hospital.

There are at present eight men in this hospital, who are paid 4*s.* a-week each; and there is a small payment of 1*s.* a quarter to the father-man for keeping the hospital clean. The poor people are appointed by the same persons who appoint to St. Bartholomew's Hospital; they are elected out of the freemen of the city, and the same rules and regulations as those by which St. Bartholomew's Hospital is governed are observed also in the management of this institution.

These eight men are allowed to have their wives with them in the hospital, if they are married at the time of their appointment. And each, with his wife, if he has one, occupies one room, the master having rather a superior apartment, with a garret over it; and there is a wash-house common to all. To each apartment also there is the appendage of a very small piece of garden-ground.

There is also a chapel annexed, in which prayers are read by the chaplain to this and St. Mary Magdalen's Hospital every Wednesday, and the sacrament is administered once a quarter.

The weekly pay has been progressively raised from 2*s.* to 4*s.*

ST. MAGDALEN'S, OR KING JAMES'S HOSPITAL.

This hospital lies without the city, beyond the site of the north gate; it was anciently a religious house, and appears to have been under the government of the prior and convent of Lanthony Abbey. It seems to have been in a ruinous state at the time of the following grant.

Queen Elizabeth by her charter, in 1599, granted a license of alienation for Sir Thomas Bell's gift; and, likewise, that the Corporation in consideration of the rebuilding of St. Magdalen's Hospital, then decayed, and almost fallen down, should have a power of electing a governor, and should enjoy all other rights as patrons and founders, in as ample a manner as the same was granted in 1573 to John Fenner, alias Spring.

King James I. by his charter, in 1616, granted that the government of the hospital should be entirely vested in the Corporation; that all the land, tithes, and revenues should be conveyed to them for the use of the charity; that they should also be entitled to a pension of £13, (called King James's pension,) formerly paid by the kings of England to the hospital; that they should have the sum of 5*s.* to be paid by the city, and also 5*s.* out of lands in Wotton; that they should hold all the lands of the manor of East Greenwich, and enjoy all other grants and gifts for the maintenance of nineteen poor people and a minister.

The property described in this charter has, of course, undergone considerable alterations. There is a farm belonging to the hospital, called Redgrove, situate at Heydon, in the parish of Cheltenham, which nearly corresponds in quantity with the property described in the charter; the property there specified being fifty acres, and the estate answering to the same in the old survey, 57*a.* 2*r.* 37*p.* All the other lands, and, also the tithes mentioned in the charter, appear

to have gone from the hospital by the new dispositions made under the Gloucester Enclosure Act, in virtue of which the hospital has become possessed of 31*a.* 1*r.* 25*p.* lying in different places near the city of Gloucester, making the whole of the present property of the hospital between eighty and ninety acres. A house and garden near the hospital belong also to this establishment; also, a tenement and garden situate in Barton-street, and a house and garden at Wotton, in St. Mary's parish. The total income of the lands is £154 : 17 : 6.

The poor people receive an annual payment of 26*s.* under Machin's gift, of which an account will be given in its proper place. They also receive a moiety of Horton's gift, as stated in the account of St. Margaret's Hospital.

There are ten men and nine women on the establishment, whose pay at present is 3*s.* a-week each.

In 1824, owing to the excess of the expenditure above the income, it was determined to reduce the allowance of each person, afterwards elected, to 1*s.* 6*d.* The poor people have each one apartment, with a little plot of ground annexed, sufficient to raise a few herbs. They have also a wash-house in common. They are under the same management, inspection, and regulations as the hospitals of St. Bartholomew and St. Margaret.

KYNEBURGH'S, OR KIMBROSE, HOSPITAL, AND THE DONATIONS OF SIR THOMAS BELL.

On the site of this hospital a chapel is said formerly to have stood, dedicated to Saint Kyneburgh, (supposed to have been the first abbess of the monastery of St. Peter), and made an appendage to the priory of Lanthony, at the beginning of the twelfth century. This priory, with its dependencies, came to the crown by the dissolution of religious houses, and is said to have been sold, by King Henry VIII. to Thomas Bell, afterwards Sir Thomas Bell.

The original deed of gift does not appear to be in the possession of the Corporation, but an abstract of it is preserved in their book, intituled, "Abstract of City and Hospital Records;" whereby it appears that, in 1563, Sir Thomas Bell and the Lady Bell, his wife, covenanted to convey to feoffees, their right in five tenements newly built, where the chapel of St. Kimbrose did then stand, and in one old tenement adjoining, with all the gardens belonging; and also, several other distinct properties in the city, then of the respective annual values of £16 : 0 : 4; £5 : 5 : 8; £6 : 0 : 0; £6 : 14 : 4.

This conveyance was executed, on trust, that, within one month after the decease of the grantors, the feoffees should put in five honest poor people into the five new tenements, and in the old house belonging, an honest decayed burgess, and for want of such any other poor honest person, who were to continue in the same during their lives, unless removed by the feoffees for ill behaviour.

The feoffees to elect within one month after every vacancy.

No fee or reward to be taken for placing any person in the hospital.

Out of the lands, of the yearly value of £16 : 0 : 4, each of the poor people to receive quarterly 13*s.* 4*d.* amounting to £16. The remaining 4*d.* to be disposed of in charity by the feoffees.

That the income of the lands, amounting to £5 : 5 : 8, should be laid out in reparation of all the tenements in the grant, except that the feoffees were to pay, yearly, on Good Friday, 2*s.* 8*d.* to St. Bartholomew's Hospital; and, if that should be dissolved at any time, to other charitable uses; and 8*d.* to the queen's receiver.

And that out of the lands of the value of £6, should be paid yearly in repairing the causeway from the south gate to Sudbrook, £4; to the overseers of the repairs of the causeway, £1; for the reparation of the tenements, £1.

Out of the lands of the value of £6 : 14 : 4, should be given to the poor of the South Ward, £1 : 13 : 4; of the East Ward £1 : 6 : 8; West Ward, £1 : 10; North Ward, £1 : 10; prisoners in the Castle, 5*s.*; North Gate, 2*s.* 6*d.*; Bartholomew's, 5*s.*; East Gate, 2*s.* 6*d.*

These gifts to be disposed of at two several times in the year.

No lease of any of the premises to be granted for more than three lives, or one-and-twenty years.

No increase of rent, and but one year's rent to be paid upon renewal of a lease.

The income of the lands to be appropriated to no other use but what was then appointed.

That when all but three of the feoffees should be dead, the three surviving feoffees should elect others, to the number of twelve.

Four of the feoffees to assemble yearly for the affairs of the hospital, and each of them so assembled to receive 2*s.*

The property and trusts of the conveyance, by license of alienation from Queen Elizabeth, became vested in the Corporation; and, by another license of alienation, it appears that Sir Thomas Bell had obtained the power of alienating a tenement in the Crypt parish, which tenement became afterwards vested in Thomas Hobbs, who, by his deed of gift, conveyed the same to the mayor and burgesses of Gloucester, for the relief of the poor of St. Kimbrose.

The mayor and burgesses, as the trustees of this hospital, are in possession of certain property in houses in and near the city of Gloucester, which cannot at this distance of time be identified with the tenements described in Sir Thomas Bell's deed, except that there is one tenement still belonging to the hospital, which has always been designated as Hobbs's gift.

The hospital property is included in the rental of the estates belonging to the Corporation under the denomination of the "Uses Land;" and the Corporation have considered themselves as obliged by the terms of Sir Thomas Bell's grant to lease these tenements for three lives, or for twenty-one years, at the old rents, renewable perpetually at the expiration of the existing term, for a fine amounting to one year's rent. The following exhibits the rental of the property as it now stands :—

Tenants' Names.	Rent.		
	£	*s.*	*d.*
In the West Ward :—			
The executors of Wm. Clifford, house	1	9	3
Dr. Chester's trustees, old glasshouse	5	10	1
David Evans's executors, house in the island	2	17	7
William Ingram, tenement.....	3	14	6

	£	s.	d.
Uses Land, North Ward:—			
Mrs. Buckle, late John Buckle, land at Uckington....	3	9	10
Goodwin and Marsh, late Taylor, mill, &c. in Barton-street	1	18	0
The mayor and burgesses, late the Rev. Rich. Raikes, part of Fryers Ground	4	0	0
Richard Naylor's executors, land in Barton-street	1	14	0
Uses Land, South Ward:—			
Sarah Brown's trustees, several tenements in Long Smith-street	2	0	0
Thomas Coleman's executors, two houses in Bolt-lane	2	0	0
Prudence Cole, tenement in Cross-key-lane	2	19	7
Thomas Smith, tenement, being the Cross-keys-inn, and part late Longdon	2	0	0
	£33	12	10
Rev. Rich. Skillern Solloway, { tenement in Southgate-street, Hobbs's gift	3	13	0
	£37	5	10

Under the original grant of Sir Thomas Bell, it appears that an income of £21 : 2 : 4 was applicable to the benefit of this hospital, £5 : 2 : 4 being to be laid out in the reparation of the several tenements included in that settlement, leaving £16 for the poor, to which is to be added the income derived out of Hobbs's tenement, the rent of which is £3 : 13; and the fines upon the same, (being renewable every fourteen years,) averaging £1 : 8, being a total of £5 : 1, making an income of £21 : 1 payable to the poor.

There is no separate account kept of the appropriation of the income of this charity. The hospital has been, within a recent period, considerably improved at the expense of the Corporation. There are twelve rooms, occupied by five women and one man, two rooms to each person, without any garden, and their weekly pay of 1*s.* 6*d.* is all the benefit they receive.

The Corporation make an expenditure upon the causeways much greater than the amount of what was destined to that purpose by Sir Thomas Bell.

The several sums appearing as above to be payable to each ward of the city, to the prisoners of the Castle, to the poor of St. Bartholomew, and to the poor of East Gate and North Gate, have been regularly paid.

Six rooms appear to have been built with £80, given by Mr. Alderman Hill, but these six rooms are said to have been taken down at the same time with the south gate of the city, when the poor people were removed to this hospital.

Among a list of donations in one of the Corporation books is a sum of £40, given by Mrs. Susannah Cook, the interest to be equally divided among the poor people of this hospital in bread, meat, and coals, on St. Thomas's Day yearly.

The Corporation pay to the almspeople annually, by the hands of their accountant, £3, under the head of Norton and Cook's gifts, £2 of which they ascribe to the donation of Mrs. Cook, and of the other £1 they

can give no further account than the fact of their making such payment under that name.

BLUE-COAT HOSPITAL.

This hospital was founded, in 1666, by Sir *Thomas Rich*, who left his house, in Eastgate-street, for that sole purpose, and £6000 to be invested in land of the annual value of £300, and not distant more than fifty miles from the city, upon trust, to the Corporation for the maintenance of the same and other specified uses.

The disposition of the £300, according to the will of the founder, was, first, that £160 should be for the maintenance for ever of twenty poor boys, with diet, lodging, washing, clothing, and other necessaries, in blue coats and caps, according to the laudable usage of Christ Church Hospital in London; that £20 per annum should be paid to an able schoolmaster, who might live in the house, to teach the boys to write and read; that such schoolmaster should be placed in, and upon just cause be removed by the Corporation; that £60 per annum, other part of the rents should be for the yearly placing out and clothing six poor boys apprentices, (his desire being that three or four of the boys so placed out might be placed apprentices in London,) to some handicraft trades there, and with honest masters, "not adhering in their opinions to the novelties of the times." The apprentices to be chosen, if so many could be found fit, from among the blue-coat boys, who were not to be admitted into the hospital till they were ten, nor continued there after they were sixteen years of age; further, that £30, one other part of the yearly rent, should be disposed of in providing gowns, shoes, stockings, and cloth for shirting for ten poor men and ten poor women, and the same should be annually given them for ever; to each man and woman a gown of blue cloth, a pair of shoes, a pair of stockings, and three ells of dowlas cloth for a shirt or smock; that £6 : 13 : 4 should be for a dinner to be had yearly on the feast day of St. Thomas, to the Corporation, when the accounts were to be audited; that the residue of the rents accruing from the lands purchased with the £6000 were to be given, in successive years, to poor industrious young men £10 each, to poor maid-servants about to be married £5 each, and to poor housekeepers with large families £5 each. Lastly, if the Corporation of Gloucester for one whole year failed to perform the trusts of the will, then the house and lands so bequeathed, or to be purchased, should belong to the governors of Christ Church Hospital in London, to be employed for the bringing up and clothing of poor children in that hospital for ever.

Sir Thomas Rich died shortly after making his will, and £6000 was received from his executors, as appears by the minute-book of the Council-house, p. 366, and was laid out by the Corporation in the purchase of estates in the parishes of Awre, Allaston, and Lydney, part of which was bought of one John Gower, and the other part from Sir John Wintour and his family.

It appears, from a survey made by the Corporation, in 1824, that the estates now held by them under this endowment contain 661*a*. 0*r*. 36*p*. The following is

the contents and description of the several farms and holdings as deduced by the Commissioners from an elaborate comparison of the old deeds and conveyances with the recent measurement:—

	A.	R.	P.
Box-grove-farm	179	0	16
Lippiate-farm	72	0	0
Hamstall's Farm	42	0	0
Public house and orchard, near Lippiate-farm	3	2	9
The New Wharf	48	3	30
White's Court	50	3	23
The Hulks	66	3	19
Brown's Farm	25	0	30
Allaston's Court	77	2	23
Allaston's Farm	84	0	7
The Ninnage	5	3	36

The Corporation holds another farm, in the parish of Awre, of upwards of sixty-eight acres, purchased with two legacies of *Amity Clutterbuck* and Alderman *Thomas Browne*. Some other gifts were received by the Corporation for the benefit of this foundation; one of £500 from Mr. *Richard Elly*, in 1754, and another from Mr. *Gunter*, of Massachusetts, in America, of £1000. These several gifts appear to have been invested in the purchase of the Hall Estate, lying contiguous to other landed property of the hospital, and containing, according to the late survey, about one hundred and forty acres.

There is no funded property belonging to the hospital, the whole income being derived out of the landed estates.

The mode of letting this property for a great many years back has been by demises to tenants from year to year at rack-rent, parcelling it out into different farms. Until the year 1816, the lettings were made without any distinction between that part of it which was purchased with the £6000 bequeathed by Sir Thomas Rich, and which constituted the original endowment of the hospital, and that part of it which was derived under the subsequent purchases; but, by a determination of the common council, in 1815, it was resolved that, in their future lettings, the rents of the original endowment from Sir Thomas Rich should be kept separate and distinct, which arrangement came into full operation at Michaelmas, 1816. The total amount of the proceeds of all these estates, when they were so consolidated, was, in the year 1804, £1025 : 18 : 5.

	£	s.	d.
The present rent, at which they have stood for two or three years, is	1096	17	11
The average amount of the sales of timber for the last twenty years has been	28	6	7
The average amount for the same period for heriots, fines, and reliefs, on the copyhold premises in the manor of Awre, has been	27	9	10
Which last-mentioned two sums, being added to the rents, make a total income of	£1152	14	4

A committee of management, formed out of the Corporation, consisting usually of about eight members, annually chosen, make periodical visits to the estates, as occasion requires. The Corporation's surveyor and the chamberlain are always members of this committee, and the value is settled by them at their meetings. No part of this property is let to any corporator; and it appears to be the general opinion that the estates produce their full value.

The expenditure is as follows:—

	£	s.	d.
The annual payment to the master and matron of the hospital, who are husband and wife, is	525	0	0
They are suffered also to occupy apartments in the hospital, without any consideration for the same. About twenty years ago this was £240, and it has been gradually increasing to its present amount. Out of this sum they are expected to provide food and all necessary nourishment for the twenty boys in the hospital, and also their washing.			
The clothing of the boys, and the ten poor men and ten poor women, amounted, in the year 1823, to ..	272	18	10
Which may be taken as the usual amount for some years past.			
The accountant	105	0	0
The chamberlain of the Corporation is the inspector of all the charities under the Corporation, as well as of their general affairs. For his superintendence, with respect to this charity, he receives a salary of	30	0	0
The steward of the manor of Awre, for holding his courts there, annually receives	2	0	0
A dinner on St. Thomas's Day, of which the Corporation first partake, and after them the blue-coat boys, and then the poor men and women benefited under the charity (the remainder being distributed to the poor generally,) may be averaged at	40	0	0
For apprenticing six boys at premiums of £10 each ..	60	0	0
Insurance of the hospital premises.....	3	6	0
Books, stationery, &c..... average	20	0	0
Coals..... average	30	0	0
	£1088	4	10

To this ordinary expenditure may be added considerable occasional outgoings, the principal of which are for the repairs, and the expense of journeys of the committee of management for visiting the estates.

In the years 1807, 1808, and 1809, the hospital was rebuilt from its foundation with brick, and with a free-stone front towards the street of Eastgate; and the old dilapidated, inconvenient, and unhealthy structure has been converted into a large salubrious establishment, with a good school-room, and a large play-ground behind. Upon this building upwards of £4000 was laid out, which was paid out of the accumulation of the rents, the salaries and outgoings of the hospital being then much less.

To the collateral objects of

this charity, such as young beginners in trade, poor female servants who have lived long in their places, and poor housekeepers, assistance has been given as far as the surpluses would allow. In 1805, the sum of £250 was allotted to these different objects; in 1806, £125; 1810, £205; 1811, £250; in 1820, £400; in 1821, £35; and in 1822, £25.

Upon the various items of expenditure, the observation occurs that the £105 paid out of the funds to the accountant is greatly more than the proportion which the hospital ought to bear of that burden, looking to the amount of the rents of the estates of that hospital, compared with the total income of all the estates over which his superintendence extends, including the Corporation property. This was suggested to the Corporation, and, in consequence, that body has resolved, in future the accountant shall be paid 2½ per cent. upon all the estates, and that the excess of the burden which the funds of the Blue-Coat Hospital have been made to sustain, and which, putting the different years together during which the practice complained of has continued, amounts to £651 : 1, shall be made good to the hospital by the repayment of that sum.

In the hospital there are twenty boys, who are clothed, lodged, and boarded; they are taught reading, writing, English grammar, and arithmetic, by the master, and are instructed also in the elements of the Christian faith, according to the ritual of the established church. They are taken to church twice every Sunday, walking before the Mayor and Corporation to the cathedral on the Sunday morning, and also on particular fasts and festivals. The members of the committee of management visit the institution in rotation, and inquire into the conduct of it. After the boys have been three years at school, they are apprenticed out with a premium of £10, the average number being about six, and as these go out other boys come in to fill their vacancies. They are not admitted under ten years of age, nor above fourteen, and are appointed by the Corporation at large, from among the sons of freemen resident within the city. The direction in Sir Thomas Rich's will, with respect to the apprenticing some of the boys to masters in London, it has not been deemed expedient to attend to, and it has seldom been required by their parents. The masters are selected with care, and are required to enter into a bond, with two sureties, for instructing the boys properly, and doing their duty towards them in all respects. The boys are clothed in the same way as the boys brought up in Christ's Hospital, London.

THE CRYPT GRAMMAR-SCHOOL.

The Crypt School, which is situate in Southgate-street, and adjoining to St. Mary-de-Crypt-church, was founded, by indenture, in 31st Henry VIII. between the dame Joan Cooke of the first part, the mayor and burgesses of Gloucester of the second part, and the bailiff and citizens of Worcester of the third part, in which indenture, after various clauses for the establishment and government of the school, is one, by which the Corporation of Worcester is consti-

tuted visitor and overseer of the charity. This clause brought the endowment within the exceptions of the 59th of Geo. III. and, consequently, exempt from the present Inquiry.

OBSERVATIONS.

From Rudder's account of this school, in his History of Gloucestershire, it appears to be a rich foundation, and it is to be regretted the powers of the Commissioners did not extend to its investigation. It was endowed by the founder with extensive estates, manors, and messuages, in Poddesmead, Hempstead, Elmore, Bageworth, Brockworth, Westbury, and other places. Alderman Lawrence Wiltshire, in 1611, gave £100 for the establishment of an usher in this school; and, in 1683, George Townshend, Esq. founded two perpetual exhibitions, for the maintenance of two scholars, for eight years, at Pembroke-College, Oxford, to be elected by the mayor, six senior aldermen, and the chief schoolmaster. Out of the revenues, 3*s*. 4*d*. were to be paid weekly to St. Bartholomew's Hospital, and £5 to be laid out on the Westbridge and Causeway between Gloucester and Over.

THOMAS GLOUCESTER'S GIFT.

Thomas Gloucester, by will, in 1446, amongst other things, ordained that John Edwards, his brother, should found a chantry in St. Nicholas's church for one priest, who should enjoy yearly twenty marks and a house; and, by a codicil to his will, he gave 500 marks to the town of Gloucester, to be lent £100, or less, to a poor merchant for a year upon security.

No entry whatever of this charity occurs in any of the books of the Corporation, nor has any thing ever been done in pursuance thereof, as far as can be traced, so that it is wholly unknown whether the sum appearing to have been given, or any part of it, was ever actually received.

SIR THOMAS WHITE'S CHARITY.

By referring to the account formerly given of this donation in the Bristol Charities, p. 85, it will be seen that Gloucester was among the places comprehended within the bounty of the testator, so that it would come to its turn once in every twenty-fourth year to receive the £100 from the chamber of Bristol, to be lent out to four poor young men of the city of Gloucester, and freemen, £25 to each, for the term of ten years, without interest.

The books of the Corporation exhibit no regular account of the loans and repayments under this charity, so as to show, by a comparison of the losses and accessions, the actual amount of the fund.

It appears, by a table of the rotations of Sir *Thomas White's* charity, in the possession of the Corporation, in which the times of payment to the several places entitled are set forth, that Gloucester would have received the donation eleven times, making a total of £1100, which would be the sum disposable under the will by this city, supposing none of it to have been lost; but, considering that the loans are to be made to young beginners in trade, embarking without capital, who may often be unable to produce very responsible sureties, great allowance must necessarily be made for losses. If we take an average of the number of bonds appearing to be outstanding in the several years of the last century, and draw an inference therefrom (though this must be admitted to be a loose mode of rea-

soning), of the sum in the hands of the Corporation, disposable under Sir Thomas White's benefaction, we cannot suppose the Corporation to have been possessed of more than £300, belonging to that fund at the beginning of this century, in the first year of which they received £100, and the same again in 1824. They conclude that if they charge themselves with £400, they satisfy the probable state of the balance in favour of the charity. And of this £400, £100 has been spent in the law-suit with Bristol, and £200 is now out upon bonds, £100 of which may be considered as lost, the sureties having been several years dead, without leaving any visible assets.

The above-mentioned table is hung up in a conspicuous part of the Tolsey, to notify this charity to the city of Gloucester.

The Corporation intend to advertise, as was done in the year 1820, that they have £100 besides that which is now outstanding, to lend under Sir Thomas White's will.

A regular account has lately been commenced of this charity, so as to exhibit, in all future times, an exact state of the funds, with all its losses, casualties, and accumulations.

COAL CHARITY.

This was a gift of £20, yearly, by *Joan Goldston*, to be expended in supplying coal to the poor of the city. The Corporation were directed to devise some good security for the preservation of this annuity. They expend considerable sums every year in coals to the poor, by which they consider themselves as satisfying this charity.

DEBTORS' CHARITY.

Alderman *John Heydon*, of London, left £100, to be advanced, in loans, to two young men, they paying an interest of £3 : 6 : 8, which was to be applied to the relief of poor prisoners of the city of Gloucester. The Corporation pay, annually, £7 : 16 to the debtors in the city gaol, which sum includes the gift of Heydon.

GREGORY WILTSHIRE'S CHARITY.

This was a legacy, in 1585, of £100, to be lent to five clothiers, for ten years, each paying a gallon of wine, yearly, for the use of the loan. It would seem, from an entry, in 1793, this gift is still in the hands of the Corporation.

THOMAS MACHEN'S CHARITY.

This was a gift of £100, to be lent to four poor honest mercers, for the term of five years, they giving sureties for the repayment at the expiration of the term, and jointly paying 50*s.* yearly, to be distributed to the almspeople of St. Magdalen's hospital and the poor of the parish of St. Catharine. No loans have latterly been advanced on account of this legacy; but the Corporation have continued the payment of 20*s.* to the poor of St. Magdalen's hospital, and 24*s.* to the poor of St. Catharine's parish, which payments are traceable for a century back.

APPRENTICE-FUND.

Mrs. *Sarah Brown*, in 1643, devised, to four trustees, her lease which she had of certain houses within the city, called the Uses Land, belonging to the Corporation, upon trust, that they

should pay the chief-rent unto the Corporation as it should become due, and, with the surplusage of the rents and profits, provide for the repair of the houses, and renew the said lease from time to time; and that the benefit of the present lease and all the renewed leases should be employed to bind three poor boys apprentices yearly, to be chosen by the Corporation at the Feast of the Annunciation, or within one day after; the boys to be between the age of fourteen and sixteen years, and have, for a premium, £4 at the least.

The Corporation, as appears in the account of Sir Thomas Bell's charities, have been always the lessors of the property called the Uses Land, have renewed the leases of these nine trust-houses from time to time to the mayor and five senior aldermen, who have always been considered as the trustees under Mrs. Brown's will. The mayor and five aldermen let these premises from year to year to four tenants, whose rents amount to £24:19:4, which is admitted to be considerably under the value of those houses.

Out of this income of £24:19:4 the chief-rents, amounting to £2, are paid to the Corporation at large, under the deed of Sir Thomas Bell, and the residue is applied in apprenticing out boys, as directed by Mrs. Brown's will. In the books is a regular account of the application of this money in apprentice-fees; the Mayor and Corporation, at their meetings, elect the boys to be apprenticed, generally five or six, being sons of freemen, paying £4 with each boy, which is raised to a more adequate amount by the addition of another gift for the same purpose, the account of which next follows.

William Holliday, in 1623, left £500, to be invested in land of the annual value of £30, which was to be applied, in premiums of £7:10, in apprenticing four poor boys. The widow of Mr. Holliday became afterwards the Countess of Warwick; and among the documents of the Corporation is a letter from the mayor and aldermen to Lady Warwick, desiring that, instead of four boys, six might be yearly elected, with the consent of the countess, and have £5 a-piece, which was approved of in the answer from Lady Warwick; but the £500 was never laid out in the purchase of land.

Under this and the foregoing charity of Mrs. Brown it has been usual to apprentice boys out at £9 a-year, being £4 under Mrs. Brown's, and £5 under Holliday's gift. There is now a balance of £43:16:1¼, on account of these charities, in the hands of the Corporation, which they have undertaken to expend immediately in apprentice-fees; and they further undertake to apply in future, under Mr. Holliday's charity, £30 a-year in apprenticing; which undertaking has since passed into a resolution, and been entered into the minute-book of the Corporation. The Corporation further undertake, in future, to bestow three sums of £10 each in apprenticing under this charity.

JOHN WOOD'S CHARITY.

John Wood, in 1639, gave to the Corporation a chief-rent of £10:13:4 out of his lands in Dimmock, on trust, that £10 per annum should be paid to the minister of Alstone, in the pa-

rish of Overbury, in the county of Worcester, and 13*s.* 4*d.* to the Corporation for their trouble.

The chief-rent is regularly paid by the proprietor out of the lands subject thereto; £2 being deducted for the land-tax, and 13*s.* 4*d.* the mayor and burgesses retain: the residue is paid by them to the minister of Alstone.

LEONARD TARNE'S CHARITY.

In the Book of Gifts and Bequests is contained an extract of the will of *Leonard Tarne*, dated 3d November, 1642, whereby it appears that he left an annuity of £4, charged on pasture ground, called by the name of Monk Leighton, situate near the city; the rent-charge to be given to forty poor people of Gloucester, half yearly. The land so charged is well known, and the £4 is paid by the proprietor to the Corporation, who distribute it according to the will.

LOST CHARITIES.

Under this head may be mentioned two donations, one of *Henry Ellis*, of £500, another of *John Powell*, of £100; but as there is no evidence these sums were ever received by the Corporation, it is unnecessary to mention them more particularly.

SINGLETON'S CHARITY.

Thomas Singleton, in 1656, gave £150, to purchase an annuity of £7 : 10, in the name of feoffees, in trust, to be nominated by the Corporation, or the major part of them; and he willed that the £7 : 10 should be distributed yearly; that is, 20*s.* to some godly divine, to be named by the mayor, for the preaching of a sermon in St. Nicholas's church, in Gloucester, on Good Friday, in the forenoon; £3 to the poor of St. Nicholas's parish, and £3 to the poor of St. Mary's parish, to be distributed by the respective churchwardens of those two parishes within ten days before Christmas-day, and the 10*s.* residue of the annuity to be employed towards the charge of renewing of feoffments, so often as there should be but six of the old feoffees living, and of keeping an account of the receipts and payments.

Though the £150 was received by the Corporation, it does not appear to have been laid out in land; but they have always considered themselves liable for the annual sum to be distributed, and which is distributed, as directed by the will.

LANGLEY'S CHARITY.

This was a gift, in 1657, of £20, to be lent in loans of £5, to four young tradesmen. There is no trace of the operation of these loans to a lower date than 1673, and what subsequently became of the money does not appear.

LOAN MONEY.

This was a legacy, by *Giles Cox*, of £100, to be employed towards the helping of five poor tradesmen, clothiers to be preferred, within the city of Gloucester, with loans, interest free, for the term of three years, when the money was to be advanced to five others in like circumstances; and if the Corporation failed so to apply it, the gift was to be void.

There is no trace of this charity ever having been in opera-

tion; whether the Corporation forfeited the sum, by not applying it within the two months, does not appear by any thing that can be found in their books; upon the whole, therefore, it seems *reasonable, in behalf of the Corporation, to consider their liability as gone.*

OBSERVATIONS.

It seems a little too indulgent to exonerate the Corporation from their liability in this and similar cases, where money has been entrusted to them for specific purposes. As the books and documents in their possession attest that sundry legacies were left to them, it appears to impose on them the obligation either to account for the sums so entrusted, or to show that they were fairly lost by employing them in the way directed by the donors. The practice of leaving money to be advanced in small loans to young and promising tradesmen, either interest free, or at a rate of interest considerably below the market rate of the time, was very common about the close of the sixteenth and beginning of the seventeenth centuries, in London, Bristol, Gloucester, and other trading places; and, probably, resulted from remarking the advantages which flowed to the community from the active commercial pursuits by which it was then beginning to be distinguished. These loans, too, by the favour and encouragement they held out to industry and preseverance, may have tended, in some degree, to accelerate the commercial and manufacturing superiority the country subsequently attained.

CLUTTERBUCK'S CHARITY.

Jasper Clutterbuck, as appears by a copy of his will, under date 1661, entered in the book of "Gifts and Bequests," gave unto the Corporation all his messuages, lands, tenements, and hereditaments which he had in the parish of Barnwood, in the county of the city of Gloucester, upon trust, that they should yearly lay out the rents and profits in manner following: viz. to pay £10 unto such masters to whom the mayor and aldermen should place two poor boys apprentices, being sons of inhabitants and burgesses; and to pay £5 a-piece to the two children of his brother Robert Clutterbuck, and their heirs for ever. And that they should bestow the residue of the rents and profits upon the poor of the parishes of St. Nicholas and Barnwood, by equal portions.

It does not appear, from the books of the Corporation, that they ever entered into possession of these lands at Barnwood, or ever made any payments towards effectuating the objects of this charity. No trace of it is found in their books.

SARAH WRIGHT'S CHARITY.

This was a gift of £10, to be lent, gratis, for five years at a time, to persons named Chandler and Ibbs, or, on the failure of such, to any young burgess of the trade of a saddler. This loan was paid in to the Corporation in 1765, and has not been since lent out. The Corporation admit that they are accountable for this £10.

POULTON'S LOAN.

This was a donation by *Thomas Poulton*, of £60, to be advanced in equal portions, without interest, for the relief and advancement of six, nine, twelve, or fifteen poor artificers, young tradesmen, and decayed persons. According to the books, this £60 seems to have been lent to one Henry Clark, Thomas Barnes and Lawrence Knott being his

sureties, on the 1st February, 1670. Mention is made of this £60 being still out on the same security in 1793, so that it appears probable that the money had not been got in during that long interval, and, therefore, may be inferred to be lost.

HIGHWAY GIFT.

By an extract of the will of *John Wyman*, it appears, that he left a messuage or tenement, in the city, on trust, to the Corporation, to let the premises at the highest rate, for a term of twenty-one years, without any fine to be paid, the lessees doing the repairs, the yearly rents to be paid to the surveyors or overseers of the highway leading from the farm-house of Abbot's Barton, in Barton-street, unto the bridge near St. Bridge, in the county of Gloucester, called Mary Bridge, so that such rents might be employed in the amending of the said highway.

The Corporation are in possession of a messuage, under the will, called Wyman's Gift-house, which they let for twenty-one years, and pay out of the rents £5 annually to the surveyors of the district, of which the highway from Abbot's Farm to St. Mary's Bridge forms a part. The whole rent reserved is £6 : 2 : 10, clear of taxes. It is supposed that the excess above the £5 corresponds to the amount of the land-tax redeemed by the Corporation.

AN ANNUITY TO ST. MARY DE CRYPT'S PARISH, OUT OF THE TOLSEY.

This was a grant in fee of certain tenements, (now the Tolsey,) and other premises in Travail-lane, charged with an annuity of 53*s.* payable to the use of the parish of All Saints. The Corporation have regularly paid, as far back as can be traced, in respect of two tenements taken into the Tolsey, 50*s.* to the parish of St. Mary de Crypt, with which All Saints' parish has long been united. The 3*s.* may have relation to the other premises mentioned.

MORRIS'S GIFT.

It appears, by the Corporation book, that a Mr. *Morris* gave £10 to the use of the poor, which the Corporation carry into effect by an annual donation of 12*s.*

GIFTS TO THE MINISTER OF ST. MICHAEL'S PARISH.

Charles Trippet, by will, in 1707, gave to the chamber of Gloucester £200, to be employed to the best uses that might be contrived for the honour of God and the benefit of man. This sum was received by the Corporation, and it appears, by an entry in their minute-book, that they had first resolved to apply the interest of the £200 to the poor's school at the East-gate. Neither that school, nor that gate, are at present in existence; and the interest of the £200, except £1 : 18 paid to the parish of Trinity, was transferred to the rector of St. Michael's.

Francis Yate, in 1733, gave £200, the interest to be applied, in like manner with Mr. Charles Trippet's gift, in augmentation of the minister's stipend, for reading prayers twice every day in the week, for ever, in the parish-church of St. Michael.

Henry Redverne, by his will, (without date,) devised his messuage, with the appurtenances,

and orchards, gardens, land, &c. situate in or near Newlands, in the parish of St. Catharine, on trust, to the Corporation, out of the rents, to procure twelve sermons to be every year preached in the parish-church of St. Michael.

Richard Elly, who has been mentioned in the account of Sir Thomas Rich's hospital, gave to the Corporation £1000, one-half part to be bestowed on that hospital, and the interest of the remaining £500 to be paid to the rector of St. Michael's.

The Corporation pay, in respect of these several sums of £200, £200, and £500, an aggregate annual sum of £33 : 2 : viz. £1 : 18 to the overseers of the poor of the parish of Trinity, and the whole of the residue, being £31 : 4, to the rector of St. Michael's, £16 : 6 of which has relation to Mr. Elly's gift, the remainder being considered as satisfying the other gifts to the rector, including the sum of 10*s.* paid in respect of Redverne's gift.

The Corporation have a piece of ground in St. Catharine's parish, which may possibly be the site of the building derived under Redverne's gift, but of that fact there is no distinct evidence. The payments under this gift may be traced in the books as far back as 1700, and from that time to this the rector of St. Michael's has received annually 10*s.* for a sermon; and though these payments cannot be reconciled with the dispositions of Redverne's will, yet, at this day, without any better means of identifying the property, it is apprehended that the payment of that particular sum for such a long course of years must be considered as fixing the amount between the Corporation and the rector. The 10*s.* per annum is a part of the £31 : 4 abovementioned, and is always entered as Redverne's gift for a sermon on New Year's Day.

APPRENTICE FUND.

Jane Punter, by will, in 1767, after several pecuniary legacies, gave all the residue of her personal estate to the Corporation, upon trust, that they should place the same out upon government and other securities, and apply the interest in apprenticing yearly so many poor boys of the city to some manual trade, as the interest should annually amount to, at the rate of £10 only for each boy, and for no other use or purpose whatsoever.

The residue of the personal estate of the testatrix amounted to £2522 : 13 : 9, which sum was received and merged in the Corporation funds, who have ever since considered themselves liable to the annual interest of £79 : 5 : 2, and have brought that regularly to account with the charity. Up to 1805, the annual produce appears to have been expended upon the objects of the testatrix's bounty; since that period the expenditure upon the charity has fallen very short of the income, owing, as it is stated, to the small number of applications which have been made for the benefit of it. The Corporation considered that the £10 was rather too small a sum to induce a sufficient number of applications from respectable masters in full business; there being also other apprentice-funds in their hands to satisfy the wants of the city in this respect. The fund has, therefore, gone

on accumulating through a course of years down to the present period, and the balance now in the hands of the Corporation in favour of the charity is £715 : 3 : 4.

It is considered that, by increasing the amount of the premiums, they would be able to place out boys to eligible masters; they have therefore proposed to add the surplus moneys to the capital fund, which will produce an annual interest at four per cent. of £28 : 12, which will make a total income of £107 : 17 : 2 applicable to the purposes of this charity.

This sum they intend to dispose of by adding, in the first place, £10 to the sums now bestowed every year in apprenticing the blue-coat-boys, which will make the apprentice premiums suitable to the education they have received there, and the residue to distribute in apprentice-fees among the children of the townsmen, in premiums of £10 each, adding to such premiums the bequest of Mr. Holliday or Mrs. Brown, as occasion may require.

WILLIAM BOND'S CHARITY.

William Bond, by his will, 1823, gave to the mayor and burgesses £1000, in trust, to pay the interest to Samuel Woodcock, Esq. one of the aldermen, as an annuity during his life; and after his decease to pay the interest to his daughters in succession, beginning with the eldest, one after the other, as an annuity, till they should be all extinct; and, after the decease of the last of them, he gave the same to the Corporation in further trust, to pay the interest to four young men who should have been educated at the Blue-coat-School, at Gloucester, £10 each, to be paid them as soon as might be after they should be out of their time: the first payment to be made the year next after the decease of all the daughters of Mr. Woodcock. The fifth £10 of the interest the testator gave to the Corporation for their own use, and directed that if four applications were not made yearly by the young men for the £10, then the Corporation were requested to accept the lapsed £10, or surplus of the interest, towards refreshment on the day of appointing the young men, or to be disposed of in any way the Corporation might think fit.

£900, after the legacy-duty paid, was received by the Corporation under this will, the charitable purposes of which have not yet come into operation.

To the above charities must be added the following payments, stated by the deputy-town-clerk of Gloucester to be made by the Corporation, but of the origin of which they could give no further account than what here appears:—

	£	s.	d.
To St. Nicholas's parish, one year's interest of Weaver's gift	4	0	0
To St. Mary de Crypt, one year's interest of Norton's, Sir Thomas Bell's, Tunk's, Hill's, Lewis's, and Weaver's gifts	14	8	0
To St. Mary de Crypt, one year's interest of Glanville's gift	2	0	0
To the minister of St. John the Baptist, one year's interest of Keylock's gift	3	0	0
To the clerk of St. Michael, one year's interest	3	12	0

OBSERVATIONS.

These conclude the charities of Gloucester under the management of the Corporation, and the following is a recapitulation of the income of each:—

Hospital of St. Bartholomew	£1068	3	9
Hospital of St. Margaret	184	0	0
St. Mary Magdalen's Hospital, about	160	0	0
Kyneburgh's Hospital	37	5	10
Blue-coat Hospital	1152	14	4
The Crypt Grammar-School	*special visitors.*		
Thomas Gloucester's gift	*lost charity.*		
Sir Thomas White's			
Joan Goldston's charity	20	0	0
Debtor's charity	7	16	0
Apprentice-fund	24	19	4
John Wood's rent-charge	10	13	4
Tarne's rent-charge	4	0	0
Highway-money	6	2	10
Annuity out of the Tolsey	2	13	0
Gifts to the minister of St. Michael's parish	33	2	0
Punter's apprentice-fund	107	17	2
Bond's charity (interest of £1000)			
Miscellaneous	27	0	0

The charitable revenue under the control of this Corporation considerably exceeds in value that under the management of the Corporation of Northampton. Exclusive of the income derived from the endowments of the Crypt Grammar-school, which, we doubt not, is very considerable, the revenue derived from real property, in trust, to the Corporation, for charitable purposes, amounts to near £3000, and they must have the letting of near 2000 acres of land, besides an immense number of houses in Gloucester and elsewhere. In the management of this patrimony there does not appear any very palpable abuse; of some charities entrusted to the Corporation they are unable to give a satisfactory account; they have frequently failed to apply the money for loans as directed by the donors; and, in many instances, they have kept bequests in their own hands, which the grantors directed to be invested in real security. Allowing, however, for these omissions, it cannot be said they are addicted to a practice very common among trust-bodies of letting, on their own terms, part of the trust-estate to themselves: but, though there is no evidence of any irregularity of this kind, it is apparent they must derive much influence from having the control of such a considerable property, and it must afford them many opportunities for obliging their friends and connexions, without openly compromising the interests of the trust.

We cannot help adverting, in this place, to the clause in the Acts of Parliament, which exempts from the jurisdiction of the Commissioners charities having special visitors. These charities are as liable to abuse as any other, and their origin, endowments, and foundation, are mostly involved in as great obscurity. The exceptive clause is purely arbitrary; it does not protect from the present inquiry a class of charities more directly connected either with Church or State, but exempts them because the founder happened to appoint a bishop or a corporation the occasional superintendent of his endowment—a duty which, as no remuneration is attached, is scarcely ever discharged, and of the existence of which, probably, from the lapse of time, the parties on whom it is imposed are ignorant. We hope, therefore, the Commissioners, before they finish their invaluable labours, will obtain the sanction of parliament for extending their inquiries to charities having special visitors; or, if not, that the visitors themselves will be compelled to do their duty, and inquire into the administration of the trusts of which they are the appointed guardians.

CITY OF LONDON.*

Frame-Work-Knitters' Company.

BOURNE'S ALMSHOUSES.

Mr. *Thomas Bourne*, by will, in 1727, gave £3000 for erecting and maintaining an almshouse; and directed that his executors, within two years after his decease, should lay out so much as they should see requisite, not exceeding £1000, in the purchase of ground, within five miles of London, and in erecting a house and conveniences for the habitations of twelve poor freemen of the Company of Frame-Work-Knitters, or of twelve poor persons, part of them freemen, and the other part widows of freemen of the Company, to be appointed by the master, wardens, and court of assistants; and the residue of the £3000 he directed to be laid out in the purchase of lands in fee simple, in the name of the master, wardens, and Company of Frame-Work-Knitters.

After the death of Mr. Bourne a suit was instituted in Chancery against the executors for the establishment of this charity, and, under the directions of the Court, a purchase was made of a piece of land on the east side of the road, leading from Shoreditch to Kingsland, in the parish of St. Leonard, Shoreditch, in the county of Middlesex, which was conveyed to trustees, appointed by the Court, and an almshouse was built thereon; and, in 1735, the executors placed twelve poor members of the Company in the almshouse, with an allowance of £2 each per quarter. The residue of the £3000, with interest, amounting to £2223 was invested in the purchase of Old South Sea Annuities, until a purchase of lands could be made to the uses of the testator's will. No lands have subsequently been purchased; but this sum of stock remains unaltered in the names of trustees, who have, from time to time, been renewed, by order of the Court of Chancery, rendering an annual dividend of £60 : 5 : 10.

A further income is derived to this charity under the will of Mr. *Thomas Cook*, in 1810, whereby he gave to the Company £2100, Three per Cent. Consolidated Annuities, upon trust, to apply the whole of the dividends weekly, for ever, for the benefit of the almspeople residing in the almshouses in Kingsland-road, by increasing the pensions and allowances to the almspeople in equal proportions. This stock stands in the name of the Company; but the dividends are paid to the trustees of Bourne's fund, making the total income of the

* For an account of the constitution and management of the City Companies, we must refer the reader to Part I. page 9.

charity in their hands £123:5:10, The acting trustee administers the whole, and renders his account to the court of assistants, yearly, at their general audit.

The almshouses consist of twelve small dwellings, under one roof, containing each two apartments, with a small garden and fore court to each, and are in good condition, having been lately repaired. They are inhabited by twelve almspeople, being freemen of the Company, or widows of such freemen, appointed by the court of assistants. There is no limitation of age; but they are usually old people, and such have always the preference. When a vacancy takes place, it is declared at the next court, advertisements are published for candidates duly qualified, and the vacancy is filled up at the following quarterly court. It sometimes happens, that freemen, or their widows, do not appear as candidates, and in that case the court admit the relatives of freemen, as temporary occupiers, till objects properly qualified are found.

To these twelve almspeople the trustees make such annual allowance, by quarterly payments, as they think the fund will bear, after paying for repairs, insurance, pavement, and water-rate, advertising for candidates on vacancies, and the occasional expense of appointing new trustees, and retaining in their hands a sufficient sum for carrying on the trusts. The present allowance is £6 per annum each.

Upon the account rendered on the 22d of December, 1820, it appears, that the disbursements for the preceding year amounted to £93 : 17 : 7½.

From this, it appears, that the expenditure of 1820 fell short of the income nearly £30; and, as the almshouses have been lately put into good repair, and new trustees have been recently appointed, it is to be hoped the extra charges incurred for those purposes will not soon be renewed, and that the excess of income will consequently enable the trustees to add something to the allowances of the almspeople. The Commissioners observe that the £72 per annum, now allowed them, exceeds, by only £9, the income given them by Mr. Cook, "to increase their pensions," and would leave the amount of such pensions, received under the original foundation, at no more than 15*s.* each per annum. The unfortunate investment (as it seems to have turned out) of the original endowment in South Sea Annuities instead of land, on which the charity now receives less than £3 per cent. makes it peculiarly incumbent on the trustess to observe the utmost economy in their expenditure, and to divide as large a portion of income as possible among the objects of the founder's bounty.

Mrs. *Anne Staunton*, daughter-in-law of Mr. Bourne, in 1759, gave the interest of £300, to buy bread and coals yearly, for ever, to be settled, as her executor should think proper, for the use of the poor people in her father's almshouses.

The executor of Mrs. Staunton paid the sum of £300, in discharge of this legacy, which remains in the general fund of the Company; but the Commissioners were informed that they have it in contemplation to make it the subject of a separate invest-

ment. The interest is not paid to the trust account; but the renter-warden yearly supplies the poor of the almshouse with three chaldrons of coals among them, and gives to each 10*s.* half yearly, to supply themselves with bread. The amount of this exceeds the interest of the legacy by £4 or £5. With this addition, the annual receipt of each alms-person is £7 and three sacks of coals.

Glaziers' Company.

WALL'S GIFT.

Abraham Wall, citizen and glazier of London, in 1638, devised as follows: "I give to my "living father, George Wall, "out of my inheritance in Ire-"monger-lane, £20 a-year dur-"ing his life; and after his de-"cease, I give it unto my bro-"ther, William Wall, and his "heirs, for ever, he paying and "performing all such legacies "as I shall hereafter give and "bequeath, as followeth." He then gives to the Company of Glaziers, 40*s.* yearly, to be distributed to four aged poor women of the Company.

The premises mentioned in this will form part of the house at the corner of Ironmonger-lane, in Cheapside, occupied (lately) by Messrs. Hurst, Robinson, and Co. printsellers, from whom the annuity of 40*s.* is received.

The Company have at present four annuitants, one a poor freeman of the Company, and three widows of freemen, to whom they pay £4 a-year each, by payments of £1 at each quarterly court. The 40*s.* given by Wall, and the other benefactions, hereafter mentioned, are applied in the payment of these annuities.

TAYNTON'S GIFT.

Robert Taynton, in 1679, gave to his grand-daughter, her heirs, and assigns, a messuage, situate near St. Margaret's Hill, in Southwark, charging the same with a rent-charge of £5, payable to the Company, for ever, towards the relief of so many poor widows, or decayed freemen, as the master and wardens of the Company should think fit.

This house is now No. 234, in the High-street, in the Borough, and is in the occupation of Messrs. Brocksopp and Son, grocers, by whom the annuity is paid, with a deduction of 18*s.* 9*d.* for land-tax, by which it is reduced to £4 : 1 : 3.

OLIVER'S GIFT.

John Oliver, in 1699, gave his house in Queen-street, alias Soper-lane, to his grandson, upon condition that he, his heirs and assigns, should yearly, by two equal payments, on Midsummer-day and Christmas-day, pay to the Company £3, to be by them distributed to three poor widows of the Company.

This annuity is paid by the occupiers of the house at the north-east corner of Queen-street, Cheapside, now in the occupation of Messrs. Robert and John Gore.

VOLLETT AND KNIGHT'S GIFT.

David Vollett, in 1724, devised

a parcel of ground and two houses in Crown-court, near Holywell-court, in the parish of St. Leonard Shoreditch, to his daughter, Elizabeth Knight, and her heirs, chargeable with the payment of £3 a-year to the Company, for the use of their poor, in such manner as they should think most beneficial.

And *Elizabeth Knight*, by her will, in 1729, (after reciting the bequest in her father's will,) devised the whole of the said ground, and two houses, to the Company, in trust, that the clear yearly rents and profits should be yearly, on St. Matthew's Day, distributed among such poor freemen, or their widows, as they should think the most proper objects of charity, each of them to be paid 10*s*.

These premises were let to William Cook, for a term of sixty-one years from Midsummer, 1770, at the yearly rent of £5 : 5, the lessee covenanting to take down the two messuages, and build on the ground two substantial brick messuages, and expend in building the same £250, at least. The present owner of the lease is a Mrs. Anna Clark, from whom the rent of £5 : 5 is regularly received.

It appears, that there are now four houses standing upon the ground thus devised, two being Nos. 11 and 12, in Crown-court, and two others, Nos. 11 and 12, in a place called Wood's Buildings, at the back of the former. The houses are in tolerable repair, but are of a poor description, and in a bad situation. It appears probable, therefore, that the present rents, which amount to £46 : 16 per annum, are as much as they would be worth if the lease were expired.

The whole sum derived by the Company from these several charitable donations, is £13 : 19 : 3 per annum, falling short of the amount of the four annuities paid by them, by £92 : 0 : 0. It may be observed that the present application does not strictly conform to Wall's bequest, which directs that his benefaction should be given to four widows, nor to Elizabeth Knight's, which directs that 10*s*. should be given to each object of her bounty, whereby it would of course be extended to a much larger number than at present partake of it.

Innholders' Company.

HINDE'S GIFT.

From a deed of trust, in 1653, it appears that *Thomas Hinde*, citizen and innholder of London, did, by his will, give a yearly rent-charge of £5, issuing out of a moiety of the messuage called the Spurre, in Southwark, in the county of Surrey, for the relief of poor decayed men of the Company of Innholders as, by the master, wardens, and assistants of the Company, should, from time to time, be appointed. This annuity, reduced to £4, by a deduction of £1 for land-tax, is received, by the Company, from the occupier of the Spur Inn, in the High-street, South-

wark, and forms part of a distribution annually made to poor members of the Company, on the audit-day, the second Tuesday in October, to a much larger amount.

LEWIS'S GIFT.

Thomas Lewis, coach-master, by his will, in 1817, gave to the Company £500, and willed that it should be invested in the Government funds; and the dividends be annually distributed by the master, wardens, and court of assistants, amongst such poor persons as they should consider proper objects of charity.

This £500 was, in 1818, laid out (with £10 : 13 : 9 added thereto by the Company, to make an even sum of interest) in the purchase of £525 stock in the Four per Cents. which is now standing in the name of the Company, and produces £21 per annum. The half-yearly dividend is distributed, in April and October, among four old women, the widows of deceased liverymen of the Company.

JONES'S GIFT.

John Jones, citizen and innholder, in 1819, gave to the Company £20 stock in the Three per Cent. Consolidated Bank Annuities, upon trust, that the interest should be distributed among the poor widows of deceased liverymen of the Company on the audit-day in every year.

The stock was transferred to the Company in 1820, and the whole sum is now standing in their name, they having paid, from their own funds, the legacy-duty of £13 : 16, to prevent any diminution of the donation.

BAYLEY'S GIFT.

The annual sum of £2 : 6 is paid, by the Company, to the parish-officers of St. Lawrence Jewry and St. Mary Magdalen.

The particulars of this gift will be given in our account of the charities in these united parishes.

Grocers' Company.

THE more ancient designation of this fraternity was that of the *pepperers*, on account of pepper being the principal article in which they dealt. They were first incorporated, as grocers, by charter from Edward III. in 1345, which was renewed and confirmed by several succeeding monarchs. Among other privileges, formerly possessed by this fraternity, was that of examining all weights used in the city, and inspecting and correcting all irregularities and abuses of persons exercising the trade of a grocer—a term originally employed to distinguish a dealer in goods in *gross* quantities, in opposition to the mere retailer, though now extended to all who deal, in either way, in "the mystery of grocery." The hall of the Company is situated on the north side of the Poultry, and is a modern building, erected about twenty years ago.

In a preliminary notice to the Report on this society, the Commissioners refer to the proceedings in 1686, which were had under a commission of charitable uses respecting the charities under the management of the Grocers' Company.

By an inquisition, taken under this commission, it was found that the Company were entitled to divers estates derived from different benefactors, and charged with various charitable uses; and also to certain other estates in England and Ireland not so charged; viz. in Ireland, to the manor of Grocers, near Londonderry; to an equal share, with the other eleven chief

companies of London, in certain lands and tenements purchased in the name of the Vintners' Company; and to their proportion of the Royal Fishery of the kingdom of Ireland, held by the city of London; and, in England, to two tenements in the parish of St. Michael, Queen-street, London, by the devise of Elizabeth Burrell; to two tenements in the parish of Shoreditch, by grant from Sir John Hart; and to a messuage in Botolph's Lane, London, by the devise of John Maldon: the rents of all which estates then produced an annual sum of £879: 10. The Company had also received legacies and gifts in money, amounting to £6784, in trust, to make certain annual payments to charitable uses. These several charges on the estates, and the money charities, amounted to the annual sum of £538: 7: 8. It was also found that there were arrears due from the Company, on account of the said charities, to the amount of £2316: 14; and, further, that the Company had received, from various benefactors, divers sums of money, amounting, in the whole, to £4620, to be lent out, in different portions, on security, to poor members of the Company, to set up in their trades. Lastly, that these estates were charged by the Company, over and above the yearly charities, for security of a sum of £4500, taken up by them at interest, for the purposes therein mentioned.

By a decree of the Commissioners, founded on this inquisition, after reciting, among other things, that the Company, having several other great debts upon them, besides the arrears of the said charities, and their estate, consisting almost wholly of houses in London, having been consumed in the late dreadful fire in that city, and other accidents having befallen them, to the almost utter impoverishing of the Company, had prayed that considerable time might be given them for satisfying the said arrears: it was, with the consent of the Company, decreed that the entire estates of the Company should be charged with the payment of the several charities, and the arrears accumulated thereon; that their estates should be conveyed to twelve trustees, for the purpose of applying the rents and profits to the uses mentioned, and that the residue, after making the yearly payments, liquidating arrears, and providing for the loans to be lent to members of the fraternity, should be paid to the Company for their own use. It was also decreed that when any four, or more, of the trustees should die or remove, the Company should choose as many others in their room, not being members of the Company, so as to complete the number of twelve trustees.

The conveyance to trustees was made according to the directions of the decree; but the Company have long resumed the management of their estates and the administration of the charities, regulating themselves by the finding of the inquisition.

The Company are now in possession of all the real property mentioned in the inquisition, except a small piece of ground, forming a part of the garden of Grocers' Hall, which was, some years ago, sold to the Bank of England, for the purposes of enlarging the Bank, and the street adjoining, called Prince's Street; and a house in Steyning-lane, given by Mrs. Backhouse, as will be noticed in the account of her gift. The annual revenue received from these estates, which has been greatly improved since the taking of the inquisition, far exceeds the amount of the sums annually payable under the several charities.

These facts having been proved to the satisfaction of the present Commissioners, and each charity being now, by the operation of the decree, secured, not merely on the property originally given for its maintenance, but on all the estates of the Company, they did not think it necessary, in the following accounts of the several charities, to enter into any detail of the present condition of the respective premises originally appropriated to each, except in those instances where the whole produce of such premises, and not merely fixed payments out of them, is dedicated, by the donor, to the purposes of the charity.

FREE GRAMMAR-SCHOOL, AT OUNDLE, NORTHAMPTONSHIRE.

This school was founded by Sir *William Laxton*, in 1556, and established in the guild, or fraternity, house there; the founder granting to the Company, on trust, for the maintenance and repair of the same, certain lands and houses in the city of London; and, also, for the payment of 8*d.* weekly, to seven poor men of Oundle, who were to reside in the guild-house. The Company were to provide an honest and learned schoolmaster, being a master of arts, "to teach grammar, freely, within the schoolhouse *to* ALL *such as should come thither to learn*, and an honest learned person to be usher;" and that they should yearly pay to the schoolmaster £18, and to the usher £6:13:4. The founder further willed that the Company should, with the advice of the vicar, churchwardens, and four of the parishioners of Oundle, appoint the seven poor men to be beadmen in the house: and he also willed that they should, yearly, pay to the vicar and churchwardens, and to four of the most substantial parishioners of Oundle, 24*s.* yearly, to the intent that they should employ the same upon the reparation and maintenance of the house. The school to be called the "Free Grammar-School of Sir William Laxton;" and any thing further that could be suggested for its improvement was to be done under the authority of his executrix and overseers of his will.

In the inquisition, the property derived from Sir William Laxton is stated to have consisted of eleven messuages in Candlewick-street, (Cannon-street,) two in Abchurch-lane, one in St. Nicholas-lane, one in Eastcheap, three in Sherbourne-lane, four in St. Swithin's Lane, and five in Bush-lane, London, and to have yielded, altogether, an income of £170:13:4.

The house at Oundle, mentioned by the donor, is now appropriated, according to his directions, for a school and almshouse. The *premises have been considerably enlarged* by purchases made, of late years, by the Grocers' Company, to the amount of nearly £1500, for additional buildings, and for a play-ground for the boys of the school. Improvements have been made in the schoolmaster's house, for the *purpose of enabling him to take boarders.* The sums expended in repairs, since 1808, amount to more than £1200, exclusive of an annual sum of £5 allowed for incidental repairs.

It appears, from the beforementioned decree, that, at the date of it, the Company had augmented the payments directed by Sir William Laxton to be made to the schoolmaster to £30; to the usher, £10; to the seven almsmen, 2*s.* each per week; and the same to a woman to attend them.

The annual sums now paid in respect of this charity are as follow:—

	£	s.	d.
To the schoolmaster, as the stipend for himself and his usher, £40, and an additional gratuity of £60	100	0	0
To the seven almsmen and the woman who attends them, 5*s.* each, per week, making.....	104	0	0

For clothing for the almsmen	35	0	0
For medicines for do.	15	0	0
For fuel for do.	10	0	0
For incidental repairs	5	0	0
	£269	0	0

The sums for the almspeople and incidental repairs are paid to William Walcott, Esq. who resides at Oundle, and kindly undertakes to superintend the establishment. The almsmen are poor, and generally old men, of the parish of Oundle, appointed by the Company, upon recommendations transmitted by Mr. Walcott. The schoolmaster is a clergyman and master of arts, and is appointed by the Company, who leave the nomination of the usher to him.

The number of free scholars in the school in May, 1821, was EIGHT, *admitted from the town* of Oundle. No application for the admission of any boy appears to have been refused. They receive a classical education.

A deputation from the Grocers' Company occasionally visits this establishment.

OBSERVATIONS.

The income from the endowments of this charity must be very considerable, and it is to be regretted the Commissioners have not stated the amount, instead of copying the description of the property from a former inquisition. The premises are all in the heart of the city; in the immediate vicinity of the Exchange, the Bank of England, and the Thames, and, from their locality and extent, they cannot be worth less than £2000 or £3000 a-year. Out of this revenue, eight boys are taught Latin and Greek, and seven almsmen, and a woman to attend them, are paid 7*s.* a-week each! What magnificent doings out of an income large enough to support a college or an university! And it does seem, from the expression in the founder's will, that the school should be open "*to* ALL *who should come thither to learn*," that he contemplated an extensive foundation, the benefits of which should not be limited to the inhabitants of Oundle. It appears the Company have been expending a great deal in repairs and in enlarging the premises. What this is for, nobody can tell—unless for a job:—it can never be for the accommodation of the handful of scholars now on the charity. Expending the trust-property in improvements to *enable the master to take boarders* is not less mysterious and unjustifiable. But this reverend gentleman is a favoured man—he nominates the usher, &c.; and we should not be surprised if he were connected, by consanguinity, or some other tie, with some member of the self-elected conclave from whom he derives his appointment.

KNOWLES'S GIFT.

Thomas Knowles, in 1432, gave to the Company a messuage, situate in the parish of St. Antholin's, London, for a perpetual alms for the relief of their poor. This tenement is now a warehouse, built on the site of the old messuage, near St. Antholin's church, Budge-row, in pursuance of a building lease, granted by the Company, for a term of seventy-one years, from Christmas, 1774, at a rent of £33 per annum. The name of the present tenant is Charles Brooke. The rent is not specifically applied, but may be con-

sidered as comprised in a general distribution to the poor of the Company, which will be noticed hereafter.

ALDERMAN KEBYLL'S GIFT.

Alderman Sir *Henry Kebyll*, in 1514, devised to the Company two messuages, in the parish of our Lady in Bow, in the ward of West Cheap, and two messuages, with a garden and other appurtenances, in Broad-alley, in the parish of St. Margaret, Lothbury; a great messuage, with the garden and appurtenances, in the parish of St. Peter the Poor; also a piece of ground, with the stables and other houses erected thereon, in the parish of St. Olave, in the Old Jewry; and directed, after various payments to *superstitious uses*, that the Company should pay weekly, to seven poor and decayed men of the Company, such as have been leaseholders or occupiers in the city, 3*s.* 6*d.* sterling.

The premises under this devise are described in the inquisition to be a messuage, in the Old Jewry; a messuage, then called Grocers' Hall, near the Poultry; and a messuage, then several small messuages, in the parish of St. Peter's Poore.

The sum of £9 : 2 is paid annually in respect of this gift, shortly before Christmas, among seven poor persons, members of the Company, or their widows, in sums of £1 : 6 to each, being *at the rate of 6d. a week.*

OBSERVATIONS.

What faithful and inflexible trustees these Grocers are! After an elapse of more than three centuries, they still steadily continue the payment of the *sixpence weekly* to the poor members of their society. No allowance is made for the immense depreciation in the value of money since the reign of Henry VII. Like Old Shylock, they stick to their bond—6*d.* is there put down, and not a farthing, more or less, will they give, though the property left for these "seven poor and decayed men" is, probably, worth £1000 per annum, the surplus being carried to the general fund, to be consumed in turtle and champaign, in the luxuries of professional singing, and other delights, with which these joyous and right worshipful citizens occasionally regale themselves. We must again regret the omission of the Commissioners in not having more particularly described the present state of the property of the Company; great changes have taken place since the inquisition in 1686 and we fear this will interfere with a little illustrative design of our own. As we find that nearly all the land and houses in London were left to the POOR, either for education, clothing, or subsistence, our intention was, to prepare a *map* of their possessions, setting forth by "metes and bounds" the streets, squares, courts, and alleys, which belong to them, with the name of the Company, Corporation, or parish authority, that now exercises the prerogative of landlord or trustee. We hope, however, the king will not lose his rights; it seems part of Sir Henry Kebyll's gift, as well as the two next, was for *superstitious uses*, and it has been recently decided that all rents of land for such purposes, prior to the 23d Henry VIII. belong to the crown. *The Attorney-General* v. *Vivian*, Russ. 226. We trust, therefore, the law-officers of the king will be on the alert, and if the Company have not acquired any subsequent title, they will not fail to bring in aid of the public service any windfall that can be derived from this source.

SIR WILLIAM BUTLER'S GIFT.

Sir *William Butler*, in 1529, devised to the Company his messuage, called the Basket, in Thames-street, in the parish of St. Dunstan in the East; two

messuages, five cottages, garden, and shed, in the parish of St. Michael in Bassishaw; three shops in Tower-street, in the parish of St. Dunstan in the East, and a quit-rent of 12*s.* issuing out of five tenements in the parish of St. Bride's, Fleet-street, upon trust, for certain *superstitious uses;* and he directed that, of the profits of the premises, the Company should pay to the chantry-priest or the churchwardens of Biddenham, in Bedfordshire, 40*s.* to be expended every year in repairing the king's highway between Gilbert's and Lampet's, and so forth, to the Long-bridge, and from thence to the foot of the Great-bridge of Biddenham.

He also directed they should yearly pay to the churchwardens 20*s.* to be distributed in alms among the poor of Biddenham; and that they should pay 12*s.* yearly, to buy as much charcoal as would amount to that sum, to be distributed among the poor of the parish of St. Mildred, in the Poultry, at the feast of All Saints.

The premises given by Sir William Butler are described in the inquisition to be two messuages in Mincing-lane; one messuage in Thames-street; another messuage in Bowyer's Row; a quit-rent of 12*s.* out of three houses in Fleet-street; and a quit-rent of 20*s.* out of three shops on Ludgate-hill.

The sums of £2 and £1 are annually paid to the churchwardens of the parish of Biddenham, and 12*s.* to the churchwardens of St. Mildred, Poultry.

SIR JOHN PECHE'S GIFT.

About 1533, Sir *John Peche*, of Lullingstone, in the county of Kent, paid into the hands of the Company £500, for the accomplishment of certain obits, payments, alms, and other works of piety; they, in consideration, covenanting to keep a yearly obit in the parish-church of Lullingstone, and to distribute 30*s.* in alms amongst the poor present at the obit; also, to pay yearly to the parson of the church of Lullingstone, being continually resident, 53*s.* 4*d.* and if the parson should not be resident, then the 53*s.* 4*d.* to be expended in the repairs of the ways in the hundred of Lullingstone, till the parson should again be resident; that the wardens should nominate three poor beadmen into three almshouses, built by Sir John Peche in his life, at the west end of the church of Lullingstone, and pay yearly to each, £5 : 4; that the wardens should repair the almshouse at their own cost; and, lastly, distribute, yearly, on Good Friday, for the relief of the poor prisoners of Newgate, Ludgate, the Marshalsea, and the King's Bench, 5*s.* to each prison respectively, to be divided by the discretion of the wardens, or their clerk or beadle.

The following sums are paid annually by the Company to Sir Thomas Dyke, of Lullingstone-castle, in respect of this gift:—£1 : 6 : 8 for the poor, which is supposed to form a part of the 30*s.* mentioned in this deed, and is the sum charged by the beforementioned decree, a deduction having probably been made for the payments to the priests and clerks at the obit; £2 : 13 : 4 for the rector of Lullingstone, and £5 : 4 for the three beadmen or alms-men alluded to in the

deed. The alms-men who now receive this money were appointed by the late Sir John Dyke. There are no almshouses now existing. These pensions are paid annually on New Year's Day, on which day also the £1 : 6 : 8 is distributed to the poor.

The annual sums of 5*s.* each are paid to the respective stewards of the prisons of Newgate, Ludgate, and the King's Bench. At the time of this investigation there was a considerable arrear due to the Marshalsea prison in respect of this donation, the same not having been applied for since the year 1769, though the *whole sum of* 20*s. has been constantly carried in the Company's books to the account of these four prisons.* The Commissioners were assured that information of the gift should be sent to the Marshalsea prison, and the arrear, amounting to £13, paid.

OBSERVATIONS.

There appear to have been two *laches*, or breaches of trust, in the management of this charity. First, the almshouses at Lullingstone, which the Company covenanted to keep in repair, have become entirely extinct. Secondly, the annuity of 5*s.* payable to the Marshalsea prison has not been paid for the last fifty years, though the prison has been regularly debited with that sum in the account-books of the Company.

LURCHYN'S GIFT.

All the property which the Company now have in Cannon-street (formerly Candlewick, or Canwick-street) is stated, in the inquisition, to be derived from the above gift of Sir W. Laxton; but in an index to the Company's old Book of Wills, which index appears to have been made in 1762, it is stated, that two of the tenements in Cannon-street, described as the gift of Sir W. Laxton, were given by *John Lurchyn*. The will of Lurchyn is dated in 1459, by which he gave his two great tenements, situate in Canwick-street, for the relief of the poor alms-people of the Company, for ever. The whole of the premises in Cannon-street were destroyed by the great fire of London. The gift of John Lurchyn is not mentioned in the decree, and no specific distribution is now made in respect of it.

CLOKER'S GIFT.

Henry Cloker, who appears, by the Company's Book of Wills, to have died in 1574, gave certain houses in St. Michael's, near Crooked-lane, to the Coopers' Company, upon trust, among other payments, to pay 40*s.* a-year to the Grocers' Company; 20*s.* thereof to be divided between the master and wardens for making inquiry once a-year, whether the Coopers' Company bestowed a rent that he had given to them according to the directions of his will; 14*s.* to be given by the master and wardens to the fourteen poor almsmen or women, of the houses erected at Ratcliffe by Nicholas Gibson: and the remaining 6*s.* to be given to the master, usher, and scholars, of Gibson's school, at Ratcliffe, in bread and drink, once a-year. The annual sum of 40*s.* is received from the Coopers' Company by the Grocers' Company, the whole of which is paid over to the schoolmaster of Gibson's school, who gives a receipt for the same, as being for the Ratcliffe widows.

An account of Gibson's school, and of Gibson's almshouses, so far as they are connected with the school, will be given on some future occasion.

GIFT FOR SCHOLARSHIPS.

Emme Backhouse, in 1587, gave a house in which she dwelt, and all the tenements belonging, upon trust, to the Company, to dispose, out of the profits, £40, yearly, towards the maintenance and educating of four poor scholars in the university of Cambridge, and four scholars in the university of Oxford, to each £5, to be nominated by the Company, hoping that they would prefer some of her own kindred to such scholarships, being fit for the same, before strangers; and the residue of the profits of the premises to be disposed to such good uses as the Corporation should think fit.

In the before-mentioned inquisition it is found, that Emme Backhouse devised to the Company two houses in Wood-street, and also a house in Steyning-lane, then in the occupation of the Haberdashers' Company, charged with the payment of £25 per annum to four scholars in the university of Oxford, who, it was by special order of the assistants afterwards agreed, should be all in Jesus-college; and, also, with the sum of £10 per annum to two scholars in the university of Cambridge: but the scholarships at Jesus-college, Oxford, appear to have been derived from a legacy of £500, given by Mary Robinson, next mentioned, and are stated, in the account given of her benefaction, to have been charged upon the houses in Wood-street, by an order of the court of assistants. The four scholarships at Cambridge, and the same number at Oxford, established by Mrs. Backhouse, appear to have been thus reduced to two at the former university, but it could not be discovered what was the reason for making this reduction.

The premises given by Mrs. Backhouse now consist of warehouses, &c. being No. 104, in Wood-street, let in three divisions, to Thomas Green, Robert Wilson, and Thomas Hunter, at rents, amounting, after the deduction of land-tax, to £233 : 17 : 6. The Company are not now in possession of the house in Steyning-lane, but an annual sum of £20 : 6 : 8, considered as a fee farm rent, received from the Haberdashers' Company, subject to a deduction of £4 for land-tax, is also understood to be derived from this gift.

The two exhibitioners at Cambridge are appointed by the Company, upon petitions from the candidates, and certificates of the residence and good conduct of the petitioners, from the colleges to which they belong. They are allowed to hold the exhibitions till they take the degree of A. B. when others are appointed.

MARY ROBINSON'S GIFT.

Mary Robinson, in 1617, gave to the Company £500, upon trust, to purchase land, or otherwise raise so much maintenance as should amount to £25 a-year above all charges, the same to be given, yearly, to four poor scholars of Jesus-college, Oxford, students in divinity; and when any of them should attain better preferment, or die, their portion to be bestowed upon

others. This annuity, of which mention has been made in the last article, is remitted by the Company to the principal of Jesus-college, to be divided amongst the four exhibitioners. The occurrence of a vacancy upon each exhibitioner's taking the degree of A. B. is certified to the Company by the principal, who, at the same time, sends a list of candidates to succeed to the exhibition.

LOST CHARITIES.

Andrew Bayning, in 1610, gave £120 to the Company, to be invested in real security, of the yearly value of £5, on trust, to pay the same towards the maintenance of a poor scholar, to be brought up in the university of Cambridge.

Robert Cocke gave £100, on trust, towards the maintenance of one poor scholar in the university of Oxford or Cambridge.

Extracts of the two last-mentioned wills appear in an old book of wills belonging to the Company; but these gifts are not mentioned in the inquisition, and no trace is found of them in the account-books of the Company; it is therefore conjectured that they never were received by the Company.

BLUNDELL'S GIFT.

Peter Blundell, in 1599, gave £150, to be invested in land, and out of the rents, 40*s*. a-year to be paid to the poor people in Bedlam, in London; the residue to be for the use of the wardens for their trouble. It is stated in the inquisition, that Peter Blundell gave a messuage and four gardens, then built on in Dunning's Alley, in Bishopsgate-street, but it is probable that the £150 given by his will, as above, was laid out in the purchase of this property. The sum of 40*s*. is paid annually to the receiver of Bedlam by the Company.

GIFT TO WEST WICKHAM.

Lady Slaney, in 1607, left £40, on trust, to the Company, that they should pay yearly, to the poor of West Wickham, in Kent, the sum of £3, to be employed in binding poor men's children apprentices to some good manual trade or occupation; such children to be nominated by her executors while living, and after their decease by the owners of the manor of West Wickham. Three pounds are paid annually by the Company to the churchwardens of West Wickham.

FREE-SCHOOL AT COLWALL.

In 1612, *Humphry Walwyn*, left £600, to be invested in the purchase of houses in the city of London, the rent of which he appointed to be paid as follows: To the Company of Grocers, £5, yearly, and two of the wardens, with the clerk, and some learned man, to be chosen once in three years, to visit and examine the scholars at the school, which, by his will, he appointed to be erected at Colwall, in the county of Hereford. To the parish of St. Martin Orgars, £5; and the remainder of the rents he gave for the teaching and maintaining the free-school at Colwall, and directed that the poor children of that parish, and seven children of the parish of Little Malvern, of the poorest also in that parish, should be taught freely, without payment of any thing for their schooling; and, also, that those in the pa-

rish of Colwall which were able to pay should not pay above 10*s*. for their schooling in a year. He further directed, that the schoolmaster should have the just value of the houses and tenements that should be bought, the sum of £10 before-mentioned being first deducted; that he should be a preacher, and should make four sermons every year, one every quarter, and once every year at Little Malvern, wherein he should repeat in brief the will of the founder concerning the school.

It does not appear that any houses were purchased with the money bequeathed by Walwyn; but by the inquisition the sum of £30 a-year, to be paid to the school at Colwall, is mentioned to have been charged by the Company upon eight houses, in the parishes of St. Michael and St. Peter, in Cornhill, devised to the Company by John Billesdon; and it appears, from the books of the Company, that this charge had originally been made by the consent of Walwyn's executors.

Thirty pounds a-year is now paid to the schoolmaster as his salary, and the Company have made liberal additions to this in favour of the present master, as an encouragement and remuneration for his exertions to benefit the school. Some mismanagement of the school appears to have taken place in the time of the preceding master, whose ill state of health occasioned him to remove, first to Gloucester, and afterwards to London, leaving another person in charge of the school. The Company sent down a deputation, to inquire into the state of the school, and at last induced the master to resign, on giving him an allowance of £50 a-year.

The schoolhouse, which is inhabited by the master, was rebuilt by the Company in 1795, and is kept in repair by them at considerable expense. It does not appear when, or by whom, the original building was erected.

There are, at present, fifty-two free-boys in the school, all of them from the parish of Colwall, except one, who is from Little Malvern. The reason why there are no more from the latter place, which is entitled to send seven scholars, is stated to be that there is but this one boy born of Protestant parents in that parish. Every poor boy residing in the parish of Colwall has the privilege of admission to the school, which is entirely free of expense. The scholars are taught English reading and writing, and receive religious instruction from the master, who is a clergyman, but no classical education is now given there.

A deputation of the Company occasionally visit the school, and they have the assistance in superintending it of a gentleman residing in the neighbourhood, John Biddulph, Esq. who interests himself in promoting the utility of the institution.

The schoolmaster receives an annuity of £5 : 6 : 8 from the crown out of the land revenue.

GIFT TO ST. MARTIN ORGARS.

The founder of the school at Oundle gave an annuity of £5, charged on the houses last mentioned, in St. Michael and St. Peter's, Cornhill, to the poor of St. Martin Orgars, to be bestowed in sea-coals, in winter; such godly poor as should resort to the church, and live peaceably

amongst their neighbours, to be chiefly respected. Ten shillings of this £5 to be paid to a preacher, to be chosen by the churchwardens to preach at St. Martin Orgars every 5th of November. This £5 a-year is charged on the houses before mentioned, and is paid to the churchwardens of the parish of St. Martin Orgars.

GROVE'S GIFT.

John Grove, in 1616, gave to the Company £100, to distribute, yearly, for ever, £6 among the poor alms-men, within Grocers' Hall, equally. The £6 is specifically distributed, in respect of this gift, among six poor freemen of the Company, or their widows, who continue to receive the same during their lives.

Previously to the great fire of London, there appear to have been seven almspeople, inhabiting almshouses in the court-yard of Grocers' Hall; but since that event there have not been any such almshouses belonging to the Company.

ROBINSON'S GIFT.

William Robinson, in 1633, gave to the Company £400, to invest in the purchase of houses in and about London, or other lands and tenements elsewhere, at their discretion, the rents and profits to be employed as follow:—£16 to be yearly given towards the maintenance of a schoolmaster to teach English and the Latin tongue, in the parish of Topcliffe, in the county of York, where he was born; and the residue of the rents and profits to be given among poor and decayed freemen. It does not appear that this sum was laid out in the purchase of houses or lands, in pursuance of the directions of the donor. The Company pay £16 half-yearly to the schoolmaster of Topcliffe.

PENNEFATHER'S GIFT.

William Pennefather, in 1636, gave to the Company £233:6:8, upon trust, yearly, to divide £11:13:4, among seven almspeople, dwelling in the almshouses in the court-yard of Grocers' Hall. The almspeople here alluded to are the same as have been mentioned in the account of Grove's gift. The annual sum is distributed amongst seven poor freemen of the Company, or their widows.

LADY CONWAY'S CHARITIES.

Catharine Viscountess *Conway*, in 1637, bequeathed to the Company £200, upon trust, to pay £10 yearly to the minister and churchwardens of the parish of Acton, to distribute to twenty poor people a twopenny loaf each, every Sunday, and pay 12*d.* a week for the teaching of six poor children; the residue of her moneys and debts she gave to the Company, to be disposed of by them, after the death of her neice, as she should, by a codicil to her will, direct.

In a codicil Lady Conway directed that, with respect to £1200, the Company should allow the following yearly sums:—

	£	s.	d.
To the minister and churchwardens of Acton, to be distributed by them amongst the poor of the parish; £5 at Whitsuntide, and £5 at Christmas	10	0	0

	£	s.	d.
To the minister and churchwardens of St. Dunstan-in-the-East, to be distributed in like manner	10	0	0
To the minister and churchwardens of Luddington, in the county of Warwick, to be distributed in like manner	5	0	0
For the releasing of two poor persons, freemen of the city, lying for debt in Ludgate-prison	5	0	0
For releasing two persons, one in the Poultry compter, and the other in Wood-street compter	5	0	0
To five poor widows of freemen of the Company, 20*s.* each	5	0	0
To the governors of Christ's Hospital, for them to place out four poor children of freemen of the city, from the hospital	20	0	0

With respect to £400, she directed that the Company should pay certain annuities for the lives of the persons therein mentioned, amounting, in the whole, to £20, and should, after their deaths, pay the £20 yearly, to the minister and churchwardens of the parish of Acton, to put out apprentice poor fatherless children of the parish, or those of poor parents; and the residue of her moneys and debts she gave to the Company, upon trust, after the death of her neice, to pay, after the rate of £5 for every £100, to the parish of Acton, for the same purpose as the £20.

The sums charged upon the Company's estates, in respect of these gifts, amount to £72 : 9 : 8; of this sum, £22 : 9 : 8 is paid to the churchwardens of the parish of Acton. The other payments to the different parishes, and to Christ's Hospital, are made according to the directions of the codicil. The sums for releasing debtors are paid by the court of wardens of the Company, upon petitions from the prisons; but the sum paid for the release of each, instead of £2 : 10, has been confined to £2, which has enabled the Company to apply the fund to the annual release of five prisoners, instead of four.

LADY MIDDLETON'S CHARITY.

Lady *Ann Middleton*, in 1645, left to the Company the rectory and tithes of Forden, in the county of Montgomery, and a fee-farm rent, of £27 per annum, out of the rectory of Austell, in the county of Cornwall, both being of the yearly value of £105, upon trust, to the following uses:—

	£	s.	d.
£40 at or before Christmas, for releasing poor prisoners in and about London; no prisoner to have, towards his enlargement, above the sum of 40*s.* except such as the wardens and assistants, or some of them, should know to be special objects of charity, and then not to exceed £3	40	0	0
£10 to be paid to Christ's Hospital, for the relief of the children there	10	0	0
£5 to the churchwardens of the parish of West Ham, in Essex, for the relief of the poor, to be distributed by the minister, churchwardens, and overseers, £3 every year, for placing one poor boy apprentice out			

of the parish; and 40*s.* to be divided amongst twenty of the poorest and most impotent people within the same; to every one of them 2*s.* on Christmas-eve .	5	0	0
£20 to be paid to ten poor ministers' widows, 40*s.* a-piece	20	0	0
£10 to ten poor men and women, aged and past labour, or otherwise made impotent, as the wardens and assistants should think fit	10	0	0
The two last-mentioned sums to be distributed at or before Christmas.			
40*s.* to the Company, for their care in distributing the said pensions.....	2	0	0
40*s.* to the clerk of the Company, for his care in procuring the rents and profits to be duly paid.....	2	0	0
£3 : 10 to the seven almsmen of the Grocers' Company, 10*s.* a-piece	3	10	0
£5 a-year each to two persons mentioned in her will, for life	10	0	0
	£102	10	0

The residue of the tithes and fee-farm rent she left to be disposed of by the Company, for the relief of such poor and aged people as they, in their discretion, should think fit.

By a codicil, the testatrix left £30 a-year to the curate of Forden, to be paid out of the tithes of the rectory; or deducted out of such of her charitable gifts as her executors should deem most convenient.

By the decree already mentioned, it appears that these charges were confirmed, including the £30 to the curate of Forden, except the payment to the prisoners, which, instead of £40, is stated to be £10. This reduction was, probably, made by the donor's executor, under the power given to him by the codicil, in order to make the provision for the minister.

The property mentioned in Lady Middleton's will is vested in the Company. The tithes of Forden are now on lease to the Rev. Maurice Edward Lloyd, the minister of that place, for a term of twenty-one years from 1802, at the rent of £273, which is considered to be their full value. This rent, with the annuity of £27 a-year, out of the rectory of Austell, which is received from C. Rashleigh, Esq. and Henry Hawkins Tremayne, Esq. makes up an annual income of £300, out of which the following payments are made:—

To the minister of Forden, £30; in releasing poor debtors in the prisons in London, £10. Petitions are received, for this purpose, from the objects, accompanied with recommendations from the keepers of the respective prisons, or other persons, which are considered by the Company, and the relief given as they think proper. To Christ's Hospital, £10; to the churchwardens of the parish of West Ham, to be disposed of according to the donor's directions, £5; to ten widows of clergymen of the established church, who are selected, by the court of assistants, from various petitioners, usually to the number of twenty, £4 each, instead of 40*s.* amounting, in the whole, to £40. The

unsuccessful petitioners, also, receive 40*s.* each from the Company, if properly recommended. These additional gifts may be considered as given under the discretionary power given to the Company of disposing of the residue of this gift.

There is now paid to twenty poor old persons of the Company, ten men and ten women, 10*s.* each, £10.

The seven almsmen alluded to by the donor are, probably, those who have been already mentioned in the account of Grove's gift, as having, before the fire of London, inhabited almshouses in the court-yard of Grocers' Hall. The residue of this gift is not specifically appropriated, but is carried to the general account of the Company.

GIFT FOR A LANTERN.

John Wardall, in 1656, gave to the Company a tenement, known by the name of the White Bear, in Walbrook, to the intent that they should, yearly, within thirty days after Michaelmas, pay, to the churchwardens of St. Botolph, Billingsgate, £4, to provide a good and sufficient iron-and-glass lantern, with a candle, for the direction of passengers, to go with more security to and from the water-side, all night long, to be fixed at the north-east corner of the parish church of St. Botolph, from the feast-day of St. Bartholomew to Lady-day; out of which sum, £1 was to be paid to the sexton, for taking care of the said lantern.

And to the further intent that the Company should pay, yearly, to the churchwardens of East Greenwich, in the county of Kent, £6 : 10 ; who should, every Saturday afternoon, or Sunday morning, distribute, in bread, 2*s.* 6*d.* among fifteen poor widows of the parish, to each of them 2*d.* in bread; and he gave the residue of the rents and profits of the said tenement amongst the poor almsmen of the Company.

The tenement in Walbrook, formerly the White Bear, is now a public-house, known by the sign of the Black Bull, let to John Brown, for twenty-one years from Lady-day, 1814, at the rent of £65 : 16 per annum, subject to a deduction of £6 : 2 for land-tax and insurance.

Upon a reference to the schedule annexed to the deed, executed by the Company, in pursuance of the before-mentioned decree, it appears that, at that period, the rent was £12 : 10; £4 is annually paid to the churchwardens of St. Botolph, Billingsgate, and £6 : 10 to the churchwardens of East Greenwich. The only additional sum charged by the decree is £1, which is specifically given away to two poor freemen of the Company, at 10*s.* each; but the residue of the rent, amounting to £45 : 4, may be considered as forming a part of the general distributions to the poor of the Company hereafter mentioned.

KEATE'S GIFT.

Gilbert Keate, in 1657, gave to the Company £750; £100 to be lent, gratis, to two young men of the Company; £50 to remain as a stock for the Company's poor for ever; and, as to the other £600, he directed that, out of the profits thereby arising, the Company should yearly pay to the churchwardens of the parish of Bishopstone, in the county

of Wilts, £16, to be distributed by them equally amongst four such aged persons of that parish, during their respective lives, as the greater part of the parishioners should think fit; and to the churchwardens of the parish of St. Hearne, near the town of Truro, in the county of Cornwall, £8 yearly, to be distributed in like manner, between two aged persons of that parish, to be chosen by the parish, in like manner.

The sums of £16 and £8 are yearly paid to the churchwardens of each of the parishes mentioned in the will. No specific sum is distributed by the Company in respect of the £50 left for the Company's poor; but the interest of this sum may be considered as forming a part of the general distributions of the Company for that purpose.

LADY SLANEY'S FUND FOR THE PURCHASE OF IMPROPRIATIONS.

By her will, in 1607, Dame *Margaret Slaney* gave to the Company of Grocers, or such other company as her executors should think fit, the sum of £2000, upon trust, that it might remain a perpetual stock for the purchasing and re-uniting again to the church impropriated benefices and parsonages. The will of the donor was that the company to whom this bequest was entrusted should purchase the inheritance of some impropriate benefice or parsonage, allowing a competent sum to the minister, for his maintenance; and the remaining profits to accumulate till the stock again amounted to £2000, when the entire profits of the disimpropriate benefice should be allowed the rector, or parson; and a new purchase of an impropriate benefice to be made out of the accumulated stock. This course to be continued whenever the stock amounted to £2000, and the Company to pay interest for that portion of the fund remaining in their hands. The livings purchased to be donative, and not presentative, and to be free from the payment of first fruits and tenths, and from all fees whatsoever claimed by the archdeacon, bishop of the diocese, or the archbishop of the province, or any of their officers. The ministers appointed not to hold any other living, nor be absent from their benefice above forty days in one year, without license obtained, in writing, under the hands of the churchwardens and two of the better sort of the inhabitants of the parish. For the better performance of this will, Lady Slaney directed that the Company should, yearly, at the feast of Christmas, or within fourteen days after, deliver an account of the administration of this charity to the governors of Christ's Hospital, London, when such expenses as the governors thought reasonable should be allowed the Company for their trouble.

By an agreement with Christ's Hospital, in 1620, it was settled that the purchases of impropriated benefices or parsonages should be made in the names of such persons as should be wardens of the Company at the time of the purchase, and of twelve others of the better sort of the commonalty; and that, so often as those persons should be reduced to six, the trust-estates should be transferred to the like number of similar persons. It was also covenanted that, in case, after

the purchase of an impropriate rectory or parsonage, and the restoration of the stock of £2000, the laws of the realm should not permit that the church should be presentative or donative, then the Company should allow a minister, who should preach there twice every Sabbath, all the profits of the rectory or parsonage. And it was further covenanted that the Company should allow after the rate of five per cent. per annum upon the money, from time to time, in their hands, towards increasing the stock; and that they should allow 6*s.* 8*d.* per cent. per annum to the governors of Christ's Hospital, to be bestowed on the poor of the hospital, that the governors might be the more willing to bestow their pains for the better execution of the will of Lady Slaney.

By an inquisition of Commissioners of Charitable Uses, in 1704, it was found the Company had, in pursuance of the will of the testatrix, laid out several sums of money in purchasing impropriations; and that there was then, in their hands, a stock of £2000 undisposed of; and the Commissioners decreed that the Company should forthwith proceed to carry into execution the trusts of the will and the covenants in the deed; but inasmuch as it appeared to be the intention of the donor that the Company should have a benefit from the money remaining in their hands, and that, from the falling of the rate of interest, it was then very difficult to find good security for money at five per cent. they ordered that the Company should, in future, pay only 50*s.* per cent. per annum for the money in their hands.

In 1761, proceedings were again instituted against the Company, on account of the management of this charity, when the Lord Chancellor declared that it appeared to him to be the best execution of the trust that the Company should, as the fund would permit, purchase impropriations to which the right of patronage of the vicarage appertains, which vicarage the Company might purchase to the amount of the gross annual sum, not exceeding £150 a-year, including the annual value of the vicarage; and that such impropriation should be applied for the benefit of the vicar, as the Court should direct. And he ordered that the Company (having then in hand a stock far exceeding £2000) should proceed to find out a purchase of such impropriation and patronage of the vicarage; but so as to retain in their hands a capital of £2000 as a future fund, allowing interest after the rate of £2 : 10 per cent.; the purchases, when found out, to be made with the approbation of the master.

From the fund thus established, four impropriate benefices have, at different times, been purchased. About the year 1620, was purchased the impropriation of the parish church of Norhill, in the county of Bedford; about 1663, that of the parish church of Allhallows Steyning, in London; in 1762, the impropriate rectory and patronage and vicarage of Bucknall, in the county of Salop; and, in 1786, the impropriate rectory and patronage of the vicarage of Ugborough, in the county of Devon.

In addition to the cost of these purchases, it appears that

£700 was appropriated, in 1761, to the re-building the parsonage-house of Allhallows Steyning; and a farther sum of £2000 was appropriated, in 1816, to the re-building the vicarage-house at Bucknall, in Shropshire.

The impropriate tithes belonging to all these benefices have been disimpropriated, and re-united to the respective churches. The Company continue to give to the incumbents the additional advantage of paying, out of the accumulating fund, for the insurance of the parsonage-houses.

By the last annual account rendered to the governors of Christ's Hospital, which was audited in 1820, it appears that, after deducting these charges for insurance, the allowance of 6*s.* 8*d.* per cent. on the money in hand to the poor of Christ's Hospital, £5 for a dinner to the auditors, and £5 to the clerk of the Company, there remained, in the Company's hands, a balance of £2502 : 10 : 6, for which the Company pay an interest of two and a half per cent.

The Commissioners observe that there seems to have been some remissness in the application of this fund. It appears that, from 1633 to 1762, a period of 129 years, no purchase was made, although, so early as the year 1704, the Commissioners of Charitable Uses had decreed that the Company should forthwith proceed to apply the sum then in hand to such purchase. From the year 1761, however, the management of the fund appears to have been under the superintendance of the Court of Chancery, and they have not, therefore, thought it necessary to enter more minutely into the examination of it.

ROBINSON'S GIFT.

William Robinson, in 1661, gave to the Company all his lands and tenements, in Grub-street, London; and directed that £10 should be paid for the maintenance of the free-school at Penrith, in Cumberland; £5 to Christ's Hospital, London; £5 to St. Bartholomew's Hospital; £5 to St. Thomas's Hospital, Southwark, and £5 to Bridewell, London. The remainder of the lands in Grub-street to be for the Company.

These different annuities are paid to the receivers of the school and of the respective hospitals.

SCHOOL AT WITNEY.

The Company are governors of the grammar-school at Witney, in Oxfordshire, founded by *Henry Box*, in 1664; but the Commissioners think it more convenient to reserve an account of this institution till they have an opportunity of investigating it on the spot.

OBSERVATIONS.

In the Tenth Report, the Commissioners give an account of the charities of Witney; but it there appears, an act of parliament was obtained, in 1664, for settling the school founded by Mr. Box, in which it was enacted that the provost of Oriel-college, Oxford, and four of the senior fellows, should be visitors of the charity. This clause exempts the school from the jurisdiction of the Commissioners. It seems, however, from the will of Box, that he left a school-house and £50 a-year for the maintenance of the school.

SIR THOMAS MIDDLETON'S GIFT.

Sir *Thomas Middleton* devised to the Company two tenements, situate near Baynard's Castle, charged with the sum of £7 to the poor of the Company. The date of this gift is unknown. The annual sum of £7 is paid to seven poor freemen, as the gift of Richard Phillips. No document is found to show any gift of Richard Phillips to the Company, nor is any such donation mentioned in the inquisition or decree. It is therefore conjectured that this payment has been incorrectly entered in the accounts of the Company; and that it is, in fact, made in respect of the charge to that amount, specified in the will of Sir Thomas Middleton.

TURVILLE'S GIFT.

Edmond Turville, by his will, gave to the Company £100, to be lent, gratis, to two young men, free of the Company, on good security. He also gave them £1000, upon trust, to pay £50 in manner following: viz. £11 yearly to the churchwardens of the parish of St. Dunstan-in-the-East, to the use of thirteen of the poorest of the parish, to each of them, weekly, on the Sabbath day, in the forenoon, after sermon, one twopenny loaf, and two-pence in money, to be distributed by the churchwardens; £8 yearly to the parish of Kyrewyard, in Worcestershire, to be distributed amongst the poorest of the parish, but not to hinder the charity of those who were of ability, and had usually contributed towards the relief of the poor; £4 yearly, to the churchwardens of Allhallows, Barking, to be distributed amongst the poorest people of the parish, at their discretion; £10 yearly, to the parson of St. Stephen's, Walbrook, to preach a preparation sermon before the communion, the last Friday in every month; £7 yearly, to be distributed by the wardens of the Company at Michaelmas, amongst the poorest members of the Company, at their discretion; £5 to be paid to the churchwardens of St. Olave, Southwark, to be by them distributed amongst the most needy in that parish; and £5 to the churchwardens of St. Leonard, Shoreditch, to be distributed amongst the most needy in that parish.

The gratuitous loan is not now advanced, nor is the £10 directed to be paid for a monthly preparation sermon in the church of St. Stephen's, Walbrook. The Commissioners are unable to state the reason of the omission of this last payment. The other sums mentioned are regularly paid.

CLERVEAUX'S GIFT.

The annual sum of £2 is paid by the Company to the churchwardens of St. Bennet, Gracechurch, as the gift of *Ralph Clerveaux*.

In the inquisition, Thomas Gore is stated to be the donor of two houses in Gracechurch-street and Lombard-street, to the Company, charged with the payment of £2 a-year to the poor of the parish of St. Bennet; but the will of Thomas Gore, which is dated 11th July, 28th Elizabeth, contains no mention of any such charge.

This is all the information that could be obtained relative to this gift.

PARISH OF UPTON.

It is stated in the inquisition, that *Alderman Saunders*, by his will, date unknown, gave to the Company £210, directing them to pay for the placing an apprentice out of the parish of Upton-Warren, in Worcestershire, the sum of £10 per annum; but if not performed, then the same to be paid to Christ's Hospital, London, and 10*s*. per annum to the clerk of the Company. It was stated by the clerk that no application has been made for several years from the parish of Upton for this charity. The last payment that appears upon the books of the Company is in 1794. The Commissioners conceive that the arrears may be claimed by Christ's Hospital.

GIFT TO THE TWENTY-FIVE WARDS.

Alderman *Lambert*, by his will, (date unknown,) gave £100 to the Company, to be distributed after the expiration of twenty-one years, among the poor people inhabiting the twenty-five wards of the city of London, at the discretion of the Company.

Nicholas Stiles, by his will, (date also unknown,) gave £100 to the Company, upon the same trusts as his late master, Alderman Lambert.

The annual sum of £12 is distributed on the first Thursday in January, by the Company, amongst poor persons of each of the wards of the city, in rotation, recommended by tickets, signed by the respective aldermen of each ward. The rotation comprises five wards in each year, taken alphabetically, and four poor persons are recommended from each of those wards, who receive 12*s*. a-piece. This mode of distribution has prevailed for many years.

GIFT OF FAGGOTS.

Richard Hale, by his will, (date unknown,) gave £100, to be lent to two young men of the Company; and for the buying 400 Kentish or Essex faggots, about the feast of St. Bartholomew, 200 of the said faggots for the relief of the poor in the parish of St. Dunstan-in-the-East, especially those in Harp-alley and Lily-alley, and the other 200 for the relief of the poor in the parish of St. Mildred, Poultry.

The annual sum of £1 : 4 is now paid to the churchwardens of St. Mildred; but nothing is paid to the parish of St. Dunstan-in-the-East; the reason of this omission does not appear. The alleys called Harp-alley and Lily-alley no longer exist.

GIFT OF COALS.

Francis Tirrell, by his will, (date unknown,) gave to the Company £1000 marks, to remain as a stock in Grocers' Hall, to the intent that they should yearly provide, with the increase thereof, forty chaldron of sea coals, whereof twenty-six chaldrons were to be distributed, yearly, at Christmas, amongst the poor inhabiting the several parishes of St. Giles without Cripplegate, St. Sepulchre's without Newgate, St. Olave's, Southwark, the poor of the parish of St. Mary Magdalen, at the further end of Bermondsey, in Surrey, and St. Botolph without Aldgate: viz. to the poor of the parish of St. Mary Magdalen six chaldrons, and to every of the other four parishes, five chaldrons, to be yearly delivered to

the churchwardens for distribution; the overplus of the forty chaldrons to be distributed amongst the poor freemen of the Company.

By the decree, the sums charged as payable by the Company in respect of this gift are, to the parish of St. Mary Magdalen, Bermondsey, £6, and to the parishes of St. Giles, Cripplegate, St. Sepulchre, St. Olave, Southwark, and St. Botolph, Aldgate, £5 each; and these sums are paid to the respective churchwardens of each parish.

No specific distribution takes place to the poor of the Company, but it may be considered that they are entitled at least to the sum of £7 : 6 : 8, being the difference between the £26, charged by the decree, and £33 : 6 : 8, the whole of the interest at £5 per cent. on the 1000 marks given by Tirrell.

KIRBY'S GIFT.

John Kirby, by will, of which there is an extract in the Company's Book of Wills, but without date, gave £200, to be lent to four young men of the Company, for two years, and directed that the young men should, in every year, cause to be brought to the Grocers' Hall thirty sacks of coals, and give them amongst the poor people thereabouts; and directed that six sacks of the coals should be given amongst the prisoners in the Poultry compter.

Nothing more is known of this benefaction. It is not mentioned in the inquisition or decree, and no loan of money or distribution of coals now takes place, as directed by the donor.

DISTRIBUTION TO THE POOR OF THE COMPANY.

The sums which, under the foregoing benefactions, are appropriated to general distribution amongst the poor of the Company, are as follow:—

	£	s.	d.
From Knowle's gift	33	0	0
Lady Middleton's	191	0	0
Wardall's	45	4	0
Keate's	2	10	0
Tirrell's	7	6	8
	£279	0	8

To which should be added, the rent of the houses given by Lurchyn, if it were possible to ascertain what part, if any, of the property now possessed by the Company in Cannon-street, was derived from his benefaction.

A sum of £300 is annually distributed among the poor of the Company about Christmas. Distributions of bread and provisions are also made to them three times in the year; and throughout the year special applications for relief are received by the Company from their poor members, and such pecuniary assistance is afforded them as upon investigation may appear proper. It seems fair to conclude that these various distributions would cover any addition that ought to be made to the above fund in

respect of Lurchyn's benefaction.

GIFTS FOR LOANS.

The following sums are found, by the inquisition, to have been given to the Grocers' Company, to be lent, on security, to poor members of the Company, in different proportions, to set them up in their trades. It is now many years since any such loans have been made or applied for:—

	£		
Lady Slaney	100	0	0
Edmund Turville	100	0	0
Henry Anderson	100	0	0
John Newman	100	0	0
Gilbert Keate	100	0	0
Thomas Wheatley	50	0	0
Sir John Lyon	200	0	0
Edward Elmer	50	0	0
Thomas Farmer	100	0	0
Lettice Dean	200	0	0
Richard Lambert	200	0	0
Ditto	100	0	0
Edward Jakeman	200	0	0
Katharine Hawes	100	0	0
Roger Knott	100	0	0
John Heyden	100	0	0
Sir Thomas Ramsey	200	0	0
Peter Houghton	400	0	0
Thomas Rudge	100	0	0
Thomas Dawkins	20	0	0
Robert Brooke	100	0	0
Mary Robinson	200	0	9
George Holman	100	0	0
Ditto	50	0	0
Richard Haile	100	0	0
Thomas Westran	100	0	0
Robert Bowyer	50	0	0
John Hodgson	100	0	0
Sir Robert Napper	100	0	0
William Pennefather	100	0	0
Thomas Moulston	200	0	0
Stephen Abberley	250	0	0
John Mevill	100	0	0
Thomas Gawnell	200	0	0
Constance Wrightman	100	0	0
Sir Samuel Wright	50	0	0
Thomas Freeman	100	0	0

OBSERVATIONS.

This concludes the charities of the Grocers' Company; but as the Commissioners, for the reason assigned at the beginning, declined to inquire into the present state of the trust-property, we are unable to recapitulate the income of each. It is apparent, however, from the preceding description of it, and its situation in the centre of the metropolis, that it must now be of immense value, and can hardly bring in less than £15,000 per annum. All this, no doubt, was originally intended for charitable works, and, unquestionably, those for whose benefit it has descended in trust are as justly entitled to the increase as the possessor of any private inheritance to the augmentation of his yearly income.

Out of their wealth, it seems the Grocers' annually disburse £300 among their *own poor*. A miserable dole, considering the greatness of their income, and that it scarcely exceeds the interest of the £4620 which was entrusted to them to be advanced either in gratuitous loans, or in loans at a low rate of interest, to the poor members of their fraternity. One of the greatest mysteries connected with the city companies is the secret ways and outlets by which the little juntas at the head of them contrive to dissipate the immense sums at their disposal. That a great deal is consumed in banqueting and feasting is notorious, and we have no doubt that the annual bill of expenses of several of the chief companies would exhibit items of expenditure, rivalling in costliness and luxury any of the outgoings of the king's civil lists. Only a few months since the Merchant Tailors' Company gave a DINNER, which is said to have cost £1000, and to this entertainment were only admitted the Court, consisting of thirty persons, and their immediate friends, the livery, from whose funds the expense was defrayed, being excluded.

It is astonishing to us how quietly the livery, who are usually considered an intelligent and spirited body of men, submit not only to be deprived of the more substantial enjoyments of their respective corporations, but, also, in

many instances, to be disseized of their elective rights in the appointment of committees, assistants, wardens, and other functionaries. Of the twelve companies, we find only four, into the immunities of which their liveries are allowed fairly to participate, and in which the elections are made conformably with their ancient charters and institutions. The rest chiefly forming little usurping oligarchies, consisting of two or three families, and their favourites, who have succeeded to the possessions and privileges of their several societies, with a regular and apparently as indefeasible a claim as any legitimate despot succeeds to his sovereignty. To these authorities the liveries succumb with the patience of a well-drilled regiment, and are seemingly afraid either to complain or remonstrate, lest they should be cashiered for disobedience, or lose all chance of future favour and promotion.

It is not convenient, at present, to enter more minutely into the income of the city companies, but we will shortly resume the subject. The immense wealth they possess, in trust, for others, and the shameful manner it has been abused, renders it highly expedient their real constitution should be examined, both for the benefit of their own members and of the community.

Salters' Company.

SALTERS' ALMSHOUSES, BOW-LANE.

Thomas Beamond, citizen and salter, of London, in 1454, devised to the Salters' Company, then called the "Fraternity and Guild of the body of our Lord Jesus Christ, in the church of All Saints, in Bread-street, London," and to the brethren and sisters of the same fraternity, the ground where there was then lately erected Salters' Hall, and six mansions; also his house, called the Chequer, with the shop and appurtenances, situate in Bread-street; and his tenement, late called the Brokenfield, in West Cheap, in the parish of St. Mary Magdalen, Milk-street; to the intent that they should, out of the rents, pay divers sums for the maintenance of superstitious uses; and as to the six mansions, the testator willed that the wardens should receive six of the most indigent poor of his art to dwell therein, if such poor could be found; and if not, then six other of the most indigent of other arts within the city of London; and that every of such six poor persons should have one of the mansions; and that the wardens, for the time being, should pay weekly to each, for his support, 7*d*.

The wardens were to render an account of this trust yearly, and each to receive for his trouble 6*s*. 8*d*. the beadle 2*s*. The surplus of the rents and profits was to be kept in a chest, as a fund for repairs, and the erection of new buildings when occasion should require.

It appears, from the minute-books of the Company, in 1759, that, previously to the year 1695, the almsmen inhabited certain houses adjoining the gates of the present hall of the Company in St. Swithin's Lane. It is probable that they were removed there after the great fire of London, as we find that, in 1668, a building lease was granted to Thomas Steane of the site of the hall and almshouses, and of the adjoining premises in Bread-street, devised to the Company by Mr. Beamond. It also ap-

pears, from the books, that, in 1695, the almsmen were removed to a house belonging to the Company in Salters' Court, Bow-lane, which was ordered to be fitted up for them. The premises belonging to the Company in this situation, at the present time, comprise two houses, one of which is inhabited by the beadle of the Company, and the other consists of four apartments, in which four of the almsmen are lodged. For the other two almsmen rooms have been for many years provided over the kitchen at Salters' Hall. The almshouse in Bow-lane is kept in repair by the Company.

The premises comprised in the lease to Thomas Steane now consist of two houses, Nos. 48 and 50, in Bread-street, and a house in Red-Lion-court, behind the same, with a yard lying between them, and are held by Messrs. Shepherd and Bill, under a repairing lease from the Company, for the remainder of a term of thirty-one years from 1791, at the rent of £93 : 17.

The other premises are situate in Cheapside, and in Spread-Eagle-court behind; and are let, with other houses belonging to the Company, on a similar lease for thirty-one years from 1806, to Mr. Dodgson, at an entire rent of £393 : 17 per annum.

The following additional donations have been given to this almshouse :—

Thomas Salter, in 1558, gave 200 marks, to the intent that they should add 12*d.* a-week to their six almsfolks' pensions, and four sacks of great coals a-piece, or 2*s.* 8*d.* in money, and 3*s.* to the six almsmen at their going to St. Magnus-church, and 12*d.* to the beadle of the Company for going with them thither, where he appointed a yearly obit to be kept, with other payments for superstitious uses.

John Scott, in 1578, gave to the almsmen weekly, 12*d.* charged upon two houses in Friday-street.

John Garratt, in 1582, gave all his lands and tenements within the liberties of the city of London, or elsewhere, (except a house in Red-Cross-street;) and he directed that, when the lands should come to the Company, they should therewith perform certain superstitious uses; and that they should pay to the almsmen, towards their living, every week a penny.

Part of the premises given by John Garratt were situate in White-Cross-street and Fore-street, and were sold, five or six years since, by the Company. The residue consist of twenty-seven houses, situate in Carr-square, Moor-square, and Moor-lane, Cripplegate, and are let on lease to different tenants, at rents amounting, in the whole, to £54 : 14 : 6.

Thomas Barber, in 1622, gave £200, to be lent to two poor young men of the Company, at £4 per cent.; and directed, amongst other payments, that, out of the interest, there should be paid annually, to six almsmen at the hall, 20*d.* a-piece, and to the antientest 2*d.* more. £6 : 18 : 6, part of the interest of this sum, is paid to the parish of St. Botolph, Billingsgate.

William Robson, in 1633, gave £2500, directing (amongst other applications of the interest,) the payment of £6 per annum to the almsmen.

James Smith directed that, out of the rents of his lands, the

Company should pay to the almsmen, annually, £4.

In addition to these, £400 was left, to be advanced in loans to young men, and the interest to be applied to the relief of the almsmen. But none of the sums directed to be lent out are now so disposed of; nor does there appear to be any demand for them by the persons entitled; but the amount of the interest, which, by the appointment of the respective donors, is applicable to charitable purposes, is accounted for by the Company.

The Company have, from time to time, made several additions to the pensions given to these almsmen. Their total weekly allowance is, at present, 10*s.* 6*d.* each, amounting annually, in the whole, to £163 : 16.

The Company, in addition, divide among them, annually, about £16 : 9 : 2, in lieu of some of the above gifts. Each almsman also receives from the Company a chaldron of coals annually, which more than compensates for Thomas Salter's gift of four sacks of coals to each.

The almsmen consist of poor freemen of the Company in reduced circumstances. They are appointed by the court of assistants. Notice is given by public advertisement of the occurrence of vacancies, and the objects thought most deserving are selected.

ALMSHOUSES IN MONKWELL-STREET.

Sir *Ambrose Nicholas*, alderman of London, in 1578, left twelve tenements in Mugwell-street, in the parish of St. Olave, within Cripplegate, London, for the use of twelve poor persons, free of the city, (salters to be preferred); and the testator also gave to the Company all his messuages and lands, situate in the parishes of St. Alphage and St. Olave within Cripplegate, and his garden, being, in the whole, of the clear yearly value of £24, on trust, that they should pay 7*d.* weekly to each almsperson, and yearly provide, on the Monday preceding Christmas-day, 300 western faggots, to be distributed in their hall to the said poor people. The residue of the rents to be applied to the relief of the poor of the Company, or of the poor of any other of the city companies.

It appears, from the books of the Company, that Sir Ambrose also gave £100, which he appointed to be lent to two young men, free of the Company, for two years, they severally paying for the same one cart-load of charcoal, each load containing thirty sacks, to be delivered to the almsfolk in Mugwell-street.

The almshouses are situated in Mugwell-street, now called Monkwell-street. After the fire of London, in 1666, they were rebuilt at the charge of the Company, who keep them in repair.

The property held by the Company under the gift of Sir Ambrose Nicholas, in addition to the almshouses which are in the parish of St. Olave, consists of the following houses in the parish of St. Alphage, Cripplegate :—

	£	s.	d.
1. Three houses in Fell-street, in the tenure of Messrs. Fisher and Hebb, under a lease for sixty-one years, from 1803, at the clear rent of.....	36	0	0

2. One house in Fell-street, and another in Hart-street, in the tenure of the executors of Joseph Kinder, under a lease for sixty-one years, from 1761, at the rent of	20	0	0
3. A house and livery-stables in Fell-street and Hart-street, in the tenure of Stephen Powell, for twenty-one years, from 1817, at a clear rent of	111	5	0
4. A house in Hart-street, under lease to William Swift, for twenty-one years, from 1817, at a clear rent of.....	36	10	0
Total clear income to the charity	£205	15	0

There is, also, belonging to these almshouses an annuity of £13, given by *William Robson.*

Mrs. Cock, out of the interest of £100, given to the Company, directed there should be annually paid to the twelve almsfolks 12*s.*

John Wicks, in 1727, gave an acre of land in Britty-mead, in Plaistow-marsh, in the parish of West Ham, Essex, then of the yearly value of £2 : 5, the profits to be distributed yearly to the poor of the almshouses; and he also gave to the Company a rent-charge of £5 per annum, issuing out of his mansion-house and lands at West Ham, to be also distributed, yearly, amongst the poor of the almshouses.

Until the year 1735, men as well as women were admitted into these almshouses, but from that time the charity has been confined to women. They are either widows or daughters of freemen of the Company. When vacancies occur, the Company give notice by public advertisement, and select those they consider the most proper objects of the charity.

The weekly allowance to each almswoman is 10*s.* 6*d.* To each is, also, given a chaldron of coals, which more than compensates for the faggots and coals directed to be given by Sir Ambrose Nicholas. They, also, pay £12 : 12 per annum for medical attendance and medicines for the almswomen. And there is a gift, about Christmas, to each almswoman, amounting to £1 : 11.

No separate account has been kept of receipts and disbursements on account of these almshouses. At this time the expenditure by the Company exceeds the income of the charity. But as it appears probable that, upon re-letting the premises No. 2, in the rental, of which the lease expired in 1822, there will be an excess of income beyond the present allowances, it is desirable that such separate account should be kept.

SCOTT'S GIFT.

John Scott, in 1578, gave to the Company two houses in the parish of St. John the Evangelist, in the ward of Bread-street, London, upon trust, among other things, to provide one cart-load of coals, and distribute the same among the poor of the parish of Allhallows and St. Margaret-Moses, about Christmas. The two houses thus given to the Company are situate in Friday-street. The annual sum of 18*s.* which is inadequate to the present value of a cart-load of coals, is paid in respect of this gift to the churchwardens of the parish of St. Margaret-Moses, the application of which will be inquired into at a future time. No payment is made by the Company to any other parish.

POOR DEBTORS' GIFT.

John Garratt, in addition to his gift to the Bow-lane almshouses, gave to the prisons of the King's Bench, Marshalsea, and Newgate, 6*s.* 8*d.* a-piece, to be paid quarterly, 20*d.* which charges he directed to be borne by the rents of his lands; 6*s.* 8*d.* is paid annually to the debtors in each of the prisons of the King's Bench and Marshalsea; 6*s.* 2*d.* only has been paid for many years to those in Newgate. The deduction from the latter payment is not accounted for. These sums are paid, on receipts given, by the steward or secretary to the prisoners, countersigned by the keepers of the respective prisons.

ROBSON'S GIFT.

It appears, from the books of the Company, that *William Robson*, in 1633, deposited in their hands £5000, upon an agreement as to £2500 thereof, that interest should be paid to himself for life, and, after his decease, to certain persons of his kindred for life, and, after their decease, should remain wholly to the use of the Company; and, as to the other £2500, that the Company should pay interest at five per cent. being £125 yearly, for ever, as follows:—

	£	s.	d.
To the poor of the Company	20	0	0
To the poor of the town of Newport, in Shropshire, where he was born	10	0	0
To the minister, or lecturer, of Newport	5	0	0
To the master of the free-school there	5	0	0
To the hospital of Bridewell	10	0	0
To Christ-Church hospital	5	0	0
To St. Thomas's hospital	5	0	0
To St. Bartholomew's hospital	2	10	0
To the Company, to be expended, yearly, about the time of his decease	20	0	0
To a minister, to preach a sermon the same day	2	0	0
To the curate	0	5	0
To the clerk and sexton of the church where the sermon should be preached	0	5	0
To St. John's College, Cambridge, towards the maintenance of two poor scholars	10	0	0
To Jesus College, Oxford, towards the maintenance of two poor scholars	10	0	0
To the master and officers of the Company	20	0	0
	£125	0	0

He also gave to the Company the further sum of £50, to pay, yearly, to St. Bartholomew's hospital, £2:10, to make up that gift £5.

With a part of the gift of Robson, but how much does not appear, the Company purchased four houses in the City. These premises now consist of, 1st, a house in Lombard-street, let to Messrs. Hanbury and Co. bankers, at the rent of £384; 2dly, part of the premises of the London Assurance Company, in Birchin-lane, let to them at the rent of £137:18:4; and, 3dly, part of a house, let to Samuel Hoare, the residue of which was purchased by the Salters' Company, from their own funds. The rent of the last-mentioned house

is £373 : 3 : 4; and the estimated proportion thereof of the part purchased with Mr. Robson's gift is £266 : 11. The rents, therefore, of the premises purchased with the donor's money amount to £788 : 9 : 4 per annum. Out of this income the Company pay £20 to their own poor; £20 to the town of Newport; £10 to Bridewell-hospital; £5 is paid to each of the three hospitals; and the two sums of £10 to the Universities. No other payments are made, which leaves a surplus of £703 : 9 : 4.

SIR JOHN COATES'S GIFT.

The annual sum of £2 : 12 has been, for more than a century, paid by the Company, in lieu of two loads of charcoal directed by Sir *John Coates* to be given to the poor of Dowgate-ward, to the deputy of that ward, who distributes the sum, annually, in December, amongst the poor inhabitants, a preference being given to poor widows. This payment of £2 : 12 is inadequate to the present value of the charcoal directed to be distributed amongst the poor of this ward.

The Company also pay, annually, to the deputy of Bread-street ward the sum of £1 : 4, as being Sir John Coates's gift, but it does not appear how that charge arose.

This sum is annually distributed, together with Mrs. Cock's gift of £1 : 6 : 4, and some other small charitable gifts, by the gentlemen of the common council of Bread-street ward, at their first meeting after Lady-day, amongst poor deserving objects being inhabitants of that ward.

SUNDRY GIFTS.

Mrs. *Cock*, who gave £100 to the Salters' Company, directed that, in addition to her donations to the two almshouses, amounting to £2 : 12 per annum, there should be paid, out of the interest of the £100, to the poor of the parish of St. Martin, Ludgate, 15*s.*; to the prisoners in Ludgate 5*s.*; to the poor of Bread-street ward, £1 : 6 : 4.

Robert Harding, in 1568, gave to the Company a yearly rent of 40*s.* issuing out of two tenements in Crooked-lane, called the Boar's Head and the Ship, and directed that the wardens of the Company should distribute to thirty-six poor men of the Company 12*d.* a-year a-piece, by half-yearly payments; and, as to the remaining 4*s.* he gave to the wardens of the Company, for their pains, 3*s.* 4*d.* and to the beadle 8*d.* This rent has not been received by the Company for a great many years, and the property charged with it is unknown.

Peter Blundell, in 1599, gave to the Company £150, upon condition that they should purchase lands or houses, out of which 40*s.* should, every year, be paid to the poor prisoners in Ludgate, and the rest to be employed, so as that the wardens should have the benefit, for their paying the said 40*s.* This sum of £150 was, together with £20 added by the Company, laid out in the purchase of a house in Bow-lane, of which one part now forms the Salters' almshouses there, and the other part is a house, occupied, free of rent, by the beadle of the Company. The Company pay, annually, 40*s.* to the poor prisoners in Ludgate, on a receipt given by the steward, and countersigned by the keeper of the prison.

Henry Plompton gave £100 to the Company, to be lent to one or two young men, they paying 40*s.* which he directed to be distributed as follows:—20*s.* to the Company's use, 10*s.* to the clerk and beadles, and 10*s.* to the poor-box of the Company.

David Cock gave £100, to be lent to two young men, each paying, yearly, 23*s.* 4*d.* of which interest he directed that 40*s.* should be paid to the parson of Allhallows, towards the reparation of the church, and the remaining 6*s.* 8*d.* to the master and wardens of the Company. This sum of 40*s.* per annum is paid to the churchwardens of the parish of Allhallows, Bread-street, towards the repairs of the church.

John Ireland gave £200, to be lent for such term and to such persons as the Company should think fit, at seven per cent.; of the interest, £4 was to be paid to the parish of St. Mildred, Bread-street, and the remainder to the use of the Company.

Ellis Crisp gave to the Company £150, to be lent to three young men, at four per cent. such interest to be paid thus:—

	£	s.	d.
To the poor of St. Mildred, Bread-street.....	1	0	0
To the town of Marshfield, in Gloucestershire....	4	0	0
To the officers of the Company.....	1	0	0

The annual sum of £1 is paid to the churchwarden of St. Mildred, Bread-street. The Book of Gifts does not state the purposes to which the gift to the town of Marshfield was to be applied; but it is paid to the minister of the parish.

Lady Nicholas gave £200, to be lent to one young man of the Company, he paying yearly 20*s.* which she directed to be distributed amongst the poor of the parish of St. Mildred, Bread-street.

ALMSHOUSES AT MAIDENHEAD.

It appears that, about 1661, *James Smith* erected, in Maidenhead, in the parish of Cookham, Berks, eight almshouses, each containing two rooms, for eight poor men and their wives; and that he conveyed to trustees certain lands in the parish of Bray, called Norden's, upon trust, to pay the rent at Salters' Hall, for the use of the said almsmen, each almsman to be fifty years of age, an inhabitant of Cookham, and to be nominated by the vestry of the parish, subject to the approval of the Company. The disbursements out of the rents, as directed by the founder, were as follows:—

	£	s.	d.
To each poor man and his wife £5, yearly, during their joint lives, and, in case of the death of either, then the £5 to be paid to the survivor.....	40	0	0
On Michaelmas-day in every second year, to provide gowns of sad-coloured broad cloth.			
To pay, yearly, to the churchwardens of the parish of Cookham, on Michaelmas-day, to be distributed by 2*s.* weekly, in bread, on Sunday in every week for ever, among the poor of Cookham, to be nominated in vestry	5	4	0
On Lady-day, to the two churchwardens of Cookham, for their trouble, 10*s.* each	1	0	0

On Lady-day, to the two churchwardens or chapelwardens of the chapel in Maidenhead, for their superintendance of the poor almspeople, according to certain orders made by the founder, 10*s*. a-piece	1	0	0
To the minister of the parish-church of Cookham, for a sermon to be preached by him, yearly, on Easter Monday	1	0	0
To the clerk of that parish, for his attendance	0	10	0
To the minister of the chapel of Maidenhead, for a sermon to be preached on the 1st of January	1	0	0
To the clerk of the same chapel, for his attendance.....	0	10	0
To the six poor almsmen of the Salters' Company inhabiting near their hall	4	0	0
To the clerk of the Salters' Company	2	0	0
To the beadle	0	10	0

The residue of the rents are to be applied in the repair of the almshouses, and other expenses connected therewith.

The estate belonging to this charity, in the parish of Bray, is still called Norden's Farm, and consists of 116 acres and 8 perches. It is in the tenure of Thomas Willis, under an agreement for a lease for twenty-one years, from 1811, at the rent of £200 per annum, which is considered to be its full value.

In addition to this farm, there is a piece of ground belonging to the charity, which adjoins to the almshouses at Maidenhead, and contains rather more than an acre, forming part of a field, the residue of which belongs to an individual. The land of the charity is marked by boundary-posts, and is let to Richard Swallow, as yearly tenant, at a good rent of £5 per annum. The almshouses consist of eight dwellings, each sufficient for a poor man and his wife, with a portion of garden-ground allotted to each.

Two additional donations have been made to these almshouses since the foundation. One is the sum of £8, paid by the Company, arising from the gift of Mrs. *Smith*, probably the widow of the founder. The other donation was given by *Mary Parkhurst*, widow, and *Elizabeth Smith*, spinster, and consists of a rent-charge of £50 per annum, issuing out of some land situate in the parish of St. Mary Rotherhithe, Surrey. This annuity is now paid by Mr. Humphries, on account of the owners of the property charged, of which, at the present time, three-sixth parts belong to the five daughters of Daniel Meilan, Esq. two-sixths to Mrs. Maling, and one-sixth to Sir Henry Hawley, Bart.

The trust-property of this charity has been, from time to time, conveyed to new trustees, members of the Company.

On the occurrence of a vacancy in any of the almshouses, by the death of the survivor of the husband and wife, who have been the inhabitants of it, a certificate is sent to the Company from the minister, churchwardens, overseers, and other inhabitants of the parish of Cookham, assembled in vestry, containing the names of two married men, properly qualified according to the provisions of the foundation-deed, one of whom is chosen by the court of assistants.

The following annual sums are paid according to the founder's directions :—

For bread to the poor of

Cookham, £5 : 4. To the ministers of Cookham and Maidenhead, £1 each, for a sermon; and to the clerks of each of those places, 10*s.* each. To the six poor men in the Salters almshouses in Bow-lane, £4. To the clerk of the Company, £2, and to the beadle, 10*s.* The churchwardens of Cookham, and the chapelwardens of Maidenhead, instead of 10*s.* each, the sum mentioned in the foundation-deed, receive only 5*s.* each; but an ancient note in the margin of that deed states that this sum was altered in the life-time of Mr. Smith. The payments to the almspeople yearly amount, in the whole, to £181 : 16.

BARNARD HYDE'S CHARITIES.

In 1630, *Barnard Hyde* granted to the Company his share of the lands in the Irish plantation, and a sum of money, in consideration of the Company engaging to purchase lands of the annual value of £62, at the least, to disburse as follows: £30 yearly to a lecturer for weekly preaching a sermon in the parish of St. Dunstan-in-the-East; £5 to be distributed among the poor of the same parish. If the lecture could not be preached at St. Dunstan's, then it was to be tendered to the several parishes of St. Mary-at-Hill, St. Margarets Patten, and Allhallows Barking, in the order they stand named, and the lecture to continue there till the parishioners of St. Dunstan desired it to be performed in their own church. And the £5 to the poor of St. Dunstan was to be given to the parish where the lecture was delivered. Five pounds was to be distributed on St. Thomas's Day to ten poor freemen of the Company; 20*s.* to be yearly paid to the churchwardens of the parish of Little Ilford, in Essex, upon the being demanded at Salters' Hall, to be distributed to four poor persons dwelling in that parish; £13 : 10 to be distributed yearly to fifty-four poor widows or maids of the following parishes, to each 5*s.* to help to buy them clothes or other necessaries: the distribution to be made the first year in the parishes of St. Dunstan-in-the-East, Allhallows Barking, St. Botolph without Aldgate, to eighteen poor widows or maids, in each of those parishes. The second year, in the parishes of St. Mary, Whitechapel, St. Botolph, Bishopsgate, and St. Leonard, Shoreditch. The third year in the parishes of Allhallows-in-the-Wall, St. Stephen, Coleman-street, and St. Alphage. The fourth year, in the parishes of St. Giles, Cripplegate, St. Olave, Silver-street; and, instead of a third parish, to eighteen Salters' widows or daughters, not being pensioners to the Company. The fifth year, in the parishes of St. Botolph, Aldersgate-street, St. Sepulchre's, and St. Andrew's, Holborn. The sixth year, in the parishes of St. Bride, St. Anne, Blackfriars, and St. Andrew Wardrobe. The seventh year, in the parishes of St. Mary Somerset, St. Michael, Queenhithe, and Allhallows the Great, Thames-street. The eighth year, in the parishes of St. Mary Magdalen, Bermondsey, St. George, Southwark, and St Thomas, but not to any pensioners of that hospital. The ninth year, to the parishes of St. Olave, Southwark, St. Saviour, Southwark, and St. Mary-at-Hill. The tenth year, in the parishes of

St. Katharine, Coleman-street, St. Katharine Cree, and St. Margaret Pattens; and so every tenth year the distribution to come about again to the same parishes respectively.

The Company further covenanted that, as to £200, parcel of the money delivered to them, they would, from time to time, deliver the same to such four young men, free of the Company, as should be suitors for the same, upon sufficient security, by £50 a-piece for two years, gratis; the same parties not to have the same sums again under two years after the payment of them in respectively.

In 1637, the Company purchased two houses on the west side of Gracechurch-street, and, by a declaration of trust from the trustees to whom these premises were conveyed, they acknowledged that they held them upon the trusts of Barnard Hyde's deed.

These two houses now form one house; and an agreement has been made for a new lease of them to Messrs. Francis and Davidson, for twenty-one years, at the rent of £250.

The weekly lecture was formerly preached at the church of St. Dunstan-in-the-East; but it was declined by that parish some years ago, in consequence of the expenses of lighting and cleaning the church; and it was accepted by the parish of St. Mary-at-Hill, and the annual sum of £30 is now paid by the Company to a lecturer appointed by them for that parish.

The other charities are paid as directed; except that there is no trace of the £200 directed by Barnard Hyde to be lent to poor freemen of the Company.

SIR TIMOTHY WALDO'S GIFT.

Sir *Timothy Waldo*, by will, in 1784, gave to the Company £100, the interest to be equally divided, on the Company's annual distribution day, between two poor persons, being Protestants, and being, or having been, housekeepers and members of the Company. He also gave the further sum of £500, Three per Cent. Consolidated Bank Annuities, upon trust, to apply one moiety of the interest in placing out some poor boy of the parish of Hever, in the county of Kent, apprentice to a farmer, or to some handicraft trade, or to the sea-service, or in the clothing such poor boy during his apprenticeship, so as such poor boy should be capable of repeating, without book, the Lord's Prayer, the Belief, and the Ten Commandments, and should have been instructed in the Catechism used by those professing the communion of the Church of England; and in case, at any time, no such boy could be found, he directed that the moiety of the interest should be annually distributed amongst such industrious poor inhabitants of Hever, as should not receive alms, and as should be recommended by the tenants, for the time being, of his two principal farms there, called the Castle-farm and the Lodge-farm; the other moiety of the interest to be laid out in buying flannel waistcoats or strong shoes and warm stockings, for such industrious or aged poor persons of Hever as should not receive alms from the parish, to be delivered to them the 8th day of November in every year.

The £100 does not appear to have been been specifically invested upon any security by the

Company; but the sum of £5, as the interest, is annually distributed by them, with other moneys, amongst poor persons of the Company, on the distribution day shortly before Christmas. Larger sums than £2 : 10, being the moiety of such interest, are at that time given to more than two persons answering to the description mentioned by the donor.

The £500, Three per Cent. Consols, were, after Sir Timothy Waldo's death, transferred into, and now stand in the corporate name of the Salters' Company.

Of the dividends, amounting to £15 per annum, one moiety is applied by the Company in apprenticing poor boys of the parish of Hever, or in clothing them during the whole or part of their apprenticeship. The parish officers select the boys, and make agreements with the masters, subject to the approbation of the Company. At the time of this Inquiry, in 1821, the moiety of the dividends for two years remained undisposed, in consequence of a proper master for a boy not having been found.

The other moiety of the interest is paid to the tenant of one of the farms mentioned by Sir Timothy Waldo in his will, who provides shoes, stockings, and flannel - waistcoats, which are annually distributed to the poor of the parish of Hever, and the receipts of the tradesmen who supply these articles, are transmitted to the Company.

Scriveners' Company.

THE only charity belonging to this Company appears to arise from some houses in Noble-street, in the parish of St. Mary's Staining, and upon which an annuity of £10 is charged, payable to poor brothers and sisters of the fraternity. It is not known by whom, or at what time, these houses were charged with the annuity. The houses are now let by the Company at a rent of eighty guineas per annumm; but they are old, and it is expected that it will be necessary to lower the rent when the existing lease expires.

The annuity of £10 has been for many years equally divided between two poor widows of freemen of the Company, chosen by the court of assistants, who, when appointed, have usually continued to receive this pension during their lives.

STRATFORD-UPON-AVON.

CHARITIES UNDER THE CHARTER OF EDWARD VI.

FROM the recitals of a charter of Edward VI. granted in 1553, incorporating the inhabitants of Stratford-upon-Avon, we learn a certain guild had heretofore existed in that borough, endowed with divers lands and possessions, out of the rents and profits of which they maintained a free-grammar-school, for the education of boys, and an almshouse, for the abode of twenty-four poor people; and they also maintained a certain great stone

bridge, called Stratford-bridge, built over the Avon. This guild was dissolved, and its revenues reverted to the crown, upon which the inhabitants, apprehensive of the decay of the town, petitioned the king to extend his favour towards them for the better support of the borough and its government. On this representation the charter of incorporation was granted, and also the mills, messuages, houses, tithes, and chapel, formerly belonging to the dissolved fraternity, and then of the yearly value of £46 : 3 : 2½ : it being ordained by the charter that the almshouse for twenty-four poor persons should be continued by the Corporation; and that they should pay to every one of the poor persons 4*d.* weekly. It was further ordained that there should be one free grammar-school, for the education of children in the borough; and the Corporation should pay, yearly, to the schoolmaster, £20 for stipend, on the four usual quarterly days, by even portions; and that the appointment of the schoolmaster should belong to the Duke of Northumberland, and his successors, lords of the borough of Stratford-upon-Avon.

The charter further granted to the Corporation all the tithes, oblations, and altarages, in the whole parish of Stratford, then of the yearly value of £34, and lately belonging to the college of Stratford; in consideration of which the Corporation covenanted, first, to maintain a perpetual vicar of the parish-church of Stratford, and pay to him £20 yearly, and also £2 a-year, beside the £20, for the tenths to be paid to the king, the vicar to be nominated by the Duke of Northumberland; secondly, to pay to the master of the free-school, (to be also nominated by the Duke of Northumberland,) £20 yearly; thirdly, to pay £10 yearly to a chaplain to assist the said vicar; and, lastly, the Corporation agreed to find convenient habitations or mansions in the town for the residence of the master and vicar.

Considerable doubts have arisen upon the construction of the charter among the parties interested in the disposal of the property granted thereby; but before we enter upon the consideration of these, and the extent of responsibility imposed on the Corporation in the maintenance of the different charitable trusts, it will be most convenient to give an account of those trusts, and of the manner in which the Corporation have actually conducted themselves in the management of them.

1. THE ALMSHOUSES.

The almshouses comprise twenty-two dwellings, upon two floors; the lower dwellings consist of one room, with a closet, or small room behind; the upper apartments are over the large apartments in the lower dwellings, and are accessible by a gallery, which runs over the closets belonging to the latter. The apartments are spacious and comfortable, and are kept in good repair, and supplied with stoves, the rest of the furniture being provided by the occupiers. There never were more than twenty-two dwellings, but twenty-four almspeople have always been maintained by the Corporation. There are generally among them two, at least, who,

from age and impotence, are better taken care of by their relations than they would be if living alone in the almshouses. The almspeople now consist of twelve men and twelve women. There is a by-law, by which it is directed that the almspeople shall be taken from the borough, (which lies within, and, in local extent, forms but a small part of the parish of Stratford); but if any cases, that appear particularly eligible, occur from other parts of the parish, they are received.

The present almspeople are all aged. They are elected at a corporate meeting, such meetings being constituted of twelve of the common council, of whom the mayor must be one. Upon a vacancy taking place, ten days or a fortnight are allowed for applications to be sent in. The names of all who apply are entered on the list, and they are then balloted for.

These almspeople now receive from the Corporation a weekly stipend of 5*s.* each. It has been increased to this, at various times, from the original sum of 4*d.* a week directed by the charter. The last increase was in 1813, previously to which the stipend was 3*s.* 6*d.* each, per week. They receive some other emoluments under the following charities, with which additions it seems that they are at present sufficiently provided for:—

Richard Lord, in 1555, left a close of land, at the western part of the town, adjoining the road leading to Evesham, and which contains about three acres. It was formerly let for £5 a-year, and afterwards for £10. It is now converted into garden-ground, and let to Mr. Allen, mason, at the clear annual rent of £24. It has for many years been under the management of Mr. Lord, one of the Corporation; and the rent of £24 was fixed by him as an adequate rent. Allen underlets the land, in plots of garden-ground, to the number of about thirty, some of them for as much as 30*s.* a-piece; but he has great trouble in collecting the rents.

Thomas Lucas, in 1625, gave his house in Church-street, upon trust, to the almspeople. This property now forms part of a house in the old town, on lease, to Mrs. West, for forty-one years, from 1818. The house originally given by Lucas has been taken down, and the present house, which is a large one, built, partly on the site of Lucas's house, and partly on ground belonging to the Corporation. The present annual value of the whole house, without consideration of existing leases, is estimated at about £40. The rent reserved to the charity is £7. But it does not appear that any specific payment has been made to the almspeople in respect of this grant. The Corporation have taken it into their general fund, and have considered it accounted for to the almspeople in the other payments which they make to them, exceeding the amounts which they are bound to pay them from their other funds. But the Commissioners think it fitting that a specific distribution should be made of this rent, either as forming part of, or in addition to, the present allowances, and which they were assured should in future be done.

Sir *Hugh Clopton*, in 1732, granted to the Corporation a rent-charge of £16 per annum, out of

a farm in the parish of Hampton-Lucy, called Ingon-farm, to the intent that they should lay out the same in providing every second year twelve blue coats, of the value of 20*s.* each, for twelve of the almsmen, and twelve blue gowns, of the like value of 20*s.* each, for twelve of the almswomen; and further, that they should pay the vicar one guinea, to preach a sermon in the chapel of the town, on the 29th of May, annually; and also 5*s.* to the clerk; 12*d.* each to the almspeople, both men and women; and lay out the residue of the £16 in straw hats and aprons for the almswomen, or in such other manner as the mayor, aldermen, and burgesses, should think fit. This rent-charge is received from Mr. Lloyd, of Welcombe, the present proprietor of Ingon-farm. It is applied nearly as directed by the donor.

2. THE FREE GRAMMAR-SCHOOL.

The endowment of this school originated in the gift of *Thomas Jolyffe*, who, in 1482, granted to the guild of the Holy Cross of Stratford-upon-Avon, all his lands and tenements, in Stratford and Dodwell, in the county of Warwick, upon condition that the master, aldermen, and proctors of the guild, should find a priest, able to teach grammar freely to *all scholars coming to the school*, taking nothing of the *scholars for their teaching*; that the priest should receive annually for his stipend £10; and that, as often as a vacancy should take place, the successor should be appointed by the warden of the college of Stratford and the master of the guild.

The present school, however, may be considered as owing its foundation to the charter of Edward VI. under the provisions of which it is maintained by the Corporation.

The master now receives £100 a-year, and £30 to provide himself a house. The dwelling which had been appropriated to the schoolmaster, under the directions of the charter, being a very small building, and in very bad condition, and no longer fit for the purpose. This building adjoins the school and vicarage, and is now let by the Corporation to the vicar for £6 a-year.

The school is conducted as a grammar-school, in which the foundation scholars receive a complete classical education, so as to fit them for the university, if they remain long enough. Since the appointment of the present master, the Rev. J. T. Jones, which took place about eleven years ago, three of the free scholars have gone to the university. The gratuitous instruction, in addition to the learned languages, comprises English grammar.

It appears that, about sixteen years ago, the school having fallen into considerable decay, measures were taken by the Corporation to revive it, one of which was a resolution, adopted with a view to give respectability to the establishment and to induce some of the more reputable inhabitants to send their children to it, that not more than twenty-one free scholars should be admitted. This restriction was not in fact warranted by the terms of the foundation, and the object of the Corporation having been obtained, the resolution was rescinded. The school since that time has been respectably conducted, but it does not appear that the num-

ber of applications for admission have ever amounted to the limit so imposed. At the time of this examination there were *fifteen* free scholars.

The privilege of admission to the school is confined to the inhabitants of the borough of Stratford, a restriction which seems always to have taken place. Applications for admission are made to the Corporation, by whom the children are sent to the master, and he admits them, if duly qualified, (according to long established custom,) by being at the age of seven years, and able to read. The education is entirely gratuitous, except that each scholar pays the master a guinea on admission, and 2*s*. 6*d*. a-year for firing, and provides his own books.

The payment of the guinea for admission commenced about the time when the limitation was made of the number of scholars to twenty-one, and perhaps originated in the same motive. It does not, however, appear to have been sanctioned by any resolution of the Corporation, and the existence of the practice is not generally known among the present members. The Commissioners think that it will be more consistent with the character of a free school that this payment should be discontinued, and that compensation should be made by the Corporation to the master, who was informed, when he took the office, that this was an established perquisite. This opinion was intimated to the Corporation, and there is no doubt that it will be attended to.

The school is kept in an old building, apparently that originally destined for the purpose, over the Old Guildhall, and adjoining the almshouse. It is kept in repair by the Corporation.

3. THE VICAR.

The vicar receives, from the Corporation, an annual stipend of 150 guineas, besides some small payments for sermons, under different benefactions, amounting to £10 : 0 : 7; he has also a good house, with offices, and an excellent garden, provided by the Corporation, occupying the site of the residence originally granted under the charter.

The Corporation keep the buildings in substantial repair, the charge of ornamental repairs being borne by the vicar.

The original stipend with which the vicarage was endowed by the charter has been increased by the Corporation from time to time. When the present vicar, the Rev. Dr. Davenport, came to the living, the salary was 80 guineas; it was afterwards advanced to 100, and lastly to the present amount.

4. THE CHAPLAIN.

The Corporation pay now to the chaplain an annual stipend of £50, to which amount, like that of the vicar, it has been raised by successive additions to the sum specified in the charter. This office is at present held by the master of the grammar-school.

5. REPAIR OF THE STONE BRIDGE.

The Corporation rental contains several small rent-charges, received from different messuages in Stratford, amounting in the whole to 16*s*. 11½*d*., which are considered as specifically appropriated to the repair of the stone bridge over the Avon. It is probable that some of these may have formed part of the guild

estate, but the origin of all them is unknown, except of one, derived from the gift of Mrs. Quiney, who, in 1618, granted to the Corporation a yearly rent of 5*s.* issuing out of a tenement and garden, near the Meere side; to hold the same towards the reparation of the bridge. The Corporation are now the proprietors of the house on which this payment is charged, and which is situate in Meer-Pool-lane, but it is not known how they acquired it.

It has been supposed that the liability of the Corporation to repair the bridge extended far beyond the application of these small sums, as one of the trusts arising under the charter of Edward VI.; the keeping up and repairing that bridge being mentioned in the recitals of the charter, as one of the objects to which the rents of the guild estate had been applied by that fraternity, although not specifically stated in the ordaining part of the charter, as a duty charged on the Corporation. The Commissioners, however, are relieved from the consideration of this question by the circumstances which have since occurred.

In the year 1811, upon an indictment against the Corporation for not repairing the bridge, it was adjudged, by the Court of King's Bench, that this was a Corporation by prescription, and as such had been immemorially bound to repair the bridge; and that though the guild, out of their revenues, had in fact repaired it, this was only in case of the Corporation, and not ratione tenuræ; and that the Corporation, though now possessed of those revenues, were still bound to repair the bridge by prescription, and not by tenure.

Soon after this decision, upon an application made by the Corporation to Parliament, an Act was passed, in the 52d of George III. whereby, after reciting that the stone bridge over the Avon was erected in the reign of Henry VII. by Sir Hugh Clopton, and had, from time to time, been repaired by the Corporation, it was enacted that commissioners should be empowered to rebuild or repair the bridge, and erect a toll-gate thereon, and that the Corporation should pay £30 annually towards forming a fund of £5000 for the future repair and support of the bridge. This annuity of £30 is paid by the Corporation to the commissioners of the bridge, which is considered as exonerating them from any accountability as to the small rent-charges before mentioned.

We now proceed to consider how far the Corporation, in their performance of these several charitable trusts, have fulfilled the duties imposed upon them by the charter, and in this inquiry we may drop all further consideration of the repairs of the bridge, which, as we have seen, are now provided for in another manner.

There are two branches of property granted by the charter, to each of which the maintenance of certain of the establishments, created or continued, seem to be referable. The first branch of property is the estate formerly belonging to the guild at Stratford, which is expressly stated in the charter to be granted, in order to enable the Corporation to maintain the almshouse and school, and to defray the other charges incident to the borough, and antecedently borne by the guild. The annual revenue of this estate amounted at the time of the grant to £46 : 3 : 2½, and the payments, specifically appropriated,

fall short of the income by £5 : 7 : 2½. The other branch of property consists of the tithes formerly possessed by the college of Stratford; in respect of which it should seem that the payments were directed to be made to the vicar and chaplain. The amount of these tithes, at the time of the grant, was £34 a-year. The payments directed to be made to the vicar, viz. £20 for his stipend, and £2 for the discharge of his tenths, and to the chaplain £10, being deducted from this amount, would leave £2 unappropriated, or applicable only towards the providing a residence for the vicar.

In consequence of the declaration made in the charter of the annual amounts of the property granted, and of the specification of the payments to be made, it has been contended, with reference at least to the vicar's salary, (though the argument would apply to all the rest,) that, with the improvement in the annual value of the property, these payments should receive a proportionable increase.

If this were so, it would be incumbent on the Commissioners to inquire minutely into the past and present state and course of management of the property derived from this charter, and the application of its revenues. Upon mature consideration, however, of the terms of this charter, it appears, that the construction thus contended for is not well founded. Both the guild estate and the college estate are granted to the Corporation, in the most unqualified terms, to hold in as ample a manner as they had been held by the former proprietors, or as they had come to the hands of the crown; nor are the payments which are directed to be made specifically charged upon the property, or stated as charitable uses, to which the property was given; nor is it immaterial to observe that those payments do not exhaust the whole of the income derived from the respective properties. It appears, indeed, that the guild estate was granted for the purpose of enabling the Corporation, among other things, to maintain the almshouse and grammar-school, which they are expressly required to do; and this we conceive the Corporation are bound to do effectually, and to that end to make such additions to the payments appointed by the charter to the almspeople and schoolmaster, and which were at that time sufficient for the purpose, as, under any change of circumstances, should be necessary for the proper and effectual maintenance of these establishments. It appears to the Commissioners that the Corporation do substantially perform this part of the duty cast upon them, so far as is at present required, and that they are not bound to do more.

With respect to the vicar and chaplain, the case seems to be somewhat different; the payments directed to be made to them are not only not charged upon the tithes or other property granted to the Corporation, or given as constituent parts of the income derived therefrom, but it is not intimated, as in the case of the other eleemosynary establishments, that the grant was made for the purpose of enabling the Corporation to maintain the vicar or chaplain, nor are they required so to do: they are simply required, in consideration of the grants previously made to them by the charter, to endow the vicarage with a stipend to the

vicar of £20 a-year, and £2 for his tenths, and to provide him a house, and, at their own proper charge, to pay a chaplain £10 a-year, to assist the vicar. It appears, therefore, that this is the whole extent of their legal liability as to this branch of the charter, and that whatever additions the Corporation may have thought fit to make to either of these salaries are wholly optional with them, and cannot be claimed to any extent as a matter of right.

Under this view of the case, the Commissioners have not thought themselves called upon to investigate and make public the concerns of the Corporation, (although every facility for it was afforded to them, by the unreserved production of their documents and accounts,) any further than appeared necessary to ascertain that they have so managed the property granted to them as to make it adequate to the maintenance of the charitable uses created or continued by the charter, to the extent thereby required.

It has been already stated that the expenditure upon the almshouses and school appear to be adequate to the wants of those establishments. The payments to the vicar and chaplain are far beyond the amount to which the Corporation are, in the opinion of the Commissioners, according to their construction of the charter, strictly liable. It is evident, however, that the original endowment of the vicarage is wholly inadequate, as a remuneration for the duties of the office at the present day, and the Corporation have, in practice, admitted the call upon them, as a matter of propriety, to make large additions to that endowment. With a view of ascertaining how far these additions have kept pace with the largelyincreased revenues derived from the college estate, it may not be improper to give a general view of the present state of the corporate property, distinguishing, as far as possible, the portions respectively derived from the grants in the charter of the guild estate and the college estate.

GUILD ESTATE.

This property, according to the rental of 1823, upon which the last accounts that have been made up and entered in the books are grounded, consists of the following particulars:—

	£	s.	d.
1. Divers houses or tenements in the borough of Stratford, let for rents amounting altogether to	674	7	1
2. Lands, buildings and gardens, in Old Stratford, producing about	152	19	2
3. Tithes of Wilmecote	39	3	9
	£866	10	0

It is probable that some of the premises above enumerated may have been derived from other sources than from the grant of Edward VI.; but it is impossible now to distinguish them.

COLLEGE ESTATE.

The income derived from the college estate, may be stated as follows:—

	£	s.	d.
Rent of allotments in lieu of tithe, under several enclosure awards	514	10	0

	£	s.	d.
Small tithes, still compounded for in Old Stratford, Wilcombe, Clopton, Bridgetown and Ryon Clifford, Luddington and Dodwell.....	137	5	1
Total income from the College Estate ..	651	15	1
Do..... from the Guild Estate....	866	10	0
£	1518	5	1

This income is subject to a considerable charge for the interest of bond debts outstanding against the Corporation, and which now amount to between £5000 and £6000. In the year 1813, this debt, which was then at its greatest height, amounted to £6550. Without endeavouring to trace the particulars of its origin or progress, it may be sufficiently accounted for by the fact that, at that time, and for many years before, the average ordinary expenditure of the Corporation far exceeded their income; and this deficiency of income also occasioned some large book-debts to tradesmen, principally for repairs and erections of public buildings. These book-debts, however, have now been paid off, and the bond debt has been reduced nearly £1000.

	£	s.	d.
The interest of the present debt, at £5 per cent. is about.....	287	0	0

We may also notice the following general sources of expenditure:—

	£	s.	d.
The payments made by the Corporation, under the charter	679	10	0
Repairs of almshouses, school and school-house, vicarage, town-hall, and various other public buildings; on an average, at the least, per annum	150	0	0
Salaries to different officers of the Corporation.....	207	17	0
N. B.—The salary of the chamberlain has been raised for the two last years, from £30 to £100, in consequence of his special services in the management of the Corporation property.			
Taxes.....	39	4	0
£	1363	11	0

The incidental expences attending the management of the property, the dinners at the Corporation meetings, and various occasional disbursements, not reducible to any particular class, may be easily supposed to exhaust the greater part of the remainder of the present income. There may, therefore, be reasonable ground for arguing that the Corporation have extended the allowances to the vicar and chaplain in a fair proportion to their present means.

The rents above stated do not, however, reach the full value of the property. It has been the practice to let many of the premises, especially the houses in Stratford, at very small rents, taking fines upon the renewal of the leases, by which means a very inadequate profit has been made of those parts of the property. It has also been alleged

that the produce of the estates has been further reduced, by *undue favour shown in many instances in letting the premises to members of the Corporation, on terms unequal to the full value.* The Commissioners have not thought it necessary, under the view they have taken of this case, to enter into any investigation of these allegations, nor should they notice them, but for the purpose of adding that a more provident course of management appears to have lately taken place, and that much attention seems to be now given to make the most of the property.

The plan of taking fines on the renewal of leases has indeed still been resorted to, as the means of effecting the reduction of the Corporation debts, and, also, of defraying some heavy costs of a law-suit, in which the Corporation have lately been engaged, respecting some great tithe. The system of management, however, which appears now to be pursued, will, it may be hoped, not only clear their remaining embarrassments, but so improve their disposable funds as to enable them to make any additions to their payments, originating under the charter, that may appear to be fitting. See Observations, p. 541.

TURNER'S CHARITY.

In 1601, *John Turner*, gentleman, of Atherstone, conveyed to feoffees two tenements in Stratford, upon trust that the rents be applied to purchase bread for the poor of the town, to be distributed one half at Christmas and the other half on Good Friday. The last conveyance of this grant was in 1798, and was made to Robert Mander, the mayor of Stratford, and certain other members of the Corporation. The trust-premises are now let, together with an adjoining house, belonging to the Corporation, to Mrs. Smith, for £20 a-year. Previously to 1820, they were let together, for £1 : 6 : 8, upon a lease for forty-one years from 1779, upon which a fine had been taken.

The portion of this rent which was appropriated to the use of the charity was £1 : 6 : 8, which, having been paid for many years without variation, came at last to be considered as a rent-charge, and, in consequence, no addition was made to it upon the recent increase of the rent. The error of this impression having been manifested to the Corporation, they have expressed their intention of rectifying it, by appropriating £5 a-year out of the rent now received, to the use of the charity, which it is calculated will be a fair apportionment, the part of the premises which belongs to the charity forming but a small portion of the whole.

The £1 : 6 : 8 hitherto received has been disposed of in the purchase of sixpenny loaves, which have been given, on Christmas-eve, under the direction of the mayor or chamberlain, at the Guildhall, to poor people of Stratford, selected by the chamberlain, with the assistance of one of the overseers.

JOHN COMBE'S CHARITY.

John Combe, by his will, without date, but proved in the Prerogative Court of Canterbury, in 1615, gave £100, upon trust, to be lent to fifteen poor or young tradesmen, for three years, each paying yearly 3*s.* 4*d.* which was to be given to the almsfolk of Stratford; and, at the expiration

of the term, the loans were to be advanced to fifteen others, on similar terms. The testator also gave to his cousin, Thomas Combe, his meadow-ground in Shottery, subject to the payment, yearly, of 20*s.* for two sermons in Stratford-church, and also to provide, yearly, one week before Christmas, ten black gowns for as many poor persons, to be selected by the bailiff and chief aldermen of the borough.

The Shottery-fields were enclosed about the year 1787, and an allotment of ten acres was made to F. B. Bullock, Esq. in lieu of the property there which had belonged to John Combe, and which allotment is now the property of F. Bullock, Esq. a ward in Chancery. Mr. Wheeler is the tenant of this allotment, and is also receiver of the rents of the whole of Mr. Bullock's estate. He pays over to the Corporation the two rent-charges of £1 for sermons, and £6 : 13 : 4 for gowns given by Combe, and also the rent-charges given by the will of Thomas Combe, next mentioned, amounting in the whole to £17 : 16 : 8.

The sum of 20*s.* is paid over to the vicar, for the two sermons, and five black gowns and five black coats are given to poor people of the borough, who are selected, annually, by the mayor and chamberlain.

Nothing is now known of the £100 given by Combe to be lent to young tradesmen. It is supposed to have been lost, with many other sums given for a similar purpose, either through the insolvency of the persons to whom they were lent, or by exactions made upon the town during the civil wars.

THOMAS COMBE'S CHARITY.

Thomas Combe, in 1656, devised to his cousin, William Combe, all his tithes, called Drayton Tithes, and a parcel of meadow-ground in Drayton-meadow, called the Parson's Piece, upon trust, to provide, yearly, ten black gowns worth 13*s.* 4*d.* each, and marked with the letters T. C. in white, for as many poor persons, to be elected by the bailiff and chief aldermen; such ten poor persons to attend the Corporation to church every sabbath, unless prevented by sickness. Also, upon trust, to pay 20*s.* yearly, for two sermons in Stratford-church, and 50*s.* yearly, for a dinner to the Corporation on the 12th of June.

The several payments of £6 : 13 : 4, £1, and £2 : 10, directed by his will, form part of the sum of £17 : 16 : 8, paid by Mr. Wheeler, as receiver of the rents of Mr. Bullock's estate, as mentioned in the last case, and which estate comprises allotments made in respect of the tithes of Drayton, under the Drayton enclosure, in 1779, and various parcels of enclosed land, among which is one described in the conveyances by the name of Parson's Piece.

One pound is paid to the vicar for the two sermons, and five black coats and five gowns, similar to those given under John Combe's charity, are given away in like manner to poor men and women living in the borough, excluding the almspeople, and such as have received garments the year before from John Combe's charity.

The initials T. C. are not now worked upon the gowns, nor do the poor people attend very regularly to the injunction, that they

shall accompany the Corporation to church, although it is always stipulated by the Corporation on appointing them to the said charity, that they shall so attend.

WILLIAM TYLER'S CHARITIES.

These consist of several bequests, in 1665, for different charitable uses. First, the testator gave £200 to the mayor and chief aldermen of Stratford, upon trust, to be invested in free land of inheritance of the clear yearly value of £12, which was to be distributed among twelve poor persons inhabiting the town and not dwelling in the almshouses there. Secondly, he gave £50, also to be invested in land of the clear yearly value of £3, of which 15*s.* was to be paid for a sermon on St. Thomas's Day, in commemoration of the donor; 2*s.* 6*d.* each to the clerk and sexton, and the remaining 40*s.* for a dinner for the mayor and aldermen on the day of the sermon. Thirdly, he gave £50, to be put forth at six per cent. interest, which interest was to be lent to poor people in such sums as the mayor and aldermen should approve.

It seems that, after the death of Mr. Tyler, certain lands were purchased and charged with the first of these bequests; and that on the enclosure of the commonlands in the parish, in 1774, certain allotments, in lieu of the charity lands, were awarded to the Corporation, in trust, for the charity. What became of the £50 given to be put out at interest is not known. The property acquired under the Enclosure-act comprises in the whole 11½ acres, and consists of the following parcels:—

	£	s.	d.
1. Two closes, in Old Stratford, containing 2*a.* 2*r.* 14*p.* let to Isaac Gardiner, as tenant from year to year, at the rent of	15	0	0
2. A small garden, containing 1*r.* and 39*p.* and buildings, on lease to the said Isaac Gardiner, for 42 years from 1821, at the rent of	5	5	0
3. Two gardens, laid together, and containing 4*a.* 3*r.* 14*p.* let to Joseph Smith, as yearly tenant, at	30	0	0
4. A garden let to Charles Coles, as yearly tenant, at	7	5	0
5. A piece of garden-ground, let to John Tasker, as yearly tenant, at	3	0	0
6. Two ditto, let to John Hitchman, as yearly tenant, for	6	0	0
7. One ditto, let to William Harrison, as yearly tenant, for	4	0	0
8. Ditto, let to William Izod, as yearly tenant, for	4	5	0
9. Ditto, let to William George, ditto	2	2	0
10. Land taken by the Stratford Canal Company, for the purposes of their navigation, 1*a.* 1*r.* 23*p.*	12	0	0
	£88	17	0

All these gardens are let at sufficient rents. Two of the tenants, Tasker and Hitchman, are members of the Corporation; but there seems no reason to think that any higher rent could be got for the premises held by them.

As the rents have increased the payments made on account of the charity have been proportionably increased, and are now as follow:—

	£	s.	d.	£	s.	d.
To twelve poor inhabitants of the town, on the feast of St. John the Baptist	34	14	0			
The like, on the feast of St. Thomas the Apostle..	34	14	0			
				69	8	0
To the minister, for a sermon on St. Thomas's Day				4	4	0
To the clerk				0	15	0
To the sexton				0	15	0
To the mayor, &c. for a dinner on the same day..				11	11	0
Interest of £20 borrowed of the trustees of Lord's charity, for fencing the allotments on the enclosure				1	0	0
Land-tax				1	4	0
				£88	17	0

The twelve inhabitants who partake of this charity are selected, annually, from among the decayed tradesmen, by the magistrates for the year; the list, therefore, is renewed every year, but frequently comprises some of the names contained in the preceding list. When the list is made out and signed it is given to the chamberlain, who pays the poor people, dividing the money among them in equal proportions.

RICHARD SMITH'S CHARITY.

In 1696, *Richard Smith*, citizen and grocer, of London, left two messuages, in Henley-street, Stratford, upon trust, out of the rents, to distribute, weekly, twelve penny loaves to as many poor persons of the borough, and six penny loaves to six poor inhabitants of Old Stratford; and, also, out of the rents, to pay 10*s.* to the minister of the parish for a sermon to be preached on the day of electing the mayor; and 1*s.* to the clerk or sexton. The two messuages are now divided into four houses, a blacksmith's shop, and garden. In 1820, being in bad condition, a building-lease of the premises was granted to William Alcock, for forty-two years, at the rent of £30 per annum, the lease being expressed to be granted in consideration of the tenant having taken down the old houses and expending at least £500 in erecting there new houses upon the site. The lease has been since assigned to Joseph Dolby.

Eighteen penny loaves are sent every Sunday to the church, of which twelve are given to the poor inhabitants of the borough and six to poor inhabitants of the township of Old Stratford.

They are given away by the parish-clerk, under the direction of the churchwardens, and sometimes in presence of one of the Corporation, to such of the poor people of the borough and parish as they think to be most in want.

The 10*s.* is paid to the vicar, for a sermon, and 1*s.* to the clerk. The rest of the rent remains in the Corporation-fund.

CHANDLER'S CHARITY.

It is stated, on a benefaction-table in the church, that *Richard Chandler*, citizen of London, gave, at what time is not mentioned, £100 to the borough of Stratford, to buy land, the rent to be disposed of, viz. 20*s.* to the minister, to preach a sermon concerning the excellency of baptism, in the chapel, on the 20th

of March, yearly, unless it should fall on a Sunday, and then on the next day following; 10*s.* for the clerk and sexton; 30*s.* to be distributed to the poor of the borough, yearly, by the churchwardens of the same, and 10*s.* yearly, for their pains, and the overplus to be laid out in clothing for poor children of the borough.

Nothing is known of what was done with this £100, but 20*s.* are paid by the Corporation to the vicar, for a sermon on the 20th of March, and 10*s.* to the clerk and sexton; and, in the month of March, coats are provided for six poor boys, the cost of which, including the making, was, in the year 1824, £5 : 3.

The coats are given to boys attending the Sunday-school, and recommended by the master as most deserving. The objects are changed every year.

It does not appear to have been known of late on what account these coats have been given; but there seems little reason to doubt that they are on account of Chandler's charity.

The following benefactions are recorded upon tablets in the church:—

OAKEN'S CHARITY.

Thomas Oaken, gentleman, gave £40, to be lent out to eight poor tradesmen, from three years to three years, at 8*d.* in the pound, changing the parties every third year, the interest to be given as follows, viz. 3*s.* 4*d.* for a sermon, to be preached every first Wednesday in September, and 10*s.* to the mayor and aldermen, to be drank the same day, the remainder to be given to the poor in bread, three days before Christmas.

The date of this gift is stated in the returns, under Gilbert's act, to have been in 1573.

The sum of 3*s.* 4*d.* a-year is paid by the Corporation to the vicar, in respect of this charity; but *no bread is distributed.*

MOUNTFORD'S CHARITY.

William Mountford gave to the Corporation £20, to be lent out at 16*d.* in the pound, the interest to be disposed of as follows, viz. 6*s.* 8*d.* for a sermon, to be preached, yearly, on the 15th day of April, and the remainder to be distributed yearly to the poor, in bread, on the same day. Six shillings and eight pence are paid, yearly, by the Corporation, to the vicar; but *no bread is distributed.*

HAMLET SMITH'S CHARITY.

Hamlet Smith gave £5, to be lent out to poor tradesmen, at 16*d.* in the pound, which interest, being 6*s.* 8*d.* he ordered one half for a sermon, to be preached, yearly, on Friday in Easter week, and the other to be given to the poor, in bread, with Mr. Oaken's.

Under this charity, also, the payment of 3*s.* 4*d.* is made to the vicar, but *no bread is distributed.*

ANN LLOYD'S CHARITY.

Ann Lloyd, widow, gave £11, to be lent out by the churchwardens at 16*s.* interest, which she ordered to be disposed of as follows, viz. 6*s.* for a sermon, to be preached, yearly, in the church the Sunday before St. Thomas, and the remainder towards the repairs of this church, the chapel, and Mill-bridge.

According to the above inscription, this benefaction seems to have been placed under the management of the churchwardens. The sum, however, directed to be paid for a sermon is

received by the vicar from the Corporation.

It is not now known what became of the four last-mentioned benefactions, and it is supposed that they have long been lost. They are stated to have been so in the returns under Gilbert's Act, 26 Geo. III. As the Corporation, however, have been in the habit of regularly paying to the minister the sums directed by the several donors, to be given out of the interest, for sermons, the Commissioners think this amounts to an admission that the principal sums are to be considered as remainining in their hands; and that, unless they can rebut this presumption, by showing what, in fact, became of them, they ought to make the other charitable payments to which the interest was appropriated. These amount to—

	£	s.	d.
For bread, under Oaken's gift	0	13	4
Ditto, under Mountford's	1	0	0
Ditto, under Hamlet Smith's	0	3	4
	£1	16	8
For repairs of church, chapel, and Mill-bridge, under Ann Lloyd's	0	9	4
	£2	6	0

The Corporation expressed to the Commissioners, through the town-clerk, their readiness to make these additional payments, and to distribute the bread as directed.

PARROTT'S GIFT.

Robert Parrott gave £40, to be lent out to poor tradesmen, at the rate of 4*d.* in the pound, and the yearly interest to be disposed of as follows, viz. 3*s.* 4*d.* for a sermon, to be preached on Friday in Whitsun-week, yearly, and 10*s.* for a collation for the members of the Corporation the same day.

The Corporation pay 3*s.* 4*d.* annually, to the vicar. This benefaction is in the same predicament as the four preceding, but as it is subjected to no other charitable payments, it does not require any observation.

SUNDRY CHARITIES.

John Turner gave 40*s.* yearly, to be given, in bread, to the poor, with Mr. Oaken's.

Lawrence Palmer gave £10, to be lent out to poor tradesmen, at 12*d.* in the pound interest, and the interest to be bestowed on the poor, in bread, with Oaken's.

Thomas Barber gave £5, to be similarly applied.

Nicholas Ingram gave £10, ditto.

John Sadler and *Richard Quyney* gave £150, to be lent out, the interest to be given to the poor.

Of these five benefactions, no further information can be obtained. They are supposed to be lost.

WOOLMER'S CHARITY.

In the returns under Gilbert's Act, mention is made of a rent-charge of £2, given by the will of *Joseph Woolmer*, in 1747, for bread to the poor, and then paid by Henry Roberts.

No record of this gift can be found in the parish; but it is said that it was charged on a house in Chapel-street, now belonging to Mrs. Warrilow, and that pay-

ment was refused, on the ground of the legacy being void by the statute of mortmain.

HATTON'S CHARITY.

The returns also mention a gift, in money, by —— *Hatton*, the date of which was unknown, for teaching twelve poor children, and which is stated to have been then in the hands of the Corporation, producing £5 : 4 a-year. Nothing further can be discovered concerning this gift.

TOWNSHIP OF OLD STRATFORD.

It is stated in the benefaction-table that *Henry Smith*, of Old Stratford, gentleman, gave 12*d.* per week, to be raised out of the rent of six tenements, in the Chapel-lane, to buy bread, to be given to twelve poor people of this parish, on every Lord's day for ever.

In the returns under Gilbert's Act, it is stated that these six tenements had been taken down, and that the land was then in the possession of Mr. Charles Hunt, who was a solicitor and banker at Stratford. He afterwards built a good house on the site, which he sold to Mr. Hobbs, solicitor, of Stratford, deceased, to whose children it now belongs. The title-deeds of this property make no mention of this rent-charge; and, in the absence of any proof of actual payment, the evidence of the benefaction-table alone does not appear sufficient to fix the charge upon the present proprietors.

EDEN'S SCHOOL.

There is a dame's school in Old Stratford, at which twenty-one children, boys and girls, between the ages of five and nine years, are taught to spell and read, and to repeat the church-catechism, and the girls also to sew, for which the schoolmistress receives, by quarterly payments, the annual sum of £9 : 2, being at the rate of 2*d.* a week for each scholar.

This, with five other schools of a like description, at different places in the counties of Gloucester and Worcester, were founded by Mr. Thomas Eden, of Weston-sub-Edge, in the county of Gloucester, who, for the endowment thereof, conveyed, in 1773, to trustees, a farm, containing about twenty-six acres of land, at Mangotsfield, and also some houses in the parish of St. Mary, Redcliffe, in Bristol, the rents of which amount altogether to £71 a-year. From this fund the salaries of the schoolmistresses are paid, and spelling-books, testaments, and bibles, are provided for the use of the schools.

HAMLET OF LUDDINGTON.

In the account of the charities under the management of the Grocers' Company, page 504, it will be seen that Lady *Conway*, by a codicil to her will, directed that the Company should, in respect of a certain sum of money bequeathed to them, pay, annually, to the minister and churchwardens of Luddington, in the county of Warwick, the sum of £5, to be distributed by

them amongst the poor of that place who should be most aged, lame, and impotent.

The sum of £5 a-year is received from the Grocers' Company by the vicar of Stratford, in which parish Luddington is a hamlet, and is given away by him, about Christmas, to the poor families of the hamlet, in equal sums of about 3*s.* 6*d.*

OBSERVATIONS.

This concludes the charities in the parish of Stratford-upon-Avon, and nothing material remains to be added to the remarks of the Commissioners. The chief eleemosynary trusts of the borough consist of the endowments derived under the charter of Edward VI. which were formed out of the possessions of the college of Stratford and the ancient guild of the Holy Cross—a society partly civil and partly religious in its institution, and which, on the latter account, was brought within the operation of the statutes for the dissolution of chantries and the appropriation of their revenues by the crown. The income arising under this grant is now considerable, even under the slovenly and somewhat suspicious management of the Corporation; and it were to be wished the Inquiry had gone a little more into the retrospective history of this property, had it been merely to refute the reports which seem to impugn the entire disinterestedness of the worshipful trustees. As it is, we fear the worthy vicar of Stratford and the master of the free-school will feel less secure in the permanent enjoyment of their incomes than before the present investigation was instituted.

According to the argument of the Commissioners, the Corporation is only legally bound to pay the original sums fixed in the charter of Edward, or, at least, to maintain, in a certain vague efficiency, the several charities and public works there mentioned. It would ill become us to call in question the conclusions of such high authority; still we cannot help thinking that the Commissioners might, without much effort, have arrived at a more beneficial construction of the royal grant. It seems the grant was made on the petition of the inhabitants of Stratford, and that the entire revenue, except a small fraction of the whole, was set apart and consumed in the support of certain objects beneficial to the town: we should conclude, therefore, that nothing except the objects specified or implied in the letters patent ought to be charged on the fund, and that the augmented income ought to be shared, in the proportion of their original stipends, between the almsmen, the vicar, chaplain, and master of the grammar-school. But this is a point in which we do not feel deeply interested, and on which we shall not longer insist.

The Corporation has evinced the usual wisdom of such bodies, and has succeeded in realizing a considerable overplus for general purposes. Although the revenue has increased so enormously, they have kept the number of almspeople at the original number of two dozen; there are only fifteen boys on the school-foundation; and as to Avon-bridge, they have, by means of an Act of Parliament, a toll, and, pleading poverty and a want of funds, contrived to reduce their charge to a terminable annuity of £30. By these judicious proceedings, the permanent charge only amounts to £679, which leaves, yearly, a respectable sum for dinners, litigation, and other outgoings, to which municipal bodies are mostly subject.

We were in hopes the researches of the Commissioners at Stratford would have thrown some light on the history of Shakspeare. Except, however, John Combe, we have not met with any name we can any way connect with the biography of our great dramatist. Whether this be the penurious "John-a-Combe" mentioned by Rowe, and on whom Shakspeare wrote the satirical epitaph which the old miser felt so keenly that he never forgave the author, we will not affirm. The date of the will shows the said John Combe to have been contemporary with the Bard, and it is possible that he may, with a view of avoiding the lot which the poet marked out for him, have been induced to leave to charitable uses a portion of his worldly goods.

PARISH OF LEEDS.

Leeds was first incorporated by Charles I. in 1626. A second charter was given to it by Charles II. in 1661, and a third by James II. in 1684. But, in 1689, the second charter was restored by William III. under which the town is at present governed. The Corporation consists of a mayor, twelve aldermen, and twenty-four common councilmen, who fill up the vacancies in their body, and annually elect the mayor from the aldermen by a majority of votes; but the election is merely pro formâ, as the senior alderman is always chosen. There is also a recorder and town-clerk. The mayor and aldermen are justices of peace within the borough, which is co-extensive with the parish, and divided into ten chapelries or townships, including the town properly so called.

CHARITIES UNDER THE COMMITTEE OF PIOUS USES.

The administration of the principal charities in the borough of Leeds appears to have been the subject of public inquiry at an early period; but at whose instance, or on what account these investigations were instituted, the Commissioners have omitted to state.

They commence their report of the charities of the borough by stating that, by an inquisition under a commission of charitable uses, in 1620, it was found that several messuages, lands, rent-charges, and sums of money, were given or acquired for the reparation of the highways in and near Leeds, the use of the poor of the parish, and the maintenance of the Free Grammar-school; and by the decree grounded upon the inquisition it was ordered that the vicar of Leeds, and twelve others, should form a trust-committee for the uses mentioned; that they should appoint four of their body to be receivers, who should, yearly, in Easter-week, account to the rest of the committee; that leases of the premises should be in possession, and not in reversion, and not exceed twenty-one years; and that all deeds and writings respecting the premises should be kept in a chest in the parish-church. Such gifts as had been left for two or more charitable uses, the committee were empowered to dispose of as they deemed most beneficial to the trust. If any of the committee should remove out of the parish, or retire, or appear unfit for the office, the residue might appoint his successor, and the committee, in all cases, were to keep up the number of their body to thirteen, (including the vicar, who was always to be one,) by electing others to supply vacancies, or, in default of such election for forty days, the vicar of the parish might appoint.

The decree next directs that the rents and profits of the moot-hall or court-room, at Leeds, which it was found, by the inquisition, had been built with the poor's money, and the rents of the shops and rooms under the same should be applied by the committee to the use of the poor of Leeds; and it was further ordered, with respect to the toll-

dish of corn brought into the market of Leeds, (of which, according to an order of the duchy chamber of Lancaster, one-third was payable to the bailiff of Leeds, and the other two-thirds were payable to the use of the poor and highways,) that two persons should be appointed, one by the bailiff, and the other by the committee, which persons should, on every market-day, divide the corn gathered between them, so as the bailiff should take one-third, and the other two parts should be disposed of by the committees to the use of the poor and of the highways.

These directions were confirmed by a subsequent decree in 1661. This decree also augments the number of the committee to fifteen, including the vicar, and empowers them to elect a master or usher for the free-school, and to displace him if necessary, and make regulations for the government of the school; the master to be a graduate of one of the universities. As to the gifts for the poor and the highways, the committee are to employ them according to the intention of the respective donors.

In pursuance of these decrees, a committee of fifteen persons, including the vicar of Leeds, have uniformly continued to act in the general management of the estates and property appropriated to the reparation of the highways, the use of the poor, and the support of the Free Grammar-school. The administration of the trust, as to each of the three different purposes, is confided to a separate sub-committee and treasurer, and the accounts respecting each branch of the trust are kept by the respective treasurers, and are examined and audited once a-year by the general committee.

The whole of the property belonging to the trust appears to be fairly and properly managed, and let at its full value. The land is let to tenants, holding from year to year, and the houses are let partly to yearly tenants, and partly on leases for twenty-one years, with covenants by the lessees to repair. The directions of the decree, as to letting, are adhered to; in some instances lessees have had leases renewed at the old rents, on their undertaking to rebuild, but a second term of twenty-one years, at the same rent, has never been granted in consideration of improvements already made, though, in two or three instances, where the improvements have been substantial and expensive, a prolongation of the term, for ten years, has been allowed.

The Commissioners having given an account of the constitution and power of the Committee of Pious Uses, next give an account of each separate trust, beginning with the

TRUST FOR THE REPAIR OF THE HIGHWAYS.

The income arising from real property, destined to the repair of the highways in and near Leeds, amounts to about £641 : 6 per annum, and there is also belonging to this branch of the trust, £5600, Three per Cent. Reduced Annuities, standing in the names of trustees, and £316 : 17 : 10, like annuities, standing in the name of the Accountant-General of the Court of Chancery. The stock has arisen from the investment of unapplied income, and an accumulation of dividends, and the

fund has been accumulated and reserved, for the purpose of effecting several improvements of an extensive kind, partly in the town of Leeds, and partly in its communications with the neighbouring country, which are now in progress.

In the course of administering this trust, the Committee receive applications from the inhabitants of the different townships in the parish of Leeds, for assistance in the reparation of their streets and roads, and on consideration of the proposals made to them, the committee determine what sums should be allowed for each purpose proposed, and they afterwards pay the money, on having a certificate that the work has been properly executed.

With respect to the *toll-dish of corn*, which used to be collected from the farmers attending the market at Leeds, and of which, as is above stated, two-thirds were appropriated to the highways and poor, the Commissioners found that the profits used to amount to £70 a-year, but that so much opposition was made to the payment, and so much difficulty was encountered in the collection, that it was considered expedient to give up the attempt to receive it, and the toll-dish has, accordingly, not been received for upwards of thirty years.

It is proper to notice here that an estate, devised by *Alice Lodge*, in 1638, for public or charitable uses, has been lately recovered from her descendants, amounting to sixteen guineas a-year, and the rents have been applied as part of the income of the highway-trust, and are included in the statement of income above mentioned.

2. TRUST FOR THE POOR.

The annual income arising from real estates and rent-charges, appropriated to the use of the poor, amounts to £153:17:10; and there is also belonging to this trust, the sum of £3800, Three per Cent. Reduced Annuities, standing in the names of trustees. The moot-hall, and the shops and rooms beneath it, mentioned in the decree of 1620, were sold under the authority of an act of parliament for the improvement of the town of Leeds, passed in 1824, and have now been taken down. The purchase money, which amounted to £3043 : 6 : 8, was laid out in the purchase of part of the stock, the remainder of the stock having been bought with unapplied income or other moneys belonging to the trust.

The income arising from the real and personal property held in trust for the poor, after payment of £3 a-year, being a charge on part of the estates, for the support of a school at Woodhouse; £5 a-year, the salary of the clerk of the committee; and £7 a-year, the receiver's salary; is laid out in buying cloth and materials for making coats and petticoats for poor persons, and a certain quantity of the clothing is set apart for poor persons of each of the several townships in the parish of Leeds, and is distributed among them at Christmas.

3. TRUST FOR THE FREE GRAMMAR-SCHOOL.

The annual amount of the rents arising from the school-estates is £1595 : 12; and there are also belonging to the school-trust £2000 Three per Cent. Consols, standing in the names

of trustees, and £642 : 6 : 2, Three per Cents, standing in the name of the Accountant-General of the Court of Chancery. The stock has arisen from the accumulation of surplus income.

The school originated under the will of *William Sheafield*, in 1552, and was further endowed by William Bank and his wife in the second year of Philip and Mary. The school-premises were given by Mr. John Harrison in 1624; they consist of a school and school-yard, and of a dwelling-house, for the use of the head master, containing suitable accommodation for boarders, which was built in 1780, by the committee, on the north side of the school-yard. The school-house was greatly enlarged in 1823.

The school appears to have been uniformly conducted as an institution for the education of boys in the elementary parts of classical learning; but, in order to accomplish a desire which was entertained, of rendering the institution serviceable for the purposes of a *commercial or mercantile education*, by the introduction of masters qualified for such instruction, an information was filed in the Court of Chancery, at the relation of some of the members of the committee, against a late master of the school, the Rev. Joseph Whiteley, as defendant. Mr. Whiteley, in his answer, represented the school as originally intended only for teaching Latin and Greek, and that no more than one master and one usher could be appointed. Lord Eldon, coinciding in this view of the nature of the foundation, framed his decree accordingly. But nothing further was done in the suit until the death of Mr. Whiteley, which happened in 1815, when the committee, upon the vacancy of the mastership, made some new regulations for the government of the school, and the salaries to be paid to the master and usher; and they adopted a resolution, that the scholars, in addition to classical learning, should have the benefit of instruction, by the master and usher, in the elementary parts of the mathematics. The number of scholars being greatly increased, in consequence of the system of education having been enlarged, the committee, in 1819, provided an assistant to the master and usher; and, in 1820, they made further rules and orders for the management of the school, by which it is declared that all boys, being natives of the borough of Leeds, or the sons of residents therein, should be taught and instructed freely, and that the master should receive no present or reward whatever for their teaching. The terms on which boys, not free scholars, should be educated, the hours and times of attendance, and the plan of instruction for the different forms in the school, are also prescribed; and it is provided that a public examination of the scholars should be had every year; and regulations are made respecting the duties to be performed in teaching by the respective masters, and for the management and conservation of the school-library.

The school is, at present, very *ably and satisfactorily conducted*; and, of late years, the number of scholars resorting to it has greatly increased, being, at present, about one hundred.

The late master had a salary of £126 a-year, and a gratuity of £75; the usher had a salary of £63 a-year, and a gratuity of £42. Since the death of Mr. Whiteley, the salaries have been greatly increased, the present stipends and allowances being as follows:—

	£	s.	d.
Head master's salary, including £10 for a gown	510	0	0
Usher's salary, including £10 for a gown	260	0	0
——— allowance in lieu of a house	30	0	0
Assistant's salary	60	0	0
Salaries to the clerk of the school-committee, receiver of rents, &c.....	67	14	0

Besides the above payments, there is a large expenditure for repairs, fines on the admission of new trustees to the copyhold premises held of the manor of Leeds, and in the distribution of prizes, and annual examination of the scholars. The income, however, considerably exceeds the expenditure, and the surplus is laid out in the purchase of stock. Shortly before his death Mr. Whiteley had £3700 stock, and the usher £1850 stock, transferred to them, as their respective shares of the surplus revenues of the school.

OBSERVATIONS.

This concludes the charities under the order of the Committee of Pious Uses, and, from the Appendix to the Commissioners' Report, we abstract the following statement of the rental of the property belonging to the several trusts as it stood in the year 1825:—

Rental of Property belonging to the Highways in Leeds.

Tenants' Names.	Houses or Land.	Where situate.	Rent, per Annum. £	s.	d.
Wm. Osborn,	house, warehouse, and stable,	Upperhead-row..	120	0	0
Mr. Crosby,	warehouse	Do.	35	0	0
George Sharp,	house and shop.....	Do.	26	0	0
Widow Bradwith,	house and shop	Do.	26	0	0
Widow Fretwell,	house and shop.....	Do.	29	0	0
Thomas Furbank,	house	Do.	25	0	0
Widow Weare,	house, shop, and yard	Do.	35	0	0
John Wilson,	public-house and stables	Do.	40	0	0
Widow Proctor,	house, shop, and stables .	Do.	12	0	0
James Spence,	warehouse and stable.....	Do.	13	0	0
Luke Marsh,	shop.....	Do.	22	0	0
William Waite,	warehouse	Do.	49	0	0
Samuel Stead,	house and shop	Do.	23	0	0
John Stead,	house and shop	Do.	25	0	0
Widow Beckwith,	house.....	Do.	7	0	0
Widow Carr,	public-house and stables	Do.	50	0	0
Frederick Bilson,	house and shop	Do.	31	10	0
Widow Addy,	house and shop	Do.	18	0	0
Twelve cottages.....	.....	Do.	38	0	0
William Wilson,	land	Wade-lane....	16	16	0
			£641	6	6

Rental of Property belonging to the Poor of Leeds.

	A.	R.	P.				
Charles Brown, land	4	2	36	Hunslet-lane	18	0	0
Benj. Atkinson, land.....	4	0	30	Far-bank	17	0	0

Tenants' Names. House or Land.	A.	R.	P.	Where situate.	Rent, per Annum. £	s.	d.
George Grubb, land, house, barn, and stables	39	0	39	near Halton-bar	62	10	0
Thomas Clapham, land	3	0	0	Potternewton	9	0	0
Joseph Nussey, land	1	1	20	Far-bank	5	15	6
Robert Capper, land				Sheepscar	2	2	0
William Wood, land, house	20	1	32	Royds, Beeston	36	0	0
Josh. Whitehead, land				Woodhouse-lane	0	13	4
Messrs. Beckett, land	0	1	10	Do.	2	2	0
					£153	17	10

Rental of Property belonging to the Free Grammar-School in Leeds.

*** The † indicates that the tenant holds the premises on lease, the others are let by the year.

†Joseph Render	Vicar-lane	51	0	0
Thomas Coats, house and shop	Do.	21	0	0
George Phillips, house and shop	Do.	21	0	0
Richard Wood, house and shop	Do.	12	12	0
Jos. Heighington, warehouse	Do.	6	6	0
House of Recovery	Do.	23	10	6
Joseph Yates, public-house and stable	Bank.	50	0	0
Ann Sutton, house and shop	Do.	6	18	0
John English, house, stable, &c.	Do.	7	16	0
Joseph Tebbs, dye-house	Do.	1	4	0
Miss Croisdale, dye-house	Do.	0	10	0
Seven cottages	Do.	16	0	0
John Dawson, house and shops	Holbeck	12	0	0
John Hogden, public-house	Do.	13	13	0
Widow Burrows, house	Do.	4	0	0
Mary Schofield, house	Do.	2	0	0
George Bashforth, house	Do.	3	2	0
Thomas Chorley, house, stable, &c.	Call-lane	50	0	0
†Wm. Garland, houses and stable	Do.	50	12	0
†John Wylde and Co. warehouse	Do.	82	0	0
†James Bocock, house and shop	Do.	10	0	0
†William Richardson, houses and shops	Do.	165	0	0
†Joseph Emsley, house and shops	Do.	56	0	0
Robert Grayson, public-house and stables	Do.	98	12	0
Isaiah Dixon, house and warehouse	Do.	40	0	0
Sarah Carr, house and school	Do.	14	8	0
Samuel Lansdown, public-house and stables	Do.	25	16	0
—— Pease, house	Do.	8	0	0
Widow Dobbin, public-house and stables	Do.	18	15	0
William Thompson, house and stable	Do.	11	0	0
Widow Mitchell, warehouse	Do.	50	0	0
Thomas Purdy, shops	Do.	10	0	0
John Mawson, house	Do.	12	0	0
Thomas Crawshaw, warehouse	Do.	30	0	0
William Abbott, warehouse	Do.	10	0	0
Jacob Wiltshire, public-house and stable	Do.	62	0	0
William Nussey, warehouse	Do.	20	0	0
John Smithson, house	Do.	10	0	0
Sarah Askin, house and shops	Do.	16	0	0
Charles Coupland, house and warehouses	Do.	170	0	0
Four cottages	Do.	9	14	0
Samuel Maude, house and shops	Marsh-lane	7	19	0

Tenants' Names. House or Land.	Where situate.	Rent, per Annum. £	s.	d.
Christopher Pickard, house and shops	Marsh-lane	8	0	0
Twenty-five cottages	Do.	45	0	0
Joseph Render, land.....	Sheepscar ..,.....	67	0	0
†Obadiah Brook, land.....	Do.	6	0	0
Joseph Dean, land and cottages	Nether-green	60	0	0
Thomas Smith, land, house, stables, and barn	Wike.....	42	0	0
Thomas and William Graveley, land.....	Halton	50	0	0
		£1595	12	0

The Leeds Grammar-School has become a rich foundation indeed; but we think many of the inhabitants will dissent from the opinion of the Commissioners, that it is, even after the reforms recently introduced, conducted in an "able and satisfactory" manner. The number of scholars has certainly greatly augmented above the handful to whom the late head-master used to dedicate his leisure with something of the same excess of parental fondness that a hen is wont to rear a solitary chicken. Still the benefits the town derives from the school are not commensurate to an expenditure of £927 : 14 a-year in salaries, which is a far more extravagant outgoing than in many of the school-foundations in the metropolis. At St. Olave's school, in Southwark, where seven masters are kept, and 250 boys receive, gratuitously, an excellent classical and English education, the *whole expenses* of the school in 1815 amounted only to £973, which is little more than is paid at Leeds, for salaries alone, for teaching 100 boys Latin and Greek, and the elements of mathematics. But, although the masters are so handsomely remunerated, it seems they only devote a portion of their time to the purposes of the charity, and that, in addition to the boys on the foundation, they are allowed to receive pay-scholars. This, we think, ought to be abolished, and so wealthy an endowment kept entirely free to the town, not only for classical education, but also for instruction in modern languages and other branches of commercial knowledge, adapted to the wants of the borough. We believe this is an improvement the inhabitants have long wished to see adopted. As the trustees have power, under the decree of the Court of Chancery in 1661, to make new regulations for the government of the school, and even to displace the master, there appears no particular obstacle to such a change, notwithstanding the opinion of the late lord chancellor, founded on the representations of Mr. Whiteley, that the foundation is a grammar-school only, according to the strict legal interpretation of that pedantic phrase.

CHARITY TO THE MINISTER AND CHURCH OF ST. JOHN.

In 1639, *John Harrison* conveyed, to five trustees, a messuage, in the New-street, with a garden and laith, and a croft adjoining the church-yard, then in the occupation of the Rev. Robert Todd, the incumbent of St. John's, with other premises in New-street, and certain closes near Woodhouse-moor, which property, exclusive of that occupied by Mr. Todd, produced the annual sum of £90 a-year, £80 of which sum was to be paid to the minister of St. John's, and the remaining £10 to be applied in the necessary repair of the church; and that all such moneys as should hereafter be raised and improved of all or any of the said premises above the sum of £90, should be employed for the relief of any poor minister of God's word, reparation of the

highways, or distributed amongst the impotent poor persons of the town, as the trustees, or any three of them, in their discretion, should think fit. At the time of this Inquiry the surviving trustees of the charity, in whom the estates are vested by a deed, dated in 1817, were Sir John Beckett, Bart. John Blayds, Esq. alderman of Leeds, and John Hardy, Esq. recorder.

The messuage and premises appropriated by the deed for the use of the minister of St. John's, are in his occupation, with the exception of a part of the croft, which has been added to the grammar-school-yard, and for which the minister receives a rent of thirty guineas per annum.

The premises not occupied by the minister consist of three or four messuages in New-street, lately erected, pursuant to the terms of a lease granted, in 1824, to Obadiah Brook, of the ground and old buildings in New-street. Several closes of land at Woodhouse, in the township of Leeds, containing, in the whole, 82*a*. 1*r*. 39*p*. let separately to nine different persons, as yearly tenants, at rents amounting, together, to £322 : 10 per annum, being the full annual value.

Until the determination of the suit in Chancery, which we shall now notice, £80 a-year was paid to the minister as his stipend, and the residue of the rents appears to have been retained as applicable to the repairs of the church. But, in 1773, the rent of the estate being considerably increased, an information was filed at the relation of the Rev. Richard Fawcett, then minister of St. John's, against Thomas Lodge, Esq. the surviving trustee of the charity, whereby, after stating that the rents of the estate were then £200 a-year, and submitting that the maintenance of the minister of St. John's was one of the principal objects of the founder, and that it was according to his intention that the yearly income of the minister should be augmented in proportion to the yearly rents, it was prayed that the surplus rents, which had accumulated during his ministry, or a reasonable part of them, might be paid to him, and that the incumbent of the church might be declared to be entitled to the surplus annual rents of the estates, according to their improved value. The decree and report of the master consequent on this application directed that, after the payment of all charges and costs, the balance that had accumulated should be paid to the relator as an addition to his salary for time past; and that in future the surplus rents of the estates, after payment of the yearly sums of £80 and £10, provided for in the trust-deed of 1639, should be applied as follows:—One-ninth annually to the repair of the church, churchyard, wall, gates, and premises thereunto belonging, and also to the charity estate; that a sum not exceeding £10 should be paid annually to the receiver of of the rents; and that the residue of the income should be paid annually to the curate or minister.

On this suit it is material to remark that neither in the information nor in the master's report is that final part of the deed recited whereby it is provided that the future improved rents of the estate above the sum of £90 should be employed for some of

the charitable uses in the deed before expressed, as the trustees should think fit. It may, perhaps, admit of doubt, whether the provision for the minister was one of the charitable uses meant to be referred to in the last clause; but, however that may be, the omission to introduce that clause in the proceedings is calculated to *raise a suspicion that the question, upon the proper construction and effect of the trust-deed, was not fairly submitted to the consideration of the court.*

Since the conclusion of the suit the rents have been applied according to the directions of the master, £80 and eight-ninths of the surplus above £90 being paid to the minister of St. John's, and £10, with the residue of the surplus, being appropriated to repairs.

OBSERVATIONS.

It must be confessed the minister of St. John's church evinced no small portion of dexterity in conducting his application to the Court of Chancery. The idea of keeping out of court that part of the deed which disposed of the surplus revenue to the poor of Leeds and the repair of the highways was such an ex-parte proceeding, that, though it occurred in a court of equity, it seems to have had very little equity about it. The present vicar of Leeds, we believe, is not an entire stranger to this notable transaction, and that, in the person of his son-in-law, who is now minister of St. John's, he still derives gratification from this early display of legal tactics.

JENKINSON'S ALMSHOUSES.

Josias Jenkinson, in 1643, devised to four trustees a messuage and lands at Great Woodhouse, upon trust, to dispose of the rents and profits among such poor persons, inhabiting within the town and parish of Leeds, as they should hold most needful. And he further devised to the same trustees eight cottages, erected by him for almshouses, at Mill-hill, in Leeds, to the intent that they should place therein such impotent and aged persons, inhabitants of Leeds, as they should think most needful, without taking any rent for the same.

The estate at Woodhouse, which consists of a house, with out-buildings, and three closes, containing, in the whole, 8*a.* 38*p.* is let to Josias Falkner, as yearly tenant, at the rent of £32, which is considered the fair annual value. The almshouses are occupied by eight poor widows nominated by the trustees. For a long period the descendants of one of the co-heirs of the testator administered this charity, until the year 1805, when Richard Fountayne Wilson, Esq. upon whom the performance of the trust had devolved, and in whom it was presumed the legal estate in the property had become vested, conveyed the premises at Woodhouse and the almshouses to John Beckett, William Cookson, John Blayds, (then Calverley,) and Edward Markland, Esqrs. as trustees for the future management of the charity. In 1806, the sum of £65, being the amount of rents undisposed of from the Woodhouse estate, together with the sum of £100, voluntarily given by Mr. Blayds, one of the trustees, erected new almshouses, and the rents subsequently received were applied in like manner, until the work was completed. Since 1808, the rents

from the Woodhouse estate have been disposed of among the almspeople in equal portions.

Elizabeth Daley, by will, in 1800, gave to the vicar of Leeds, the ministers of St. John's, the Holy Trinity, and St. Paul's, and their successors, £200, to be placed at interest for the benefit of the poor widows residing in Jenkinson's almshouses. The principal acting executor under the will having died in 1809, in embarrassed circumstances, no part of this legacy was received till 1823, when the sum of £110 : 3 : 7 was paid in respect of the legacy, which sum is vested in the Three per Cents. Reduced Annuities, and the dividends distributed among the almspeople.

HARRISON'S HOSPITAL.

John Harrison, Esq. formerly alderman of Leeds, in 1653, conveyed to the Rev. Robert Hitch, Benjamin Wade, and two others, several messuages which he had erected, and intended for an hospital or dwelling-place for poor people, and a large yard or curtilage before the same, situated on the west side of the new church of St. John's, in Leeds, and two other buildings on the south side of the said yard; and also the undivided moiety of three fulling-mills and one reedwood-mill, and two acres of land adjoining, with the buildings thereon; and also several dwelling-houses, yards, and gardens, in New-street, and a tenement, with two acres of land, in the Nether Tenters, all which property was settled, in trust, for the perpetual endowment of the hospital, under a conveyance to the mayor of Leeds, the vicar of Leeds, and the minister of St. John's church, in trust, that they, and Henry Hitch and Benjamin Wade, their respective heirs and successors, should employ the rents and profits towards the maintenance of as many poor persons in the said hospital, to be chosen out of the town and parish of Leeds, as the hospital would conveniently receive. Trustees have been chosen from time to time, and the present trustees are John Blayds and Christopher Beckett, Esqrs.

The endowment of the hospital has been augmented by the following sums of money:— £800, being the residuary personal estate of *Joseph Midgley*, left by will, in 1751. £372, being part of a legacy from *Catharine Parker*, bequeathed in the same year. £2600 paid in 1792; £1000, Three per Cent. Consols, in 1793; and £100, Three per Cent. Consols, in 1797, being the clear residuary personal and leasehold estate of *Arthur Ikin*, Esq. late of Leeds, merchant, with a power in the executors, William Hey, Esq. and the Rev. Miles Atkinson, to erect more almshouses upon the ground belonging to the hospital.

The hospital consists of two sets of almshouses, each containing twenty separate apartments, and an additional building lately erected, in the court of the hospital, pursuant to the provisions of Mr. Ikin's will, containing twelve separate apartments. The following exhibits the rental and situation of the hospital-estates:

	£	s.	d.
1. A large school-house, erected on the south side of the hospital-yard, 1653, and held at a ground rent, per annum.	4	10	0

2. The moiety of the New or Flay Crow mills on the river Aire, let to Edward Headon, the owner of the other moiety, on lease, for twenty-one years, from 1815, at ..	121	0	0
3. The Nether Tenters, situate on the river Aire, and used as a wharf, let to the Aire and Calder Navigation Company, at.....	250	0	0
4. Messuages and ground in New-street, Leeds, occupied by fourteen different tenants, from year to year, at rents amounting together to.....	255	9	6
5. The yearly sum of £5 : 5 paid as a rent or acknowledgment for a public reservoir, constructed in the court-yard of the hospital.....	5	5	0
6. Securities and stock invested, amounting to £6922, and producing yearly.....	223	14	4

The total income of the charity, therefore, is £859 : 18 : 10 per annum.

Sixty-four poor women are lodged in the hospital, and are allowed each of them a yearly stipend of £10. They are chosen by the trustees, and the mayor and vicar of Leeds, and minister of St. John's, each of whom has a nomination in turn. A salary of £10 per annum is paid to the clerk of the trustees, and the residue of the income, after payment of the salaries and the expense of repairs, is laid out in the purchase of stock, from time to time.

The property and concerns of this charity are well managed and attended to; and, considering the present amount of the funds and income, the Commissioners think that some addition may be made to the stipends of the almspeople.

LEIGHTON'S CHARITY.

Isabel Leighton, by her will, in 1653, bequeathed three closes of copyhold land at Great Woodhouse, in trust, to certain trustees to dispose of the rents and profits, yearly, for the good and to the use of the poor of the parish of Leeds for ever. The closes were enfranchised in 1659, and by the last conveyance, dated 20th of January, 1810, the estate became vested in Joseph Oates, Esq. since deceased, Richard Lee, Esq. and Mr. Maurice Logan, of Leeds, surgeon; and a conveyance is about to be executed to the use of the said Richard Lee, and of George Oates, and Thomas Woolrich Stansfeld, Esqrs. who have been chosen trustees, Mr. Logan having relinquished the trust. The land contains nearly four acres, and is let to Messrs. Welsh and Dunbar, at the rent of £24, which is the full annual value. There is a stone-quarry in the estate which is about to be worked by the tenants, on condition of paying an advanced rent. The rent of the land is distributed by the trustees among poor persons of the parish of Leeds, and money has been given occasionally out of the rents towards the education of the children of the poor and for the support of a Sunday school.

THE CHARITY SCHOOL.

This school was originally established about the year 1705, by means of a subscription, for the maintenance and education of forty poor children in the principles of the Established Church, and instructing them in reading, writing, and arithmetic, to quali-

fy them for trade. The school was kept in a building which had formerly been used as a work-house, till 1726, when a chapel, belonging to Harrison's hospital, and adjoining to St. John's Church-yard, was converted into a school for the purpose of this charity, and at the same time the number of children was increased, and the practice of maintaining them was discontinued, and the charity limited to the purpose of clothing and education. The present governors are John Blayds and Christopher Beckett, Esqrs. the Rev. F. J. Cookson, the Rev. Richard Fawcett, and the Rev. John Sheepshanks.

In 1815, the trustees, considering that ample means were provided for the instruction of the younger children of the poor by Sunday and national schools which had then been established, deemed it expedient to make a further alteration in the nature of the school, by converting it into an institution for clothing and bringing up girls, not less than twelve years of age, as house servants, and the funds are now applied to supplying eighty girls with clothes, and instructing them in all necessary things to fit them for domestic service. On the alteration of the charity, a new school-house was erected on the site of the former, at a cost of £1000 and upwards.

The revenue of this charity arises from the dividends on stock in the public funds, and from the rents of houses and lands, and the total income of the charity amounts at present to £397 : 14 a-year.

The girls are under the care of the mistress and assistant, who are allowed stipends of £60 and £27 a-year respectively. The clothing, and other necessaries are supplied by the mistress, and her disbursements are repaid by the trustees. A salary of £10 a-year is paid to the clerk and receiver of rents. The accounts are annually settled.

The sum of £5 a-year was bequeathed by *John Barlow*, in 1710, to be paid by his executors to the use of the charity-school, and was paid some years, but, as no specific fund was appropriated to answer the annuity, it was first withheld, and finally lost.

CHARITY FOR CLERGYMEN'S WIDOWS.

Rachael Dixon, in 1719, devised a messuage in Briggate, and two dwelling-houses in Lowerhead-row, upon trust, after certain contingencies had elapsed, that the rents and profits of the premises should be yearly divided among three necessitous clergymen's widows, whose husbands had died beneficed in some of the adjacent parishes to that of Leeds, leaving the power of judging of the necessities of such widows and the election of them to the vicar of St. Peter's and the minister of St. John's for the time being, who were to receive and apply the rents.

This devise took effect about 1742, and the charity estate is now vested in four trustees, nominated by the vicar of Leeds and the minister of St. John's.

The property applicable to the trusts of the charity consists at present of—

	£	s.	d.
A house and shop in Lowerhead-row, in the occupation of William Birch, grocer, at the yearly rent of.....	77	14	0

A house adjoining the former, let to William Whalley, at the yearly rent of.....	68	0	0
A warehouse and two small tenements in a yard behind the former houses, let to Richard Hargreave, James Shaw, and William Marsden, respectively, at rents amounting, yearly, to	60	0	0

The trustees are also possessed of £1300, Three per Cent. Reduced Annuities, raised by purchases of stock, made with surplus income since 1818, when a balance in favour of the charity first arose.

There have been vacancies occasionally for a considerable time in the number of widows, from the want of properly qualified persons. At present, there are three widows of clergymen, of the description mentioned in the will, receiving the benefit of the charity, and having stipends each of them of £50 a-year. The stipends were raised from twelve guineas to £50 a-year in 1813, when the rents were advanced; and it is intended to increase them by an addition of £10 to each from Christmas, 1825. The accounts are kept by Mr. Bolland, the receiver, and are regularly audited by the vicar of Leeds and the minister of St. John's.

ESTATE FOR REPAIRING TRINITY-CHAPEL.

This estate was conveyed under the description of the two Moorside Closes and the Shoulder of Mutton Close, in Hunslet, containing, respectively, 2*a*. 1*r*. 25*p*. 2*a*. 29*p*. and 1*a*. 1*r*. 12*p*. by *William Milner*, Esq. by deed, in 1727, to two trustees, upon trust, to apply the rents and profits for the repairs of Trinity-chapel, and of the chapel-yard, and to lay out the unapplied surplus rents, if any there should be, on securities, the interest whereof was directed to be applied, with the rents of the land, for the same purpose; and, upon further trust, to convey the estate, from time to time, to new trustees, the number of trustees to be made up five on each election.

New trustees have been elected from time to time, and there are three trustees at present; but the estate has not been regularly conveyed to the successive trustees, as directed by the original deed.

The land is let to Joshua Bower, on lease for twenty-one years from 1813, at the annual rent of £36: 15, which is the full annual value. The rents are applied for repairs, as occasion requires, and what remains unapplied is laid out in the purchase of stock. The stock which has been acumulated amounts at present to £1600, Three per Cent. Consols, which is standing in the names of the trustees.

POTTER'S HOSPITAL.

Mary Potter, by will, in 1728, bequeathed to Richard Wilson, Esq. William Milner, Esq. John Blayds, Merchant, the vicar of Leeds, the minister of St. John's, and the Rev. Marmaduke Buck, £2000 on trust, to purchase a piece of ground near St. John's church, in Leeds, and build thereon an almshouse for ten ancient widows living in Leeds, or Wakefield, or York, or within twenty miles of some one of those places. It was further directed that, after finishing the almshouse, the trustees should apply the surplus of the yearly interest, or rents,

to the maintenance of the poor widows equally amongst them; the widows to be chosen by the trustees. Mrs. Potter gave the further sum of £60 to be applied in purchasing ground for and erecting such almshouse. In 1729, the testatrix died, and, in 1736, the trustees purchased a field near St. John's for £250, on part of which they erected an hospital, at the expense of £482:12. This hospital consists of ten tenements, each containing two apartments. The number of trustees is kept up by new elections, the vicar of Leeds being always one of them.

The property belonging to the charity consists—1st. of land let from year to year,—

	£	s.	d.
A close adjoining Woodhouse-lane, let to Messrs. Christopher and William Becket	10	0	0
A garden and nursery, adjoining the Almhouse, let to Francis Pontey.....	10	0	0
A close in Pontefract-lane, let to Isaac Field.....	14	0	0

2d. Stock yielding yearly dividends amounting to £126, partly arising from benefactions to the Hospital since 1780, viz. £300 left by Mrs. Chantrell; £20 by Captain John Meslin, and £100 by Mrs. Mary Blayds.

The number of ten widows, inhabitants of the parish of Leeds, is regularly kept up, and they receive yearly stipends of twelve guineas each.

The accounts of the charity are settled once a-year.

MILNER'S CHARITY.

This charity originated under the will of *William Milner*, dated about the year 1739. Searches have been made for the will, but without success.

The property devised by the will consists of a rent-charge of £40 a-year, issuing out of an estate at Knowstrop, in the township of Leeds, the property of Mr. Edward Maude. Out of this sum £20 is paid to the vicar of Leeds, for reading prayers at seven o'clock every evening, and the remaining sum of £20 is paid to ten poor widows, chosen by the trustees, in sums of £2 each.

The trustees of the charity are appointed by Sir William Milner, the present trustees being John Wilson and William Becket, Esqrs.

BAYNES'S CHARITY.

Anne Baynes, in 1807, bequeathed to the Rev. Miles Atkinson and his successors, ministers of St. Paul's church, in Leeds, £1000, upon trust, to invest the same at interest in the public funds, or real security, and to divide the interest equally amongst such ten poor widows, residing in Leeds, as the said Miles Atkinson and his successors should select. The sum of £900, the amount of the legacy, after deducting the duty, was laid out in the New Four per Cent. Annuities, and the dividends are divided half yearly, at St. Paul's church, among ten poor widows, chosen by the Rev. Christopher Atkinson, the present minister.

As the Rev. Miles Atkinson, in whose name the stock stands, is dead, a transfer is expedient, and the Commissioners recommend that, for the better preventing of difficulty or mistake, it is right that the stock should be transferred into the names of more than one individual, as trustees.

The Commissioners having con-

cluded the charities of the town of Leeds, they next proceed to those of the several chapelries or townships within the boundaries of the parish.

CHAPELRY OF CHAPEL ALLERTON.

Henry Hanson, Esq. in 1755, left, for the benefit of the poor of Moor-town and Chapel-town, £100, the interest to be distributed in bread, the first Sunday in every month. *John Gledill*, Esq. in 1806, left to the poor of Chapel-Allerton £100, the interest to be distributed in bread. These benefactions were invested in the purchase of Three per Cent. Stock, standing in the names of John Dixon and John Blayds, Esqrs. and the Rev. Edward Wilson. The dividends are laid out in bread, of which 15*s.* worth is distributed, monthly, in the vestry, among thirty poor people, chosen by the minister and chapelwarden.

Wade Brown, Esq. of Ludlow, in Shropshire, left, by will, in 1821, to the minister and chapelwarden for the time being, to the poor of this chapelry, £100, being a share in the Leeds water-works, the interest to be distributed in coals, yearly, at Christmas, by the minister and chapelwarden, and which is distributed accordingly.

The following bequests are for the benefit of the Sunday school: £100 left by Mrs. Bywater, and in the hands of Wade Brown, Esq.; £10 left by Luke Priestley, Esq. in the hands of his widow; and £50 left by John Gledill, Esq. and in the hands of James Brown, Esq. Interest is paid upon each donation at the rate of £5 per cent. per annum; and the amount is applied towards the support of a Sunday school at Chapel-Allerton.

CHAPELRY OF ARMLEY.

The only charities in this place are two doles of £1 each, which are distributed, yearly, on the 1st of January, in the vestry, by the chapelwarden, among poor persons of Armley.

CHAPELRY OF BEESTON.

Thomas Kitchingman left an annuity of £4, charged upon the manor of Beeston, for the poor of this chapelry. *Gervas Neville*, left 24*s.* yearly, charged on the King's Mills, in Mill-hill; of this, 10*s.* was for a sermon on the 7th of May; 2*s.* for bread for the poor on the same day; and 1*s.* for bread on the first Sunday of every month. These gifts are distributed as directed by the respective donors.

CHAPELRY OF BRAMLEY.

About the year 1709, a piece of land, containing five acres, was enclosed from Bramley-common, and conveyed to trustees, upon trust, that they should apply the rents towards the better support and maintenance of the poor of Bramley. The rents were applied for a great lengh of time to the support of a free-school, and, on the enclosure of the common in 1789, an allotment of 2*a.* 20*p.* was awarded in respect of Bramley-school, to be applied to such uses as the ancient school-land was intended to be. The present trustees of this charity are Lepton Dobson, Esq. the Rev. Robert Humphreys, John Pollard, Esq. and Messrs. Thomas Wade, Joseph Musgrave, and John Wood. The lands are let partly to James Dickenson, at the yearly rent of

£24 : 10, and partly to John Vickers, at the annual rent of £7 : 7, which are the full value. The school was suspended at the time of this Inquiry, the rents being required to defray the costs of certain proceedings in Chancery in the year 1820.

On the enclosure of the commons of Bramley, four allotments, containing 9*a*. 3*r*. 28*p*. were awarded to the curate, churchwardens, and overseers, "upon trust, to apply the rents for the benefit of such inhabitants within the township as belong thereto, but do not receive relief from the poor assessments, and do not occupy any land or tenements of more than the yearly value of £5, and who have no allotment under the Enclosure Act." These allotments are in the occupation of John Vickers, Samuel Myers, and Robert Hennings, in different parcels, at rents amounting, together, to £34 : 5 per annum, which is the fair annual value. Hennings has a lease for fourteen years, from 1823; the others are yearly tenants. The rent is laid out in the purchase of cloth for shirting, which is distributed among poor people on St. Thomas's Day, agreeably to the regulations mentioned in the award.

Also, on the enclosure of the common, an allotment of six perches of land, on which a dwelling-house and buildings were erected, was awarded to the curate, churchwarden, and overseers, the rents to be applied for teaching poor girls. These premises are let at the yearly rent of £6, being the fair annual value; and the rent is paid to a schoolmistress for teaching six girls to read, knit, and sew. There being a trifling accumulation it is intended to apply it in paying £3 a-year for teaching three additional girls, until the fund shall be exhausted.

£1 is paid by Mr. James Dickenson, for the use of the poor, and is applied with the rent of the poor's allotment. The payment is understood to be charged on land in the occupation of Mr. Dickenson, but the Commissioners had no means of tracing its origin with certainty.

Benjamin Green left £10, the interest to be paid on the 25th of March, for a charity sermon to be preached on that day. This sum remains in the hands of the perpetual curate of Bramley for the time being.

William Clough, in 1710, devised one third part of seven closes in Bramley, called the West Royds, to the poor, the rent to be distributed at the discretion of four trustees. The present trustees are Samuel Barker, John Barker, Abraham Musgrave, and John Lister, to whom the estate was conveyed in 1819. The three closes are now comprised in one, containing 6*a*. 2*r*. which is let to William Byrom, on lease, for eleven years from 1817, at the yearly rent of £18, which is distributed among the poor of the township in small sums varying from 3*s*. to 6*s*. 6*d*.

CHAPELRY OF HEADINGLY.

In 1798, a piece of ground on Headingley-moor, containing about one acre, was enclosed, with the consent of the lord of the manor and freeholders, and vested in trustees, as a provision for a schoolmaster, to teach six poor children. The land is let to Mr. Martin, as yearly tenant, at the annual rent of £5 : 5, which

is the full value. Another piece of ground, containing about a rood, was also taken from the waste, with the like consent, by Mr. Bischoff, on condition of his paying an acknowledgment of a guinea a-year to the schoolmaster, for teaching two more children. The rent of the land and acknowledgment of one guinea a-year are paid to a schoolmaster; and he instructs, for the salary, eight poor children in reading.

CHAPELRY OF HOLBECK.

Belonging to the poor of this chapelry are 3*a.* 3*r.* of land, in the liberty of Armley, whereof three acres are stated, in the benefaction-table, to have been given by a person named *Metcalf*, and three roods were an allotment made on an enclosure about forty years ago. The land is under the management of the chapelwardens and overseer, and lets for £16 a-year, being the fair annual value. It is distributed, at Christmas, among the poor, in sums varying from 1*s.* 6*d.* to 5*s.*

John Lendal gave a house, near the chapel, for the use of the poor; of which a lease was granted to James Beeston, at the rent of £3:3, the lessee undertaking to erect another dwelling on the site; and a new house has been built, worth about £14 per annum. The rent of £3:3 is distributed with the rents of the poor's land last-mentioned.

It appears, from the benefaction-table, that Alderman *Kitchingman* left 40*s.* a-year to the poor; and that *Gervas Neville* left one dozen of bread every second Sunday in the month, and two dozen every 7th of May, and 12*s.* for teaching a poor boy to read. The former annuity is charged on the manor of Beeston; the latter on the King's Mills, in Mill-hill. The rent-charges are paid and the charities administered as directed by the donors.

The sums of £12 and £100 appear to have been formerly given by persons named *Hetherington*, for the poor of this chapelry; but no satisfactory information can be obtained respecting them.

CHAPELRY OF HUNSLET.

Robert Brooke, by will, in 1653, gave 20*s.* a-year, out of a house in Hunslet, to be paid to four poor persons. This rent-charge is paid by Mr. Rowley, and is usually distributed with the sacrament-money.

The Rev. *John Paley* left 50*s.* a-year, to be paid to the master of Hunslet-school, for teaching five poor children, to be appointed by the curate of Hunslet, and which annuity is now paid by J. P. Heywood, Esq.

TOWNSHIP OF WORTLEY.

In 1677, *Langdale Sunderland* conveyed to five trustees certain messuages and land, upon trust, to employ the rents to teach the children of Wortley to read English or Latin. To this endowment *William Farrer* added a rood of land, in the 39th year of Charles the Second. The property of the charity now consists of a school-house and school-room, with a garden, two small crofts, and a close, all in the occupation of the schoolmaster, and worth, together, £16 per annum; and six cottages in Wortley, whereof five are let to the overseer of the poor, at the annual rent of £10:10, and the

sixth is let for £2:8 per annum. The cottages are let at the fair annual value. The rent of the cottages and crofts, not occupied by the master, are paid to him by the trustees, and he instructs ten poor children, as free scholars, and other children, on moderate terms, in reading, writing, and accounts. The master and the free scholars are elected and nominated by the trustees.

This concludes the charities in the parish of Leeds, reported by the Commissioners; we shall continue their reports of the charities of other towns in the county of York.

BOROUGH OF SCARBOROUGH.

THE CHURCH OR GRAMMAR SCHOOL.

THE origin of this institution cannot be clearly ascertained; but it appears, by the books of the Corporation of Scarborough, that a school existed under the name of the Grammar or Free School previous to the year 1648, in which year it was removed to a part of St. Mary's church, called Farrer's Isle. Ever since, the school has been kept in this place, under the denomination of the Church or Grammar School. Only two endowments are attached to the charity; one a devise of a close, by *Gregory Fysh*, in 1640, which was granted in consideration of four scholars of the kindred of the testator being kept on the foundation; or, if none such could be found, then four others were to be nominated by the minister or overseers of the school. This close contains 1*a*. 2*r*. and is let by the master, for his own benefit, at a rent of £6. The other benefaction consists of £100, given by F. Thompson, Esq. and for which the Corporation have paid an interest of £5.

The Corporation claim the right of appointing the master of the school by election; but, of late years, this right has been rarely exercised, and the situation of master has been filled sometimes by the vicar and at other times by his curate, or some person nominated by the vicar, with the acquiescence of the Corporation, but without any formal appointment. The school was always considered to be a grammar-school, and has generally been conducted as such; but there are no traces of any free-scholars being received into it, except the four provided for by Fysh's will; and, of late years, there have been none admitted, even under that endowment. The school is, however, attended by a considerable number of day-scholars and a few boarders, all of whom are instructed in the classics, if they choose, together with English,

reading, writing, and arithmetic, but pay for their education. At present, there are forty scholars, including boarders.

Mr. Irvine, who was appointed master in 1786, has always declined the teaching of four poor scholars, under Fysh's benefaction, by reason of some information he had obtained that no such condition was annexed to the gift. But the Commissioners are of opinion he is bound to teach them, conformably to the practice of former masters, and the tenor of Fysh's will in the possession of the Corporation. Thompson's benefaction of £5 a-year was paid, by the Corporation, down to the year 1821, to the vicar, being entered in their books as paid to him on account of the school; but it seems to have been mistaken, by the vicar, for part of another salary, which he receives from the Corporation, as lecturer, and, as such, was retained to his own use. Since 1821, the Corporation have discontinued the payment of this sum to the vicar, and refused to transfer it to Mr. Irvine; the Commissioners, however, recommend that the payment should be made to the latter gentleman, the Corporation having acquiesced so long in his appointment as master.

CHARITIES UNDER THE CORPORATION.

Sir *John Lawson*, who died in 1665, gave £100, —— *Conyers*, £40, and *Alice Chambers*, £20; all which sums are vested in the Corporation, at £5 per cent. interest, which is regularly paid out of their funds. The interest is added to the sacrament-money collected at Christmas, and the whole is distributed by the churchwardens, amongst the poor of the parish, selected by them and the minister, in small sums, at their discretion.

Thomas Sedman, in 1714, devised a house and garth in Carr-gate, for an hospital for six poor people, and a close, with a piece of ground adjoining, the rent to be paid on the 1st of May, at the church-door of St. Mary's, to all such poor as frequent the same, except 20*s.* which he directed to be for the repairs of the hospital, if needful; and if not, then to be paid to the poor of the hospital. *William Magginson*, in 1697, devised a piece of ground, containing 2*a.* 2*r.* 20*p.* called Glover-pitts, adjoining Sedman's premises, the rents to be distributed to the poor of Scarborough, annually, on May-day. The house left by Sedman, now divided into three tenements, is inhabited by six poor persons, men and women, placed therein by the Corporation. The lands, which comprise, in the whole, 4*a.* 2*r.* 32*p.* are let to William Sandwith, at £17 a-year, which is the full annual value. The rents, after deducting 20*s.* for repairs, are distributed, by the churchwardens, once a-year, on May-day, amongst poor persons of the parish who attend church.

FARRER'S HOSPITAL, consisting of two small tenements, in Cooke's Row, is stated, in one of the benefaction-tables in the church, to have been given by Mr. *John Farrer*, who died about 1628, for the habitation of as many poor widows as the same could conveniently contain. The

tenements are occupied by three poor persons, appointed by the Corporation, who keep up this building at their own expense.

NORTH'S HOSPITAL is described, on one of the tablets in the church, as the gift of —— *North*. It is situate in Toller-gate, and contains four small tenements, which are, at present, inhabited by five poor persons appointed by the Corporation.

Of ST. THOMAS'S HOSPITAL it is stated, by Tanner, in his Notitia, that *Hugh de Bulmer*, in the time of Henry III. gave lands towards the founding an hospital in Scarborough, to the honour of St. Thomas; and that the hospital was finished and endowed by the burgesses of that place. The hospital is a brick building, situate at the north-western extremity of the town, and contains thirteen separate tenements or habitations, which are occupied by poor persons, rent free, appointed by the Corporation. Attached to the hospital is a plot of ground, divided into thirteen small gardens, for the use of that number of the inmates, who are allowed to occupy, or let them, at pleasure.

BURGH'S HOSPITAL consists of four tenements in Dumple-street, mentioned in a benefaction-table to have been given to the poor of Scarborough by a person named *Burgh*. The tenements were occupied at the time of this Inquiry by five or six poor persons, put in many years ago by the Rev. Cornelius Burgh, a descendant of the donor, and who then acted as a trustee of the charity. The building itself is in a very dilapidated state, and is in danger of becoming altogether uninhabitable.

William Robinson, as stated in the benefaction-table, devised to the poor a house situate in Long West-gate. This tenement was occupied for many years after the death of the donor by a family named Ombler, and had fallen into a state of entire decay. Upon the decease of the last occupier of that name, it was put into repair by the Corporation, and has since been let by them at the annual rent of £1 : 1.

CHARITIES NOT UNDER THE CORPORATION.

TROTT'S HOSPITAL.

Elisha Trott, in 1697, devised two houses, in Tanner-street, and one acre of meadow-ground, in Burton-dale, for the use of two poor widows of Scarborough; the poor widows to be appointed by his executors, their heirs and assigns. These premises consist of two small tenements, containing each a room, with a garret over it, and are now occupied by the descendants of the testator. Margaret Harrison is the sole acting trustee of the charity. The acre of land in Burton-dale is in the occupation of Henry Cooke, Esq. at the yearly rent of £3, which is the full annual value.

STUBBS'S ALMSHOUSES.

Cornelius Stubbs gave, by will, to the vicar and churchwardens, his two uppermost houses, in a lane adjoining the Castle-dykes, for the habitations of poor persons, and charged his dwelling-house with the yearly sum of 10*s*. towards repairing them. The premises, for many years past, consisted of only one house, which is occupied, rent free, by

two poor persons, placed there by the vicar and churchwardens. The dwelling-house, subject to the annual payment of 10*s.* is situate in Key-street, and is now the property of Mr. Thomas Candler, of West Ayton.

ALLATSON'S CHARITY.

Richard Allatson, in 1717, gave to the poor of Scarborough four oxgangs of land at Weaverthorpe, together with a messuage and homestead, containing about half an acre. The property is under the management of the overseers. It consists of a dwelling-house, with outbuildings and homestead, and 38*a.* 10*p.* of land at Weaverthorpe-on-the-Wolds, which were allotted on the enclosure of that parish in lieu of the oxgangs. The whole is in the occupation of Richard Beilby, under a lease for twenty-one years, from 1804, at the annual rent of £21 : 12, which was the full value of the land at the time the lease was granted. The rents are received by the overseers, and distributed by them and the churchwardens, at Christmas, either in money or coals, amongst the poor of the parish not receiving parochial relief.

RICKINSON'S CHARITY.

James Rickinson, by will, dated 20th April, 1711, devised a close, called Church-close, chargeable with the payment of 26*s.* per annum for ever to the poor of Scarborough. There is reason to believe that a close, called the Ropery, or Church-close, now the property of the Rev. Samuel Bottomley, is the same with the close mentioned in the will, but as Mr. Bottomley avers that he purchased the close without notice of its being subject to such rent-charge, there does not appear sufficient means of re-establishing this charitable payment.

TAYLOR'S FREE DWELLINGS.

These form a brick building, in Cooke's Row, and contain fourteen separate sets of apartments. They were erected out of a legacy of £1000, bequeathed by *Joseph Taylor*, in 1810, and were intended as an asylum, rent-free, for aged and respectable poor. They are under the management of trustees, of whom two or more must be members of the Society of Friends, commonly called Quakers. The almspeople are chosen, at their general meetings, with a preference to married persons without families, being inhabitants of Scarborough.

Mr. Taylor also left £100, the interest to be applied to the education of poor boys of the parish. This sum, with £150 more, the balance of that given to erect the free dwellings, was placed out, on mortgage, at interest of five per cent. Five pounds, being the interest of the legacy of £100, is paid to the treasurer of a school in Scarborough, conducted on the Lancasterian system, for the education of thirteen or fourteen poor boys, of Scarborough, who are recommended by the trustees of Taylor's charity, and the children are changed every two years. The remainder of the interest is retained for the repairs of the almshouses.

The same testator devised his field in Rhea-lane, in Scarborough, upon trust, to apply the rent in the purchase of coals, to be given to the poor in winter. This devise was void under the

Mortmain Act, but the intention of the testator has been carried into effect by the heir-at-law. The close, which contains three acres, is let to John Preison, as yearly tenant, at the annual rent of £13 : 13, which is the utmost value. The rents are laid out, yearly, in the winter season, in coals, which are distributed, by the trustees, at an annual meeting, amongst the poor of Scarborough, a mett, being four bushels, to each family. About eighty poor families, upon an average, are thus yearly relieved, including those in the different hospitals in Scarborough.

MERCHANT-SEAMEN'S FUND.

This charity is a branch of the general institution for the relief and support of maimed and disabled seamen in the merchant-service, incorporated under the 20th George II. It is under the management of fifteen trustees, annually chosen from the inhabitants of Scarborough, according to the provisions of the Act, by the owners and masters of ships belonging to the port of Scarborough. The funds arise from the duty of 6*d.* a month, collected under the Act, out of the wages of every seaman belonging to the port of Scarborough. The amount of the revenue derived from this source varies from £170 to £200 a-year. It has declined considerably since the termination of the late war. The trustees possess, also, the sum of £400 stock, in the Three per Cent. Consolidated Annuities, the dividends of which are carried to the general account.

The allowances at present made out of the revenues are 3*s.* a month to each seaman or seaman's widow, without children, and to such as have children, 1*s.* a month in addition, for each child under fourteen years of age. About 150 persons are relieved by the charity, but, from the decrease in the revenue, it is feared the present number cannot be kept up without either encroaching upon the stock in the funds, or reducing the monthly payments.

There are also belonging to the institution two establishments, called, respectively, the Merchant-Seamen's Hospital and the Trinity-House.

The Merchant-Seamen's Hospital is a spacious building, consisting of a centre and two wings, situate near the Castle-dykes, with a court in front. It was erected by the trustees out of their general fund, and contains twenty-five separate apartments, for the accommodation of as many aged seamen, or widows of seamen, belonging to Scarborough, who are chosen by the trustees, as vacancies occur, at their monthly meetings. The inmates of the hospital receive no benefit from the seamen's fund, and forfeit their claim to it, if before enjoyed, on being received into the hospital.

The Trinity-House is an ancient building, surrounding a court in St. Sepulchre-street, containing twenty-two apartments, of which twenty are occupied by poor persons of the same description as those in the Seamen's Hospital, and appointed in a similar manner; of the remaining rooms, one is let as a school-room to a master in the place, for £3 : 13 : 6 a-year; the other is used by the trustees to hold their meetings in, for which they allow, out of the general fund, an annual sum of £2 : 2. These two

sums are carried to the credit of the establishment, and are laid out on the repairs of the building, but they are very inadequate to the purpose, and the whole seems fast approaching to decay.

Connected with this branch of the charity are, also, five small tenements in Merchants' Row, Scarborough, which were given up to the trustees, several years ago, in satisfaction of a mortgage of £150 which they had upon the premises. The tenements are let to different tenants, at rents amounting to £15 a-year, the whole of which is applied partly in keeping up the tenements themselves, and partly in the repair of the Trinity-House.

The following are benefactions to the Merchant-Seamen's Hospital:—£200 left by Thomas Bell, in 1773; which sum is likely to be lost by the failure of Moorsom & Co. in whose hands it was deposited; £200 left by William Solit, in 1812; and £40 left by Mr. Williamson, in 1820.

ESTATE FOR THE REPAIRS OF ST. MARY'S CHURCH.

The Corporation of Scarborough have, from very ancient time, been in possession of divers tenements and lands in and near the town of Scarborough, the rents of which are considered applicable to the repairs of the parish church. Of the origin or first acquisition of this property no account can now be given; but it is supposed that the lands, called Church Lands, are comprised in a grant to the Corporation, from Edward III. by charter, dated the 2d November, 1357. The annual revenue arising therefrom amounts at present to £48 : 7 : 8, and is applied, from time to time, on the repairs of the church. Additional sums have occasionally been expended by the Corporation thereon out of their own funds, in exoneration of the rates to which the inhabitants would otherwise have been liable; but the Corporation do not admit any obligation upon them to provide for the repairs beyond the amount of the revenues which they derive from the estate mentioned.

BOROUGH OF KNARESBOROUGH.

THE FREE GRAMMAR-SCHOOL.

This school was established by Dr. *Robert Chaloner*, under the authority of letters patent, in the year 1617, for the education of the boys, poor as well as rich, of the parishes of Knaresborough and Gouldesborough, and endowed as a free grammar-school, with an annuity of £20; and *Peter Benson*, an inhabitant of the town, assigned a house and garden adjoining the church for the use of the school. Sixteen inhabitants were constituted governors, and incorporated, with power to appoint the master, and remove him upon reasonable cause; in default of such appointment for three months, the Archbishop of York to appoint the master. Regulations for the government of the school were

made by the founder, which, among other things, allow the master, in addition to those on the foundation, to receive a certain number of pay-scholars, subject to the discretion of the governors. The annuity of £20 is charged on certain lands at Wavendon, in Buckinghamshire, now in the occupation of Edward Cowley, and is received by one of the trustees resident at Knaresborough, and by him paid to the schoolmaster.

The school-house was rebuilt, by voluntary subscription, upon the site of the old premises, in the year 1741, and, with the garden adjoining, is in the occupation of the master, rent free. The only other property belonging to the charity consists of a legacy of £150, left by *Robert Stockdale*, Esq. in 1815, to be applied in such manner as the trustees should approve for the benefit of the master. The balance of this legacy, amounting, after payment of the legacy-duty, to £135, was paid to one of the trustees, and is retained, with a view to some legal proceedings against the late master, for the recovery of certain deeds belonging to the school. No boys are now upon the foundation; indeed it is said there were none during the late master's time. No application has been made to the present master to receive any as free scholars; but he has seven boys under his care, as pay scholars, the sons of tradesmen in Knaresborough, whom he instructs in reading, writing, arithmetic, geography, and Latin. It is doubted whether the nature of this foundation, as a free grammar-school, is generally known to the inhabitants of Knaresborough and Gouldesborough, and to this is in part ascribed the want of free scholars; but there is also reason to believe that the poorer inhabitants of those places are indifferent to the advantages of a grammar-school; and that the more wealthy, regarding the salary of the master as inadequate to his situation, neither expect nor require him to instruct their children gratuitously, even in Latin. The names of the trustees are not all of them at present known; the rector of Gouldesborough, the vicar of Knaresborough, Mr. Peter Earnshaw, and James Collins, Esq. are four of them.

RICHARDSON'S SCHOOL.

Thomas Richardson, Esq. by indenture, in 1765, assigned to trustees a leasehold dwelling-house, in Knaresborough, held for 999 years, at a nominal rent, in trust, for the support of a school for the instruction of boys and girls belonging to or residing in the township of Knaresborough, in reading, writing, and arithmetic, the church catechism, and the principles of the christian religion; and, by the same deed, he made a gift of £400, to be laid out by the trustees in the purchase of lands, and to be placed out at interest, until such purchase should be made. *Dawson Roundell*, Esq. in 1770, bequeathed £42 for the purposes of this school; and the said Mr. Richardson, by his will, in 1775, gave £800, in trust, that the interest should, after payment of the schoolmaster's salary, be applied in clothing and putting out apprentices such poor children of the school as the trustees should think the greatest objects of the charity.

The sums of £400 and £42 were reduced, by the failure of

the securities, to £336 : 2 : 1, which sum, with the legacy of £800, was expended in the purchase of an estate, situate at Pannal-End, in the township of Follifoot, in the county of York, consisting of a house, corn-mill, and several closes, containing 33*a*. 2*r*. 6*p*. This estate is in the occupation of Ann Cluderay, under a lease for eleven years, from 1809, at the rent of £55, which was a fair rent at the time of letting; but the estate is now worth from £60 to £65 per annum. The trustees are also in possession of £1560, Three per Cent. Consols, which has arisen from several different legacies and benefactions, and from savings of income. The leasehold premises in Knaresborough consist of a school-room, with other apartments, and a small garden, and are in the occupation of the schoolmaster. The annual income, arising from the rents of the estate at Follifoot, and the dividends of the stock, amount together to £101 : 16 per annum.

Thirty children, boys and girls, are constantly educated in the school, and are supplied once a-year with clothing; they are instructed in reading, writing, and arithmetic, and in the principles of the christian religion. The only charge made is 1*s*. as entrance-money for each child. It is found very difficult at Knaresborough to obtain masters for apprentices at a less premium than £10; in consequence of which, and of the trustees not having thought it expedient to offer a higher premium than £8, one child only has been apprenticed. The average annual expenditure on the charity is £92; of which sum the master receives £30.

MRS. SHEPHERD'S AND DR. CRAVEN'S INSTITUTION.

Mrs. *Alice Shepherd*, of Knaresborough, in 1806, left £3000 to be invested in stock, and, after the termination of two life-annuities, the dividends of the stock to be applied in binding out poor boys and girls, resident within the township of Knaresborough, to be apprentices in some mechanical trade, and in providing them with clothing on being bound apprentices. She also directed the trustees to invest the further sum of £2000 in the purchase of stock, upon trust to apply the dividends in payment of £5 a-piece to indigent widows, or old persons of either sex, residing in Knaresborough. Both annuitants mentioned in Mrs. Shepherd's will have been dead some years, and the charity took effect in 1810, when the sums of £3000 and £2000 were invested in the purchase of £8333 : 6 : 8, Three per Cent. Reduced Annuities.

William Craven, D.D. in 1812, left £2000, Navy Five per Cents. to the uses of Mrs. Shepherd's will, and in trust to the same individuals. The dividends arising from both investments, amounting to £350 per annum, are now appropriated to the payment of £200 per annum to the charity for apprenticing children, and £150 per annum to the charity for old and indigent persons.

Since the year 1810, there have been seventy-seven children apprenticed, with a premium of £10 each; the children of poor persons, resident in Knaresborough, who appear most meritorious, being selected by the trustees. The money annually distributed among poor persons is given in sums of £5 to each, £3 in Janu-

ary and £2 in July. It is endeavoured to confine the charity, as much as possible, to persons not receiving parochial relief; and it is represented that there are no pensioners on the list at present who are not meritorious objects of the charity. Before Dr. Craven's donation took effect, the yearly number of pensioners was sixteen or seventeen; from that time to 1816, it amounted to twenty-five, and has since been twenty-eight. The accounts are examined and settled yearly.

SUNDRY CHARITIES.

Anthony Acham, in 1638, bequeathed, yearly, £6, issuing out of the manor of Assarly, near Horncastle, in the county of Lincoln, and divers lands and tenements there, unto the vicar, churchwardens, and overseers of the parish of Knaresborough, for the benefit of the poor of the parish, to be bestowed in wheaten bread, on every last Sunday of the months of March, May, June, July, November, and January.

William Carter, in 1699, surrendered a piece of copyhold land, containing 1*a*. 3*r*. 14*p*. in Knaresborough, in order that the rents might be distributed among the poor of the parish. This land is in the occupation of John Taylor, at the rent of £5, which was the full value when the land was let to him, but it is now worth £7 a-year. An allotment of two roods and three perches of land at Belmont, near Knaresborough, was made in respect of the copyhold land on the enclosure of Knaresborough-forest, and is now in the occupation of Thomas Tuton, as yearly tenant, at the rent of £1, which is the fair annual value.

Christopher Yeats, in 1807, bequeathed to the minister, churchwardens, and overseers, £100, upon trust, to lay out the same in the public funds, and dispose of the dividends in bread, to such poor parishioners as they might think proper.

The annual produce of these three charities, amounting together to £16 : 9 : 10, is laid out by the churchwardens of Knaresborough in the purchase of bread, which is distributed among the poor people of the five townships in the parish, on the last Sunday in every month. The whole quantity distributed monthly is 190 twopenny loaves, and the deficiency of the charity funds to purchase that quantity is supplied from the church-rates.

BOROUGH OF RIPON.

THE FREE GRAMMAR-SCHOOL.

THIS is a royal foundation, established, on the petition of the inhabitants of Ripon and the neighbourhood, under the charter of Philip and Mary, in the year 1555, and endowed with the possessions and revenues of certain dissolved chantries, of the yearly value of £16 : 14 : 9, which were conveyed to ten governors of the town and parish, upon trust, for the maintenance of a school, having one master and one usher, to be

called the Free Grammar-school of Queen Mary, for the instruction of children and young men of Ripon. The governors, with the consent of the Archbishop of York, were empowered to make regulations for the government of the school, the disposal of the revenues, and the salaries of the master.

The property granted for the support of the endowment is under the administration of the governors, and consists of several detached houses, buildings, and pieces of land, in Studley-Roger, Ripon with Bondgate, and Littlethorpe, Sutton-Howgrave, North Stainley, Norton-le-Clay, Wallowthwaite, Markington, and Bishopton, all in the neighbourhood of Ripon.

The annual value and contents of the estates, according to an elaborate survey and valuation of them in 1811, by Mr. Humphries, appears, from the Appendix to the Report, as follows:—

Estate, where situated.	Contents. A.	R.	P.	Annual Value. £	s.	d.
Studley-Roger	43	3	34	91	6	3
Ripon with Bondgate	40	2	19	594	8	6
Littlethorpe	4	0	32	11	5	2
Sutton-Howgrave, or Holme	1	0	0	2	10	0
North Stainley	0	3	24	6	10	0
Norton-le-Clay	10	2	22	26	9	10
Wallowthwaite and Markington	23	1	16	33	7	0
Bishopton	1	2	34	6	17	0
Total contents	126	1	21			
Total annual value				£772	13	9

It has been the custom, for upwards of two centuries, to grant leases of the several parcels of which the school property consists for 21 years, renewable on payment of fines, at the end of seven years, and the estates are now all let in that manner, with the exception of some old houses, of which the lessee declined to renew the lease in 1811, and a field in the occupation of the schoolmaster. The buildings on the estates are repaired by the lessees. The two last general renewals took place in 1811 and 1818; but all the leases to commence from the latter time have not been completed. The amount of the fines in 1811 was £1069 : 3 : 3, and the sums received for fines on the leases of 1818, already completed, amount to £609 : 11; but it is expected that the whole amount of the fines on the renewals of 1818 will be upwards of £1200, a larger sum being exacted in cases where the renewal is delayed beyond the usual time. The timber on the estate was valued, in 1814, at £1132 : 8 : 9. The governors are also possessed of £650, Three per Cent. Consols, and £500, Navy Five per Cents. both standing in the name of Lord Grantham, one of the governors, as a trustee. The present reserved rents amount to £99 : 9 : 8, and the dividends of stock to £44 : 10, making the annual income, exclusive of fines, £143 : 19 : 8.

The school premises consist of a dwelling-house and garden, in the occupation of the master, with a school adjoining, and a school-yard, worth from £30 to £35 per annum. The school is repaired by the governors, and the master's house partly by the governors, and partly at his own expense. The only statutes and ordinances for the regulation of the school were made by the governors, with the advice of the Archbishop of York, in the year 1814. By these it is required and provided that the master, at any time to be elected, shall be a graduate of the university of Oxford or Cambridge, and well affected to the established church of England: that every resident inhabitant of the town and parish of Ripon is entitled to send his sons, as day-scholars, upon paying the customary entrance-money, provided they are not under eight years of age, and are able to read English; that the branches of education of the free scholars are to be Greek, Latin, and English grammar, with writing and arithmetic, the two latter branches to be taught at the expense of the parents; and that all payments of entrance-money, &c. shall belong to the head master. The present master of the school was appointed in 1812, and has a salary of £180 per annum. His assistants are the usher, who has a salary from the governors of £63 a-year, and a classical master and a writing master, paid by the master himself.

It appears that formerly there were forty boys and upwards on the foundation, and that, at the appointment of the present master, the number of free scholars was thirty: but this number decreased considerably during the two or three first years after his appointment, and has since varied from fourteen to nineteen; the number, at present, is seventeen. The free scholars are, for the most part, sons of resident inhabitants of Ripon, of all classes; and they are admitted on application to the master. The master is permitted, as his predecessors have been, to take other scholars, and he has, at present, fifty-one boys in the school, not on the foundation, forty-four of whom board with him. Since his appointment, the number of foreign scholars has been greatly increasing, and his school is advanced to a very high degree of reputation as a grammar-school.

The boys on the foundation are classed with the other scholars, and have, in all respects, the same attention paid to their education. Half a guinea is usually paid on the admission of each boy on the foundation, but is not demanded; and 8*s.* a quarter is paid for each, for instruction in writing and arithmetic, which latter charge has been raised by the present master from 5*s.* a quarter. Payment of entrance-money, and a charge for instruction in writing and arithmetic, are received with the sanction of the governors, and agreeably to their ordinances, but they have not *fixed the amount of them, and it does not appear that the charge for writing and arithmetic was increased by their authority.* The parents of the free-scholars are at the expense of providing them with books and sationery.

The total annual expenditure

on the school, including salaries, repairs, and every thing, amounts to £259 : 10 : 2.

It is the opinion of the governors themselves that the school-estates are let to *disadvantage under the present system of management*, and that a larger income might be obtained by a letting at rack-rent; but as the different leases of the property have been renewed for upwards of two centuries, and on the faith of an implied engagement to renew them, the lessees expend money in buildings and improvements, and the leases are the subject of sale and transfer, it is found very difficult to put an end to the present mode of letting. But as the estates consist of separate houses and buildings, and several detached pieces of land, intermixed with the property of others, it is highly probable that if an act of parliament were procured for the sale of the estates, and the produce of the sale were laid out in the purchase of property not liable to the same disadvantages, the revenues of the school might be considerably increased. In 1817, a memorial, signed by a great number of individuals, representing the advantage to arise from such an alteration of the school property, was presented to the governors. It was also represented that if the revenues were increased, the master of the school might be allowed a remuneration sufficient to make it unnecessary for him to take boarders, and he would be enabled to devote his time exclusively to the education of the boys on the foundation; and complaints have been made of the admission of foreign scholars, as preventing inhabitants of the town from taking the advantage of the foundation for their sons. It does not, however, appear that the master is wanting in attention to the free-scholars; and as the admission of foreigners is sanctioned by custom, and is not repugnant to the terms of the charter of foundation, the Commissioners think it cannot be insisted on, with propriety, as a ground of complaint. The diminution in the number of boys on the foundation, since the appointment of the present master, is to be ascribed principally to the existence of a large national school at Ripon, which was established about five years ago; and as there is a prevailing indifference among the lower classes to have their boys instructed in the Latin and Greek languages, it is not clear, IF *the mode of instruction at present insisted on is continued in the school*, that the number of free scholars would be materially increased, though foreign boys were excluded. It has been represented by many that the expense of providing classical books is so great as to prevent several parents from taking the benefit of the foundation; and by some, that the charges for instruction in writing and arithmetic are *too high*. No representations of this nature had been made to the governors before this Inquiry; but it is intended by the governors to take the subject into consideration at their first annual meeting; and as the funds appear sufficient to bear the expense of providing books, and there was formerly a collection of books in the school used by the boys whose parents could not well afford to supply

them, the Commissioners think that a part of the revenues might be properly applied to that purpose.

OBSERVATIONS.

It is plain, from the above Report, there are serious defects in the mode of administering this royal foundation, and that the inhabitants of Ripon do not derive the advantages from their Grammar-school the founders intended, and which the present value of the endowments affords the means to accomplish. First, the mode of letting the property seems highly disadvantageous, not only to the lessees themselves, but also to the charity; to the former, by interfering with improvements in the estates, which the tenants are deterred making from the shortness of their term, and the uncertain conditions on which they may be renewed; to the latter, by rendering the total income much less than it would be under a different system. The remedy for this, no doubt, would be to allow the lessees to purchase the inheritance of their several occupations, which, it is said, they are desirous of doing; and the proceeds of the sale to be invested in some other security less intermingled with surrounding possessions.

Secondly, the appropriation of the income derived under the present management is far from unobjectionable. There is now expended on the school £259 : 10 : 2 per annum, without reckoning the rental of the premises occupied by the master, and all the benefit the town derives from it is the education of *seventeen boys;* but even these boys are not taught gratuitously, though denominated free scholars. The charges of the present master, the Rev. W. Plues, for sweeping the school, for firing, for books and stationery, for writing and accounts, make the free-school more expensive to the parents than if they sent their children to a school without endowments. In addition to this, the master has deprived the free scholars of the use of the play-ground, as enjoyed under his predecessor, and has taken away the school-library, under the pretext the books were old, without, however, substituting new ones in their places. We cannot wonder, therefore, at the decay of this charity, and, unless the governors interfere, it will, no doubt, share the fate of the grammar-foundations of Bristol and Bath, and be converted into a mere boarding-establishment for the emolument of the master, not the benefit of the town. The only preventive of this, will be to adopt the suggestion of the memorialists, to do away with the boarding system, and provide sufficient remuneration for the masters by the disposal of the trust-estates.

No blame is imputed to the trustees, except a certain degree of remissness; they have, however, promised to take into consideration some of the suggestions which have been made for the improvement of the foundation. Their dinners are very economical—averaging only about four guineas a season—which contrasts strangely with the revelries of our city trustees. The following noblemen and gentlemen held the office at the time of the Inquiry:—Lord Grantham, Right Hon. Frederick John Robinson, (now Viscount Goderich,) Sir B. R. Graham, Conyers Norton, Esq. Rev. G. Allanson, H. R. Wood, Esq. Charles Oxley, Esq. John Dalton, Esq. and the Very Rev. Robert Darley Waddilove, Dean of Ripon.

HOSPITAL OF ST. MARY MAGDALEN.

This hospital consists of a building at the extremity of Stammergate, in Ripon, containing six separate apartments on one floor, for the same number of poor women, called Sisters, with a garden in front, a small field adjoining, and a chapel at a little distance, on the opposite side of the street. From an inscription

over the door of the hospital, it appears that the building was restored from a state of decay by Richard Hooke, D.D. a prebendary of the collegiate church of Ripon and master of the hospital, in the year 1674. The members of the institution are, a master, a chaplain, and six sisters. From an inquisition in the reign of Edward III. it appears the hospital was founded by Thurston, who was Archbishop of York, in the early part of the twelfth century; but there are no records or writings extant coeval with the foundation.

By an inquiry into the state of the hospital in the year 1317, before the king's escheator, mentioned in Dugdale's Monasticon, vol. iii. p. 89, it was found that there ought to be, according to the form of the foundation, two chaplains in the hospital to perform divine service; but, during the whole time of Nicholas de Molyns, then master, the chantry of one chaplain was withdrawn by him: that *strangers, mendicant clergy, or other indigent persons,* happening to travel that way, ought to have a bed and provisions for one night; but, at that time, none had that benefit, but went away *vacuâ manú:* that every year, on St. Mary Magdalen's day, a farthing loaf (the quarter of wheat being worth 5*s.*) and a herring should be given to every poor person that came; but, during the time of Nicholas de Molyns, that charity was withdrawn, and, in place of it, he gave poor people who came on that day a saltseller *(salsarium)* of beans or meal, but the greater part of the poor got nothing; also, that the minor acts of charity which ought to proceed from such an hospital, and particularly from that hospital, were fallen to nothing, through the absence of the master, as he rarely resided.

By a subsequent inquisition, in the reign of Edward III. also mentioned in Dugdale's Monasticon, vol. ii. p. 380, it appears, amongst other things, that the hospital was founded for the *relief both of the poor and of persons afflicted with leprosy;* that certain rights of pasture, and other profits, given by the founder, had at first been conferred on the sisters, to find a chaplain and provide for leprous persons of Ripschire, and afford them the clothing and provision therein mentioned; and that subsequent acquisitions of lands had been made, (being partly from the gifts of different persons, to find four chaplains,) including, among other property, the manors of Mulwith and Studley-Roger; but that, the sisters being dead, one of the Archbishops of York had granted the hospital to one Robert de Silkstone, a chaplain, to support the charity for chaplains and lepers; and that, at the time of that inquisition, one of the number of chaplains had been reduced, no lepers came to the hospital, and a house which had been used for their reception was fallen down, and there were neither brethren nor sisters, but that alms were given on the feast of St. Mary Magdalen, and, with a certain exception therein mentioned, the possessions of the hospital were preserved; and that the then master and his chaplains were persons of good reputation.

Among the records of the Court of Chancery, in the Tower of London, is a confirmation of Henry VI. of the grant made

by Nicholas Bowet of his interest in eight acres of land, three acres of meadow, two acres of wood, and pasture for seven beasts, in Mulworth, near Ripon, to Thomas Gyvendale, master of the hospital, and his successors. In a manuscript book, left by Dr. Dering, who was appointed Dean of Ripon, and master of the hospital in the year 1710, is a copy of letters of confirmation and protection, from one of the Popes Innocent, addressed, "*Magistro et Fratribus Domus Leprosorum Beatæ Mariæ Magdalene de Riponia,*" which also give an exemption of the property of the hospital from tithes, but it does not appear in what year this instrument was dated. These writings, with two writings in the Tower, of the time of Edward III. one of them concerning an inquiry into the liability of the hospital-property to tithes and other dues, and the other a license to take lands in mortmain, for supporting three chaplains, are all the documents the Commissioners could find respecting the objects of the foundation, or the endowment of the hospital.

It is not known how long the hospital has consisted of its present number of members, or when the sisters were replaced, and the number of chaplains reduced to one; but it appears from Dr. Dering's book, above referred to, that the establishment was the same in his time as at present, and there is reason to believe that it had been the same for many years before. The Archbishops of York have always had the appointment of the master of the hospital; and it appears, by a recital in a charter of James I. for re-establishing the collegiate church of Ripon, that the archbishops had been, and were about to be, great assistants in that work, and principally by the perpetual gift and collation, for the use of the church, of the masterships of this and St. John's Hospital. Since the re-establishment of the collegiate church, one of the members of that church has always been appointed master; and, since 1686, the deans have successively held the office, and it now seems to be considered that the masterships of this and St. John's Hospital are conferred as an augmentation of the revenues of the deanery, which are understood to be of small amount, with reference to the dignity and duties of the office. The Dean of Ripon, the present master, was appointed in 1792.

The chaplain and six sisters of the hospital are appointed by the master, the latter being poor women, selected as proper objects of charity. The duties performed by the chaplain are, reading prayers, and preaching a sermon on the Sunday after the 22d of July, and on St. John's and St. Thomas's Days.

The estates of the hospital have been granted, ever since Dr. Dering's time, and probably long before, on nine principal leases, for three lives, at certain fixed reserved rents, renewable on payment of fines; and they consist of six houses in Ripon, with their appurtenances; a mansion-house called Magdalenes, and the lands thereto belonging, containing, according to the leases, about eighty-six acres; and a farm-hold or mansion, called Mulwith, and lands thereto belonging, appearing,

from the leases, to contain, in the whole, 171 acres, or thereabouts.

The annual rents reserved on the leases amount together to £26 : 18 : 6; and there is reason to believe, from an account of a receiver in 1682, that the reserved rents were the same at that time. The last fines taken on renewal of the respective leases, from the year 1803 to 1815, amounted to £1137 : 2 : 6. The actual annual value of the property, according to the estimate of an eminent land-surveyor, whom the Commissioners employed to view the estates, amounts to £464. The chief lessees of the hospital-property are the Rev. G. Allanson and Lord Grantham, the former holding eighty-six acres, the latter the mansion of Mulwith, with 155 acres annexed. The leases of the estates are under the hospital seal, and granted in the names of "the master, brethren, and sisters" of the hospital; but the entire management of the property, as far as can be discovered, has been universally under the control of the master alone. There is some timber on the estates, but the master is not acquainted with the value of it, and none has been cut during his time.

Besides the above property, there are the following sums, payable for the use of the sisters and chaplain:—£7, under the will of William Spink, in 1685, of which £6 was to be shared among the sisters, and £1 for a sermon on St. Thomas's Day; £30 in the hands of the master, the interest appropriated to the youngest sister in the hospital; also, a legacy of £30, in the hands of the master, for the use of the sisters. The sisters also let the field adjoining the hospital at £2 : 5 a-year.

The whole of the fines on renewal of the leases are *received and claimed by the master, for his own use,* and also the reserved annual rents, after payment of the expense of repairs of the hospital, 10*s.* to the receiver, and £10 which is divided equally among the five elder sisters. The sisters have the use of the apartments, and a small garden in front of the hospital, which the master is in the habit of *voluntarily stocking with potatoes* for their benefit. The only emolument of the chaplain of the hospital is £1 per annum.

The payment of £10 a-year to the sisters appears to have continued for a long period, but the Commissioners could not ascertain when, or by what means, the present appropriation of the revenues of the hospital commenced. As the fines have increased with the value of land, it is clear that the sisters do not now receive the same proportional benefit as formerly from the revenues of the hospital; and it seems extraordinary that the chaplain, though his office appears to have existed since the foundation, has no emolument, except under Spink's will. From the language of the inquisition, it is probable that a larger proportion of the produce of the hospital-estates was formerly applied for the more indigent members of the hospital, and *other charitable purposes;* but the question, whether the allowances to the sisters are capable of being increased, or are now unalterably fixed by long usage, can *only* be determined by a court of competent jurisdiction. It appears,

however, that, considering the inadequacy of the stipends of the sisters and chaplain, it would be proper a judicial determination of that question should be obtained. The master of the hospital has followed the customs which prevailed before his appointment, and he does not consider that he has been at liberty to depart from them without the sanction of the Archbishop of York, the patron.

OBSERVATIONS.

We have given, from the seventh Report, page 765, almost without curtailment, the account of this very ancient foundation. It seems to us the revenues are very oddly appropriated, and the main purposes of the endowment strangely perverted. The Commissioners, in this as in other instances, have spared no pains in their researches, and have shown, on the best authority that can be obtained, after the extinction of the foundation deeds, that the hospital was originally intended solely for charitable uses--for the relief of the poor, the stranger, the leper, and indigent clergy: it is now converted into a mere piece of ecclesiastical patronage, appended to the deanery of Ripon, and in the gift of the Archbishop of York. Out of estates worth £464 per annum, only £10 is expended in charity, the remaining profits being appropriated by the very Reverend Dean, who, however, is such a generous man, and so alive to the wants of the sisterhood, that he, "voluntarily," and of his own accord, "stocks their garden *with potatoes*." This is "too bad," especially as we collect from the Minutes of Evidence, that some of the sisters are so necessitous as to be actually dependant on parish aid for the remainder of their support. The poor chaplain is an object of real commiseration, and we trust, both for his sake and that of the sisters, the Commissioners will not forget the intention they have expressed of applying to higher authority for a more equitable apportionment of the revenues.

The next article exhibits a similar ancient foundation, also under the mastership of the very Reverend Robert Darley Waddilove, as Dean of Ripon.

HOSPITAL OF ST. JOHN THE BAPTIST.

It is not known at what time, or for what particular charitable purposes, this hospital was founded. The only instrument relating to the institution, the Commissioners met with, is a roll of the 17th of Edward III. preserved among the records of the Court of Chancery, in the Tower of London, being an inspeximus of several grants of different lands and hereditaments made by Thomas, the second Archbishop of York, and many individuals, to the hospital, *in puram et perpetuam Eleemosynam*, and a confirmation of the several grants by the King to David de Wolloure, then the custos of the hospital, and his successors. The first of the grants which is set out in the inspeximus, is that of Thomas the second, who was Archbishop of York, in the year 1109, by which he gives certain land *Hospitali pauperum in Rypon pro amore Dei et Sancti Wilfridi ad commune proficuum omnium Christianorum*.

The hospital consists of a small house of one floor in Bondgate, Ripon, containing apartments for two almswomen, called Sisters, and there is a chapel at a small distance, which has not been used as a place of worship for many years, and was converted into a national school, about five years ago, by the master of the hospital, with the con-

sent of the Archbishop of York, the patron. The establishment, consists of a master, the two sisters, and a chaplain; the same establishment has existed for upwards of a century, and, probably, for a much longer period; indeed, there is nothing to show that it has ever been different, except that, in one passage of the above instrument, the words "*Fratres dicti Hospitalis*," are used. The master is appointed by the Archbishop of York, as patron of the hospital, and the sisters are appointed by the master, being poor women, known by or recommended to him as proper objects of charity.

It has been customary, as far back as can be traced, to grant leases for lives of the several estates belonging to the hospital, at reserved rents, renewable as the lives drop, on payment of fines. These leases are granted under the common seal of the hospital, and in the names of the "master and sisters;" from which circumstance, it appears doubtful whether the chaplain is to be considered strictly a member of the foundation. The property consists of certain messuages, cottages, and buildings, in Bondgate, and Studley-Roger, some cattlegates in open or common fields, and several closes of land in Bishopton, Studley-Roger, and North Stainley, all in the neighbourhood of Ripon. The reserved rents, which it appears probable have been the same since 1682, and probably long before, amount, altogether, to £15:7:4, and the fines received from 1809 to 1816 were to the amount of £955 : 14 : 10. According to the estimate of a surveyor, employed by the Commissioners, to view the property, the present value of the hospital-estates is £349 per annum. No timber has been cut down during the time of the present master, but he has lately contracted for the sale of a number of trees, on that part of the estate which lies at North Stainley, for the sum of £920. A quit-rent of 1*s.* 2*d.* is payable to the Archbishop of York.

All the revenues of the hospital are received by the master, and *held for his own use*, after defraying the expense of repairs of the hospital, which do not exceed £5 a-year, and the following yearly allowances:—To each of the two sisters, £1:7:6; to the chaplain, £1; and to the receiver of the rents, 10*s.* It has been customary, also, for the masters to pay to each of the two sisters, 10*s.* 6*d.* at Christmas, and that payment is continued conformably to the custom; the master, also, occasionally makes a voluntary gift to the sisters of clothing materials, and other necessaries for their support. The two sisters derive no benefit from the foundation, except the use of their apartments in the hospital, and the stipends mentioned; but the allowance being too small for their support, *they, at present, receive parochial relief* to the amount, each of them, of 3*s.* 6*d.* per week. Since the conversion of the chapel into a national school, it has not been repaired at the expense of the master.

The master is appointed by the Archbishop of York, as patron of the hospital; and has, ever since the re-establishment of the collegiate church of Ripon, been one of the members of that church; since 1686, the dean for the time being has held the

office, which, with the mastership of St. Mary Magdalen's hospital, appears now to be given by way of augmentation of the deanery. The observations made respecting the inadequacy of the stipends to the inferior members of St. Mary Magdalen's hospital are applicable to the allowances made to the sisters in St. John's; but the latter appear to bear a still less proportion to the amount of the revenues of the hospital, and do not seem to have continued invariable for the same length of time, the accounts of 1682 affording evidence that they were raised, in a small degree, between that year and Dr. Dering's time. The Commissioners have not ascertained in what manner the money arising from the sale of wood on the hospital-estates has formerly been applied, and it may, perhaps, be a question proper for consideration, whether the master is entitled exclusively to the purchase-money to be paid for the timber lately agreed to be sold; and whether the application of that fund is to be determined on the same principles as may regulate the appropriation of the fines and reserved rents.

OBSERVATIONS.

The nature of this foundation is so similar to the last, that we shall not trouble the reader with any additional observations. It appears, from the estimate of the Commissioners' surveyor, that the annual value of the estates of both hospitals is £813, and the allowance to the eight sisters is so miserable that they are dependant on the poor-rates of Ripon for the remainder of their subsistence. The language of the inspeximus taken in the reign of Edward III.—*In puram et perpetuam eleemosynam*, and *Hospitali Pauperum in Rypon*—hardly leaves a doubt that St. John's Hospital, at least, was intended solely for alms and the benefit of the poor of Ripon.

THE POOR-LANDS.

The Corporation of Ripon act as trustees in the administration of the following estates for charitable purposes:—1. A field, called the Bull-close, containing 2*a*. 3*r*. 31*p*. in the occupation of Thomas Foxton, at the annual rent of £10 : 10. 2. Three closes, adjoining the river Ure, twenty-one acres, in the occupation of Mrs. Lawrence; rent, £40. 3. The Townend-closes; one 3*a*. 1*r*. 9*p*. in the occupation of James Foxton, rent £25:2; another, 2*a*. 3*r*. 6*p*. in the occupation of William Bolton, rent of £20; and the third, 5*a*. 18*p*. in the occupation of John Parker, rent £31:10. 4. A rent-charge of £1 : 1, issuing out of land at Little Thorpe, held by Mr. Sutcliffe. 5. The annual sum of £2:10, secured on the tolls of the Harrowgate and Bewick turnpike-roads.

The several closes are let at their full value, and produce, with the other funds mentioned, an annual sum of £130, which is disposed of—£5 to a schoolmaster, for which he instructs ten poor boys of the town, appointed by the mayor for the time being, in reading, writing, and arithmetic; £5 to ten poor widows; and the remainder, on the Tuesday nearest the 21st of December, among poor people belonging to the town of Ripon, in different sums, proportioned to their wants and the size of their families.

JEPSON'S HOSPITAL.

In 1672, *Zacharias Jepson*,

by will, gave his house, in Skelgate, to feoffees, for an hospital for 20 orphan boys, or poor freemen's sons, born in Ripon, to be admitted at seven years of age, or upwards, and to continue until they should be fifteen years and a half; to be elected by the feoffees, or four of them, the Tuesday next after Lady-day in Lent, and Michaelmas-day. To the trustees, he allowed 20*s.* either day, for a treat; and gave his two great silver cans, and his two great silver beer-bowls, to be kept in the hospital, to be used on the election-days. Provided the master of the free-school of Ripon judged any two boys, who had been above four years in the hospital, to be fit to be sent to Cambridge, they were to continue in the hospital till they were sixteen years and a half old, and to have £20 the year, for seven years, to maintain them at that university. The usher of the free-school, being a bachelor of arts, and elected by the feoffees, to be master of the hospital; and he was to have £5 the year for each boy, for clothing him with blue coat, &c. and for his diet and lodging. He was to have £10 more, yearly, for teaching the boys to write, and furnishing them with books and stationery. The testator also gave £3 a-year to a poor freeman's widow, and two yards and a half of blue cloth to make her a large waistcoat, faced with yellow, for washing the boys' linen, mending their clothes, and keeping their rooms clean. For the payment of these annuities, Mr. Jepson gave £3000, to be invested in land; and, if any surplus arose from this investment, it was to be applied to placing out the boys apprentice to some trade in Ripon. The mayor of Ripon, for the time being; George Aislabie, of Studley-hall, Esq. and the heirs male of his body; the dean, or sub-dean, as either of them might be resident at Ripon at the election-days; the two senior aldermen, the master of the free-school, the senior four-and-twentieth man, and the constable of Low Skelgate, were appointed the trustees.

This hospital is not so well endowed as was intended by the founder; by reason of which, the number of boys was reduced to twelve, and only one scholar required to be sent to the university. With the remainder of the personal estate of the testator, fee-farm rents were purchased to the amount of £90:5:4. To these were subsequently added, by the trustees, several parcels of land about Ripon, worth about £35 a-year, and which the master now occupies, at the rent of £12. There is, also, belonging to the hospital, a yearly rent of 10*s.* 5*d.* payable by the mayor of Ripon; the sum of £300, in the hands of Mrs. Lawrence, of Studley-park, bearing interest at £5 per cent.; a legacy of £100, Navy Five per Cents. and a moiety of 2*a.* 16*p.* of land, left by Alderman Terry, in the year 1790. The total income from the several sources amounts to £177:12:3½. Of this sum, £120 is paid to the master, for boarding and clothing ten boys, of which number the institution, at present, consists.

The hospital-premises are in good repair, and consist of a school-room, and dormitory over it, for twelve or fourteen boys; the master's house; a small gar-

den and croft, of about half an acre; all in the occupation of the master, rent free, but subject to taxes, rates, and tithes. The boys are nominated from among the sons of poor persons in Ripon, without particular regard to their being freemen's sons, as but few of that class, among the poor inhabitants of Ripon, are now to be found, in consequence of the expense of taking out freedoms. They are admitted at seven years of age, and are boarded, clothed, and instructed, free of expense to their parents. They receive blue coats and caps, and are taught reading, writing, the church catechism, and the principles of the Christian religion; and attend church on Sunday, and on two other days in the week, accompanied by the master. On leaving the school, at fifteen years of age, they are apprenticed in the neighbourhood, if desirous of being bound out, and masters can be procured for them, which is now become difficult, owing to the reduced premium. More than fifty years have elapsed since any boy was sent from this foundation to the university of Cambridge; nor has the usher of the free grammar-school in Ripon, of late, been a candidate for the mastership of this hospital, when vacant. The present master is one of the vicars choral of the collegiate church of Ripon, and was appointed master, and also receiver of the hospital-rents, in 1811. Some complaints were made against the present master, by the trustees; but, as they have power to remove him, if necessary, they possess the means for redressing any grievance which may exist.

MAISON DIEU.

This hospital, sometimes called also St. Anne's, is an ancient asylum for eight poor women, supposed to have been founded by one of the family of the *Nevills*. It has been long under the management of the Corporation, as trustees; but the Commissioners could not discover evidence of any endowment antecedent to that of *William Gibson*, in 1680, who devised a piece of copyhold land, in Bell Furs, upon trust, for the use of the widows in the hospital. *Isabella Lakin*, in 1757, conveyed, to the same uses, five acres, also situated in Bell Furrs. And the honourable *William Aislabie*, in consideration of £50, money belonging to the hospital, surrendered another piece of land, at the same place, to the use of the charity. These three pieces of land 3*a*.2*p*. with the exception of a rood let to the Commissioners of the Ure Navigation, are on lease to the Rev. William Plues, at a rent of £35 : 16*s*. which is the full value. The hospital is also entitled to a moiety of Borrishclose, and the interest of £100, Navy Five per Cents, left by Alderman *Terry*, in the year 1790. The income of the charity, from these several sources, amounts to £48 : 19 : 6½; besides which the almswomen annually divide among them 40*s*. arising from rent charges, concerning the origin of which no information could be obtained.

The hospital contains eight separate apartments, with a small garden adjoining. There was formerly a chapel, but this has long been in ruins, and the outer walls of it only are now left. The almswomen are selected, by the

Mayor and Corporation, usually from among poor widows of the town of Ripon; and are all proper objects of the charity

BAYNE'S CHARITY.

Roger Bayne, in 1719, gave 40*s*. a-year, for ever, out of the Burgage-close, at Westgate-end, called Hare-park, to be paid to the dean or residentiary of the collegiate church of Ripon, one half thereof to go to the said dean or residentiary, for a sermon to be preached in the collegiate church by him, or such minister as he should appoint, upon the first Sunday in the year, in the afternoon; 12*s*. to go for the providing of one dozen of penny loaves of bread, to be distributed monthly, near the place of his interment, to twelve of the poorest old men or women of the town, upon the day of the sermon, immediately after divine service in the morning; and the remaining 8*s*. to be disposed towards providing candles in the church, during the time of the sermon, and to such person as the dean or residentiary should appoint to take care of providing and distributing the bread. The annual sum of 40*s*. is paid by Mr. Reynard, proprietor of the Burgage-close, mentioned in the will, to the dean of Ripon, and is applied to the purposes, and in the proportions directed by the will.

ALDERMAN TERRY'S CHARITY.

Mr. *John Terry*, alderman of Ripon, in 1790, directed his executors, after the decease of a person named in the will, to pay to the mayor, two senior aldermen, and senior common-council-man of the borough, £200, to be placed out at interest, and the interest to be yearly divided amongst eight poor men and eight poor women, resident within the town, whose nomination he left to the trustees. The legacy of £200, was paid in 1814, on the decease of the person named in the will, and was laid out, together with another sum of £200, given by the will for other charitable purposes, in the purchase of £400, Navy Five per Cent. Annuities, in the names of Messrs. Terry and Harrison, bankers in Ripon, who executed a deed declaring the trusts of the stock, and by whom the dividends are applied, as directed by the donor.

DR. RICHARDSON'S PREMIUMS.

The last charity reported by the Commissioners in this borough is that of *William Richardson*, M.D. who, in 1782, bequeathed £300, advanced by him on the credit of Ripon Navigation, unto the mayor and aldermen, upon trust, that the profits should be applied towards the following premiums; one of £5 : 5. for the best piece of woollen or linen goods, which the mayor and aldermen should judge most proper to be encouraged, manufactured in the town, or within three statute miles thereof; one of £3 : 3 for the second best piece manufactured within the said district, to be determined, at the mayor's summer feast, by the mayor and aldermen then present; and he directed, that in case the profits arising from the £300 should exceed £8 : 8*s*. the mayor should distribute the surplus among such poor housekeepers, in Ripon, as should have no relief from the town. On the back of the Doctor's will are the following words in his hand-writing; " Dr. Rich-

ardson having been at a considerable expense in making the wells on Burrage-green and Skell-bank commodious for the public, he recommends them, after his decease, to the care and protection of the Corporation." The dividends on the £300 are of variable amount; in 1818, they were as high as £28 : 10*s*. Out of them are paid eight guineas for premiums; 5*s*. for distributing bills offering the premiums; £2 for taking care of the wells about Ripon, and the surplus forms a fund to buy coal for distribution to the poor at Christmas.

PARISH OF RIPLEY.

THE FREE-SCHOOL.

This school appears, from an inscription on a stone, over the door of the school-house, to have been built and endowed by *Catharine* and *Mary Ingilby*, in 1702; the former of whom died in 1701, the latter in 1743. Since the death of Mary Ingilby, her descendants have acted in succession as sole trustees of the school. Sir W. Ingilby, who succeeded to the inheritance, in 1815, produced to the Commissioners all the writings in his possession relating to the charity. From these, it does not appear in what manner Catharine Ingilby contributed to the endowment of the school; but it seems that the revenues destined or applied to its maintenance arise from an estate at Sproatley, in the East Riding of Yorkshire, in which Mary Ingilby was interested, and the legal estate of which is now vested in Sir W. Ingilby; but as no deed of endowment can be found, and some doubt is suggested whether the estate is held by Sir W. Ingilby, in trust, for the school, it is necessary to state the nature of the several writings produced, so far as they are material and tend to shew in what character Sir William Ingilby is possessed of the estate.

The most ancient document, of any importance, is a parchment writing, entitled, "Rules and Regulations, made by Mary Ingilby, of Great Ealing, in the county of Middlesex, spinster, concerning the government of the free-school erected by her at Ripley, in the county of York, and the schoolmaster thereof, and of the lands and revenues settled for maintaining the same." This writing bears the date of March, 1710, but the day of the month is not inserted in the space left for it; and the instrument is not signed or sealed, though prepared with the intention of being so executed. It contains no other reference to any lands or revenues for the support of the school than such as occurs in the title; but, by the regulations, it is provided that the master of the school should be a member of the Church of England, and a layman, able to instruct youth in reading English, writing, and the common rules of arithmetic; that he should not follow any other employment whilst master of the school, and should be at liberty

to take and instruct twelve persons, not of the parish, at one time, but no more; that Sir John Ingilby, Bart. and her nephews, Robert Shafto and John Shafto, should be governors of the school after her decease; and that after the decease of the said Sir John Ingilby, the proprietor of the manor of Ripley, for the time being, should be one of the governors together with her said nephews and their heirs.

The next documents of importance are the series of leases of the Sproatley estate, in which the interest of the charity, and the character of the grantees are distinctly recognized. The last of these instruments, under which the Sproatley estate is now holden, was granted by the late Sir John Ingilby, Bart. in 1800, and states him to be seised, to him and his heirs, of the lands, tenements, and hereditaments thereby demised, "*but in trust for the free school of Ripley.*" It also appears from the award of the commissioners on the enclosure of the open fields in Sproatley, in 1763, that the allotments made to the then Sir John Ingilby, in respect of the estate, were made to him as trustee for the free-school, and in lieu of other lands belonging to him in that capacity. Hence it may be inferred that Mrs. Mary Ingilby was the owner of the Sproatley estate; that she either settled it for the support of the school by some deed of endowment, which has since been lost; or that, as seems more probable, having neglected to do so, she continued, during her life, to treat the estate as appropriated to the school; and that her descendants have acknowledged, by their leases granted by them, that they held the estate in trust for the school. Sir W. Ingilby, however, seems to consider himself OWNER OF THE ESTATE, *subject only to some annual payment to the schoolmaster, the precise amount of which he cannot specify;* and it, therefore, appears expedient that the trust should be declared and established by the decree of a court of equity.

The estate at Sproatley consists of messuages, and several closes of land, containing, altogether, 153*a*. 1*r*. 24*p*. The present lease was granted by Sir John Ingilby, to his steward, Mr. Hewitt, for the term of thirty years, from 1800, at the rent of £40. The estate is now under-let at the rent of £120. No satisfactory account could be obtained of the circumstances under which Sir John Ingilby granted this lease for so long a term, and at so inadequate a rent.

The school premises consist of a spacious school-room, with a house and yard for the master behind the school, and a small garden, or yard, in front; it is free for the children of the whole parish of Ripley; but since the establishment of Admiral Long's school, in the township of Clint, it has not been the custom to admit children from that township. The children are of both sexes, and are received at the age of six years, if able to read a little, and the time of their stay is not limited. The number taught at the school is between forty and fifty. They are instructed in reading, writing, arithmetic, and the Church catechism. The present school master is the curate of Ripley, and receives £40 a-year as his stipend; he instructed the children himself until the year

1818; but has since performed that duty through an assistant, to whom he allows some salary agreed upon between them, less than his own stipend. The schoolmaster occasionally attends at the school to see that it is properly conducted; and there is no complaint of the school not being as well conducted as it was whilst the schoolmaster taught the children himself. A sum of from 1*s.* to 2*s.* 6*d.* according to the circumstances of the parents, is received as entrance-money for each child; and 2*s.* a-year for firing, from parents who can afford to pay it.

If it is considered proper that proceedings should be taken for establishing the trust as to the Sproatley estate, it will, perhaps, be right that inquiry should be also made whether the lease to Mr. Hewitt was not improvidently granted; and directions should be sought for the future application of the advanced income which may be expected to arise to the charity from the estate, if it shall be found to belong to the school, and is afterwards to be let at an adequate rent.

SUNDRY CHARITIES.

Thomasine Hardisty, in 1745, gave to the poor fatherless children and widows of the parish of Ripley, £200, upon trust, that the interest be, yearly, divided amongst them, at Martinmas. The sum of £9, as interest on this bequest, is paid by John Williamson, Esq. of Ripon, and distributed, at Christmas, among poor widows, by the churchwarden of the respective townships in the parish, in sums varying from 5*s.* to 7*s.* or 8*s.* A further sum of £1 : 2 : 6 a-year is also received from Mr. Williamson, as the interest of £25 in his hands, being the amount of a legacy of £10, left by Mrs. *Sarah Waite;* £10 bequeathed by *John Coates*, and £5 bequeathed by Mr. *Hardisty:* all which donations are mentioned in the table of benefactions in Ripley church. This interest is laid out by the churchwardens in the purchase of bread, which is distributed, in small loaves, on the four sacrament days in the year, to poor persons of the parish who attend divine service on those days. There are two other sums of £5 each, mentioned in the table of benefactions, as given by persons named *Newel* and *Nursaw*. The former, it is understood, was paid, with some interest on it, in 1807, and distributed at the time of payment among the poor of the parish; but it is not known what has become of Nursaw's gift.

LORD CRAVEN'S CHARITY.

John Lord *Craven*, in 1647, among other charitable donations, gave £200 to the poor of the township of Ripley, to be vested in stock. It was laid out in the purchase of a copyhold estate, situate at Felles-cliffe, in the parish of Hampsthwaite, within the manor of Knaresborough-forest. The last admittance to the premises was in 1783, when the late Sir John Ingilby, the then rector of Ripley, and the overseer of the poor, were admitted tenants of the premises, to hold to them and their successors, to the use of the poor of Ripley. The estate consists of twenty-three acres, including an allotment made on the enclosure of Knaresborough-forest, and was let, by the churchwarden and overseer of the poor, in 1818, to William Manby, as tenant from

year to year, at the rent of £26, which is the full annual value. Half of the rent is distributed in money, about Lady Day, to the poor of the township, in small sums, from 2*s.* to 8*s.* at the discretion of the overseer; and the other half is laid out in coals, which are given away, at Christmas, to poor persons belonging also to the township.

JOHN NURSHAW'S GIFT.

This is a rent-charge of £3 a-year, issuing out of land lying between Harrowgate and Panel, the property of William Proctor. There are no documents or writings relatings to this gift, besides the entry in the table of benefactions, which describes it as a yearly sum of £3 given by *John Nurshaw*. It is received by the overseer, and is distributed by him, in sums varying from 1*s.* to 4*s.* amongst the poor persons in the township, at his discretion.

The table of benefactions mentions also a gift of £30 from *Ralph Sandby* under the head of charities belonging to the township of Ripley; but this benefaction appears to be lost, and no information could be obtained respecting it.

ADMIRAL LONG'S SCHOOL.

In 1760, Admiral *Robert Long* erected a school and school-house at Burnt Yates, and, for the endowment thereof, conveyed certain freehold and copyhold premises to six trustees, empowering them to choose a schoolmaster, with such a salary as they should think proper; and in case the rents of the estates were more than sufficient for the stipend of the master, the trustees were to apply the surplus, either for the support of a school-mistress or otherwise, for the benefit of the charity. The founder directed that the boys in the school should not, whilst there was one master only, be above thirty in number, to be chosen by the trustees, out of the townships of Clint and Winsley, children named Long always to be preferred; if at any time there should not be a sufficient number of boys in the said townships, then the trustees might appoint other boys of the neighbouring townships; that the boys should be taught to read, write, and cast accounts, and the girls (if any such should be admitted, and whose number was not to exceed thirty) to sew, spin, knit, read, and write; that no child should be admitted under four years, or permitted to continue in the school after the age of twelve years, unless the number of thirty, of the ages above specified, could not be made up; that all the children should be instructed in the Protestant principles of the Christian religion, according to the usage of the church of England, and should every Sunday, in the forenoon and afternoon, attend to hear divine service at Ripley-church and Hartwith-chapel, or one of them, as the trustees should appoint. No child entitled to any freehold or copyhold land, of the yearly value of £10, nor the child of any person renting land of the yearly value of £30, to be eligible to the school; unless upon the payment of such sums as the trustees should deem reasonable. The trustees to meet twice a-year, at the schoolhouse; between these meetings the rector of Ripley might visit the school, and make such regulations as he deemed requisite, to be confirmed, or not,

at the meetings of the trustees. The trust-estates not to be leased for a longer term than twenty-one years. When the trustees were reduced to four, others were to be elected, members of the church of England, and among whom were to be the rector of Ripley; the curate or minister of Hartwith-cum-Winsley; the owner of Spring-house; the owner of Winsley-hall; and the heir-at-law of John Williamson, Esq.

The present trustees are the Rev. William Roundell, owner of Spring-house; the Rev. Edward Capstack, curate of Hartwith; the Rev. Danson Richardson Currer, the Rev. Henry Wigglesworth, the Rev. ——— Hollywell, rector of Ripley; and John Williamson, Esq. The estates of the school are vested in the four first by survivorship, under conveyance, in 1811, and consist of the following particulars:—

1. The school premises, and a field given by Mr. *Lawrence*, of Studley, for the use of the school.

2. The farm and lands, called Flask-farm, of which sixteen acres are woodland, and in the possession of the trustees, and the remainder, being 120*a*. 2*r*. 28*p*. is the occupation of Samuel Myers, as yearly tenant, at the rent of £90, which is considered less than the yearly value.

3. A messuage, three cottages, and seven closes of land, containing, by estimation, twelve acres, situate at Hunslet, near Leeds, supposed to be worth about £45 per annum.

4. A copyhold field of 3*a*. 2*r*. 19*p*. on Whipley-moor, worth about £4 per annum, but let to a poor widow at £2 : 9.

5. An estate at Winsley, consisting of a messuage, called Winsley-hall, and closes, containing 105*a*. 3*r*. 28*p*. in the occupation of Richard Swale, at the rent of £77 : 11.

Part of the above property has been acquired by purchase, from funds accruing from the sale of timber, or from the donations of individuals, subsequent to the original endowment of Admiral Long. In 1755, *William Coates*, of Ripley, left £150 to the school; *Mark Smithson*, of Aldborough, in 1791, £100; *William Smithson*, of Boroughbridge, in 1798, £100. *William Mountain*, in 1778, left his library of books to the school; and, also, after certain contingencies, the sum of £50 and £140, charged on Grassington and Weatherly turnpike-roads. The rents at present received from the school estates amount, altogether, to £200 a-year, subject to no other deduction than 10*s*. a-year, which is a rent-charge on the estate near Leeds, payable to the curate of Hunslet. There is a considerable quantity of timber on the estates, but no valuation has been made of it. No timber has been cut for sale since 1803. At the time of this Inquiry, there were twenty-two boys and the same number of girls taught as free scholars, which is the average number. The boys and girls are instructed in reading, writing, and accounts, and the girls are also taught by the master's wife, who is the schoolmistress, to knit and sew; none have applied to be taught to spin. The children are also taught the church catechism; such as reside near Hartwith attend the chapel there, and those living near Ripley go with the master to Ripley-church, where there is a pew for the use of the school. Children are now admitted entitled to land of £20 a-year value, or whose parents rent land at not more than £60.

Some further relaxation of this rule appears desirable; and as the number of boys on the foundation is less than thirty, those of other townships ought to be admitted. The master receives pay-scholars, of whom there are now twenty. The only charges to the free-scholars, are 1*s.* entrance-money, and 1*s.* 6*d.* a-year for firing. There are many poor persons of the Catholic persuasion in the neighbourhood, and some of their children had been sent to the school before 1811; but in that year a regulation was made excluding children brought up in the Catholic persuasion, on the ground of their admission being contrary to the deed of endowment.

The school premises and land occupied by the master are estimated at £20 or £25 a-year. He receives an annual salary, for the services of himself and his wife in the school, of £70, and two guineas a-year as librarian, for taking care of the books left by Mr. Mountaine. An allowance is made by the trustees of £50 a-year to a former school-master, who is upwards of eighty years old, and infirm. They also expend, in payment of taxes on the school premises and other small charges, about £6 a-year.

From this statement it appears that the revenues of the school are much more than adequate to all the purposes to which they are at present applied, although the estates are let at very moderate rents, and income might be received, which has not been demanded. The surplus income will be still further augmented, when the allowance to the former master comes to a close. It seems, hitherto, to have been the policy of the trustees to expend the surplus revenue in purchases and improvements, but no plan has been taken into consideration by them for its future application. The Commissioners, therefore, think that some scheme for extending the objects of the charity should be adopted, under the sanction of a court of equity, but that it would be most for the interests of the charity, and the convenience of the trustees, that the necessary proceedings for that purpose should originate with themselves.

PARISH OF TADCASTER.

THE SCHOOL AND HOSPITAL.

By letters patent, of Philip and Mary, in 1558, authority was given to Owen Ogelthorpe, D.D. then Bishop of Carlisle, to establish, in Tadcaster, a grammar-school, together with an hospital or almshouse, to consist of two guardians, a teacher, and certain poor and infirm persons; and that the founder, his heirs, or assigns, might ordain rules for the regulation of the same; and that the two guardians, teacher, and poor persons, and their successors, should be a body corporate, capable of receiving lands, and have a common seal. Prior to his death, Dr. Ogelthorpe purchased, for £120 : 6, the manor of Cobcroft, in Yorkshire, formerly part of the possessions of the monastery of Pontefract, and by his will charged his executors to build a house in Tadcaster, with twelve

lodgings, for twelve poor people, together with a common hall, to dine in, and a common kitchen, and to purchase lands and tenements to the clear yearly value of £40, to the use of the schoolmaster and the twelve poor people, according to the meaning of the grant of incorporation. After the purchase of lands had been made, the executors were to assure unto the schoolmaster lands and tenements of the yearly value of twenty marks, whereof the manor of Cobcroft to be parcel, and forty marks, the residue of £40, to remain to the use of the twelve poor people, to each 12*d.* in the week during their lives. If the rents and profits of the lands so purchased were inadequate to the payment of the sums mentioned, the schoolmaster and almspeople were to abate proportionally; or the number of almspeople might be reduced, as seemed best to the trustees. To make up the rental of £40, Dr. Ogelthorpe left £600, which he deemed, with Cobcroft manor and a moiety of the rent of Smithall, in Yorkshire, adequate to the occasion. The residue of his property the testator left to his executors to the amount of £5 each, and the remainder to the maintenance of the school and hospital.

A conveyance was made by the executors of the Cobcroft estate, to the guardians, schoolmaster, and almspeople; and two of the executors, in satisfaction of the goods entrusted to them by the founder, granted two rent-charges of £5 : 4 each for the maintenance of four additional poor in the hospital. A further provision was intended to be made for two more almspeople, in lieu of the rents of Smithall; but all the writings relative to the conveyance of Cobcroft, and the rent-charges are now lost, and no information can be obtained respecting them, except from the statutes and ordinances.

No rules or statutes were made by the founder; those which now exist were framed by Robert Ogelthorpe, one of the executors, and which, among other things ordain, that the Lord President of the Council in the north parts, and the Archbishop of York and, during the time of vacancy of either of their offices, the dean of the cathedral church of York should be guardians of the school and hospital, and that, during a vacancy of the offices of both the lord-president and archbishop, the parson, vicar, or curate of the parish church of Tadcaster should officiate as guardian, with the dean of York; so that, in effect, since the separate office of lord-president of the council in the north has been discontinued, the archbishop and dean of York have been the standing guardians. The statutes also direct that the several deeds and accounts, relating to the institution, should be kept in a chest in the dining-hall of the hospital: that the schoolmaster should have the *yearly rent of twenty marks;* that the guardians should have the power of nominating the schoolmasters, and removing them for misconduct; that the schoolmaster should have a degree in the university, that of A. B. at the least, and not have cure of souls, unless as vicar of Tadcaster; and that he should be skilful in grammar, and teach freely the children of the parish of Tadcaster, or any *other of the country*

coming to him, without exacting any thing for their instruction above their voluntary benevolence, and that he should instruct them in such authors and books as should be thought meet by the Archbishop of York; that the almspeople should each receive 12*d.* weekly, that the right of appointing or removing them should be in the guardians, and Robert and William Ogelthorpe, and their heirs or assigns; that, in default of appointing the almspeople for forty days, the churchwardens of Tadcaster might appoint; and, lastly, that a copy of these rules, on parchment, should be hung up in the parish church of Tadcaster, and read, yearly, in the hospital, on the 1st of September. An option was left to the trustees to appoint two almspeople from Rawden, in Yorkshire, and two more from the inhabitants of Tadcaster, Newton, or Bramham.

The chest for writings has long ceased to exist, the last notice of it being found in a memorandum, in the custody of the Archbishop, under date of 1762, which states it to be then in the school, but unlocked, and no evidences therein. The present members of the corporation are the two guardians, the schoolmaster, and four beadsmen, or almspeople. The premises for the habitation of the schoolmaster and beadsmen consist of the master's house, with a schoolroom, small barn or outhouse, and two gardens adjoining, in the occupation of the master, and four almshouses, near the school-house, situate within the church-yard at Tadcaster; and the property belonging to the corporation of the school and hospital consists of the manor of Cobcroft, and the two rentcharges of £5 : 4 each, one of them paid out of the manor of Rawden, near Leeds, the other is paid by the Earl of Cardigan, in respect to the manor of Kirkstall. The farm at Cobcroft, consisting of a house, with gardens and orchards, and several closes, comprising about 154*a.* is held by John and Joseph Ingle, as tenants, from year to year, to the archbishop and dean of York, as guardians of the school and hospital, at the yearly rent of £145. This rent is received by the schoolmaster, and it constitutes, together with the use of the school premises, at Tadcaster, in his occupation, the emoluments of his office, being the same as have always been enjoyed by his predecessors, as far as can be ascertained.

The school has been always conducted, conformably to the founder's intention, as a grammar-school, for the instruction of boys from Tadcaster and the neighbourhood, in the Latin and Greek languages; but since 1791, when the present master took on him the care of the school, there does not appear to have been more than ONE *boy from the neighbourhood sent as a free scholar,* and the usual number of those from the town resorting to the school for instruction in Latin has generally been from *three to six:* the small number of free scholars is to be ascribed to the want of applications consequent upon a small population, and indifference to the advantage of instruction in the learned languages, the master being ready to instruct, and making no charge to the scholars entitled to be taught free. The master teaches English, writing, and arithmetic,

to boys sent for that instruction only, at the rate of 16*s.* a quarter, and he has constantly given voluntary instruction to several poor children gratuitously. Three of the almshouses are occupied, each of them by one of the beadsmen, and the other almshouse for a beadsman from Rawden, who is not required to reside, is occupied, rent-free, by a poor woman placed therein by the schoolmaster. The three almspeople who reside are chosen by the guardians, from inhabitants of Tadcaster, Newton, or Bramham; but as the only emoluments which the beadsmen have from the hospital consist of the stipend of 1*s.* a week, and the use of the houses, there is some difficulty in filling up vacancies when they occur.

The extent of this charitable institution, and of the provision for its support, has fallen short considerably of the founder's intention, as apparent in his will; but whether the failure resulted from necessary causes, or from the misconduct of those on whom his property devolved after his death, it would now, probably, be impossible to ascertain, and of little or no use to investigate. The statutes may, perhaps, be considered to supply some grounds for supposing that the hospital buildings were formerly more extensive than at present, but no traces exist of any dining-hall or other buildings not now remaining, and no satisfactory evidence appears of any alteration being made in the school and hospital premises, or of the mode in which they have been enjoyed by the respective members of the institution; the schoolmasters, as far as appears, having uniformly been in the exclusive possession of all the premises, except the almshouses. A small addition, however, was made to the premises in 1767, of a piece of ground adjoining the churchyard, which was purchased with savings from fines, on renewing leases of the school lands and tenements, and conveyed to the guardians for the use of the schoolmaster and his successors, and a new schoolroom and stable were erected nearly sixty years ago, probably on the ground so purchased; and in consequence of the inhabitants of Tadcaster carrying materials for building this schoolroom, it is understood that the then master agreed to instruct six poor children in the school gratuitously in reading and writing; and it appears to have been in compliance with the practice so commenced that his successor, the present schoolmaster, has always continued to instruct some poor children gratis.

It seems to have been invariably the usage for the schoolmaster to receive the rents of the Cobcroft estate, and the poor people to receive no more than the stipend of 1*s.* a week to each, supplied by the rent-charges; and it has resulted from this distribution of the income of the charity, and from the advance in the rent of the estate, and the circumstance of other lands not being purchased, as directed by the founder's will, that his intention thereby declared, that the stipends of the schoolmaster and almsmen should bear the proportion to each other referred to in the will, has completely failed of effect. It appears from the statutes and other papers that the estate was conveyed to, and that the leases of it were at first

granted by the *guardians, schoolmaster, and almspeople, as a corporation*, though the leases were subsequently granted in the names of the guardians and schoolmasters, and ultimately by the guardians alone; and it has been suggested that, for this reason, as well as on account of the founder's intention, as expressed in his will, the schoolmaster is not entitled to receive the rents of the Cobcroft estate to the *exclusion of the almsmen*. It appears, however, to the Commissioners, that, in considering the *founder's intention*, and the rights of the schoolmaster and the poor people respectively to share in the revenues of the charity, it would be improper not to remark that Dr. Ogelthorpe, in his will, speaks of the manor of Cobcroft as having been given by him to the schoolmaster, and as *parcel of the lands*, of the yearly value of twenty marks to be assigned to him; that Robert Ogelthorpe, in exercising the authority given by the will, to apportion, in the event of a deficiency of property, the lands and rents of the charity to the schoolmaster and poor people, assigns, by his rules and statutes, the annuities or rent-charges only for the almspeople which do now in effect produce the stipends of 1*s.* a week, mentioned in the will; and that although Robert Ogelthorpe, by his rules, ordains that the schoolmaster should have the yearly rent of twenty marks, to be issuing forth of the yearly rents reserved, or to be reserved, of the Cobcroft estate, and which yearly sum of twenty marks, it appears from other evidence, was, at the time the rules were made, the whole rent of the estate, yet he gives no direction as to the disposition of the surplus of any increased rent, which might in future times be received. Still, however, as the founder intended that in case the income of the premises had originally amounted to £40 per annum, the hospital should have two-thirds of that income, and the school only one-third, it may be a question whether the schoolmaster is entitled to the *whole benefit of the augmentation of the income*, while the hospital is to be for ever confined to the proportion allotted to it, when the income fell short of £40; and that is a question which can only be decided by a court of equity.

OBSERVATIONS.

If the rights of the parties interested in this foundation are to be determined from the *intention of the founder*, as set forth in his will, we think the argument may be brought into a very small compass. The objects of Dr. Ogelthorpe were to provide for the maintenance of a free-school, and a domicile and maintenance for twelve poor people, and, according to his estimate at the time, he left sufficient means in estates and money for the accomplishment of these purposes. He provided, however, in case there was a deficiency, that all the parties interested in the grant should abate proportionally; but it seems the only members of the body corporate who have suffered are the almspeople, and that the only person who now derives any benefit, worth mentioning, out of the remains of the original endowment, is the master of the grammar-school, who enjoys convenient premises rent-free, and receives £145 per annum for teaching, upon an average, *four scholars and a half*. The only reason that can be urged in favour of this unequal division is the circumstance that the Cobcroft estate was specially assigned to the master, as part of his security, for his one-third share of the whole produce of the endowment; but the value of Cobcroft manor did not

amount to more than one-seventh of the whole property bequeathed in trust, and as the intention of the testator was to make a settlement in the proportions of two-thirds and one-third for the support of the beadsmen and teacher respectively, it seems fair that the two branches of the charity should still be maintained, in this relative proportion, as far as the remaining funds will permit; and that the master can have no claim whatever to almost the entire appropriation of the wreck of the endowment, to the exclusion of the other objects of the institution. Both the will of the founder and the statutes of the trustees fixed the stipend of the master at twenty marks yearly, and he can have no stronger claim for an augmentation above this sum than the beadsmen for an increase in their primitive allowance of 12*d.* weekly. Besides, as the testator himself clearly expressed his intention that all the corporators should abate proportionally, in case of a deficiency, it was obviously his meaning they should all participate proportionally, in case of an augmentation. This appears the only equitable settlement of what remains of the revenues of this foundation. The loss of the deeds relative to the management of the trust, and, latterly, the omission of the names of the beadsmen in the leases, seem to indicate a desire to destroy all evidence of the rights and interests of this branch of the Corporation. The trust seems altogether to have been very indifferently executed, and the original institution has now degenerated into a mere piece of sinecure patronage in the gift of the Archbishop of York, who may be more properly termed proprietor than guardian of the foundation.

DAWSON'S CHARITY.

Henrietta Dawson, of Gerrard-street, in the parish of St. Ann, in the county of Middlesex, by her will, dated 30th July, 1795, left to trustees, of whom the vicar of Tadcaster was always to be one, and the number not to be less than four, £10,387 Three per Cent. Reduced Bank Annuities, and £800 in money, also to be invested in the same stock, upon trust, to pay unto ten poor women of creditable families the yearly sum of £15 a-piece, and unto ten other women, of the like description, the annual sum of £10 a-piece, to be paid by half-yearly payments, on Lady-day and Michaelmas-day; to apply the annual sum of £10 in purchasing green stuff for clothing for the women; £10, yearly, for providing them with medicines and medical assistance; and £12, yearly, for coal and fuel; the trustees to meet half-yearly, and have an allowance of £5 each meeting, for a dinner, and the vicar have £10 yearly for a sermon on each feast-day. No woman to be appointed under thirty years of age, and single women or widows, unless related to the testatrix, to be preferred, the last always to be eligible to the annuity of £15 on application for the same; two of the women receiving £15 to be capable of instructing twenty girls, not under six nor above twelve years of age, and two more receiving annuities of £10, to be capable of teaching twenty children, boys, while in petticoats, and girls under eight years. The residue of the dividends, after making provisions for these objects, was to be applied in forwarding, in any manner the trustees might approve, the education of the forty poor children.

The present trustees of this charity are the Rev. William Rhodes, vicar of Tadcaster; the Rev. Archdeacon Markham, rector of Bolton Percy; Sir W. Milner, bart.; Frederick Gulstone, John Clough, and John Claridge, Esquires; in whose names, or some of them, all the

stock at present stands. The dividends, amounting to £376 : 7 : 2 a-year, are applied as directed by the testatrix, with this difference, that an allowance is made to the poor women for house-rent, and the sum of £19 : 14 is paid to the four women chosen to instruct the children. These payments are pursuant to a decree in Chancery.

The women must be resident in Tadcaster; the trustees nominate to vacancies by rotation, and their rule is to fill up the places of pensioners on the higher, or £15 a-year list, from those who have been longest appointed to the benefit of the smaller stipend of £10 a-year. The children are appointed generally by the vicar, to whom the nomination is left by the other trustees, and the number is duly kept up. They are instructed free of any expense to their parents, except for books ; but the trustees have it in contemplation to provide for this expense, in part at least, out of the surplus income which the will directs should be applied in purchasing instruction, and other things necessary and useful for the education of the children. They also propose to erect a building, containing a school-room, apartments for the mistresses, and a room for their own meetings; to which mode of applying the surplus income the Commissioners think there can be no ground of objection.

TOWNSHIP OF STUTTON.

The only remaining charity reported in this parish is a benefaction of £4 left by *Jane Stainburn*, in 1752, upon trust, to Robert Shillitoe, for the benefit of a poor widow of this township, the interest to be disbursed by the overseer. The money is now in the hands of the son of the trustee, and four years interest have accumulated, which he is ready to pay on demand according to the directions of the donor.

PARISH OF SELBY.

ESTATE OF THE FEOFFEES FOR PIOUS USES.

From an inquiry under a commission of charitable uses, in 1664, it appears that several estates were, at different periods, given by individuals for the relief of the poor, and the repair of the church and highways of Selby. In 1674, *Roger Beckwith* conveyed certain lands, called Little Moors, the rents to be bestowed upon the repair of the highways, and the parish church and steeple. *William Lonsdale*, in 1578, conveyed lands and tenements to the use of the poor, the repair of the church and highways. *John Hogg*, in 1616, conveyed lands and tenements, the rents to be applied for the use of the poor, the repair of the church and highways, one-third for each purpose. *Agnes Hogg*, in 1610, conveyed messuages for the use of the poor. *Robert Walker*, in 1641, devised land, in Drax, for the same purpose. *Charles Bowman* and *Richard Bowman*, in 1603, conveyed a messuage to the use of the poor, and for the repair of the church and steeple. *Robert Anbie* devised land for maintaining a chime of bells, repairing the church windows, and as to one rood of land, for pro-

viding butts for archery. It was also found that several sums of money, amounting to £49, were due from different individuals, as part of the poor's stock, for the poor of Selby, or otherwise payable for their benefit.

By a decree of the Commissioners, fifteen persons were made feoffees of the money and estates mentioned, upon trust, to apply them to the uses intended by the respective donors, and with power to choose their successors. The churchwardens and overseers of the parish are to assist in the disposal of the income of the charity estate. The feoffees have been kept up, by election, to the present time, but not to the number of fifteen; at present there are eight or nine. The feoffment estate, in its present condition, consists of the following particulars:—

1. A workhouse, erected on part of the land mentioned in the inquisition, and five small tenements, in Selby, let to the overseers of the poor, at the yearly rent of £46.

2. Ten cottages, now in the course of being erected, standing on the site of two old tenements which fell down, and the gardens adjacent.

3. A house in Micklegate, Selby, and sundry closes in the parish of Selby, containing, 59*a*. 2*r*. 15*p*. being in part land mentioned in the inquisition, partly land taken in exchange at the time of the enclosure of the parish of Selby, in 1798. The house and lands are held in separate parcels by the following yearly tenants, viz.; William Burton, William Sykes, Richard Sykes, Thomas Nappey, Samuel Coats, Tommy Hawdon, S. Chatterton, and Benjamin Wheater, at rents amounting, altogether, to £116: 14. The rents rather exceed the present value of the premises.

4. A close in the parish of Drax, containing 4*a*. 23*p*. let to Peter Joy, as yearly tenant, at £5 per annum, being the fair value.

The total annual income at present is £167: 14. The feoffees are not possessed of any stock or personal property.

Mary Ward, in 1785, bequeathed to the minister of Selby and the feoffees, £200 on trust, to apply the interest towards teaching eight poor girls in reading English, writing, accounts, and understanding the catechism, and £100 to the members of the Amicable Society of the Blue Coat Boys in Selby. In 1802, Mr. *John Foster* gave to the feoffees forty-five guineas, the interest to be applied for the education of three boys. The interest of these sums is raised out of the annual revenues of the charity estate, and applied as directed. £5 is also annually paid out of the income for continuing the chime of bells in the church, and £10: 10 per annum to a schoolmaster, for teaching ten boys reading, writing, and accounts. The remainder of the revenue is for occasional repairs of the church and of the highways, and for the relief of poor persons, not in any specified sum or proportion, but as the feoffees, in their discretion, determine at their meetings, which they hold as occasion requires. The whole income is disposed of in these purposes in the course of the year, and no instance appears in the accounts of any sum of money having been applied for the private benefit, entertainment, or remuneration of the feoffees. It does not appear that the churchwardens or overseers of the poor have ever taken any part in the direction or disposition of the charity. The feoffees in the ad-

ministration have followed the same course as has been pursued by their predecessors.

RAYNER'S CHARITY.

Joshua Rayner, in 1710, bequeathed £100 to be invested in land, and the profits applied in teaching six poor boys, of Selby, to write and read English, and understand the church catechism. The property now belonging to this charity consists of an estate in the parish, comprising 9 *a.* 38 *p.* It is let to Joseph Sykes, as tenant from year to year, at the annual rent of £18, which exceeds the yearly value, and a reduction will probably be made. The trustees are Mr. C. Weddall and Mr. Andus, both of Selby. The rent is expended in the instruction of eleven boys at the Blue Coat School in the town, and in the purchase for each of a suit of clothes once in two years.

EDMONDS'S CHARITY.

John Edmonds, in 1767, left £20 in trust, for the interest to be paid to the churchwardens, for them to buy bread to distribute, on St. John's Day, to the poor of the parish. This legacy is in the hands of Mr. William Richardson, of Leeds, who remits the interest about St. John's Day, to his nephew, in Selby, by whom it is laid out in bread, which is afterwards distributed in the church, in the presence of the churchwardens and overseers, among poor people who attend to receive it.

HUDSON'S CHARITY.

This was a conveyance, in 1817, by *Robert Hudson*, of the New Crosshill-closes, comprising about eight acres, on trust, to apply the rents in providing medicine and medical assistance for the poor of the parish, in such manner as the trustees should think best. Thomas Weddell and Charles Procter are two of the surviving trustees of this grant. The estate is let to Mr. Addinell and Mr. Pottage, as yearly tenants, at rents amounting, together, to £24, which is stated to be considerably higher than the present value. The rents are applied in affording medical assistance to poor women in childbed, and other poor persons, inhabitants of Selby, by means of tickets issued by the trustees, which entitle the bearers to medical relief, to the extent of half-a-guinea each, from an apothecary resident in the town.

THE BLUE COAT CHARITY, OR AMICABLE SOCIETY.

This charity was established by contributions among the inhabitants of Selby, and is supported chiefly by voluntary subscriptions, the object of it being to provide clothing and instruction for twenty blue coat boys, and such other number as the funds will admit of. The only real property belonging to the institution consists of a close in Selby, called the Carr-close, containing four acres, and the moiety of another close, called the Mill-street or Mill-stile-close, comprising also about four acres. These two parcels of land were purchased partly by means of a legacy of £100, given by the will of *John Herbert*, in 1775, and partly with other smaller donations, bequeathed to the society by different individuals, and the legal estate in the premises is vested in certain trustees, on trust, to pay the

rents and profits to the members of the Amicable Society, for the general benefit and purposes of the school. The charity is satisfactorily administered.

CHAMBERLAINE'S CHARITY.

The only remaining charity reported in this parish is that of *Leonard Chamberlaine*, of Kingston-upon-Hull, draper, who, in the year 1716, left extensive estates for the support of various charities in Hull, Selby, Hessle, and other places, and appointed trustees, chosen from the members of the dissenting congregation frequenting the chapel in Bowl-alley-lane, in Hull. The total income from the charity estates so devised, and from dividends of stock, is £460 : 4. The Selby branch of these charities consists of an annuity of £4, payable to a dissenting minister of that town, and of provision for the maintenance of a school and hospital in Millgate-street; the former to consist of twenty of the poorest children in Selby, of whatever denomination; the latter of six poor widows, who are to dwell in a building left for the purpose by the testator. The annuity of £4 is payable out of an estate at Fitling, in Yorkshire, and the provision for the school and hospital is secured on a farm at Cottingham Southwood, in the same county, which now lets for £90 per annum. Out of this rent a stipend of £12 is paid to the schoolmaster at Selby, and the six poor widows are allowed each 2*s.* weekly, making, together, £31 : 4 a-year. The scholars are taught reading and writing; the number has seldom exceeded ten, which is imputed, by the trustees, to the smallness of population, and the sufficiency of other means of instruction for the poor. The master is the minister of a dissenting congregation in the town, to whom Mr. Edward Thompson, the acting trustee of Mr. Chamberlaine's charities, leaves the power of appointing the scholars. A petition was presented to the Court of Chancery, in 1813, by some inhabitants of Selby, praying for an increase in the allowances to the minister and poor of the town. This suit was compromised with the trustees on the understanding that some addition should be made to the stipends, which has since taken place. A more detailed account will hereafter be given of the charities of Mr. Chamberlaine and the present circumstances of the trust.

LIBERTY OF BEVERLEY.

CHARITIES UNDER THE CORPORATION.

THE MINSTER ESTATES AND FUNDS.

With the exception of only two or three, the numerous and important charities of the liberty and town of Beverley, are under the control or direction of the Corporation: we shall commence, though not in the order followed by the Commissioners in their inquiries in this place, with the revenues and endowments of the Minster.

From the recitals of an act of

parliament, of the 6th of George III. for augmenting the revenues of the curacies of the late collegiate church of St. John, and for erecting an organ there, it appears that the minster estates and funds consist of the Old and New Minster Fund; the former derived under letters patent of Queen Elizabeth, in 1579, granting to the Corporation certain chantries, lands, and rents, for the maintenance and repair of the fabric of the minster, or late collegiate church of St. John; the latter derived from the will of Sir *Michael Warton*, who, in 1724, gave £4000 for a perpetual fund for the repair of the minster, under the direction of the Archbishop of York, the Dean and Chapter of the cathedral church of York, and the mayor and recorder of Beverley. Sir Michael also gave £1000, to augment the hospital founded by Michael Warton, and £500 to the charity-school; these last gifts to be under the direction of the mayor, aldermen and recorder, Mr. Burton and Mr. Fotherby. With the exception of £250 expended on the hospital, the remainder of Sir Michael's donations was invested in the purchase of the manor of Dalby and other estates, in the county of Lincoln; but the rents derived from this property, together with those under the grant of Queen Elizabeth, being more than adequate to the substantial repair of the minster, it was directed, in the act already mentioned, that the produce of the Dalby estates should be divided into 21 equal parts, of which five parts should be appropriated to the hospital and school, and sixteen parts to the minster; of the sixteen parts, so much was to be appropriated to repairs as the trustees deemed requisite, and out of the residue £50 was to be yearly given to the curate of the minster, £25 yearly to the assistant curate, £40 to an organist; and, after the expense of erecting an organ was defrayed, the surplus, if any, was to be invested in government or other securities, and the interest applied to the several purposes of the endowment.

In the year 1806 the revenues of the minster estates and funds having again increased much beyond the purposes to which they had been appropriated, another act of parliament was obtained for a further augmentation of the income of the curates, and for appointing *another* assistant curate of the late collegiate church of St. John. Under this act it was directed that the stipend of the minister or curate of the minster should be augmented £50; that an additional assistant curate should be appointed, and that the stipend of the then assistant curate, including surplice fees, and the yearly sum of £184 : 15, should be equally divided between both assistant curates; and that divine service should be performed twice in the minster every day in the year. These additional allowances were to be in aid of the augmentations previously granted, and were to be paid in equal moieties by the respective trustees of the grant of Elizabeth and the bequest of Sir Michael Warton. The Corporation were also empowered to pay out of the revenues of the original minster endowment the yearly sum of £20, in augmentation of the salary of the organist; and the joint trustees of both endowments were

to appoint a receiver of the rents, profits, and revenues of the trust estates.

Having explained the settlement of the minster revenues, under the two acts of parliament, it only remains to describe the present state of the property. The Old Minster Fund, or that branch of the endowments derived under the charter of Queen Elizabeth, consists of divers houses, tenements, and gardens, in the town of Beverley, let to 100 different tenants, and all at their full annual value. The personal property of this division of the trust is under £2000, and is directed, by the act of 1806, to be invested in government securities, in the name of the accountant-general of the Court of Chancery. The total annual income, under the direction of the mayor, aldermen and burgesses, is as follows:—

	£	s.	d.
Rents and profits of the property granted by the letters patent	968	10	1
Interest and dividends of the securities and stock	35	17	6
	£1004	7	7

The ordinary annual expenditure, exclusive of repairs, amounts to £597 : 4 : 10. The trustees of the old and new funds jointly determine the repairs to be done to the Minster, and the money to be expended for that purpose. Since 1813, the trustees of the old fund have contributed two-thirds, and the trustees of the new fund one-third, of the expenditure upon repairs and improvements, and the total amount of such expenditure, since 1812 inclusive, has been £5739 : 4 : 9; very extensive and complete reparations having been made during that time.

The New Minster trust, or that derived from Sir Michael Warton, and vested in the Archbishop of York, the dean and chapter of the cathedral church of York, the mayor and recorder of Beverley, consists of the manor of Dalby and some houses and dispersed lands, in Lincolnshire, which are let altogether to John Bourne, Esq. as yearly tenant, at £466 per annum. The personal property of the new fund is under £2000, and is directed, by the act, to be invested in government securities. Five parts in twenty-one of the produce of the Lincolnshire estates are applied to the use of the charity-school and hospital, as will be hereafter noticed. The total annual income from the real estates under both endowments amounts to £1434 : 10 : 1.

OBSERVATIONS.

The estates and funds for the repair of the Minster have become very ample, and we should imagine, from the great sums annually expended, during a long course of years on the fabric of the late collegiate church of St. John, that it now forms a very superb ornament to the town of Beverley. The present revenues, no doubt, far exceed the amount anticipated either by Queen Elizabeth or Sir Michael Warton; but it is curious to remark how the necessities of the ministers, and the taste of the Corporation for church music kept pace with the increasing value of the endowments. In 1766, the surplus revenue being considerable, it was discovered the salaries of the curates were *too small*, and that the erection of an organ would be an improvement in the minster service: in 1806, the revenues had again increased and another surplus accumulated, when new wants were forthwith mani-

fested; living had become expensive, house-rent and taxes heavy—and of course, the stipends of the curates required again to be augmented; moreover, the Corporation needed a new official in the person of a receiver, and the curate, either to dignify his augmented salary, or for extra work, must needs have an additional assistant. These last innovations strikingly illustrate a principle, which has been long observed to operate in London and Edinburgh; namely, the greater the pay, the less the duty performed. Indeed, it stands to reason, where there is much money to spend, much leisure is required. Beside, in a country like England, suffering from a redundancy of unemployed persons, why should any man be overwhelmed with labour, whether a public servant, doctor or divine, lawyer or clerk? By these observations we only wish to exemplify a principle, not to insinuate that the incomes of the minster curates are too large; the augmentations they received under both acts of parliament were not extravagant; and, for aught we know to the contrary, the multiplication of births, and marriages, and funerals, in Beverley, has rendered necessary another assistant for the comfortable discharge of their spiritual duties.

THE GRAMMAR-SCHOOL.

A grammar school has existed in Beverley for a very considerable length of time, but no satisfactory account can be obtained of its origin and foundation. As far back as can be traced, it has been a free school, for the instruction of the sons of the burgesses in grammar learning; but in consequence, probably, of the want of a sufficient regular endowment, it has been customary, during a century past, for the master to receive some annual or quarterly payment for each of the free scholars under his tuition, the amount of that charge being fixed, by the Corporation, who have the general government of the school, and the right of nominating the master.

The school was formerly kept in a building which stood in the south-west corner of the minster yard, but the last building there used as a school, and which, as appears from entries in the books of the Corporation, was erected, above 100 years ago, at their expense, was taken down a few years since, and the school transferred to a room prepared for the purpose, adjoining a house in Keldgate, appropriated for the master's residence, and for which he pays an acknowledgement to the Corporation of 20*s.* a year. The school-room is well suited for the purpose, and has a porch in front, with a room over it, in which is kept a library of books, given to the school, at different times, by persons who had been educated there.

The master has no permanent stipend from any endowment, except an annuity of £10, given by Dr. Metcalfe, but he receives £70 a year from the Corporation, and also the sum of £20 per annum, being a donation usually made by the representatives of the town in Parliament, and which, if not paid by them, is made good by the Corporation. He also receives a quarterage for each of the free scholars, as already mentioned, and the profit arising from other scholars placed under his care, as boarders. The free scholars, of which at present there are *about eight*, are admitted on application to the master, and are instructed in classical learning, with the boarders and other scholars, by the master, and an assistant employed by

him; they are also taught writing and arithmetic, on payment of a separate charge, according to established usage. The sum that the master is permitted to charge for the quarterage of each free boy, is 10*s.* which is considered too high by some of the burgesses; and one instance was adduced to the Commissioners of a tradesman in the town, who had several sons whom he was desirous of sending to the school, being prevented from so doing by inability to afford to pay the charge of £2 a year for each of them. The Commissioners deem it expedient to make this instance known to the Corporation, and to suggest the propriety of taking into consideration the grievance alleged, and the means of providing a remedy for it.

RECTORY OF HOLLYM.

In consequence of an opinion having prevailed, that the advowson of the rectory of Hollym, in the county of York, which was sold by the Corporation some years ago, had been granted to the Corporation, or held by them for the benefit of the grammar-school, the Commissioners made inquiry into the subject, and found that the advowson belonged to the Corpo- r tion in their own right, beneficially, and without being subject to any charitable use.

UNIVERSITY EXHIBITIONS.

In the year 1652, *Robert Metcalfe* bequeathed his farm in Gilden Morden, in Cambridgeshire, comprising 108 acres, of the yearly value of £45, o trust, to the Corporation, to employ the rent as follows, and *not otherwise:* namely, to pay to the preacher or lecturer of Beverley, £10 yearly; to the schoolmaster £10 yearly; and to his sister, during her life, £20, and after her decease the said £20 to be for the support of three poor scholars of the free school "naturally born in the town," at the University, until they should attain the degree of M.A.; the scholars to be chosen by the Corporation, the lecturer, and schoolmaster: but his will was that no alderman's son, nor other person in good circumstances, should be chosen for this maintenance; and in case of want of applications for the exhibitions, the surplus of the £20 was to be distributed among the poorest people of the town. While the taxes to the commonwealth for the support of soldiers continued, what the Corporation could not spare out of the surplus rent of £7 was to be deducted out of the £20 payable to the schoolmaster and lecturer. The testator also left £450, upon trust, to the Corporation, to be invested in land of the yearly value of £22: 10, and of which £20 was to be distributed, yearly, on the 20th of December, to the poorest of the town; and so long as the taxes to the commonwealth continued, unless they could spare them out of the surplus of 50*s.* the said taxes were to be paid out of the £20 to the poor.

The property held by the Corporation, under this devise, consists of the estate at Gilden Morden, now comprising 90*a.* 1*r.* 30*p.* and is let to Mr. Masters, as yearly tenant, at the annual rent of £130, which exceeds the present value. The estate at Over, purchased with the gift of £450, consists of a farm-house, and several closes, containing together 47*a.* 1*r.* 39*p.* and is let to Mr.

Burling, as yearly tenant, at the annual rent of £42, which also exceeds the value. The sum of £10 is paid to the lecturer of Beverley, for which he preaches a sermon every Sunday in the afternoon, in the church of St. Mary; the sum of £10 a-year is paid to the master of the grammar-school; and yearly exhibitions of £6 : 13 : 4 each are given to three scholars at the university of Cambridge, when there are applications for them, from persons of the description mentioned in the will. The exhibitioners are chosen by the Corporation, on the recommendation of the master of the grammar-school; but applications are not numerous, and at present there is only *one* exhibition paid, the holder being Mr. L. Stephenson, of St. John's College. The residue of the £20 provided for exhibitions, with the sum of £20 out of the rents of the estate at Over, is distributed, with other charitable funds, about Christmas, among poor persons being settled inhabitants of the town, and occasionally among poor persons inhabitants of the town, who have not legal settlements there, at the discretion of the mayor, aldermen, and common councilmen, who visit the different wards for the purpose of distributing the fund.

The residue of the rents of the estates given by Dr. Metcalfe is applied to the *common purposes of the Corporation*, it having always been considered by the members of that body, that, subject to the pecuniary payments specified in the will, the estates belonged to the Corporation beneficially under the devise; and though some doubt may perhaps be entertained as to the correctness of this construction, it does not appear so clear to the Commissioners that a different construction would prevail, as to make it incumbent upon them to recommend the adoption of proceedings for obtaining the determination of the question by a court of equity.

The other exhibitions, given to poor scholars, are the following:

William Coates, in 1681, left, to the Corporation, £100, upon trust, to pay, yearly, unto a poor scholar, born in the parish of St. Mary, and to be sent from the grammar-school of the town to the university of Cambridge, the sum of £6 for his better maintenance there; such scholar to be nominated by the mayor, govenors, and burgesses; and for want of such scholar, he ordered the yearly payment to be distributed among the poor people of the town. The legacy was received by the Corporation; and, as interest, they pay £6 a-year, which is given as an exhibition to Mr. L. Stephenson.

In consideration of £350 left by *William Lacie*, D.D. in 1670, the Corporation charged certain closes, at Beverley, called Gyles's Crofts, with the payment of the yearly sum of £16, for the support of two scholars born in the town, and educated at the free-school, at Cambridge, but if no such scholars could be found, then the annuity was to be distributed to the poor of Beverley, yearly, on the last day of November. These exhibitions are paid when there are scholars to receive them; at present, an exhibition of £8 a year is paid to Mr. L. Stephenson,

and the remainder of the rent-charge is distributed among the poor.

John Green, Bishop of Lincoln, in 1778, bequeathed to the Corporation £1000, Three per Cent. Consols, in trust, out of the dividends, to pay £10, as an exhibition for the benefit of such scholar, the son of a freeman of Beverley, as the Corporation should appoint, to be sent from the free-school to Bennet's or St. John's College, in Cambridge, and who should have been educated at the said school at least three years immediately preceding such nomination; and he directed that, in case of any vacancy, there should be no such person ready to offer himself, or who should be judged by the Corporation to be a proper candidate, then all arrears of the £10 which should accrue, until a person qualified should be found, or during any vacancy, should be paid to the person next offering himself, and who should be chosen, over and above the £10 a-year. The residue of the dividends was to be applied to the use of the Blue-Coat School, in Beverley. The sum of £1000, Consols, is now standing in the name of the Corporation, and £10 a-year, given for an exhibition, is paid to Mr. L. Stephenson, who was a free-scholar of the grammar-school. It has always been the case, when there has been no scholar, to accumulate the £10 a-year, and pay the accumulation to the scholar next appointed to receive the exhibition, and about £80 was paid, as the amount of the accumulations in 1819, to the present exhibitioner.

OBSERVATIONS.

It appears, then, Mr. L. Stephenson, of St. John's College, has consolidated in his own person, the maintenance intended for four different scholars, and, moreover, has received the accumulations, under Bishop Green's exhibition. The most remarkable circumstance, however, in these university presentations, is the appropriation of the revenue arising under Dr. Metcalfe's devise. The present income from the estates at Gilden Morden and Over amounts to £172, out of which £60 is expended in works of charity, as directed by the testator, and the residue of £112 is consumed in the "common purposes of the Corporation." By what process of reasoning the Corporation arrived at the conclusion that they were entitled to the surplus revenue of these estates, for nearly two centuries, we cannot conceive. The only payments allotted to them were the two sums of £7 and £2 : 10, and these appear to have been partly intended to enable them better to meet the extraordinary levies then made on the town, under the government of the commonwealth. The two sums mentioned were as much fixed payments as the allowances to the lecturer, the grammar-school, and for exhibitions. To these purposes, and "*not otherwise*," was the produce of the estates, expressly limited by the donor. What right, then, can the Corporation have to appropriate the entire surplus to themselves, to be expended in their own private pursuits? The surplus, no doubt, ought to be shared, proportionally, among the charitable objects mentioned in the will of Dr. Metcalfe. Or, if there be no other mode of disbursing the surplus, it might be very well expended in improving the constitution of the grammar-school. It seems, there are only *eight free-boys* on this establishment, and each free-scholar costs the burgesses £2 per annum. There can be little doubt that this institution, like others of a similar description, originally possessed endowments, but the writings relative to it, having been lost or destroyed, the revenues have been consolidated with the other possessions of the Corporation.

THE CHARITY, OR BLUE COAT SCHOOL.

This institution was established, about the year 1709, by subscription of the inhabitants, for the maintenance, clothing, and education of poor children belonging to the town of Beverley. The charity has always been under the management of the Corporation, who act as trustees, by a committee of the mayor and four senior aldermen. It does not appear what sum was originally raised for the purpose of the school, but the property which it now possesses, and which has arisen chiefly, if not wholly, from benefactions, is as follows: 1. Two twenty-one parts of the rents of the estate at Dalby, (see p. 596,) in Lincolnshire, towards the purchase of which, £500 given by Sir *Michael Warton*, in 1724, was applied; the share of the rent received to the use of the school, amounts to £36 : 18 per annum. 2. For the maintenance of two boys, the residue of the gift of Bishop Green of £1000, Three per Cent. Consols, after the payment of £10 a-year, to a student of St. John's College, Cambridge, and £1, yearly, to a minister chosen by the mayor, for a sermon on the utility of such charitable foundations. 3. £1000 Three per Cent. Consols, partly given by *John Bowman*, and *Mrs. Nelson*, the remainder by unknown benefactors. 4. £380, late Navy Five per Cents, purchased with a legacy given by *Mr. Wilson*, in 1816. 5. And last, a rent-charge of £1 : 10 given by *Mrs. Routh*. The annual income arising from these sources, including £10 a-year, given by *Henry Legard*, amounts to £126 : 8 : 8 per annum; in addition to this, collections are made at annual sermons, the average produce of which is £40. Ten boys are at present boarded, clothed, and educated under this charity, by a master appointed by the trustees. They are received into the school at ten years of age, and are allowed to remain for four years, and, on leaving school, are bound apprentices, if masters can be found for them, with a premium of £3 each, paid by annual instalments of £1 at a time. Two of the boys are distinguished from the rest by a slight difference in their dress, as Bishop Green's scholars. The instruction afforded extends to reading, writing, and arithmetic; and the scholars are required to attend divine service, at the minster, accompanied by the master. The school is situate in High Gate, having a yard and garden attached. The master receives a salary of £12 : 12 per annum. A gift to the institution from *Mrs. Gee*, and which had been in the hands of the late Sir G. Boynton appears to have been lost to the charity.

CHARITY FOR DISSENTERS.

This was a conveyance to trustees, by *Robert Stephenson* of a meadow and windmill, in Drypool, upon trust, for the use of the dissenting minister, of the chapel in Lairgate, and for no other use, interest, or purpose whatsoever; but if the ministry of this chapel should be suppressed, then, the premises were to be to the use of such other minister as the trustees should select. On the like trusts, the property has been conveyed to the present time; and the trustees appointed in the last conveyance, in 1800, were Batty Tuke, Thomas Lundie, Thomas Mair, Samuel Shaw, John Lum-

ley, William Acklam, and William Crabtree, of whom five are now living. The premises are supposed to be worth from £70 to £100 per annum. A lease of them was granted, in 1800, to Mrs. Stickney, for a term of ninety-eight years, at the *old rent* of £4 a year, and with no other conditions than the usual husbandry covenants; but a fine, amounting to between £200 and £300 was taken for the renewal, which has been employed in *rebuilding the chapel*, in Lairgate. Some advantage is obtained to the minister of the congregation by this application of the money, from the accommodation afforded to a larger number of hearers, who pay for their seats; but the benefit is far from equivalent to what might be derived from the premises, if they were let to the best advantage. The propriety of the transaction appears to the Commissioners extremely questionable; but as it has been intimated that one of the trustees, who refused to join in the grant of the lease, intends to submit the validity of it to the decision of a court of equity, it may be unnecessary to recommend any special interference.

CHARITIES OF THE WARTONS.

Charles Warton, by will, in 1712, reciting that his father had devised a messuage and four cottages, in Minster Moorgate, in Beverley, and £1000, for the purpose of erecting and endowing an hospital where the cottages stood; that an hospital had been erected for six widows, and that he conveyed the same, in trust, to five persons, to whom he also devised a farm, called Killingraves, in the East Riding of Yorkshire, upon trust, that the rents be yearly employed, as follows: £40 per annum, for the support, by weekly allowances, of the six widows, and in keeping the hospital in repair; of the residue of the rent, one sixth-part should be distributed among the poor of the town; one guinea, yearly, for a preacher, for a sermon in St. Mary's church, upon charity, or death, on the anniversary of the testator's decease; and that all the clear residue of the rents should be expended in binding apprentice poor children, dwelling within the town or manor of Beverley. When the number of trustees was reduced to three, two more were to be appointed by the survivors, or on default thereof, by the Archbishop of York, to whom the trustees were, yearly, to render an account in writing of the state of the charity. The present trustees are the Rev. Charles Constable, the Rev. Thomas Bowman, Henry John Shepherd, Esq., the Rev. Joseph Coltman, and Henry William Maister, Esq.

The property belonging to the charity consists of the buildings used as the hospital, with a yard and garden, and a farm, called Killingraves, in the parish of Bishop Burton, comprising a house, with out-buildings, and 201*a.* 1*r.* 39*p.* of land. The trustees are also possessed of personal property to the amount of £1100 secured either on mortgage or government stock. The total income, from all sources, amounts to £404 : 2 per annum. The hospital contains fourteen rooms, occupied by as many poor widows, elected from those of sixty years of age, or upwards, living within the town, by the trustees at a general meeting.

Each widow receives 4*s.* weekly, and, 1½ chaldron of coals, and a gown yearly. The average annual expenditure on the hospital is £212. About one-sixth part of the residue of the revenues is distributed among poor persons of and residing in Beverley; the remainder is appropriated to apprenticing children, and for the administration of that branch of the charity, public notice is given by the bellman, once a year, that applications for apprenticing will be received by the trustees. The average number of children yearly apprenticed for the last seven years, has been somewhat above twelve, and all for whom application is made are apprenticed, being fourteen years of age, and proper objects of charity. The income exceeds the ordinary annual expenditure by £80 and upwards.

From the will of Charles Warton, it also appears that his uncle, Sir *Ralph Warton*, left £200 to the Corporation, to begin a manufacture of knitting coarse stockings. No account can be given of the receipt or application of this legacy, unless the money received on account of it be the same, as is supposed to be the case, with a fund invested in the purchase of £300, Three per Cent. Consols, now standing in the names of the Corporation, the dividends of which are paid to the overseers of the poor of the respective parishes of St. Mary, St. Martin, and St. Nicholas, in the proportions of 11-20ths, 7-20ths, and 2-20ths. The money received by the overseers on this account is applied with the poor rates in the several parishes. There is not, and never has been, any manufacture of coarse stockings in Beverley; and, as far as is known, the interest of the stock has always been applied in the same manner as at present.

In the account before given of the endowments of Beverley minster, (p. 596,) mention is made of Sir *Michael Warton*, who, in 1724, left £1000 to augment the hospital, founded by Michael Warton, and which was laid out, with the residue of the donation of that benefactor, in the purchase of estates in Lincolnshire. A new hospital was erected in consequence of this gift, and a proportional part of the rents of the Lincolnshire property is applied to the support of poor widows, of the same description as those in Warton's Hospital. In 1821, the proportion of the rents received amounted to £73, and the expenditure on the hospital on account thereof to £67 : 10 : 4.

FOX'S HOSPITAL.

Thwaites Fox, in 1636, conveyed to six trustees, members of the Corporation, three cottages, with the garths, on the north side of the minster moor-gate in Beverley, and also a rent-charge of £10 issuing out of land and messuages, in Arnold and Conistone, upon trust, for four poor widows to reside in the cottages, the rents of the garth to be expended in repairs, and the rent-charge of £10 to be shared equally among them; the widows to be natives of Beverley, to have been inhabitants there twenty years, and to have received parish relief two years, by weekly allowances.

The present trustees of this charity are Thomas Duesbury, John Lockwood, and William Beverley, Esquires, to whom, and three others, since deceased, a conveyance was made in 1807.

The alms-house consists of four tenements under one roof, and a piece of land of three roods, which lets at £8 : 8 a-year. The rent-charge of £10 is paid by the tenant in possession of the estate in Arnold and Conistone, and is carried to the account of the charity. The trustees are also possessed of £100, in money, £284, New Four per Cent. Annuities, and £199 Three per Cent. Consols, the gifts of individuals. There are four poor widows constantly in the almshouses, who are selected by the trustees from persons possessing the qualifications mentioned. The allowances to each of the almswomen are 10*s.* a-month, and 8*d.* a-week; a gown once in two years, and a chaldron of coals once a year. The widows also receive, weekly, 1*s.* each under the charity of William Wilson.

FERRERS'S CHARITY.

Margaret Ferrers, by will, in 1669, left £150, to be invested in land, in the names of persons appointed by the Corporation; and the rents to be employed in the payment of 5*s.* each, to twelve poor women, inhabitants of Beverley, to be distributed on the birth-day of the testatrix, in St. Mary's Church; 20*s.* to a minister to preach a sermon in the church, on the said day; 40*s.* for the schooling of a boy, a child of an inhabitant of the town, to be chosen by the mayor and aldermen, and the residue of the rents to be kept for the benefit of such boy, if he should be fit to send to the university, and if not another to be chosen in his place, and have the same allowance. In consideration of the £150, the Corporation, conveyed to trustees, two closes in Weel, in the parish of St. John, in Beverley, called Holmes, containing sixteen acres, with the low grounds belonging, called Cawsey Dayles, and three pasture gates in the common pasture of Weel, upon trust, that the rents and profits be applied to the charitable uses mentioned, the Corporation covenanting to pay all taxes and rates of whatever description imposed on the premises; and it was further stipulated, that, in case the rents and profits should be improved to more than £9 a-year, such improvement should be employed to the charitable uses appointed by the will of Margaret Ferrers, and to "none other use, intent, or purpose."

The present trustees are John Adams, M.D. Marmaduke Hewitt, Thomas Deusbury, John Lockwood, William Beverley, and Samuel Hall, Esquires, to whom the estate was conveyed in 1816. The property forms part of a larger estate at Weel, consisting of 220 acres, the rest of which belongs to the Corporation. The whole estate is let at a yearly rent of £300. The two closes, called the Holmes, comprising sixteen acres, retain their original boundaries; but the land called Cawsey-dales, and the allotment made on the enclosure of the common fields of Weel, in lieu of the three pasture gates, are intermixed with and not distinguished at present by boundaries from the rest of the estate. Although the property is absolutely conveyed to the uses of the charity, the Corporation, who have all along been in possession of the land, have never paid *more than* £9 a-year out of the estate at Weel, for the purposes mentioned in the will, treating the conveyance as a *grant of a rent-charge*

only, in which the trustees have concurred, but whether that has happened through mistake, or otherwise, does not distinctly appear. In consequence of this Inquiry, the trustees and the Corporation have agreed that, henceforth, the whole yearly rents and profits of the land shall be applied to the purposes of the charity; and, with this view, they have referred it to a gentleman to ascertain the boundaries of the land called Cawsey Dales, and of the allotment awarded in lieu of the pasture gates, and to fix a fair rent for the whole, in order, that, after providing for the several specific payments mentioned in the will, the residue of the rents may be *given to the use of the exhibitioner.*

Of the £9 paid by the Corporation, the sum of £3 is distributed among twelve poor widows, selected by the Corporation, in sums of 5*s.* to each; the distribution being made in St. Mary's church, on the 22d March, the day of the testatrix's baptism. Twenty shillings are paid to the minister of that church for a sermon on the same day; 40*s.* are appropriated towards the educating a *poor boy* of Beverley at the grammar-school, and the residue accumulates for his maintenance afterwards, at the university, if he proceed thither, or is paid to some other scholar at the university, who has been educated at the grammar-school. The exhibition is tenable for seven years, at either university, and has been held, since 1818, by Mr. *L. Stephenson.*

OBSERVATIONS.

As the Corporation, in the teeth of their own express covenant, that the improved value of the trust estate should be applied solely to the charitable uses mentioned by the testatrix, have carried the rents and profits into their own exchequer, we think they ought to refund all surplus arrears, above the £9 per annum they have paid. Nor does it appear an equitable appropriation, for the future, that the surplus rents should be given to the use of the exhibitioner, to the exclusion of the widows and other objects of the charity. It will be observed that Mr. *L. Stephenson*, for whom this additional bonus is intended, is the same young gentleman we have before noticed, as having consolidated in his own person the maintenance of four different scholars. With such extra support and nourishment this "poor boy" cannot fail to become a prodigy of learning, and no doubt, his attainments will, one day, confer great honour on the town of Beverley. We wonder who he can be!

MRS. ROUTH'S HOSPITAL.

Anne Routh, of Beverley, widow, by her will, dated 6th October, 1721, devised her estates in Yorkshire, in the event of certain contingencies long since terminated, upon trust, to the Corporation, to build an hospital, in the parish of St. John or St. Martin, in Beverley, for the abode of as many poor old widows as the rents would maintain at 2*s.* each, weekly; such widows to belong to the said parishes, frequenting the church, and to be chosen by the mayor and aldermen, and the minister of St. John's, and each widow to have a purple gown, of woollen, with a silver badge fixed to the same, with the testatrix's name, and day, and year, of her death, engraved on it; and that proper mention should be made of her name, and the name of her former husband, on a stone, to be fixed in the front of the hospital.

In 1749, an hospital was erected on a piece of ground in Keld-

gate, Beverley, purchased for the purpose, for the accommodation of twelve poor widows; and in 1788, the annual income of the charity having considerably increased, the hospital was enlarged for the reception of eight additional widows. In 1802, on a petition being presented in the Court of Chancery, by the widows, praying that the weekly allowance of 2*s.* each might be increased, it was referred to one of the masters of the court, to consider of a scheme for the application of the surplus rents of the charity estate then in hand, and of the future surplus rents and profits. In the master's report, in 1809, it was stated, the rents of the charity estates then amounted to £691 : 3 : 4, and that about £2000, Three per Cent. Consols, was standing in the names of the Corporation belonging to the charity; upon which a scheme was approved, proposing that twelve additional rooms should be erected, in addition to the twenty then built; that a yearly allowance should be made to thirty-two poor widows, of 5*s.* per week each; that thirty-two gowns should be provided for them, at 16*s.* each; that thirty-two chaldrons of coals should be provided for the widows; that one of them, for acting as superintendent should be allowed 2*s.* 6*d.* per week, and that a yearly allowance should be made to two of them, at 2*s.* each per week, for acting as nurses; that a surgeon, or apothecary, should attend the hospital, at a yearly stipend of £16; and that the receiver of the rents should have an allowance not exceeding £15 per annum. In pursuance of this plan, an additional building was erected, containing apartments and conveniencies for twelve additional widows; the expense of which was defrayed out of previous accumulations. The real property of the charity, beside the hospital premises, in Keldgate, consists of the following particulars:—

	£	*s.*	*d.*
A farm-house, and land, amounting to 182*a.* 18*p.* at Sewerby, and Bridlington; let to Mr. Bryan Taylor, on lease, for six years	270	0	0
A farm-house and land, containing 37*a.* 2*r.* 39*p.*, at Beilby; let to William Hill, yearly tenant	40	0	0
Several closes at Pocklington, containing 38*a.* 3*r.* 34*p.* let, in different parcels, to John Todd and John Walker, for six years, and John Loftus, as yearly tenant	139	10	0
Closes, containing 11*a.* 3*r.* 38*p.* at Barnby; let to John Walker and William Cooke	57	1	0
Two copyhold closes, containing 14*a.* 3*r.* 16*p.* at Allerthorpe; let to John Shaw, on lease for six years	48	0	0
A farm-house, and three closes, containing 41*a.* and 13*p.* at Baswick; let to Jonathan Smith, as yearly tenant	50	0	0
Several closes, containing 26*a.* 1*r.* 10*p.* at Arnold, in Holderness; let to George Smith, as yearly tenant	29	0	0
Five closes, containing 12*a.* 3*r.* 39*p.* at Morton; let to William Hindsley, on lease for six years	31	10	0
Two cottages, adjoining the hospital; let to James Robinson and Philip Duncum, respectively, at £4 : 19 each	9	18	0
	£ 674	19	0

Some reduction may be expected in the present rents. The average expenditure on the hospital is £581 : 4 : 8. In 1821, the balance in favour of the charity, from accumulation, amounted to £514 : 13; besides which, £234, Three per Cent. Consols, and £30 in cash, were in the hands of the accountant-general of the Court of Chancery. In the opinion of the Commissioners, the charity will shortly admit of a further extension. The number of thirty-two widows is kept up, and the practice has been to require that the candidates for admission should be persons legally settled in the parishes of St. John or St. Martin.

Mrs. *Routh*, also, by her will, devised to the minister of the parish of St. John and St. Martin, a rent-charge of 40*s.* payable out of her dwelling-house in Toll-Gavel-street; and, subject to this annuity, she devised the house unto the Corporation and the said minister, upon trust, to pay 30*s.* yearly, to the boys in the charity-school in Beverley, and distribute the rest of the rents to the poor of St. John's, frequenting the church. The dwelling in Toll-Gavel-street is let to Edward Page, as yearly tenant, at £16 per annum, which is the full value. The 40*s.* and 30*s.* a-year are paid to the minister of St. John's, and the treasurer of the charity-school; and the residue of the rent is distributed among the poor frequenting the church.

DALTON'S CHARITY.

Benjamin Dalton, by will, (date unknown) devised two closes, called Swinemoor-closes, to the Corporation, upon trust, to pay, out of the rents, £4 to six trustees; which £4 he directed to be given to the poor selected by them, and the remainder of the rents to be distributed, by the Corporation, among the poor of Beverley. The property consists of three closes, adjoining Swinemoor-lane, near Beverley; one of the closes, containing three acres, is let to David Ouston, on lease, for six years, at the rent of £18 : 6; the other two, containing, together, 7*a.* 12*p.* to John Dove, for the same term, at £30 per annum. The land is let by public auction, and the rents now paid greatly exceed the yearly value. The sum of £4 is paid, out of the rents, to trustees, who are kept up by election of three new ones, when their number is reduced to three. These trustees have always been some of the trustees of the chapel of Independents in Lairgate, as those originally named in the deed also were, and the yearly sum of £4 is distributed among poor members of the congregation frequenting the chapel, at the discretion of the trustees, in different sums, from 1*s.* to 4*s.* The remainder of the rents is distributed, by the Corporation, every year, at Christmas.

DYMOKE'S GIFT.

The sum of £8 per annum is annually distributed by the Corporation, among poor persons, at Christmas, as interest upon £150 in their hands, understood to have been given, for charitable purposes, by *John Dymoke*, who died about the year 1687.

BUCK'S CHARITY.

Peregrine Buck, in 1693, gave to the town £50; the interest to be given to the poor, by the

mayor for the time being, the minister, and the chief school master. In consideration of this sum, the Corporation have charged a part of their estates with the payment of an annuity of £2 : 10, which is paid, yearly, to the vicar of St. Mary's, the master of the grammar-school, and the mayor, and is distributed, by them, among the poor, at their discretion.

ASHMOLE'S CHARITY.

Matthew Ashmole, in 1724, gave a field, at Grovell, to the Corporation, in trust, to distribute £3, yearly, on the 5th November, in St. Mary's Quire, immediately after divine service, to twenty-four poor burgesses, half-a-crown a-piece, to be nominated by the mayor and the two ministers of the town; and what remained of the rent he gave to his heir-at-law. The sum of £3 is annually received, by the Corporation, from the tenant of the land charged, now called Grovehill, the property of Mr. Richardson, and is distributed to twenty-four poor burgesses, on the day mentioned.

SUNDRY GIFTS.

The Rev. *George Davies*, in 1764, bequeathed £100 to the Corporation, the interest to be laid out in meat, to be distributed to the poor of the parish of St. Mary, annually, upon Christmas-day. Mrs. *Pinckney*, in 1788, left £100 to be distributed in like manner. *John Bradley*, in 1770, gave £100, the interest to buy bread or coals, to be distributed amongst the poor, on St. John's Day. The Corporation pay 5 per cent. interest for these donations, which is distributed as directed by the respective donors.

The Rev. *Thomas Leake*, in 1784, assigned to the Corporation £200, Three per Cent. Consols, upon trust, to distribute the dividends, in sums of 5*s.* among poor widows and widowers of the parish of St. Martin, such as had never received alms, charitable or parochial relief, to be selected; and provided a sufficient number of objects of this description could not be found, the surplus was to be shared, equally, among all widows and widowers in the parish. This stock stands in the name of the Corporation, and the dividends are applied as directed.

William Wilson, of Beverley, in 1816, after giving several legacies, bequeathed to the Corporation the residue of his personal estate, upon trust, to place out the same at interest, and apply the interest in such charitable purposes as they should think proper. The value of the residue received from the executors was £1533 : 8 : 3, and was applied in the purchase of £1457, Navy Five per Cent. Annuities, in the name of the Corporation. Up to the time of this Inquiry, the annual disposition of the dividends of the stock in medicines for the poor, to Fox's Hospital, and to the Lying-in Charity, has been to the amount of £72 : 17.

Anne Hall, widow, in 1819, left £200, upon trust, to distribute the interest of £100, equally, among the poor inhabitants of the Bede-houses, in Lairgate, and the interest of the other £100 unto poor widows, selected by the mayor and aldermen, to each widow 5*s.* This bequest was invested in the Navy Five per Cents. and the dividends are applied as directed.

THE CORPORATION ALMS-HOUSES.

These almshouses consist of four tenements in the Back-street, or Lairgate, called Bede-houses, and of thirteen rooms near the south end of Lairgate, and nine similar rooms on the east side of Butcher-row, called Maison-Dieus. They stand on the freehold property of the Corporation, and are kept in repair by them; but there are no estates or funds specifically appropriated to their support: some benefactions have been bequeathed for the inhabitants, who are nominated by the mayor, under the authority of the Corporation. Each poor person has one room, and is supplied, annually, with three bags of coals at Christmas.

John Foster, in 1813, left £100 to the Corporation, the interest for the benefit of the Bede-houses.

NELTHORPE'S CHARITY.

This appears to be an annuity of £10, purchased with a bequest of £200, left, in 1696, by *James Nelthorpe*, formerly of Charter-house-yard, in Middlesex, intended for the use of the poor of Beverley; and which was charged on part of the Riding-fields, in the parish of St. Nicholas, and now belonging to Messrs. Robinson, Carrick, and Parker, of Beverley. The property charged was lately part of the possessions of Lord Yarborough, and, for many years, his steward was in the habit of paying the annuity to a schoolmistress, for teaching poor children. Since the sale, in 1805, the charity has been suspended, and it does not appear that the annuity has been either paid or demanded. No blame is imputed to the proprietors of the closes, who afforded every facility to the inquiry of the Commissioners; and the suspension of the charity has resulted from the absence of trustees qualified to demand and apply the rent-charge; a deficiency which can only be remedied by a court of equity.

GRAYBORNE'S GIFT.

William Grayborne, by will, in 1726, left his messuage, in the market-place, in Beverley, charging his trustees and their assigns, that the owner of the premises should pay unto twenty decayed housekeepers, living in the town, 5*s.* each, every Candlemas-day. The premises on which this payment is charged, consist of a large messuage, on the west side of the market-place, now the property of Messrs. Todd and Co. of Hull, grocers, having been purchased by them, in 1822. The rent-charge is specified in the deeds of conveyance to Messrs. Todd and Co.; but they have not made the distribution as was done by the former owners. The Commissioners made inquiry whether it was their intention to resume the payment of the annuity, as, in that case, proceedings in a court of equity would be unnecessary, but they had not, at the period of making this Report, received a final answer.

ARCHER'S CHARITY.

In 1740, *Susannah Archer* conveyed to six trustees and their heirs certain lands and tenements, in Halton Holgate, near Spilsby, in Lincolnshire, upon trust, to distribute the clear rents and profits, about Christmas-day, among decayed inhabitants of Beverley, not receiving parish aid, and in such proportion as the donor and her assigns should yearly, in writing,

appoint. The present surviving trustees of this charity are John Archer Houblon, of Hallingbury-place, Herts, Esq. Robert Osborne, Esq. Mr. John Gardham, and Mr. Samuel Bland. The original deed of gift, and some other deeds and writings respecting the charity, are in the custody of Mr. Wilkinson, of Beverley, attorney-at-law. The trust estate consists of three messuages, and 71*a*. 2*r*. 11*p*. of land, which is in the occupation of John Brackenbury, as tenant from year to year, at a rent of £90 per annum. There is also an unapplied surplus, amounting to about £200, part of which is in the hands of Bower and Co. bankers, of Beverley.

The rents are distributed by such of the trustees as happen to reside in the town, at Christmas and in February, in St. Mary's parish-church, among such persons as have previously received tickets from the trustees, and the sum given to each of them, at each distribution, is 2*s*. 6*d*. As it has not been customary, during a very considerable time, for the heir of Mrs. Archer to give express direction to what persons, and in what proportions the charity-money should be distributed, the trustees have not considered themselves at liberty to deviate from the practice which has prevailed, of dividing it equally in the small sums mentioned; but though it is stated, that much good is done in the present mode of administration, it appears to the Commissioners that the charity might be rendered more really useful, if the trustees were authorized, by Mr. Archer Houblon, to give larger sums of money in cases where more ample relief may be required.

NELSON'S CHARITY.

Ann Nelson, in 1779, gave £60 as an addition to the £40 already given by Mrs. Monson, to the poor inhabitants of houses in the Back-street, in Beverley, the interest to be paid, for ever, at Christmas. The yearly sum of £5 is distributed at Christmas, by Mr. Duesbury, alderman of Beverley, on behalf of Mrs. Graham, the personal representative of the testatrix, equally among the four women inhabiting the Bede-houses, being the persons for whose benefit the donation was intended.

PARISHES OF ST. JOHN AND ST. MARTIN.

GRAVES'S CHARITY FOR EDUCATION.

James Graves, in 1804, bequeathed, to five trustees, £1000, Navy Five per Cent. Annuities, in trust, to apply the dividends to such schoolmaster and schoolmistresses in Beverley, as the trustees should think most beneficial, for teaching as many poor boys and girls, who should reside in and belong to the parish of St. Martin, as they should think proper; and he also left the residue of his personal estate, upon trust, to the same uses: the testator, however, desiring the trustees to keep a small sum in hand, to buy bibles, to be distributed amongst the boys and girls; and to keep a further sum, not exceeding £5, annually, for hiring a person to visit the school, once a month; the Archbishop of York to be the arbitrator of any disputes arising among the

trustees. The present trustees are the Rev. Charles Constable, Rev. Joseph Coltman, Ebenezer Robertson, William Hildyard, and the Rev. John Courtney. The residue of the personal estate received amounted to £1400, stock; the funded property, including the legacy of £1000, now consists of £1,716, New Four per Cents, standing in the names of some of the trustees. There is also a school-room, with a small house for the master and mistress, situate in Toll-Gavel-street.

The school is conducted upon the Lancasterian system as to the boys, and on the National school system as to the girls, under a master and mistress appointed by the trustees. The children are all taught reading, writing, and accounts, and the girls are likewise taught to knit and sew. About 200 children of both sexes, upon an average, attend the school, but the number varies considerably; each boy and girl pays 4*s.* a-year, quarterage money, which is carried by the trustees to the credit of the general account; out of the income £84 is paid in salaries to the master and mistress; stationery, coals and materials for work for the children, are also provided. It appears, from the accounts, that the expenditure for the year ending December, 1821, was £130:17:11, which left a balance on the total receipts for that year, of £4:4:6 in favour of the charity.

MISCELLANEOUS CHARITIES.

John Greaves left £50, upon trust, to the Corporation, to distribute 12*d.* in bread amongst the poor of St. John's, every Sunday. On account of a gift as is supposed of one *Popple*, the sum of £2:3:4 is paid by Mr. Liddle, of Hull, in respect of an estate in Sutton, also distributed in bread. A legacy of £400 was left by *William Wilson*, in 1816, the dividends on which are paid by the Corporation to the minister and churchwardens, by whom they are distributed in like manner. One pound a-year, supposed to have been left by *James Nelthorpe*, is received, by the overseers of the poor, as a rent-charge out of a farm at Walkington, the property of Mr. H. Barnard: there are no writings relating to the charity; and the money is applied with the poor rates. *Mrs. Routh's* charity to this parish, out of her dwelling in Toll-Gavel-street, has been already mentioned, p. 608. Mrs. *Elliott*, in 1821, gave to the Rev. Joseph Coltman, and his successors, curates of the minster of Beverley, £300 at her decease, clear of all deductions, upon trust, to be invested in real or government security; and out of the interest to provide six brown stuff gowns, six black silk bonnets, six black silk handkerchiefs, and six pair of washed leather gloves, and distribute them, and also the residue of the interest, upon Easter Monday, in every year, among six poor widows, inhabitants of the parish of St. John or St. Martin. The testatrix died in the course of the year, leaving her daughter executrix; but the legacy had not been paid at the time of this Inquiry, in October, 1822.

PARISH OF ST. MARY.

THE CHURCH LANDS.

By an inquisition, in 1633, under a commission of charitable uses, it was found that Queen Elizabeth, in 1585, granted to the Corporation certain houses, rents, and gardens, in Beverley, upon trust, for the "common use and benefit" of the parish-church of St. Mary, in that town. By a decree, founded upon this inquiry, it was directed that the churchwardens of St. Mary's should enter upon the premises described in the inquisition, not then upon lease, and let them for the best yearly rent to be got, by indentures between the Corporation and churchwardens, for any term not exceeding 21 years, and that the clear rents should be applied for adorning and keeping in repair the fabric, utensils, and habiliments of the St. Mary's church; for paying the salaries of the sexton and common servants of the church; and for finding bread and wine for the communion; and the residue of the rents should be paid to the Corporation for a stock, which should be bestowed for the use of the church upon occasion, at the inspection of six of the most substantial parishioners and the churchwardens; and that the rent for the loft of the church should be employed in providing bread and wine, in case the land rent should not do it, or otherwise employed with the casual receipts. The churchwardens, ever since the time of the decree, have acted as the trustees of the property, in the receipt and application of rents, without any interference on the part of the Corporation, otherwise than in respect to the grant of the leases, which have always passed with their concurrence.

The property consists of sundry messuages or tenements, situate in the parishes of St. Martin, St. John, St. Nicholas, and St. Mary, with garths and gardens, and several small parcels of land, in and near to the town; a close, at Molescroft, within the liberties, containing 3*a.* 1*r.* 34*p.*; and another small close, of 2*a.* 2*r.* 32*p.* at Norwood; the whole of the land, including the scites of the houses, comprising 16*a.* 1*r.* 28*p.* The trustees are in possession of all the property mentioned in the decree, with the exception of about an acre and three roods of land in Skeldgate, and some fee-farm rents, amounting to about 8*s.* a-year, which have been lost. From an improved mode of letting the premises, adopted within these few years, the rental has been considerably augmented, and, in 1821, it amounted to £323 : 7 : 6, and it was estimated, in a survey made in 1809, that, on the termination of all the old leases, in 1828, the property will produce the yearly rent of £800.

The rents are received by the churchwardens; and after payment of certain fee-farm rents, amounting to £10 a-year, land-tax, and providing for the repairs of such of the premises as the lessors are under agreement to repair, the amount is applied to

the support of the fabric of St. Mary's church; in finding ornaments and utensils for the same; in payment of salaries to the sexton and other officers, and in providing bread and wine for the communion. Of late years, about £10 has been annually expended on the poor of the parish. The average disbursements on these different objects, for the last seven years, amounts to £205 : 16 : 5. Owing to the inadequacy of the income in former years, a debt was contracted to the amount of £895; and it is calculated that to rebuild a part of the north trancept, and restore the ornamental parts of the fabric, would require between £1200 and £1300. With a view to raise this sum, as well as to liquidate the existing debt, the measure was suggested, by some of the members of the Corporation, of applying to Parliament for an act to authorize the sale of all the church-property, which, lying much intermixed with the freehold property of the inhabitants, would, probably, be sold to great advantage. A proposal to this effect was submitted to the consideration of the inhabitants at a vestry in 1819; but the proposal was negatived by a large majority of parishioners then present.

ELLINOR'S CHARITY.

Thomas Ellinor, in 1726, devised two messuages in Beverley, upon trust, that, out of the rents, £1 : 1 should yearly be given to a preacher, for a sermon, in St. Mary's church, upon Easter Monday; and that the residue should, yearly, in Passion week, be distributed, by the minister and churchwardens, among the poor housekeepers of Beverley, a list of their names being first approved by his trustees. The testator also left the residue of his personal estate for the erection of an hospital, but no effects ever came into the hands of the trustees under this clause of the will. The real property now consists of two messuages, situate on the east side of Toll-Gavel-street, divided into three tenements, with a stable, out-buildings, and a garden, producing, altogether, a rent of £26 : 19. All the tenants occupy from year to year, and the premises are let at their full value. The present trustees are the Rev. Joseph Coltman, John Perkins, John Shepherd, Ebenezer Robertson, and Samuel Bland. A guinea is paid to the vicar of St. Mary's, for a sermon on Easter Monday; and the residue of the rent, after providing for repairs, is paid over to the churchwardens, who distribute the amount on Good Friday among poor persons belonging to the parishes of St. Mary, St. Nicholas, and St. Martin, according to a list made out by the ministers of those parishes, and submitted to the trustees for their aproval. The parish of St. John is not considered as within the town of Beverley, and does not partake in the distribution.

BROGDEN'S CHARITY.

Francis Brogden, in 1770, left £40, upon trust, out of the interest, to pay 20*s*. a-year to the vicar for a sermon every Ash Wednesday, and the remainder towards the relief of poor widows. This bequest is lodged in the hands of the Corporation, at interest at five per

cent. which is applied as directed.

SIMPSON'S CHARITY.

It appears, from a book relating to the affairs of the parish, in the possession of the vicar, that *Henry Simpson*, in 1785, gave £5 per annum to poor housekeepers in Beverley, to be distributed, on the 20th January, by the vicar of St. Mary's and the curate of St. John's, and the like sum of £5 to be distributed in the same manner by the vicar and curate, on the 20th July in each year, the whole to be charged on his estate at Brandsburton Moorside. The two sums have been paid since the death of the testator, out of the estate mentioned in the will, which now belongs to Peirson Cannom, of Brandsburton. The money is distributed on the two days mentioned among poor housekeepers, selected by the vicar and curate, and in such sums as they think fit.

MYRES'S CHARITY.

Henry Myres, in 1792, left to the minister and churchwardens, £300, in trust, to distribute the interest in coals, in December, every year, among poor widows and housekeepers of or residing in the parish, so that each person should not receive less than four metts of coals at one time. This legacy is secured on mortgage of an estate at Roos, the property of Mr. Dean, by whom the interest of £15 is paid, which is applied as directed by the testator.

SYKES'S CHARITY.

The sum of £100 stock, in the late Navy Five per Cents. was given by Mrs. *Decima Sykes* to the Rev. Robert Rigby, vicar of St. Mary's, in trust, for the benefit of the Sunday schools in Beverley. The stock, at the time of this Inquiry, was standing in the name of the Rev. Robert Rigby, who is since deceased. Since the discontinuance of the Sunday schools the dividends have been applied to the National school.

TESSEYMAN'S CHARITY.

William Tesseyman, about 1806, gave £10 : 10 to the use of the poor, with a direction that the interest should accumulate until the Christmas after his decease, and then be laid out in bread, to be given to six poor men and six poor women, on Christmas-day, for ever, being such as were most regular in attending divine service, at the discretion of the minister and churchwardens. Mr. Tesseyman died in 1811, at which time the money, with the interest due, had accumulated to £12 : 12. It was placed in the hands of the Rev. Robert Rigby, and the interest distributed in sixpenny loaves.

WRIDE'S CHARITIES.

Mrs. *Ann Wride*, in 1778, directed her executors to place out at interest £300, or such other sum as should be sufficient, in the names of the vicar and churchwardens, upon trust, to distribute to eight poor women of the parish, 20*s.* each, and 20*s.* each to be laid out in grey stuff gowns, or other apparel, no poor person to partake of the charity for two years together; to eight poor men, 10*s.* each, the parish-clerk, sexton, and wand-bearer, to be always three, all to be done on Easter-day; and £5 to be yearly distributed on

Christmas-day, among the poor, in half-crowns to poor families, and 12*d.* to single persons; and 10*s.* each, to be distributed on the same day, among eight poor persons, inhabiting the Maison Dieu, in the north bar, in Beverley: and she ordered the sum of £1 : 1 to be paid to the vicar, on every Easter Sunday, in consideration of his seeing the said charitable trusts duly performed. The sum of £1001:13:4, Three per Cent. Consols, now stands in the name of the Corporation, on account of this charity, to answer the payments mentioned in the will, amounting to £30 : 1. The dividends are paid to the minister and churchwardens, by whom they are applied as directed by Mrs. Wride.

BREAD CHARITIES.

John Marshall, in 1803, left £200 to the minister and churchwardens, the interest to be expended in bread for the poor; *James Bell*, in 1812, £20, the interest to be applied in like manner, in Saturday market-cross; and *William Wilson*, in 1816, left £400, to each of the parishes of St. Mary and St. John, to be distributed in bread. These sums were all invested in the late Navy Five per Cents. in the name of the Corporation; and in the parish of St. Mary, £2 : 13 : 11 is weekly distributed in bread, and the dividend on Bell's donation is applied yearly on Christmas-day, at Saturday market-cross, according to his directions.

SUNDRY BENEFACTIONS.

Margaret Altmare, in 1616, left £20; *Lambert Smith*, in 1620, £10; *Margaret Darcey*, in 1626, £40; Master *Read*, about 1623, £20; *Priscilla Doyle*, in 1685, £5; and *John Jackson*, in 1712, £10. These sums, mentioned in an account of the benefactions for this parish, kept by the minister, are stated to have been laid out many years ago, with such increase as had accrued upon any of them, in erecting galleries in St. Mary's church; and interest is paid out of the rents of the pews or seats. Four pounds a-year, the sum now paid on account of Darcey's benefaction, is applied as an exhibition to a *poor scholar* from the town of Beverley, at one of the universities; and when not required for that purpose, is laid out in apprenticing poor children of the parish. It is at present enjoyed by a student at St. John's College, Cambridge. The remaining interest is laid out in coals or bread for the poor.

For an account of Michael Warton's charity to this parish, see page 604.

OBSERVATIONS.

This concludes the long roll of charities reported by the Commissioners in the town and liberty of Beverley; many are of great interest and importance, but no additional remark seems necessary to elucidate their present administration. Those most deserving the attention of the inhabitants, are the munificent endowments of the Minster, the charities of Mrs. Routh, and the university scholarships. We suppose the fortunate youth at St. John's, whom we have already noticed as being most bountifully provisioned, also receives the £4 per annum, under Mrs. Darcey's benefaction, though that circumstance is not alluded to in the Report.

CITY OF YORK.

THE charitable foundations of the City of York are numerous and many of great antiquity: the account of them is scattered through several folio volumes of the Reports; but the order in which the Commissioners pursued their investigations in this place does not appear, though the results of their inquiries seem to fall under the following arrangement:

1. *The Hospitals or Almshouses.*
2. *The Charities and Church Lands of the several Parishes into which the City is divided.*
3. *Charities under the Corporation of York.*
4. *General Charities.*

We shall observe this classification in the following account, beginning with

MRS. WILSON'S HOSPITAL AND CHARITIES.

Dorothy Wilson, of York, spinster, by will, in 1710, devised all her estates in the city, at Nunmonkton, Estrington, and Portington, or elsewhere, and also so much of her personal estate as would be necessary to purchase lands, of the clear annual value of £66, upon trust, to seven persons, to the following uses:—1. To pay unto ten poor women, chosen by the trustees, to each, £6: 10 per annum, by equal quarterly payments. 2. To three poor blind men or women, 40*s.* each per annum. 3. To pay a schoolmaster £20 yearly, for teaching twenty poor boys, in some convenient part of the testatrix's house at Foss-Bridge-end, in York, the master, twice a day, Sundays excepted, to read the common prayers in the same place; and the boys not to be under eight nor exceeding fourteen years, unless the trustees otherwise thought fit. 4. To expend, yearly, in blue cloth, faced with green, for the clothing of the boys, 20*s.* each. 5. To pay to the minister of St. Dyonis parish, for a sermon on the anniversary of her decease, 10*s.* 6. To pay to the schoolmaster of Nunmonkton, £5 annually, for teaching twelve children of the parishoners, gratis; the first payment of this allowance to commence as soon as the inhabitants of that parish had erected a school for the master. 7. She gave £40 to the trustees of the parish of St. Dyonis, upon condition they should advance £20, given by her late brother, and both sums to be laid out in land, and the rents distributed to the poor of the parish on the day a sermon should be preached. Lastly, the testatrix directed that the trustees should fit up her house, at Foss-Bridge-end, for an hospital for the ten poor women, and for a school for the twenty poor boys.

Some alterations and additions were subsequently made to these dispositions by the testatrix; in lieu of £5 to the schoolmaster of Nunmonkton, she left him a

school and house and the rents of three closes of land for his benefit; she also left £13 to be invested on security, and the interest laid out in the purchase of bibles to be given to the scholars. It appears, too, that, prior to her decease, she purchased lands, at Skipwith, in Yorkshire, of the annual value of £66 and upwards, and directed that the ten almswomen, the three blind persons, and the schoolmaster, at Foss-Bridge-end, should be successively paid £20 annually; provided that the ten cattle-gates in Skipwith-Holmes, being of the yearly value of £5, should be annually paid to a master instructing ten boys, gratis, from the time the parishioners should erect a school, or if they neglected so to do, the said rent to be applied to the purpose and the repairs of the premises at Foss-Bridge-end. She further directed a pew to be provided in St. Dyonis' church, for the accommodation of the twenty boys and almswomen; that the trustees should pay 40*s.* to a schoolmistress of St. Dyonis' parish, for teaching, gratis, six children of the parish, to read; that they should expend £6 annually, in apprenticing three boys, educated at Foss-Bridge-end-school; and that they should meet twice every year and each time have an allowance of 20*s.* for a collation; any of the trustees becoming aldermen of York were to be thereby disqualified, and all vacancies in the number of the trust were to be filled up within one month. The acting trustee was to be allowed £10 yearly for his trouble; and the testatrix desired the Archbishop of York and the Dean of York to superintend the execution of the trust, and inspect the accounts; such accounts to be delivered to them yearly.

The persons now acting as trustees of Mrs. Wilson's charities are Christopher Morritt, Thomas Norcliffe Norcliffe, Edward Wallis, George Palmes, George Hartley, Thomas Lodington Fairfax, and Benjamin Agar, Esquires. The charity estates were vested, at the time of this Inquiry, in Mr. Morritt alone, by survivorship, and were about to be conveyed to the use of him and the other trustees. The property in the possession of the trustees, consists of,

1. An estate at Shipton, near York, consisting of two farm houses, and 201*a.* 2*r.* 28*p.* of land, in the occupation of William Cussans and his son, as yearly tenants, at the rent of £255 per annum, which is the full value.

2. An estate at Kipwith, in the same county, consisting of two farm-houses, and 234*a.*1*r.*13*p.* of land, together with ten cattle-gates, in a pasture called Kipwith-Holmes.

3. An estate at Riccall, an adjoining parish to Kipwith, containing forty-four acres of land, and a cottage and garth. Part of the estates in Kipwith and Riccall is let in two farms, one comprising 197*a.* 2*r.* 30*p.* to Richard Thompson, Esq. at the rent of £150; the other, with the cattle-gates, containing 70 acres, to George Jackson, at the rent of £60. The remainder of the Kipwith and Riccall estates consists of 21 acres of enclosed wood land, which is retained by the trustees under their own management; and a cottage and garth at Riccall, which are in the occupation of Thomas Carr,

at the annual rent of £5. The property at Kipwith and Riccall seems let at the full value.

The timber now standing upon the Skipwith estate is valued at about £5000. The trustees are in possession of £8800, Three per Cent. Consols, and £900, in the hands of Messrs. Raper, Swann, and Co. bankers of York, both which have arisen from the sale of timber and surplus balances. The present annual income from the estates and funds, is, from rents £490; from stock £264: total income from the trust property £734.

The hospital at Foss-Bridge-end was rebuilt in 1812, at an expense of £2000. It contains ten apartments for ten poor women, and a room for the meetings of the trustees; there is also a house for the schoolmaster and a school-room, both adjoining the hospital, and which were also built in 1812. There are ten poor women in the hospital, who have each of them an apartment, and an allowance of £20 a-year; they are chosen by the trustees, each of whom in turn nominates as vacancies occur. Owing to the increase in the revenues, seven out-pensioners have been added to the establishment, with a salary each of £12 a-year. The out-pensioners are appointed in the same manner as the women in the hospital, and those of both classes are required, on appointment, to be unmarried persons, of the age of fifty years, and resident in York, or within six miles of that city. The number of blind persons partaking of the charity was increased last year from three to seven; and the allowance to each person, which had previously been £4, was advanced to £7. The blind persons are appointed by the trustees, in the same manner as the almswomen. Until last year there were twenty boys in the school adjoining the hospital, who were clothed and educated, the number is now increased to forty; they are nominated by the trustees at their quarterly meetings, and are the children of persons in indigent circumstances, residing in York. The applications for admission are very numerous. The boys are instructed in reading, writing, and arithmetic; they are admitted at the age of nine years or upwards, and continue at school until they are fourteen years old, unless previously apprenticed. They attend St. Dyonis church, and sit in a pew appropriated to the school and hospital. The sum of £2 is allowed for each boy apprenticed with the approbation of the trustees, on the signature of the apprenticeship indenture; and the sum of £3 is also given to each, at the expiration of his apprenticeship, provided he has the approbation of his master for good conduct. The schoolmaster occupies the house adjoining the hospital, rent free, and has a salary of £70 a-year, for teaching the boys and reading prayers in the school. No charge is made to their parents, except for books. One guinea a-year is in future to be given to the minister of St. Dyonis, for preaching the anniversary sermon, directed by the will, instead of 10*s.* which has hitherto been allowed. The sum of £12 a-year is now paid to a schoolmistress, for teaching twelve poor children, in the parish of St. Dyonis, in reading. The stipend of £30 is paid to the schoolmaster at Nunmonkton. There is no reference, in the will

of the testatrix, to more than one school at Nunmonkton, and that for boys; but there are two school-rooms there, one for boys and another for girls. From the inscription over the doors, one appears to have been founded by the brothers of Mrs. Wilson; but the Commissioners did not meet with any deed of endowment, or any instrument in writing, relating to the schools, except the will of Mrs. Wilson. Less attention has been paid by the trustees to this school than to the other charities established by Mrs. Wilson, which may perhaps be accounted for by the circumstance of the school being at some distance from York. The minister of the parish exerted himself, lately, to call the attention of the trustees to the subject; and the salary of the master was, last year, augmented to £30 a-year, and the number of children educated has been increased to twelve boys and twelve girls. The scholars are children of parishioners of Nunmonkton, and are elected by the minister and parish officers, subject to the approbation of the visiting trustees. The master has other scholars, whose education is paid for by their parents. £1 : 5 a-year is applied for the purchase of bibles, in consideration of the bequest of £13.

In lieu of the profits of the ten cattle-gates, in Skipwith-Holmes, the trustees have allowed the schoolmaster at Skipwith a salary of £20; the number of children taught there is fourteen. They are taught reading, writing, and accounts.

The expenditure on account of Mrs. Wilson's charities, beyond the several payments mentioned, consists of the steward's salary (£30 per annum,) and the payments for repairs and other incidental charges. The accounts are made out by the steward, and audited by the trustees; hitherto they have been audited once in two years, but it is resolved that, in future, they shall be audited every year.

AGAR'S HOSPITAL.

This hospital was founded by *Thomas Agar*, alderman of York, in 1631, and endowed with a rent-charge of £20, payable out of an estate now belonging to Lord Middleton, situate at Birdsall, in the East Riding of the county of York. The hospital is a building containing six rooms under the same roof, with a loft over each room. There is a small piece of ground adjoining, used as a yard by the almspeople; and also another plot of ground adjoining, of something less than half an acre, which lets at the rent of £4 : 4*s*. Of this sum £2 is reserved for repairs, the remainder, together with the annuity of £20 is shared among the six widows, for whose benefit this charity was established. Four persons have acted as trustees, and on the death of any of them a new trustee has been elected by the survivors. The present trustees are Messrs. Seth Agar, Charles Agar, and Thomas Agar, who are of the founder's family, and Mr. Hanson, a relation of the family by marriage. Mr. Seth Agar is the heir-at-law of the founder, and the acting trustee of the charity.

BARSTOW'S HOSPITAL.

This hospital is situated without Micklegate-bar, York, and consists of a building containing apartments for six poor persons.

It is supposed to derive its name from one *Barstow*, the founder of it; but the history of its institution is very obscure, and it is not known that there are any writings relating to it now in existence. It continued, for many years, under the management of a gentleman named Myers; after his decease, there being no other person to attend to the concerns of the hospital, his executor, Thomas Swann, Esq. banker, in York, undertook the charge, and now acts as the sole trustee of the charity. The present representative of the Barstow family, who resides at a distance from York, can give no account of the institution. The property belonging to the charity consists of two houses, with a stable attached, all contiguous to the hospital. These premises let for £7 : 14*s.* a-year, and forms the only income of the charity. The alms people are appointed by the trustee, and the number is now complete.

ST. CATHARINE'S HOSPITAL.

This hospital is of very ancient origin, and was formerly a house of entertainment for poor travellers or pilgrims. The building is situate on the Mount, without Micklegate-bar, and contains apartments for four poor widows, who are appointed by the Corporation. The premises consist of the building only, without any yard or outbuilding attached.

The stipends of the almswomen arise from the rents of a close called Bagger-gate, without Micklegate-bar, and the annual produce of several benefactions. The close was conveyed by *Frances Nicholson*, in 1709, upon trust, that the rents be distributed among the poor widows, so long as the hospital should be kept in repair by the Corporation, and the number should not exceed four; in default of either condition the rents were to be given to the "ancientest" in any hospital or charity in the city. The land is now vested in William Garforth, Esq. of Wigginthorpe, as sole trustee; it consists of about three acres, and is let at the rent of £14, which is the fair annual value. The close is less valuable from being only half-year land, and subject to a right in certain freemen of York to turn cattle upon it from Michaelmas to Lady-day. The benefactions consist of £100, given by Charles Yates, in 1788, to the Corporation, on trust, to pay £4 yearly; £50, given by Henry Myers, in 1792; and the annual sum of £20 : 4*s.* arising under the gifts of Lady Conyngham, James Luntley, and John Hartley. The annual stipend of each of the widows, as derived from all sources, amounts to about £18 : 1 : 6.

MASON'S HOSPITAL.

This hospital was established in Colliergate, in 1732, for the abode, rent-free, of six poor women, by *Margaret Mason*, who left premises in Fossgate, on trust, to four persons, to pay, yearly, out of the rents 20*s.* to each almswoman, and the remainder of the rents to be expended in the repairs of the hospital, and in the allowance of 20*s.* for expenses at the meetings of the trustees. The hospital consists of a dwelling-house, in Colliergate, containing six rooms, for the same number of poor women. It was new fronted about thirty-four years ago, by means of a legacy of £50 left for that purpose by the late Robert Wilberfoss,

Esq. and is, at present, in good repair. The present trustees are William Richardson, Thomas Athorpe, Ann Eglin, and Matthew Bottrill, and their heirs. A building lease of the premises in Fossgate was granted, in 1819, to Robert Hartley and William Graves North, for fifty years, from 1819, at the annual rent of 10 guineas; the lessees covenanting to lay out £350 in building substantial dwelling houses, and to keep the buildings repaired, and insured to the extent of £350 during the term. Besides the annual rent of 10 guineas, the almswomen receive an annual sum of £15, after a small deduction for expenses, under a bequest of the late Countess Dowager of Conyngham.

THE OLD MAIDS' HOSPITAL.

Mary Wandesford, of the city of York, spinster, in 1725, gave her estate in Brumpton-upon-Swale, near Richmond, in Yorkshire; a mortgage for £1200, and £1200, part of the stock belonging to her in the South Sea Company, in trust, for the benefit of ten poor gentlewomen, never married, members of the Church of England, and who should retire from the noise and hurry of the world into a religious house, where they should be obliged to continue for life. If any of the sisters behaved improperly or married, they were to be removed from the foundation by the trustees. A habitation was to be erected, where they might all live together under one roof, and make a small congregation, once at least, every day at prayers, the testatrix appointing £10 per annum to be paid to a reader for that purpose. The institution was established agreeably to the directions of the foundress, by a decree of the Court of Chancery, in 1731, which also provided that the surplus income, after answering repairs and other contingencies, should be divided among the ten gentlewomen equally; that when the five trustees should be reduced to three, the survivors should choose two more proper persons to act in the trust: and that none should be admitted into the hospital under the age of fifty years.

The hospital is a brick building in Bootham, in the surburbs of York, containing ten rooms, and a chapel on the ground floor, and ten rooms above; there is also a court in front, and a large garden behind, which is let by the almswomen. The estate belonging to the charity consists of a freehold farm at Brumpton, comprising a water corn-mill, with a house attached to it, and 120*a*. 33*p*. of land. The mill and house, and 10*a*. 30*p*. of the land, are in the occupation of Francis Willcock, at the rent of £55 : 16. The remainder of the estate is in the occupation of Joseph Proctor, at the rent of £132 : 17. The other property of the hospital consists of South Sea and government stock, to the amount of £4245 : 10 : 9. This stock is the produce of the personal property of the testatrix, and of the donations of females friendly to the institution. The total annual income of the charity is, from the dividends of stock, £127 : 7 : 2; from rents £188 : 13; making the annual income of the charity average £316 : 0 : 2. The payments on account of the charity average £236.

Each gentlewoman receives £20 per annum. They are ap-

pointed by the trustees, on a petition to them which is required to be signed by some person of respectability, stating the age of the petitioner, her place of abode, and means of livelihood; that she has lived in the communion of the church of England and is of respectable character; and a copy of the register of baptism is required to be sent with the petition, to shew that the petitioner is above the age of fifty. Prayers are read in the chapel on Wednesdays and Fridays in each week. In 1797, the hospital estates were conveyed to the Rev. George Markham, the Archbishop f York, the Dean of York, the Rev. Robert Croft, and the Rev. John Eyre, as trustees, and a declaration of trust respecting the stock belonging to the hospital was executed by them.

ST. THOMAS'S HOSPITAL.

This hospital belonged to a religious society in York, called The Fraternity of Corpus Christi, incorporated in the reign of Henry VI.; and it appears to have been placed, after the dissolution of religious fraternities, under the superintendence of the lord mayor of York. There is reason to believe that lands were formerly held for the support of the hospital, but the Commissioners did not meet with any distinct traces of the inmates of the charity being supported out of the revenues arising from land since the dissolution of the fraternity. The building, in its present state, consists of a house in good repair, containing six apartments on the ground floor, and the same number above, for the habitation of twelve poor women, who are widows, appointed by the lord mayor. There is a small garden adjoining, which is let, by the almswomen, for 24*s*. a-year. The benefactions of individuals to this institution are the following;—*James Luntley*, in 1791, left £1450, on trust, to the Corporation to pay yearly to St. Thomas's hospital £40, and to the poor women belonging to St. Catharine's hospital £16. *John Hartley*, in 1785, left £100, on trust, to the Corporation, to St. Thomas's charity. *George Townend*, formerly town clerk, in 1806, left £260, Four per Cent. Annuities, for the equal benefit of this and Middleton's hospital, after the death of Sarah Wright. The hospital is also entitled to an annuity of £25 a-year, bequeathed by Lady Conyngham.

WINTERSCALE'S HOSPITAL.

Robert Winterscale, in 1723, bequeathed unto six poor people of the parish of St. Margaret, to be chosen by the feoffees of the parish, six rooms, built, by the testator's father, for that purpose; and he, also, left certain premises adjoining the hospital in Walmgate and Fishergate, on trust, for the benefit of the almspeople. The trustees of the charity are Joseph Awmach, John Overton, John Mosey, Joseph King, John Potter, James Addinall, and Henry Smith. The hospital premises consist of six separate rooms in Walmgate, with a door to each, forming two sides of a court, of which the other two sides consist of a malt kiln, and two small dwelling-houses. They are occupied by the same number of almspeople, and there is a malt-chamber over four of the rooms. The malt-kiln and the chamber are in the occupation of Emanuel Siddall, at the rent of £15 a-year. The two

dwelling-houses forming one side of the court, and a garden behind, which contains about half a rood, are let to Mr. John Mosey, at a rent of £20. The remaining property of the hospital is the house in Fishergate, with a garden adjoining, of about three acres, let to Thomas Rigg, at the rent of £50 per annum, or thereabouts. The total income from the hospital property is £85 per annum. The almspeople are allowed each £8 a-year. They are appointed by the feoffees, as vacancies occur, from poor parishioners of St. Margaret's parish; they are of either sex, and are allowed to have their families to reside with them, if they think proper: a preference is given to aged persons, but no other qualification is required.

SIR ROBERT WATTER'S HOSPITAL.

This hospital was established in Nowtegate-lane, by Sir *Robert Watters*, in 1609, for ten persons, to be chosen by the founder, and his heirs, or, in default thereof, by the lord mayor, the parson of Crux-church, and the master of the Company of Haberdashers; and, for the maintenance of the poor people, he charged his lordship of Cundall with the yearly payment of £21, of which £3 was to be given to the reader of the hospital, and the nine remaining almspeople were, each, to receive 40*s*. per annum. The hospital consists of seven small tenements, under one roof, each containing one apartment, and, from an inscription on the wall, it appears to have been repaired A.D. 1627. The charity has been much neglected, and, for a long period, seven, only, instead of ten almspeople, received the benefit of the establishment, at the rate of £2 each; so that the whole rent-charge was not applied, and in consequence of the number of apartments being seven, a notion had been entertained, that was the proper number of almspeople. This error was discovered by Mr. Hargrove, author of a recent History of the City of York, and rectified by the appointment of three out-pensioners. The arrears of the rent-charge, short of £21, which had accumulated to the amount of £118, were also accounted for by the owner of the manor of Cundall, and invested in the public funds, in the names of trustees, to the account of the charity. No reader has been appointed, and, in consequence, none of the members of the hospital have been entitled to the additional sum of £1 a-year, directed, by the will, to be given to the reader. It may be questioned, whether the founder's intention as to a reader could now be usefully carried into effect; but it appears, to the Commissioners, that the rent-charge of £21 ought to be paid, and not £20 per annum only, as has been the case; and that the extra sum of £1 ought to be applied in the increase of stipends, or otherwise, for the general use of the almspeople: and there is no reason to doubt, from what has passed, in consequence of this Inquiry, that the full amount of the rent-charge will, henceforth, be paid and administered for the purposes of the establishment.

SIR HENRY THOMPSON'S HOSPITAL.

Sir *Henry Thompson*, sometime lord mayor of York, in 1692, devised unto the lord mayor and

three senior aldermen two houses in Castlegate, York; also, certain lands at Dewsbury, in Yorkshire, upon trust, that the two houses should be converted into an hospital, for six poor men, chosen out of the parish of St. Mary, Castlegate, if such could be there found, each almsman to be paid out of the rents £3 per annum, or so much, proportionally, as the rents would amount to. The hospital is a house in Castlegate, containing separate apartments for six poor men, and is in good repair. The property at Dewsbury was exchanged by the trustees for a close containing 13*a*. 3*r*. in Great Fulford, near to the city of York, and which has been found advantageous to the hospital. The premises at Dewsbury were let, at the time of the exchange, at £30 a-year, and the land at Fulford is now let at a rent of £61 per annum, which appears to be the fair annual value.

The other property appropriated to this charity consists of two separate benefactions, namely, one-third of £500, Three per Cent. Consols, derived under a bequest for the joint benefit of this, and Middleton's hospital, by *Thomas Norfolk*, and £200 bequeathed to the trustees of the hospital by *John Girdler*, in 1786, the interest to be applied towards the relief of the poor residing in the hospital. The proportion of these dividends due to Thompson's Hospital, together with the rents of the Fulford land, amounting, together, to £66 a-year, is applied partly in payments of £5 a-piece, half-yearly, at May-day and Martinmas, to each of the six poor men, and the residue is *reserved for the purpose of repairs*. The interest of Mr. Girdler's bequest is, also, shared among the almsmen. They are appointed, by the trustees, from the inhabitants of the parish of St. Mary, and are such persons as are considered most deserving. It is not required that they should be aged or infirm; some of them are married and are permitted to reside with their families in the hospital. It is stated that the charity is not administered in ease of the parish, but some of the poor men have occasionally received parish relief.

COLTON'S HOSPITAL.

In 1717, *Thomas Colton*, of York, gentleman, conveyed divers lands and messuages, in Yorkshire, to five persons, upon trust, for the maintenance of eight poor women, in an hospital, in Tanner-row, in York. The charity-estates have been conveyed to successive trustees, and are at present vested in the Rev. Charles Wellbeloved, Gilbert Crompton, Esq. and Mr. Anthony Thorpe, the surviving trustees under the last conveyance, in 1797. The hospital is now occupied by eight poor women, nominated by the trustees.

The property of the charity consists of the following particulars:—

1. A farm at Thorpe Willoughby, containing, 21*a*. 2*r*. 34*p*. and a piece of copyhold land, containing 1*a*. 1*r*. 10*p*. parcel of the Grey Car Field of Hambledon, being an allotment awarded to the trustees on the enclosure of Hambledon. The farm and allotment are let to Richard Wilson, as yearly tenant, at £32 per annum. 2. Land at Cawood, containing 7*a*. 12*p*. let to William Harrington, as tenant from year to year, at £16: 16 per annum. 3. There is, also, a small piece of ground, of half a rood, adjoining the hospital, which is let

for £1 : 11 : 6 a-year. Total income of the hospital £50 : 7 : 6. The stipends of the almswomen have been, since 1815, at the rate of 10*s.* a-piece, every month, the necessary expense of repairs preventing a more ample allowance. They are chosen by the trustees, without regard to residence, or other exclusive qualification.

MERCHANT TAILORS' HOSPITAL.

This hospital, which adjoins the hall of the Company of Merchant Tailors, contains four small tenements, and is appropriated to the use of four poor decayed brothers of the Company, or their widows. The only permanent property of the charity is a rent-charge of 10*s.* a-year, out of lands in the parish of Holtby, devised by *John Straker*, in 1669, to the poor in the hospital, and a rent-charge of £10 a year, granted by the Company, in 1754, out of premises in Micklegate, and in Hover-garth without Walmgate. From the rent-charges, and an allowance made by the Company, out of their funds, the almspeople receive each £4 : 15 : 6 per annum, by quarterly payments.

MIDDLETON'S HOSPITAL.

Mrs. *Anne Middleton*, in 1655, bequeathed to the lord mayor, aldermen, and commonalty of York, £2000, to erect an hospital for twenty widows of freemen, each to have £4 a piece yearly, and to be chosen by the Corporation; and her will was that the Corporation should purchase lands of inheritance for securing the payment of £4 a piece to the twenty widows for ever; the hospital to be built in York, and lands purchased with the approbation of her executors.

From entries in the house-book of the hospital it appears that £616 : 13 was laid out, in 1659, in erecting the hospital and purchasing part of the ground on which it stands, and that, in 1690, the residue of the funds derived under the legacy, amounted only to £1150. This sum has never been laid out in the purchase of land, or placed out on separate security, but is incorporated with the general funds of the Corporation, and £69 a-year has been uniformly paid as interest to be distributed among the twenty poor widows by quarterly payments, being at the rate of £3 : 9 a-year to each. The hospital is situate in Skeldergate. It is a quadrangular building enclosing a small area, and contains twenty-two apartments, whereof twenty are occupied by the twenty widows, and the remaining two are occupied, rent-free, by two other poor women, put in by the Corporation. The almswomen are selected from among the widows of freemen. Part of the ground only on which the hospital is built is freehold, the rest being held under lease from the vicars choral of the church at York, for terms of forty years, renewable without fine, and at the yearly reserved rent of 3*s.* 4*d.* Ordinary repairs are provided for by the Corporation, but any extraordinary repairs are provided for by a small deduction from the stipends of each of the poor women, and by retention of the first quarter's payment from newly admitted members of the hospital.

The hospital is entitled to certain benefactions, under the wills of Lady *Conyngham* and *Thomas Norfolk*. The property derived under the first consists of £3000,

Old South Sea Annuities, the dividends of which, £40 a-year, are paid to the town-clerk, and equally divided by him, once a-year, amongst the widows. The property under Norfolk's will (of which the Commissioners were unable to procure a copy or extract, 8th Report, p. 692) consists of £500, Three per Cent. Consols, the dividends of which are added to the stipends paid under the original endowment. There are, also, two donations to this charity, by *George* and *Robert Townend*, and which were mentioned in the account of St. Thomas's Hospital (page 623): they consist of two sums of £160 and £100, given to the hospital after the decease of an annuitant for life, who is still living.

INGRAM'S HOSPITAL.

Sir *Arthur Ingram*, by his will, dated 15th August, 1640, declared that if he failed, in his life-time, to settle lands for the use of the poor people in the hospital he had established in Bootham, within the suburbs of York, he willed that the house and grounds therewith held, and £5 each, for ten poor widows, and a gown each, every two years, and twenty nobles to some able person for reading prayers, should be settled for the purpose, by his son and heir Sir Arthur Ingram; and that the heirs of the founder should have the appointment of such poor widows and reader. No lands were settled pursuant to the intention of the founder, but the stipends have been paid, and the hospital kept in repair by the owner, for the time being, of the founder's estate, at Temple Newson, in Yorkshire, now the property of the Marchioness of Hertford. The hospital contains a chapel and apartments for ten poor women, and has a garden behind, divided into plots, used or let by the almswomen. Each almswoman receives £5 a-year and clothing materials, of the value of £1 : 4, every two years, and the sum of £6 : 13 : 4 is paid to a person for reading prayers in the chapel. The poor people are nominated under the direction of the Marchioness of Hertford.

PARISHES OF YORK.

ALL SAINTS' PAVEMENT.

We shall commence our account of the charities of this parish with the PARISH ESTATE, which is held by feoffees, in trust, for the benefit of the parishioners, for the repairing of the church, the relief of thepoor, and for other common uses of the parish. It consists of the following particulars:—

1. A farm, comprising a house and 29*a*. 2*r*. 25*p*. in Skirpenbeck, in the county of York; another farm, comprising a house and 54*a*. 3*r*. 15*p*. in Youlthorpe, in the same county. These farms are let to Mr. Ware, as yearly tenant, at the rent of £105, which is the fair value.

2. Two houses, with a stable, garden, and out offices, in Tadcaster, and certain closes in that parish, containing 14*a*. 25*p*. let to Mr. Backhouse, at £66 per annum, understood to be the fair value. Before the Reformation, the parish estates in Skirpenbeck, Youlthorpe, and Tadcaster, were held, by the churchwardens, for certain superstitious uses, and, having become

vested in the crown, were granted to trustees for the parish, subject to the reserved quit-rents to the crown, of 6*s*. and 2*s*. 6*d*. per annum.

3. A messuage and several tenements, with a garden and yard adjoining, in the parish of St. Saviour, York, held by Mr. Russell, under a lease for ninety-nine years from 1759, at the annual rent of £9. A methodist meeting-house was erected on the ground by the lessee, but it has been, some time ago, converted into tenements.

4. Two closes called Tenter Lees, in Fishergate, near York, containing 2*a*. 2*r*. 27*p*. let to Mr. Liddell, as yearly tenant, at £20 per annum, the fair value.

5. A garden of somewhat less than an acre, also situate in Fishergate, let to Mr. Smith, as yearly tenant, at the rent of £7 a year, being the fair value.

6. A close in Fishergate, with a considerable dwelling-house and stable, held by Mr. Tweedy, as under-tenant, under a lease for ninety-nine years, from 1790, at the reserved rent of £4 : 4. It has been in contemplation to set aside this lease, the rent reserved being much less than the value of the premises at the time, and the lease was granted to a son of one of the feoffees.

The total rental from these several properties amounts to £211 : 4. Besides this income, the feoffees are entitled to two rent-charges, one on a house in Swinegate, another on houses on the pavement, amounting, together, to £2 : 6 per annum. The fixed charges to which the parish estate is subject are £1 : 10 to the minister, for sermons; £2 : 2 to a schoolmistress, for teaching six children of St. Peter the Little; £13 for bread, distributed among the poor, every Sunday, by the churchwardens; £2 : 0 : 6, distributed among the poor on St. Thomas's Day, and 10*s*. to the parish clerk, and 10*s*. to the sexton, on the same day; amounting, in the whole, to £19 : 12 : 6 per annum. The living of the parish being of small value, £9 a-year has been paid to the present rector, as an augmentation of his emoluments, out of the rents of the estate. The remainder of the rents are applied to the repairs of the church, and the expenses attending the celebration of divine service, agreeably to custom. The last conveyance to feoffees was in 1798. An appointment of new or additional feoffees would be proper; and it would be advisable, the Commissioners think, that the accounts of the feoffees should be examined and audited more regularly than they have been of late.

The other charities of this parish are the following:—

Elizabeth Myers, in 1690, devised, out of her lands in Naburn and Gillriding, £3 per annum; 10*s*. to the minister of All Saints, for a sermon, and 50*s*. to be distributed by the minister and churchwardens, to the poor on New-year's Day. The rent-charge is paid by Mr. Jackson, of Petergate, and 50*s*. are distributed in bread, by the churchwardens.

Eleazar Lowcock, in 1786, gave 20*s*. per annum, to be paid out of his house in Coppergate; 10*s*. to the minister, for a sermon on Christmas-day, in the afternoon, and 10*s*. to be distributed in coals, amongst such poor in the city, as the minister and his executors should think proper. 10*s*. a-year are received on behalf of the minister, in respect of the house in Coppergate, now the property of Mr. Monkman; but as to the remaining 10*s*. a-year, the Commissioners could not obtain any account. It

is not paid by Mr. Monkman, and the charity has, probably, been discontinued from want of a regular demand of payment.

Mary Birbeck, in 1743, left 20*s.* per annum, charged on a house, in Petergate, to be given to twenty sick or poor persons of the parish on New-year's Day. This anniuity is received from Mr. Jackson, and distributed, by the churchwardens, on the first Sunday in the year, with the sacrament-money.

Thomas Wilson, Esq. alderman of York, in 1812, invested £100, Navy Five per Cents, in the names of four trustees, the dividends to be applied in purchasing coals, to be distributed by the churchwardens, to persons residing in, or belonging to, the parish; not more than one-fourth part to be given to persons who should have received relief from any parish, within three months of the day of the meeting of the trustees; the trustees, when reduced to two, to choose two others from the inhabitants of the parish. The dividends are applied according to the method prescribed. Mr. Wilson himself usually attends at the distribution.

ST. PETER THE LITTLE.

Besides the gift of £2 : 2, for teaching six children mentioned among the charities of All Saints, there is only one charity in this parish, which consists of an annuity of 6*s.* 8*d.* paid by Mr. Varvill, of Bridge-street, to the churchwardens, as a rent-charge issuing out of two small tenements in Feasegate, his property. The origin of the payment is unknown. The money is given among poor people of the parish, at Christmas.

PARISH OF ST. CRUX.

Certain messuages and hereditaments, in the city of York, have, from ancient time, been vested in feoffees, in trust, for the purpose of repairing the parish church of St. Crux, and the books, ornaments, and bells thereto belonging. New feoffees have been chosen by the surviving feoffees, from time to time, the minister being always one of the number; and the estates have been conveyed accordingly. The oldest deed extant is dated in the year 1650, and the last conveyance was in 1804. The property consists of the following particulars:—

Premises and Occupiers.	Rent. £	s.	d.
House and butcher's shop, in the Flesh-shambles, Mr. Fowler	25	0	0
House and shop adjoining former, J. Michell	20	0	0
Dwelling-house adjoining former and shop in St. Crux church-yard, W. Palmer	17	0	0
House adjoining the secondly mentioned premises, Mrs. Bewlay	21	0	0
Public-house, called the Spotted Dog, in St. Saviour Gate, J. Underwood	30	0	0
Annual rent payable by the Corporation of York, and of ancient rent of 3*s.* 4*d.* per annum, payable to the poor on Candlemas-day, under the gift of Elizabeth Taylor	9	0	0
	£122	0	0

The feoffees are also possessed of a school-room in Whipmawhapmagate, in the occupation of the Rev. John Overton; they also receive some trifling annual sums, as rents, for the occupation of small pieces of ground, formerly part of an old churchyard. Out of the rents of the feoffment-estates is paid, yearly, for bread, about £25, which is distributed, by the churchwardens, every Sunday, among poor persons chosen at a vestry-meeting; and £1 : 12 a-year is paid to a schoolmistress, for teaching four poor children to read. The remainder of the rents is expended in the repair and ornament of the parish church.

The sum of £100, left by *Ann Spooner*, the interest to be given to ten such poor families of this parish, as the rector and feoffees should think most deserving, on the 23d of December, was invested in government stock, and the dividend, £4 : 4, is divided, equally, among ten poor widows, by the rector and feoffees.

Christopher Hutton, Esq. in 1723, devised his houses and lands, in Nowtegate-lane, upon trust, to distribute one half the rent for the benefit of the blue-coat boys, within the city, and the other half to the poorest housekeepers, within the parish of St. Crux, and the trustees were to have, yearly, 10*s.* for their trouble. The property belonging to this charity produces £9 : 16 per annum, and is applied as directed by the donor. Mr. Gray, one of the feoffees of the church estates, is the sole acting trustee. The Commissioners recommend the appointment of two additional trustees.

There are some other payments in this parish, for sermons, and for bread to the poor. Sir *Robert Walter*, in 1612, left £6, yearly, to the minister, and now payable by the Corporation. *George Spence*, in 1623, gave 10*s.* a-year to the minister for a sermon, on 2d of April, and 10*s.* a-year to be distributed in bread among the poor; which he charged on a house, in the Great Shambles, now the property of Mrs. Bell. *Bettriss Hudson*, in 1634, bequeathed, out of her house, in Fossgate, 20*s.* to the minister, for sermons on St. Bartholomew's and St. Matthias's Days, and 20*s.* to the poor, to be distributed in bread, 10*s.* on each of the said days. This rent-charge is paid by Mrs. Court, the proprietor of the premises. *William Weddall* left to the poor £5 per annum, payable by the Corporation. *John Tomlinson* gave 10*s.* to the minister, for a sermon, on the 16th of March, and 20*s.* to the poor of the parish on the same day, which sums are charged upon a messuage, in Fossgate, the property of Mrs. Johnson. *John Straker*, in 1669, devised his lands in Holtby, subject to the payment of 20*s.* a-year to the poor, and 20*s* a-year to the minister, for a sermon, on the 24th of July; and he devised the residue of the rents of his said lands, in trust, for the poor of Holtby.

George Stockton left 10*s.* a-year to the minister for a sermon, on the second Sunday in May, and 12*d.* in bread, to be distributed on the second Sunday in every month. These sums are paid by Mrs. Eyre, of Pontefract. *Robert Davye*, in 1716, left, for a sermon on the 5th of November, 10*s.* and, to the poor on the same day, £1 : 10 a-year, and he charged, with the pay-

ment, a house, in Fossgate, now the property of Jacob Alderson. *John Lucas*, in 1725, gave, for a sermon, on the 1st of January, 10*s.*; to the churchwardens, for the ten poor widows of St. Trinity's Hospital, 6*d.* a piece; and for the poor of the parish, 5*s.*; and he charged, with the payments, his house in Fossgate, now the property of Miss Nightingale. *John Whitehead*, in 1727, gave to the poor 20*s.* a-year, out of a house in Hosier-lane, which sum is received from the Corporation. *Margaret Mason*, in 1732, gave 20*s.* a-year, for a sermon, on the 2d of August, and 20*s.* a-year, for the poor on the same day; and she charged, with the payments, a house in Fossgate, now the property of Messrs. Botterell and Richardson. Lastly, *Edith Darke*, in 1663, gave to the poor 40*s.* a-year, out of the rents of her houses at Fossgate, now the property of Mr. Dawson, payable on the 11th November and 1st May; and to the minister, for two sermons on those days, 20*s.* yearly; she, also, gave an almshouse, for two poor widows, with an allowance of 10*s.* each, yearly. These several sums are paid according to the intentions of the respective donors. The almshouse given by Edith Darke consists of two rooms, one above the other, at the upper end of a yard belonging to Mr. Dawson's house, in Fossgate; it is kept in repair by the trustees of the feoffment estate, and is occupied by two poor widows, chosen at a vestry-meeting.

Some other charities in this parish are mentioned in the table of benefactions, which appear to have been lost, and no precise information could be obtained respecting them.

PARISH OF ST. CUTHBERT.

Sir *Martin Bowes*, about 1721, left £50 to the lord mayor and aldermen of York, the interest, at £6 per cent. to be distributed on Martinmas-day, after divine service, in St. Cuthbert's church, as follows: to the lord mayor, 3*s.* 4*d.*; to six aldermen, 6*s.*; to the esquires, 1*s.* 4*d.*; to the minister, 4*s.*; to the churchwardens, 3*s.* 4*d.*; to the parish clerk, 1*s.* 8*d.*; for the repairs of the church, 13*s.* 4*d.*; to the poor, in bread, £1:6; to St. Thomas's Hospital, 1*s.* The sum of £2:10 per annum is paid as interest of the legacy, and is apportioned in the same manner as the sum of £3 per annum, the amount of the sums specified in the will.

The legacies of £5, given by *Margaret Mason*, £3, by *Francis Ketlam*, and £20, by *Thomas Coates*, all for supplying bread for the poor, were applied for the use of the parish, and the interest is now raised out of the poor rates.

Mrs. *Jane Stainton* gave, to the minister of this parish, a garden, in Friars, in Castlegate-lane, York, and directed that, in respect thereof, he should preach an anniversary sermon, on the 5th November, and pay 10*s.* a-year for the education of two poor girls, of the age of six or seven, until they should be eleven or twelve years old, and also give 5*s.* in bread, to such poor persons as should be present at the sermon. The minister is in possession of this garden, which is worth about £5:5 a-year. The sum of 5*s.* a-year for bread has been regularly paid; but, from mistake or want of knowledge of the charge, the sum of 10*s.* a-year, for educating two poor girls, has not been paid during the incumbency

of the present rector, which commenced in 1818. This payment, however, will be resumed, and the money will probably be applied for the education of two poor girls at the national school.

Sarah Scott, who died in 1823, left to the minister and churchwardens of this parish, £50; to the minister and churchwardens of the parish of St. Dennis, £30; and to the minister and churchwardens of the parish of St. Margaret, £20, upon trust, to be invested in stock, and the dividends laid out in coals, to be distributed, yearly, in the winter season, among such poor inhabitants in the several parishes as should most constantly attend divine service at the respective parish churches, at the discretion of the minister and churchwardens, and of the trustees. The trustee or trustees of these legacies were to be elected by the parishioners in vestry.

PARISH OF ST. DENNIS.

The church estate, which has been held from ancient time for the use and services of the church in this parish, is vested in feoffees, and was last conveyed, in 1806, to George Dodsworth and seven others, upon trust, after payment of £300, borrowed upon mortgage, to permit the churchwardens in this parish to receive the rents, and bestow them in the reparations of the church and ornaments, with a proviso that, on the death of six of the feoffees, the survivors should convey to such persons as the parishioners in vestry should choose. This property consists of—1. A shop and certain tenements in Walmgate, held by Mrs. Fawcett, under a lease for twenty years from 1810, at the annual rent of £28, which was the best rent that could be obtained. 2. A garden, in the parish, of somewhat less than a rood, let to William Laborn, at the yearly rent of £6 : 11, being the full value. 3. A piece of ground adjoining the latter, containing about half a rood, held under an old lease, for ninety-nine years, which will expire in about three years, by James Melross, at the yearly rent of 8*s*. 4. A small house and bakehouse, in Walmgate, in the parish of St. Margaret, held by Mrs. Harper, at the rent of £11, being the full value. Total rent of the church estate, £45 : 19 per annum.

The POOR'S ESTATE, consists of a close of 2*a*. 3*r*. 14*p*. in Heworth, near York, and was purchased, wholly or in part, with the sum of £120, the amount of sundry benefactions, which had been given for supplying bread for the poor. The close is let to George Wright, as yearly tenant, at the rent of £13, which is the full value.

The rents of the church estate and of the Heworth land, amounting to £58 : 19 per annum, together with some small annual quit rents, amounting to £1 : 0 : 1, payable in respect of certain premises in York, of the origin of which no satisfactory account can be given, are paid to the churchwardens, and carried to one general account, and, from the amount, they pay the yearly sums of £5 as interest of Fothergill's charity; 10*s*. a-year to the minister in respect of Yeoman's gift; and an annual sum sufficient for purchasing a quantity of bread, to the amount of £6 : 1 : 4 per annum, which is given away among

fourteen poor persons, every other Sunday, and an additional quantity, to the value of £1, given away on Whitsun Tuesday, partly in respect of Fothergill's gift. The remainder of the rents is applied for the repairs of the church, the expenses attending the celebration of divine service, and keeping the clock in order, and the salaries of a vestry clerk and sexton.

Fothergill's legacy of £100, in 1767, for the poor, was applied, about the year 1794, towards defraying the expense of building a wall round the churchyard, and making a palisade, and since that time, the sum of £5 a-year has been paid as interest of the legacy, as already noticed. *Yeoman* gave £20 for the payment of 10*s.* a-year, for a sermon on Whitsun Tuesday, and 10*s.* a-year for purchasing bread for the poor that should come to hear the sermon. The interest of this legacy is also paid out of the church and poor estates. The sum of 10*s.* a-year, given by *Philip Eshe*, out of a house in Daviegate, in the parish of St. Helen's, to the minister, for preaching a sermon on Easter-Monday, is received by the rector or his agent.

HOLY TRINITY, MICKLEGATE.

In 1784, *Tabitha Bower* conveyed £1400, Three per Cent. Reduced Annuities, upon trust, to four persons, that the dividends should be equally divided among the townships of Aislaby, Eskdaleside, and Ugglebarnby, in the parish of Whitby, and the parish of Holy Trinity, Micklegate, in York, for the benefit of the poor, not receiving alms of these places, respectively. The writings relative to this gift were to be under the care of the minister and wardens of St. John's chapel, in Eskdaleside. The parish of Holy Trinity receives ten guineas a-year under this benefaction, which is distributed among the poor, by the churchwardens. Mr. Swann, of York, is one of the trustees, but the stock has not been transferred as it ought to be, but stands in the names of the original trust, of whom Mr. Skinner is the only survivor.

In 1565, *Isabel Ward* conveyed two messuages, in Trinity-lane, in York, to the use of the poor of the parish; and the feoffees covenanted, yearly, on the 2d November, to give to thirteen poor people of the parish, one penny each, and to dispose of the residue of the rents, at their discretion, in the same parish. The present trustees of these premises are Thomas Beal, William Hotham, Thomas Swan, Robert Swan, William Duffin, and James Walker. The property consists of two small houses, with yards, one in the occupation of Richard Dalby, as yearly tenant, at £15, and the other of Richard Hands, as yearly tenant at £5 : 10 per annum. There is a small surplus in the hands of the trustees on account of this charity, which it is proposed to augment to £150, Three per Cent. Stock, as a provision to answer any emergency; and, when the stock is raised to that amount, to distribute among the poor the whole of the rents and of the dividends, which will then amount to £25 a-year.

A close on the mount, without Micklegate-bar, containing about one acre and a quarter, has been held, immemorially, for the use of the parish church.

The land used to be let to the highest bidder among the parishioners, at a vestry meeting; but, in 1823, it was let to Messrs. Steward and Calvert, for seventy years, at the yearly rent of £10, with a covenant, on the part of the lessees, to lay out £2000 in buildings. The terms are considered advantageous to the parish. The rents have uniformly been carried to the same account with the church rates.

A rent-charge of 20*s.* left by *Christopher Waide*, is now paid by Mr. Watson, the occupier of a house in Micklegate; another of 10*s.* left by *Abraham Smith*, is paid on account of a house occupied by Miss Palmer and Miss Ellis: both annuities are distributed with Ward's charity.

The several sums of £10 given to the poor by *Elizabeth Hinde*; £13 given by *John Green*, the interest to be given in bread to the poor; and £7 given by *William Green*, for the same purpose, were laid out in the purchase of certain copyhold lands within the manor of Acomb, which were surrendered to trustees, the profits arising therefrom to be distributed, in bread, to the poor. The property is now let to Mr. Creaser, as yearly tenant, at £5 : 6 a-year, which is applied in the purchase of bread, given away at the church every Sunday.

Mrs. *Elizabeth Gibson*, in 1792, gave, to the minister and churchwardens, £10, and she ordered that the interest should be divided, annually, on Christmas-eve, in equal portions, amongst six poor housekeepers resident in the parish. Ten shillings on account of this legacy have been distributed, through mistake, among ten poor housekeepers, instead of six only; but it is intended to adhere to the donor's directions.

THE UNITED PARISHES OF THE HOLY TRINITY, GOODRAMGATE, AND ST. JOHN DELPIKE.

Jane Wright, by will, in 1675, left £1000, to be invested in land, and the rents to be disposed of by the minister and churchwardens, with the consent of the vestrymen of the parish of Goodramgate, in apprenticing boys and girls, inhabiting the said parish, or in setting them up in trade, or in relieving poor widows or housekeepers, the will of the testatrix being that the whole produce of the rents should be expended in one or more of these objects; and she also bequeathed the residue of her estate to be applied in a similar manner.

The proceeds under the will of Mrs. Wright were invested in the purchase of lands at Rufforth, Poppleton, and of premises in Goodramgate. The estate at Rufforth consists of a farm, comprising a house with outbuildings, two cottages, and several closes, containing, together, 123*a.* 3*r.* 19*p.*; and another farm, comprising two houses, and several closes, containing, together, 112*a.* 1*r.* 34*p.* One of the farms is let to Mrs. Jackson, as yearly tenant, at £160 per annum, the other to John Dodsworth, as yearly tenant, at the same rent. The premises in Goodramgate are held by Mr. Lawton, one of the trustees, as yearly tenant, at the rent of £15 : 15, which appears the fair value. The estate at Poppleton is let to Mr. Carr, as yearly tenant, at the rent of £34,

which is the fair value. Total annual rents, £369: 15 a-year.

In consequence of a doubt having arisen, soon after the testatrix's death, as to the parish intended by her, under the description of the parish of Goodramgate, it was finally settled that two-thirds of the produce, under the will, should be distributed to those entitled, within the limits of the parish of Holy Trinity, in Goodramgate, then called the Upper Parish, and the remaining third to those within the limits of that part of the parish of St. John Delpike, which was united to the parish of Holy Trinity, and then called the Lower Parish. The charity is under the management of the minister and churchwardens of the Holy Trinity, Goodramgate, and twelve persons, called vestrymen. The rents of the estates are applied in discharge of the interest of the benefaction-fund mentioned below; in defraying certain payments to the minister, &c. amounting to £13 per annum; and the remainder in apprenticing children, setting them up in trade, and in a distribution of money among the poor. There is, also, an expenditure of £4:4 on occasion of visiting the charity-estates, which happens every two or three years. All boys and girls, born and inhabiting in the united parishes of the Holy Trinity and St. John Delpike, for whom application is made, are apprenticed, such of them as belong to the parish of the Holy Trinity, with premiums of £10 each, and those belonging to St. John Delpike, with premiums of £8 each. The apprentices, on the termination of their service, receive each of them the same sums as were paid for their respective apprentice-fees, by way of setting them up in trade. The clear surplus which remains, after all expenses are defrayed, is distributed, two-thirds of it among poor widows and housekeepers of the parish of the Holy Trinity, not receiving parochial relief, and one-third among poor persons of the same description, of the parish of St. John Delpike, on the first Monday in January and the first Monday in July. The sums given to individuals are of various amount, from £1 to £10. The rector, churchwardens, and vestrymen select the poor persons of the parish of the Holy Trinity, and they divide the portion of the funds, set apart for the poor of St. John Delpike, among such poor persons, and in such proportions as are recommended by the churchwardens of that parish. The accounts of the charity are settled, yearly, on Easter Tuesday.

It has been represented, on the part of some of the parishioners of St. John Delpike, that the body of vestrymen ought not to be constituted exclusively of parishioners of the Upper Parish; and it appears to the Commissioners that, according to the terms of the will, it would be more conformable to the foundress's intention if one-third of the vestrymen were chosen from the former parish, and the churchwardens of that parish were admitted to act with those of the Holy Trinity; and if the advantages of the charity were dispensed, in all respects, in the proportion of two-thirds and one-third, as between the two parishes.

The benefaction-fund, alluded to above, was formed of the following gifts, viz. £50 by *Martha*

Sugar, and £50 by *Elizabeth Sugar*, for providing coals in winter for poor housekeepers; £20 by Mrs. *Thornill*, for educating poor girls; £50 by *Roger Hayten;* £5 by *George Potts;* £5 by *Phineas Bull;* and £5 by *John Geldart*, all for bread for the poor; and £12 by various persons, for a distribution of money at Easter and Christmas: these sums were invested in government stock, which was sold, in 1820, and the produce, £224:9, was lent to the trustees of Mrs. Wright's charity, at interest of five per cent. A part of the interest is applied in the education of two girls, the remainder in the purchase of bread and coals.

In the parish of St. John Delpike, the sum of £20:10, the amount of benefactions for the poor, given by persons named *Johnson*, and others, is in the hands of four persons, called feoffees, whose number, when vacancies occur, is kept up by the election of new feoffees by those who remain. Each feoffee pays 4*s.* 6*d.* a-year, as interest of the money, and the whole is laid out in the purchase of bread, which is given, on Thursday in Easter week, among such poor persons, living in the parish, as the feoffees consider most deserving.

PARISH OF ST. JOHN, MICKLEGATE.

Francis Duckworth, in 1710, gave, to the parishioners, his dwelling-house, upon trust, to pay, out of the rent, 10*s.* per annum, to the minister of the parish, and the residue to be distributed to the poorest householders and inhabitants. The present trustees of this property are the Rev. James Richardson, Mr. Catton, Mr. Walker, Mr. Watson, and Mr. Beadle. The premises, until 1811, consisted of a public-house, with certain buildings attached, near Ouse-Bridge-end, in Micklegate, and were let for £20 a-year. Various improvements have been subsequently made in the charity estate, in the progress of which, debts were incurred that now amount to about £100; when these debts are discharged, the annual rents of the property, at the present rate of letting, will be £52:10. The present tenants of the premises are Mr. Champley and Mr. Cuthbert. The sum of 10*s.* a-year has been paid to the minister, out of the rents, and the residue, not required for interest or current expenses, has been given to the poor.

The sum of £10:10 is, yearly, distributed in bread to the poor of this parish, and £14:11:8 in coals, arising from the benefactions of individuals, and which is secured either on houses in York or the public funds.

ST. MARGARET WITH ST. PETER-LE-WILLOWS.

Richard North, in 1598, gave £10, to be lent to five inhabitants of this parish, and the interest, at the rate of 1*s.* in the pound, to be paid to the churchwardens and distributed among the poor, on St. John's Day. The gift has been long at interest with the Corporation of York, and the sum of 10*s.* a-year is annually paid by them to the churchwardens, and distributed in bread among the poor on Christmas-eve.

The sum of £50, given by *Ann Chadwick*, in 1775, the interest to be distributed in bread, every other Sunday, among poor per-

sons residing in the parish, is in the hands of Mr. Alderman Hearon, at interest of five per cent. which is applied as directed.

Sarah Guest, in 1749, gave, to the minister and churchwardens, £300, in trust, to apply the interest towards the maintenance of one poor man and woman, being decayed housekeepers, and legally settled in the parish. This legacy, with an additional sum of £35, acquired by means now unknown, was laid out in the purchase of two closes, called Whitaker-closes, in the township of Heworth, near York, which are now vested in the Rev. John Overton, John Mosey, Joseph King, James Addinall, and Henry Smith, surviving trustees. The closes are let to Thomas Todd, as yearly tenant, at £25 per annum, which is the full value. The sum of £13:10, being the interest of the legacy at four and a half per cent. is equally divided between two poor decayed housekeepers of the parish, and such poor persons not receiving parochial aid, as are most deserving.

Dinah Richardson, in 1788, left 50*s*. a-year for coals, and 50*s*. a-year for a weekly distribution of bread; which annuities were augmented to £150, Navy Five per Cents. by Mr. *Wilson*, the executor, and the dividends are disbursed in coals and bread, among the poor of the parish.

Robert Fell, in 1640, gave to this parish a dwelling house, then of the value of £3:10 a-year, towards the repairs of the church. It is now occupied by Mr. Jackson, at the rent of £18, which, after deducting taxes, is applied to the repairs of the church.

Several charities, mentioned in the benefaction-table, by Mr. *Agar* and others, are lost, and no information could be obtained respecting them.

For an account of Winterscale's and Watter's hospitals, in this parish, see pp. 623–4.

ST. MARTIN, CONEY-STREET.

Leonard Thompson, by will, in 1698, gave £500 to the minister, feoffees, and churchwardens of this parish, to be laid out in lands, of the yearly value of £25, or more, to be disposed of as follows, viz. to the poor householders of the parish, on the 23d December, yearly, 40*s*.; to the poor of St. Helen's parish, on the same day, yearly, 20*s*.; to the vicar of St. Martin's, 25*s*. yearly, for reading divine service, in the parish church, and preaching a sermon, betwixt eight and twelve o'clock in the forenoon, on Christmas-day, and reading the evening service, betwixt two and four o'clock in the afternoon of the same day; and also to read the morning prayers or service in the church, betwixt eight and eleven o'clock in the forenoon, on all the rest of the holidays of the said festival; the residue of the sum of £25 to be yearly applied, by the trustees, in binding poor boys of the parish apprentices. The charity estates, purchased with this legacy, now consist of forty-eight acres of land, a farm-house and cottage, in the township of Wigginton, let to Mr. Wells, as yearly tenant, at £80 per annum. Until 1819, it was the habit of the trustees to pay out of the rents the specific yearly sums only mentioned in the will; and after payment of the expenses attending the execution of the trust, and the management of the property, to retain the balance in

hand. In 1819, a petition was presented by the trustees to the Lord Chancellor for his directions, touching the application of the surplus, the result of which proceeding was, that a scheme was approved by one of the masters of the court, by which it was provided that the stipend of 25*s.* given to the minister should be increased to the yearly sum of £5; that the 40*s.* given to poor householders should be increased to the yearly sum of £15; and that the 20*s.* given to the poor of the parish of St. Helen's should be increased to £13 a-year; such sums of £15 and £13 to be distributed among such only of the poor householders of the parishes as should not receive parochial relief; that the trustees should be at liberty to apply the sum of £60 a-year [qu. £20,] for the binding poor boys of the parish apprentices in such proportions as they should think fit; and that any future surplus, to the amount of £20 or upwards, might also be expended in putting out boys apprentice. The accounts are usually examined once a-year at a meeting of the trustees.

The other charities in this parish consist of the Parish Estate and sundry gifts and doles. It appears, by several ancient deeds, that certain messuages and tenements in Coney-street have been held, by feoffees, in succession, for the sole benefit of the parish of St. Martin, for the relief of the parishioners, the repairing of the church, and other parochial uses. These premises consist of— 1. A house, with a smaller house behind it, in the Church-lane, let to John Earnshaw, at the annual rent of £30. 2. A house adjoining the Black Swan, with part of the yard behind, forming a part of the inn premises, and held by James Barber, under a lease for ninety-nine years, from 1735, at the rent of £5 : 10, the lease containing covenants to rebuild the messuage, according to the then modern way of building. 3. A house in the church-yard fronting Coney-street, held by William Haden, for ninety-nine years, from 1744, at the rent of £3 per annum. 4. A messuage, with a garden behind, in the occupation of Mrs. Townend, at the rent of £5. The lease of this property was renewed for a term of twenty-two years, to commence in 1817, on a very inadequate consideration, but the present trustees think it not advisable to risk a lawsuit to set it aside. The premises are supposed to be now worth £40 a-year. 5. A messuage, consisting of six apartments, in the church-yard, held by the overseers of the poor, without rent. There is also included in the feoffment estate certain property at Wistow, comprising 6*a.* 1*r.* 30*p.* now let to Mr. Fearby at the rent of £15. Mrs. Wright, also, in 1670, devised a house, in Coney-street, now occupied by Mr. Midgley, at the rent of £40, upon trust, to pay 10*s.* for a sermon in St. Martin's church, on St. George's Day, and 50*s.* to the poor of the parish, on the same day; the residue of the rent for repairs.

The total annual rent of the feoffment estate is, at present, £88 : 10 per annum, of which £9 : 10 a-year is expended in sermons and bread for the poor; the residue in repairs of the church, churchwardens' expenses, and the church rate.

The allowances for sermons on St. George's Day, the 31st

of January, the 27th of February, and Christmas-day in the afternoon, amount to 40*s.* and the interest of £20, in the hands of the minister of the parish. £5 is yearly received from the Corporation of York, on account of the gift of Mrs. *Musgrave*, and a rent-charge of 7*s.* from Beanhill's orchard, the gift of *Edward Hutchinson*, and on account of which distributions of bread are made at Christmas, Easter, and Whitsuntide.

ST. MARY, CASTLEGATE.

Elizabeth Saville, in 1649, left a messuage in Jubbergate, York, to the intent that 40*s.* of the rent should be paid to a minister for four sermons, to be preached in the parish church of St. Mary, on Christmas-day, Easter-day, Whitsunday, and Michaelmas-day, and that the residue of the rent should be distributed among the poorest of the parish, immediately after the sermon on each day. The unexpired term of seven years, the remainder of a long lease of this property is now vested in Mr Graveley and Mr. Ledger, at the yearly rent of £4, which is applied as directed. The messuage is worth fourteen guineas per annum.

On account of the donations of *George Buck* and *Frances Barker*, the sum of £5 is yearly received from the Corporation of York; of which £2:10 is for the minister, 10*s.* for bread to the poor, and £2 to a schoolmistress for teaching six children.

Thomas Barker, in 1724, gave, to the poor of this parish, £3 a-year, out of the rent of his house in Castlegate, to be paid on the 24th December and 24th June. This annuity is paid by Mr. Tuite, proprietor of the house, and is distributed on the days mentioned by the churchwardens, in sums of one and two shillings a-piece.

The sum of £3 per annum, charged, by *Thomas Dalkin*, on a house in Castlegate, towards the repairs of the church, is paid by Mr. Samuel Cowling, the present owner of the premises, and is applied with the money levied under the church rates.

The remaining charities of this parish consist of several small donations, which have been invested in the public funds, and on account of which the churchwardens distribute bread, on festival days, to the amount of £10 per annum.

PARISH OF ST. MAURICE.

Thomas Agar, in 1731, gave a piece of land in Bishopthorpe, one-half the rent to be given to the poor of this parish, the other half to be employed to the use of the church. The minister and churchwardens act as trustees in the management of the estate, which now consists of a close of 7*a.* 37*p.* in the parish of Bishopthorpe, and is let to Mr. Reed, at the yearly rent of £20:10. The rent is applied agreeably to the intentions of the testator.

The sums of 6*s.* a-year, given by *Thomas Lasenby*, out of a house in Monkgate, the property of Mr. Lund; 10*s.* a-year given by a person unknown, out of a house in Monkgate, now used as a Grey-coat School; and 2*s.* 6*d.* a-year given by a person unknown, out of two houses, one of them a blacksmith's shop, in Monkgate, the other, a small grocer's shop adjoining, all for repairs of the

church, are received and applied to that purpose.

Mrs. *Houltby*, in 1730, gave, to the minister and churchwardens, £50, to be put out at interest, of which 10*s.* was to be paid to the minister for a sermon upon the 5th of July, and the remainder for bread, to the poor of the parish. This legacy was applied, about the year 1763, towards the purchase of a workhouse, and 50*s.* a-year are paid, as interest, by the overseers, to the purposes of the donation.

The interest of a gift of £50, by *John Clapham*, for bread, and of *Elizabeth Clapham*, to the same amount, for coals to the poor, is applied agreeably to the directions of the donors.

ST. MICHAEL SPURRIERGATE.

It is not known how the poor estate in this parish originally became appropriated to public uses. The earliest deed respecting it is dated in 1599, being a conveyance, from Thomas Appleyard, to fifteen persons, as trustees, upon trust, to permit the churchwardens to receive the rents, to be applied to the repair of the church, and as a provision for books, bells, clothes, surplices, and other ornaments, and also for the relief of the poor of this parish, and such other godly uses as the churchwardens, with the consent of the trustees, should deem expedient. In some later conveyances, the trust is stated, in more general terms, to be for the public use and benefit of the parish of St. Michael. The property consists of the following particulars :—

1. A house, in High Ousegate, let to William Blanchard, on lease for seven years, from 1819, at the yearly rent of £33, about the fair value. The property appears to have been formerly on lease to Mr. Jennings, one of the trustees, at a very inadequate rent.

2. A house, in the same street, let to John Tate, for twenty-one years, from 1821, at £30 a-year, the lessee covenanting to expend £200 in improvements.

3. A messuage and stable, in Carrgate, or First Water-lane. The former is let to the overseers of the poor, at £5 : 3 per annum; the latter is held by Thomas Sanderson, at the yearly rent of £2, which is less than the present value.

4. A house, in Spurriergate, in the occupation of Joseph Wood, under a building lease, at the rent of £8 : 15.

5. A messuage, in Spurriergate, held by Mr. Taylor, as the absolute owner; he purchased the premises as freehold, and there appears little probability of recovering the property.

6. A dwelling-house, in Spurriergate, on lease to Mr. Ellis, for fourteen years from 1822, at the yearly rent of £21, the lessee covenanting to lay out £60.

7. A messuage, in Jubbergate, now in the occupation of Richard Catterton. A lease of this property appears to have been granted in 1641, for 1000 years at the annual rent of 12*d.* if demanded. No particulars can now be ascertained of the circumstance under which this extraordinary lease was granted, and the rent of 1*s.* has not been paid for many years.

8. A house, in Coppergate, in the occupation of Mrs. Thornton, as yearly tenant, at the rent of £10, about the fair value.

9. A tenement in Spurriergate, adjoining the north side of the church, part of it being over the vestry, and held by Mrs. Simpson, at the rent of £1 per annum, being the rent reserved by a lease, in 1693, for 200 years from Martinmas in that year. The circumstances under which the lease

was granted are wholly unknown. The premises are worth £10, or upwards, per annum.

10. A cellar, in the First Water-lane, let to Mrs. Cantley, as yearly tenant, at £1 : 5 a-year, being the full value.

11. An annual rent of 1*s*. 2*d*. arising from a piece of ground in Gilligate, being the rent reserved by a lease, in 1591, for 1000 years. No information could be given respecting the granting of this lease.

12. The feoffees were also possessed of a messuage in Spurriergate, and another in Nether Ousegate; but these premises were sold, under the authority of an act of parliament, for re-building the Ouse-bridge. The produce of this sale, and the further sum of £300, borrowed for the purpose, were applied towards re-building a part of the church, which had been taken down, in order to widen the street adjoining.

After payment of the interest on the sum borrowed, and of several charities mentioned below, the income derived from the parish-estate is applied in the payment of such sums of money as are expended by the churchwardens for the repairs of the church, and the other disbursements of their office, in lieu of a church-rate. The accounts of the feoffees and of the churchwardens are annually produced at a vestry-meeting, and are examined by auditors, chosen by the parishioners.

It appears to the Commissioners to be the duty of the feoffees to make provision for the discharge of the money borrowed, and also for the restitution of the sums arising from the sale of the trust-premises, disposed of under the powers of the act for enlarging the bridge, &c. and that some portion of the rents should be annually appropriated to the raising a fund for such purposes. There has been no appointment of new feoffees since 1794; and, as the three surviving feoffees are all of advanced age, and having ceased to reside in the parish, and one of them is very infirm, it has become expedient that new feoffees should be chosen without delay. Some dissatisfaction has prevailed in the parish respecting the management or letting of part of the property; and, in a few of the instances which are noticed above, it appears that if the feoffees were not influenced by undue regard to the interests of some of their own body, they did not, at least, take such measures to prevent the possibility of suspicion of their being so influenced as, in prudence, they ought to have done. The following gifts in this parish are for the minister and for bread for the poor.

Donors.	Purposes.	Yearly Sums. £	*s*.	*d*.	By whom paid, and on what charged.
James Cotterell	Minister	5	0	0	Corporation of York.
Thomas Moseley	Minister	4	0	0	Tenant of Mrs. Peck; house in High Ousegate.
John Smurthwaite	Sermon, 16th April	0	10	0	Feoffees of parish-estates.
	Bread	0	2	0	
Richard Wood	Sermon, Easter-Sunday	0	10	0	Ditto.
	For the poor, on every Sunday	2	0	0	

Robert Darley	Sermon, Good-Friday ..	0	10	0..	Feoffees of parish-estates.
	Bread the first Sunday of every month	0	13	0..	
Isabel Cuthbert	Bread for poor housekeepers every Sunday	5	0	0..	Ditto.
Donor unknown....	Minister	0	6	8..	Mr. Alderman Hearon; house in Ousgeate.
Samuel Manklin....	Sermon, St. John's Day..	0	10	0..	The proprietor of ground at Walmgate-bar, now built upon.
	Bread on the same day ..	0	10	0..	
William Shaw.....	Bread every Lord's Day....	5	4	0..	Mr. Jewitt; land at Barlby, near Selby.
Thomas Nayler	Sermon, 9th December..	0	10	0..	Edward Day; a house in Spurriergate.
	Bread on the same day ..	0	10	0..	
Peter Richardson ..	Sermons on Christmas-day and Whitsunday.....	1	0	0..	Mr. Dawson; land at Oxton, near Tadcaster. —N.B. The sum of £6 only is paid.
	Bread, 2*s.* worth every Sunday	5	4	0..	

In satisfaction of these donations to the poor, the churchwardens expend about £18 a-year in the purchase of bread.

Mrs. *Gibson*, in 1782, gave £20, the interest to be given among twelve poor housekeepers, on Christmas-eve; which is disbursed accordingly.

William Hutchinson, in 1770, left to the feoffees of the parish-estates, £300, the interest to be disposed of as follows:—To the rector, £3, yearly, and 20*s.* more for preaching sermons on the first Sunday in January and the first Sunday in May, with 5*s.* in bread, to the poor attending each sermon; £6 a-year to two poor tradesmen or tradeswomen residing within the parish, on every Christmas-day; and, after those annual payments, any surplus remaining of the interest to be distributed, in money or bread, about Christmas. The legacy was laid out in the purchase of stock, and the dividends are applied in conformity with the directions of the will.

In 1802, *Thomas Briggs* left, to the parish-trustees, a tenement, in First Water-lane, near the King's Staith, upon trust, to be occupied by two poor persons, and the interest of £80, to be applied to their use. These premises consist of two rooms, one above the other, with a cellar below, and are occupied by two poor persons belonging to the parish, appointed by the parishioners at a vestry-meeting. The interest of £80, at five per cent. is equally divided between the occupiers of the tenement, once a year, at Christmas, together with an addition of 4*s.*

given by the feoffees, in compliance with a request of Mr. Briggs, to that effect.

ALL SAINTS, NORTH-STREET.

The parochial estate in this parish is under the management of feoffees, part of it being appropriated, under ancient feoffment-deeds, "for the repair of the parish-church, the maintenance of the minister, the relief of the poor, and for such other godly uses as, to the churchwardens of the parish, with the consent of the feoffees and major part of the inhabitants, should seem meet and convenient;" and other part having been given by *Thomas Atkinson* and *Peter Middleton*, for the use of the poor. It consists of the particulars, and is let in the manner following:—

	Yearly Rents. £	s.	d.
In Tanner-row, in this parish.			
Four messuages, with gardens attached to two of them	48	5	0
A garth, let to William Coates	4	10	0
A house, and building behind, subdivided into five small tenements	11	10	0
A garden, let to George Simpson	1	11	6
Two stables, in the occupation of Robert Foster and another	5	11	6
A house, garden, and stable, let to Mrs. Collet	20	0	0
A small orchard, let to Robert Foster	5	0	0
In North-street.			
A dwelling-house, garden, and out-offices, occupied by George Simpson, under a building-lease	10	10	0
A house and yard, let to Robert Foster	4	0	0
Three cottages, adjoining the church-yard, in the occupation of poor persons, rent free			
A messuage, in Castlegate, let to Isaac Spencer	30	0	0
Rent-charges, or annual payments	3	5	8
	£144	3	8

The parish-estate is subject to the payment of interest on certain charity-funds, the principal of which has been, at different times, expended in repairs of part of the premises. After provision made for such interest, there are paid out of the rents the yearly stipends of £20 a-year to the rector, five guineas to the parish-clerk, and five guineas to the sexton, and the remainder of the rents is laid out in repairs of the parish-church, under the direction of the feoffees and churchwardens.

The charities' funds mentioned consist of a benefaction of £200 from Mrs. *Harland;* £25 by Widow *Waid;* £100 by *Ann Orfear*; and £100 by *Dorothy Bowes;* the interest of the first of these donations, £8 a-year, is distributed, by the feoffees, at Christmas, among poor persons not receiving parish relief; and the interest of the three last is laid out in coals, which are distributed, in the winter, among poor persons selected by the minister and churchwardens.

ST. MARTIN-CUM-GREGORY.

The POOR'S STOCK of this parish consists of £1000, Three per Cent. Consols, standing in the names of four individuals, who act as trustees for the poor. The fund has arisen partly from the investment of benefactions

and sums of money left to be lent out to poor persons, and partly from savings of income and accumulations of interest and profit. It has been usual to apply the interest of this fund in the distribution of 40*s.* yearly, among four poor widows, and apply the remainder, so far as it is required for the purpose, to the apprenticing of poor children, with premiums of £5 each; but the population of the parish being small, there have been considerable savings of income, which have accumulated; and in order to render the charity-fund more generally useful, it is intended to increase the premiums given with apprentices, and to lay out part of the income in increasing the quantity of bread distributed at church under some of the gifts alluded to.

The CHURCH-ESTATE consists of some houses in Micklegate, and is appropriated to the repairs of the parish church. In 1822, the buildings on the ground being in a dilapidated state, the property, including a small piece of ground belonging to the feoffees of the poor's stock, was leased, in consideration of £200, to Mr. Oldfield, for fifty years, at the reserved rent of £8, the lessee covenanting to lay out £1200 in erecting three substantial houses. Part of the purchase-money was paid to the feoffees of the poor's stock, and the remainder applied in repairs of the church, to which purpose, also, the reserved rent is appropriated.

Matthew Hill, in 1665, gave 10*s.* a-year for a sermon on St. Matthias's Day, and 10*s.* a-year to find bread for the poor. These yearly sums are charged on lands, anciently called Yorkefields, in the parish of St. Mary Bishophill, the younger, the property of John Perrott, Esq.

Roger Sawney, in 1695, gave £50, the interest to be applied in finding bread for the poor. This benefaction was laid out, in 1700, in the purchase of a rent-charge of £2 : 10 a-year, issuing out of an estate at Osgoldby, the property of George Dawson, Esq.

Samuel Breary gave 10*s.* a-year, payable out of three dwellings in Micklegate, one of which is now the property of Mr. Dent, and the others of Mr. Seagraves, to be distributed to the poor every Trinity Sunday. These rent-charges, except the 10*s.* a-year for a sermon, are laid out in bread, which is distributed weekly at church, among poor persons attending divine service.

ST. MICHAEL-LE-BELFRY.

The feoffee-estate, in St. Michael-le-Belfry's, which is under the management of persons chosen by the parishioners, consists of the particulars, and is let at the rents following, viz.—

House in Petergate, to William Bingley.....	£32	0	0
Ditto, to Elizabeth Watson.....	16	4	0
Messuage and garden, in Monkgate-without-Bar, to Francis Carbutt	30	0	0
Ditto, to George Sutton	28	0	0
Ditto, to William Robinson.....	18	0	0
Ditto, to Michael Ball.....	16	0	0
Land near St. Maurice's Church, let for burial-ground, to the Churchwardens of St. Michael-le-Belfry	8	0	0

All the lettings are from year to year, with the exception of the last, which is for a term of forty years: the rents are nearly

the fair value. Part of the property was acquired under the benefactions of persons named Cook, Bollingham, Bower, and Lambert, and on whose account £6 : 17 is yearly applied in charitable payments; the residue of the rent, after providing for repairs and other out-goings, is given to the most deserving poor, not receiving parochial assistance, in sums varying from 10*s.* to 30*s.* on the recommendation of the feoffees.

The remaining charities in this parish consist of rent-charges to the amount of £6 : 2 per annum, which were left either to be distributed in money or bread to the poor, and are applied agreeably to the intentions of the donors. There are, also, £160, Three per Cent. Stock, and £131 due on bond or note for a bread-fund for the poor. *John Allen* left £40, which was applied to the purpose of enclosing the burial-ground, and the interest, 36*s.* a-year, is distributed, in sums of 6*d.* a-piece, to poor persons. *Jacob Costobadie* left £50; *Catharine Wombwell*, £200; and *Ellen Ascough*, £50: these benefactions, amounting to £300, are secured by two bonds, at interest of five per cent. which is applied to charitable purposes.

ST. WILFRID UNITED WITH ST. MICHAEL-LE-BELFRY.

The earliest document relative to the feoffee-estate of this parish is a deed of feoffment of 11th April, 1542, being a conveyance of the property in the parish of St. Wilfrid, "for the use and behoof of the churchwardens and parishioners of the said parish, and their successors, for and towards the maintenance of the parish-church, and the help of the poor of the said parish." The trustees nominated on each new appointment have been six in number, and are described in the deeds as chosen by the inhabitants of St. Wilfrid, in vestry assembled. The last conveyance to new trustees was in 1798, and of the trustees then appointed two are living. The trust-property consists of two dwelling-houses, in Blake-street, on the south side of and adjoining the York assembly-rooms, with a yard and garden, and sundry out-buildings behind, in the possession of Mr. Wormald, solicitor; another messuage and yard, in Blake-street, adjoining the former, in the possession of Mr. Etridge, innkeeper; and a small piece of ground, adjoining Mr. Wormald's premises and the assembly-rooms, on which an out-building, attached to the latter, has been erected by the proprietors of the rooms. It is probable, part of the property was anciently the site of the parish-church, and the yard adjoining the church of St. Wilfrid, which was taken down in the time of Queen Elizabeth, when the parish was united to that of St. Michael-le-Belfry. The premises in Mr. Wormald's possession and those in the possession of Mr. Etridge are held under long leases, originally granted to Francis Wyvill, one for 200 the other for 190 years, the former at the rent of £9 : 5, the latter £3 : 5 : 6. Both leases expire in 1904, and appear from the endorsements thereon to have been granted with the concurrence of several of the principal inhabitants. Some doubts may be entertained whether the leases for such long terms were not impro-

vidently granted; but regard being had to the circumstances of the case, the Commissioners do not feel it incumbent upon them to recommend the adoption of any proceedings, for the purpose of having the question determined. The portion of the property in the occupation of the proprietors of the assembly-rooms is held at a rent of 2*s.* a-year. The rents, for the last twenty years, have been all expended in the repairs of the church of St. Michael-le-Belfry, leaving nothing for the poor.

The parish of St. Wilfrid receives £1 : 13 : 4 per annum, on account of the legacy of Mrs. *Wombwell*, mentioned in the last parish, and which is distributed in bread, by the churchwardens, on the 24th December. The sum of 4*s.* 2*d.* is also paid by the Corporation of York, in respect of Farnell's charity, and which will be noticed under the head of Corporation Charities.

THE HOLY TRINITY, KING'S COURT, OTHERWISE, CHRIST-CHURCH.

The oldest writing in existence, relating to the parish-estate of Christ-church, is a deed of feoffment, of the 14th April, 1656, which recites that a messuage, with appurtenances, in Petergate, York, had, in former times, been conveyed from feoffees to feoffees, successively, to the use of the parish of the Holy Trinity, commonly called Christ-church, and purports to be a conveyance of the premises, for the benefit of the parish, in such sort, as by the parishioners, being householders, should be directed, for the public weal of the parish. Successive leases of the property, for fifty years, have been granted by the feoffees, at intervals of ten years, upon condition of the payment of a fine of £10 on each renewal, and a yearly rent of 6*s.* 8*d.* with a covenant for renewals, on like terms, every ten years. The last renewal was in 1818, and the lease is now held by Mr. Jackson: the present value of the premises is about £40 per annum. They are subject, however, to an annual rent-charge of £2, for the poor of the parishes of All Saints Pavement and St. Michael-le-Belfry. As the covenant for perpetual renewal, at the end of every ten years, is an alienation of the trust-estate for an indefinite period, without providing for an increase of rent, proportioned to the value of the premises, it seems to the Commissioners that the legality of the original and succeeding leases may well be questioned; but they do not think it advisable to recommend proceedings for putting in question the validity or the present lease. The feoffees are also in possession of a dwelling-house, adjoining the church, in Coney-street, which is let to Mr. Dixon, at the rent of £10 : 10, being the full value. The income arising from the premises in Petergate and in Coney-street appears to have been uniformly paid to the churchwardens, and applied, with the church-rate, to the repairs of the parish-church.

Stephen Arlish, in 1674, conveyed to the feoffees a close, in Fulford, called the Shoulder-of-Mutton-close, on trust, that the rents and profits should be disposed of and distributed twice, yearly, to six poor men and women of the parish, in such manner as the feoffees should di-

rect. The close, which contains 2*a.* 1*r.* 11*p.* with a stable, is let to James Peckit, at the rent of £16 : 10, which is distributed among the most deserving paupers of the parish, in addition to the relief given them from the rates, according to a custom which has long prevailed.

Richard Chambers, in 1736, devised two closes in Wigginton, called the Breck-closes, containing nine acres, to the feoffees, in trust, to dispose of the rents, upon every 1st December, to two poor housekeepers, freemen, in the city of York, not receiving alms out of the poor rates. These closes are let to James Whitwell, at the rent of £23, which, except a small sum retained for contingent expenses, is distributed among poor persons not receiving parochial relief, in sums varying from 7*s.* to £4, according to their respective families and necessities. It has not been usual, for some years, to give the whole rent to two poor persons only.

Thomas Rogerson, in 1602, devised his dwelling-house, in York, to the Corporation, subject to the payment of 20*s.* a-year, to the churchwardens of Christ's parish, to be employed in repairing the parish-church, and the books, bells, surplices, and ornaments thereof; and 10*s.* a-year to be paid to the parson, vicar, or curate, doing service there. These rent-charges are received, and applied as directed.

John Vaux, in 1631, gave his messuage and lands in the parish, to the Corporation, subject to the payment of £6 a-year to the minister of Christ-church, for preaching three sermons yearly, and £1 : 10 a-year to the poor who should be present at the sermons, to be distributed in bread by the churchwardens. These sums are also duly paid, and applied according to the donor's directions.

Henry Tireman, in 1672, gave 52*s.* a-year to the use of the poor of Christ's, to be distributed in bread, twelve-pennyworth every Lord's Day, at the parish-church, and 20*s.* a-year to the minister, for preaching an anniversary sermon on the 19th December. These sums are paid in respect of an estate at Heworth, the property of Robert Prest, Esq. and the charity is administered correctly.

Ann Taylor, in 1675, gave 40*s.* yearly, 20*s.* to be paid to the minister for two sermons to be preached on the 19th February and the 19th August, and 20*s.* to be distributed to the poor, at the same time. The two sums of 20*s.* are paid as a charge on an estate at Fulford, belonging to John Key, Esq. Sermons are preached on the days mentioned, and the sum of 20*s.* a-year is distributed in bread, at the church, to the poor who attend on those days.

Thomas Elcock, in 1677, devised a chamber within the court-yard, at the shambles-end in York, to the minister of Christ-church, on condition that a sermon should be yearly preached at the parish-church, *de immortalitate animæ*, on the Sunday after the 26th October. These premises, which consist of a small tenement, are let by the minister for his own benefit, and he preaches a sermon on the day mentioned.

Richard Shaw, devised a house and buildings on Pareholme-green, in the city, subject to the following payments; 20*s.*

a-year to the minister, for an annual sermon on the 2d February; 1*s.* 6*d.* to the clerk, and 1*s.* to the sexton, on the same day; and 10*s.* yearly, to the minister and churchwardens, to be distributed in bread, on the same day, to the poor of the parish. The several sums are received from Mr. Wood, of Spurriergate, in respect of property belonging to him, and are disposed of according to the donor's intention.

The last charity reported is that of *Richard Mason*, who, in 1692, gave 20*s.* a-year out of his dwelling-house, to the minister of Christ's, for a sermon, to be preached yearly, on the Thursday following the day of his death. The 20*s.* are paid to the minister by Captain Richardson, as owner of property in Fulford, understood to comprise the premises charged by the will.

ST. MARY BISHOPHILL THE ELDER.

A house in Skeldergate, York, has been held by the churchwardens of this parish, and appropriated, time out of mind, for the service and support of the church. It is now in the occupation of Mrs. Maddrah, under a lease for forty-one years, from 1783, at the annual rent of £6. The house is considered worth £12 or £14 a-year, to be let.

It appears by a table of benefactions in the church, that Mr. *Peter Middleton*, and *Ann* his wife, gave, by deed, to feoffees, a house and garden, one half of the rent to be for the repairs of the church, and the other half to be distributed to the poor of the parish, by the churchwardens. The deed referred to in the tablet is not to be found. The property now forms part of a timber-yard, in Skeldergate, occupied by Mr. Peacock, proprietor of the remainder of the yard. The boundaries of the ground are yearly visited and marked out. The rent is £8 per annum, one half of which is applied for the repairs of the church, the other half is distributed, about St. Thomas's Day, among poor persons belonging to the parish.

Mrs. *Ramsden*, by indenture, in 1716, gave 20*s.* per annum to the poor to be distributed every Christmas-day, by the churchwardens and overseers. This deed is not in the parish-chest, and appears to be lost. The payment is now made in respect of property belonging to the Corporation.

Thomas Todd, in 1703, gave 10*s.* yearly, out of a house in this parish, to be distributed in bread, every St. Thomas's Day. The property subject is a piece of grouud, forming part of a timber-yard, in Skeldergate, belonging to Mr. Peacock.

Thomas Sugden, in 1712, gave £100, to be laid out in a purchase, and the income to be distributed in bread, to such as live within Skeldergate postern; viz. thirteen loaves to thirteen poor persons, every Lord's Day. The legacy was invested in the public funds, and the dividend, £4 : 10, is expended in supplying a weekly distribution of thirteen loaves, which are given away at church, by the churchwardens, to persons attending divine service.

Elizabeth Brough, in 1750, gave 10*s.* a-year, charged on a house in Skeldergate, and to be distributed to poor housekeepers of the parish, every Good Friday. This annuity continues to

be received in respect of premises, the property of Mr. Alderman Smith, and is distributed by the churchwardens, every Good Friday, in bread.

Mr. *John Cobb*, in 1778, bequeathed to the poor, £300, two-thirds of the interest of which were to be distributed in coals, on St. Thomas's Day, and the remaining one-third in bread, on the 24th of June, among so many poor housekeepers of the parish, not taking alms, as the minister and churchwardens should think the most proper objects. The stock purchased with the legacy stands in the names of the Rev. John Graham and two others, and the dividend, £13 : 10 : 8, is applied conformably to the will. Public notice is given of this charity, for the purpose of inviting applications from persons deserving it.

William Richmond, in 1685, gave the yearly sum of 6*s.* 8*d.* to the poor of the chapelry of Dringhouses, in this parish, to be paid every Good Friday. It is now paid in respect of a house in the Mount, without Micklegate, the property of Mr. Allanson, of Hull, and is distributed, by the overseers of the poor, among poor widows of the chapelry, on Good Friday.

PARISH OF ST. OLAVE.

This parish includes the districts or divisions of St. Olave, St. Marygate, St. Giles or Gillygate, and parts of the hamlets of Clifton, Rocliffe, and Heworth.

William Day, in 1622, gave to the poor of St. Marygate, 20*s.* charged on his estate at Flaxton, every Christmas-day, and which is paid by the tenant in possession of the property, to be distributed by the overseers.

The Rev. *Thomas Mosley*, in 1732, gave to the poor of St. Olave cum St. Giles £10; the interest to be distributed, every Plow-day, by the minister and churchwardens. The legacy was applied towards purchasing new bells for the parish; and, as interest, 10*s.* a-year is paid out of the church-rates, to be distributed in bread among the poor.

Benjamin Legg, in 1740, gave to the poor 10*s.* to be given in bread every Christmas-eve. This annuity is charged on the White Horse inn and stable, in St. Marygate, and the money is laid out in bread, and distributed as directed.

Philip Goodrick, in 1700, gave 20*s.* the interest to be applied in bread to the poor, every Easter-day: 1*s.* is yearly paid out of the church-rates on account of this donation.

Fabian Farley, in 1607, gave a cottage and premises, in Lastingham, to the poor of this parish, to be distributed equally, at the discretion of four honest men of the parish, whom he directed to let the premises at the best advantage. These premises were sold, in 1752, for £210, which sum, together with others, was laid out, in the year 1789, in the purchase of the new bells before mentioned; and from this period it appears to have been assumed that the purchase-money belonged to the parish, as no interest has since been paid, though interest has been regularly paid on Mosley's gift. The propriety of distributing among the poor the interest of the £21 has been represented by the Commissioners to the parish officers, and there is little doubt that it will henceforth be dispensed comformably to the donor's intention.

William Bowes, in 1766, left £100, the interest to be distributed in coals, to the poor housekeepers of Gillygate, Bootham, and the hamlet of St. Marygate, at Martinmas. The interest is applied, as directed, among poor housekeepers residing in those parts of the parish mentioned.

Peter Hill, in 1632, charged a house and land in Acomb, with the payment of £2 yearly, to be distributed to the poor housekeepers in the township of Clifton, at the discretion of the most substantial inhabitants, on St. Thomas's Day. The property charged now belongs to Mr. Stead, of York; and the dole, which is regularly paid, is distributed by the overseer of the poor, at a township meeting held for the purpose, among poor persons of Clifton.

George Stephenson, in 1799, gave to his executors and nephew, Joseph Elston, £50, the interest to be distributed, at their discretion, unto the poor of Clifton. This legacy was invested in the public funds, and the dividends, £2 : 5 : 4, are distributed twice a year, by Mr. Elston, among such poor persons as he thinks most proper to partake of the charity.

ST. HELEN, STONEGATE.

Catharine Sharp gave to the poor 20*s*. a-year, to be paid at Christmas and Easter, out of a house in this parish, on the site of which a public news-room and library have been lately erected. The rent-charge is paid by the treasurer of the institution.

Elizabeth Saire gave 10*s*. a-year for a sermon on Christmas-day, and 10*s*. a-year for the poor. These annual sums are paid by Mr. Agar, in respect of a house, in Stonegate, occupied by him.

John Bears, in 1672, gave 20*s*. a-year, for a sermon on the Sunday before Christmas-day, and 52*s*. a-year, to be distributed on every Sunday in the year. These yearly sums are paid by Mr. Hornby, of York, in respect of a house belonging to him in Blake-street.

Fabian Farley gave 10*s*. a-year for the use of the poor, to be paid on the 25th of March by the lord mayor of York. The sum of 8*s*. 4*d*. a-year is paid by the Corporation, in respect of this annuity.

Lady *Ascough*, in 1711, gave £20, the interest to be distributed among the poor at Christmas. *Tabitha Kaine* gave £20, the interest to be applied as follows; 10*s*. a-year to the minister, for a sermon on Holy Thursday, and 10*s*. to be given in bread to the poor, on the same day; and she directed these sums to be paid out of the parish-house then inhabited by the parish-clerk. The sum of £2 per annum, the interest of these two benefactions, is paid by Mr. Davis, in consideration of a piece of ground formerly the site of the parish-house.

Thomas Mowbray, in 1727, gave 20*s*. a-year to the poor, out of his lands in Huntington, and which is now paid by Mr. Wilson.

Ann Musgrave, in 1776, gave £100 to the poor, the interest of which is paid by the Corporation.

Edward Shilleto, in 1680, charged his garden, without Monkbar, with the payment of 10*s*. to the minister, for an anniversary sermon, and 10*s*. to the poor; and, if the rents exceeded

20*s.* per annum, the residue was to be given to the poor of the parish. The garden, which contains 1*r.* 8*p.* has been usually let by the parish officers, with the consent of the parishioners assembled in vestry, and is now in the occupation of Mr. Lawton, at the rent of £6 : 6 a-year, being the full value. It has been customary to carry the surplus rent to the account of the poor-rates, but the Commissioners suggest the propriety of carrying the whole rent, after payment of the 10*s.* to the minister, to the general charity fund.

Bridget Lawrence, about 1635, gave to this parish £40, the interest to be paid on St. Mark's Day, viz. 10*s.* to the parson for reading the service appointed for that day, and the remainder to the poor of the parish. This donation, with other moneys, was expended in rebuilding the steeple of the parish-church, in 1795, the parish entering into a bond, to the Corporation, to pay the interest, agreeably to the intentions of Mrs. Lawrence. From this time, 10*s.* has been regularly given to the minister, but the remainder of the interest has not been paid for the use of the poor, as it ought to have been out of the church-rates. This ommission has been brought to the notice of the minister and parish officers, and will, as the Commissioners expect, be corrected in future.

Mrs. *Grace Dale* gave, for a sermon to be preached on the 6th of July, a close near Scarborough, valued at 16*s.* a-year. The close contains an acre of land, and is let by the minister at six guineas a-year. A sermon is preached on the appointed day, *when a congregation attends.*

The several annual sums given for sermons are paid to the minister of this parish; and the yearly sums to the poor, with the omissions noticed, are given away in bread, weekly, or at Christmas and Whitsuntide, by the churchwardens.

ST. MARY, BISHOPHILL, JUNIOR.

Ann Wright, in 1670, gave unto the minister and churchwardens a tenement, upon trust, to permit a poor freeman's widow or daughter to dwell therein, rent-free, such poor woman keeping the house in repair. The premises consisted, originally, of a small dwelling, with a yard adjoining it, situate in St. Martin's Lane, and was occupied in the manner directed until about 1768, when, having fallen into decay, they were taken down, and a new house was erected. The present messuage contains six small rooms and a cellar, and is let to John Lister, at the rent of £8 a-year, with an understanding that he shall give up two of the rooms for the use of any poor freeman's widow or daughter, who may apply for the same. No applications have been made hitherto for the use of the rooms.

The messuage was erected out of the produce of *Lascelles's* benefaction to the poor of £20, and by granting a lease of part of the ground at 6*d.* rent to Beilby Thompson, Esq. The rent of the premises in Lister's occupation, with that reserved in the lease to Mr. Thompson, are received by the churchwardens, and, after deducting 20*s.* for the interest of Lascelles's benefaction, have been carried to the account of the poor rates. But the Commissioners think that the re-

mainder of the rents ought to be applied in some way for the benefit of poor freemen's widows and daughters, and they recommended the adoption of this course, and also that the nature of the charity should be made more generally known to the inhabitants.

Richard Pickard gave his house in Micklegate, the rent to be given in bread every Sunday to the poor of this parish, to each that come to the common prayers, a penny loaf, and not else, unless they be disabled by sickness or infirmity. The premises under this grant now constitute a public-house called the Coach and Horses, and are let by the Corporation, at the annual rent of £21, the tenant undertaking to do the repairs. By an order of the Court of Chancery, in 1817, it was directed that, after providing for repairs and insurance, the residue of the rent should be paid over to the churchwardens and overseers of St. Mary, Bishophill, to be laid out in the purchase of bread, to be weekly distributed according to the intention of Richard Pickard.

George Abbot, in 1647, charged his property in Cornbrough, with the yearly payment of £5, for the instruction of boys and girls in the parish, and 30*s.* yearly, to buy books, the latter sum to be paid to the minister of St. Martin's, in Micklegate, who was appointed superintendent of the charity. These rent-charges are paid to the churchwardens by the tenant of the property, which consists of a small farm in Cornbrough, near Sheriff Hutton, now the property of Mr. Cordukes. The £5 is paid to a schoolmistress for teaching ten poor children, boys and girls, of the parish; and they lay out the sum of 30*s.* a-year, partly in books for the children, and partly in the purchase of bibles and prayer-books for the use of poor housekeepers in the parish; the disposal of the 30*s.* having been left by the minister of St. Martin, to the churchwardens, for many years past.

William Burcleux, in 1690, gave unto the poor of Holgate, in this parish, the sum of 5*s.* to be paid out of the rents of a close, called Beck-close, situate on the north-west of Acomb-church, the same to be distributed, every Good Friday, by the chapelwarden and overseers. This rent-charge is paid and distributed as directed.

Thomas Norfolk, in 1775, left £100, upon trust, to three householders of the township of Copmanthorpe in this parish, to be placed upon proper security, and the interest, or profit, to be distributed on Sunday, among poor persons, recommended by the minister and churchwardens. The legacy was laid out in the purchase of a close of land called Grinnecar, situate in Askam Richard, held for the residue of a term of 1000 years, granted in the 40th of Queen Elizabeth, subject to the payment of the reserved rent of 1*s.* 8*d.* yearly, to the lord of the manor, and the close is vested in trustees, upon the trusts of the will. It is let to Richard Powell, at the rent of £4 : 15, which is expended in bread for the poor.

There is, also, in this township, an annuity of £4, payable by the Driffield family, of the Mount, near York; but it does not appear when, or by whom, the charity was originally given. The money is paid to a schoolmaster,

in the place, for instructing eight poor children of the township in reading and writing. The children are nominated at a town meeting.

PARISH OF ST. SAVIOUR.

It appears, by the court-rolls of the manor of the prebend of Strensall, that, in 1710, *Thomas Barker* surrendered a close, called Layer-close, containing 5½ acres, situate in the parish of Clifton, to six persons, and their heirs, on trust, to lay out 12*d.* every week, and the like money on Christmas-day, yearly, in buying twelve loaves, to be given, every Sunday and on Christmas-day, to twelve persons of this parish: 10*s.* was to be allowed the trustees for expenses, and, after deducting necessary charges, when the residue of the rents amounted to £5, it was to be applied in the apprenticing of a poor boy or girl of the parish of St. Saviour. The minister of the parish was always to be one of the trustees, and an account of the management of the charity was to be yearly submitted to the lord mayor and four senior aldermen, who were empowered to make such regulations as they deemed expedient for the effective execution of the trust. The Layer-close is now in the occupation of John Lawrie, as yearly tenant, at the rent of £24. Pursuant to an order of the Corporation, in 1819, three-fifths of the rent, together with £4 a-year, arising from a balance which had then accumulated, are expended in bread, which is distributed on Sundays, at St. Saviour's church; and the residue of the rent, aided by a further sum of £4 a-year from the balance, has been reserved and applied by the trustees, as far as they have been called upon, in putting out poor children apprentices. The children are selected by the trustees, on applications made by their parents, and each receives a premium not exceeding £8; but the demands for this part of the fund have not been equal to its resources, and, for the five years from 1818 to 1823 inclusive, only eight children had been bound out.

The sums of 16*s.* and 5*s.* a-year are paid as rent-charges to the use of the poor of this parish, the former by the owner of a piece of garden-ground in Palmer-lane, the property of Wolstenholme; the latter by the owner of a small garden in Spur-lane, late belonging to Alderman Smith, and now in the possession of some part of his family. The sum of 16*s.* is the interest of a donation of £20 left to the poor, by a Mrs. *Mary Potter*; but no account can be given of the source from which the payment of 5*s.* a-year is derived. The amount is added to, and given with, the sacrament-money at Christmas.

The property for the repair of the church of this parish consists of a small public-house, called the Red Lion, in St. Saviour's Gate, and some stone stabling, in a place called Bow-lane. The former is let to Thomas Smith, at the annual rent of £10, and might, perhaps, let for £4 or £5 a-year more. The stabling is occupied by Widow Watson, at the rent of £12 per annum, which is the full value. The rents are received by the churchwardens, and carried by them to the account of the church-rates.

PARISH OF ST. SAMPSON.

The sum of £16:6:8, given by *Alice Herbert*, in 1633, the

interest to be given in bread to the poor of this parish, is lent to Thomas Bingley. In lieu of paying interest, Mr. Bingley supplies one shilling's worth of bread, every Sunady, between the 1st January and 1st May, and the bread is distributed at church, among six poor persons, by the churchwardens. *Philip Esh*, in 1688, gave 6*s*. 6*d*. per annum for bread, payable out of a house in Thursday-market and Feasegate, now the property of Mr. Thompson, by whom the rent-charge is paid to the churchwardens. *John Wilkinson*, in 1727, gave 6*s*. a-year, to be paid out of a house in Swinegate, for three twopenny loaves, to be given in the church, every first Sunday in the month, to three of the poorest housekeepers in the parish: this rent-charge is paid by Mr. Thickett, the proprietor of the house. *George Atkinson*, in 1729, left 12*s*. a-year payable, out of his house in Gilligate, to the churchwardens, to be given in twopenny loaves, every third Sunday in the month, to six poor men of the parish: this rent-charge is received. *Alice Green*, in 1818, gave £40, the interest to be laid out in bread, to be distributed every Sunday, from the 1st December to the 1st May: this money is placed in the saving-bank, at York, in the names of the minister and churchwardens. The annual produce of these four charities, with a small addition from the church-rates, is laid out in bread, which is given at the church, among eight poor persons, as nearly according to the directions of the donors as convenience will permit.

George Gilman, in 1703, gave to the poor, 20*s*. a-year, out of his house in Thursday-market; and *Dinah Hammond* gave 10*s*. a-year, payable out of the same house, as interest of £10, which the said George Gilman received of her, as recited in his will. These sums are paid by William Scores, owner of the house, and are distributed with the sacrament-money.

George Wright, in 1721, gave to the poor 40*s*. a-year out of lands at Tockwith; 20*s*. to be paid at Christmas, and 20*s*. at Easter. This annuity is paid by Mr. Fowler, proprietor of the land, and distributed by the churchwardens, at Christmas and Easter, among widows and other poor persons belonging to the parish.

Stephen Watson, of York, alderman, in 1659, granted a house in Silver-street, upon trust, to share the rent among six poor men of the city; the poor of St. Sampson's parish to be preferred. The trustees of this devise are Messrs. Breary, Severs, and Scaife. The property consists of two houses, at the corner of Silver-street; one of them is let to Mary Burrell, at the rent of £12: 12 per annum, and the other to Thomas Lambert, at £9 per annum, both are let at their fair value; £2 a-year a-piece is given to ten poor persons, chosen by the trustees, being parishioners not receiving parochial relief, and the residue of the rents is usually consumed in repairs and contingent expenses.

The last charity reported in this parish is that of *Richard Hartforth*, who, in 1653, gave 10*s*. a-year out of a close in Clement-thorpe, for an anniversary sermon in the church of St. Sampson, on the 25th March, the minister to be named by the churchwardens. The rent-charge is paid by Thomas Price, Esq. of Clement-thorpe, the proprietor of the close.

CHARITIES UNDER THE CORPORATION.

The charities entrusted to the Corporation of York are neither numerous nor important, and are recorded in the chamberlain's roll, or statement of the revenues and funds of that body.

On account of several donations entrusted for the relief of poor prisoners confined in the city gaol and in York-castle, the Corporation expend £12 yearly, in a distribution of bread or of money among the poor prisoners.

The LOAN MONEYS entrusted to the mayor and commonalty consist chiefly of the payments under Sir *Thomas White's* donation to twenty-four corporations in England, an account of which is given under the head of Bristol Charities, page 84. The payments due to the city of York, from the date of this grant in 1656, have been regularly received from the city of Bristol. The aggregate of such payments to the year 1820 amounted to £1000, but of this sum only £750 now remains. The deficiency has existed for a very long period of time, and the Commissioners could not trace the cause of it, except that there is reason to suppose, from minutes in the books of the Corporation, that a considerable part of the money was formerly expended in law proceedings, instituted on behalf of the different corporations interested in the charity, against the city of Bristol, with a view to obtain a share in the improved rents of the charity-estate. The existing fund of £750 is lent out in sums of £25 each, to thirty poor clothiers, or other tradesmen, being free of the city of York, for terms of ten years, without interest. The loans are advanced upon applications made to the mayor, aldermen, and sheriffs, and bonds are taken from the parties to whom the money is lent, with four sureties in each case, for repayment at the expiration of the term. The applications for the use of the money are said to be numerous, and the whole of the fund now remaining has, for many years past, very constantly been employed. In 1818, the claim of the different corporations to share in the increased rents of the charity-estates was again renewed, by a suit in Chancery, but the claim was decided against. The costs of these proceedings will cause a further diminution in the loan-fund.

William Drewe, in 1584, left to the Corporation £40, to be lent yearly, without interest, by the lord mayor, to such persons, being butchers of the city and inhabiting the shambles, as should be nominated by four perpetual trustees, or, in default of such nomination, the loan to be advanced to such butchers as the mayor approved. The Corporation hold a bond from the Butcher's Company for the £40, and the money is lent out by the company to such butchers as they think proper, on security given for the repayment. The money is still remaining entire.

The remaining loans are the sums of £100, stated, in the chamberlain's roll, to have been given by Dr. *Joseph Loveland*, prebendary of Norwich, to be lent, by the lord mayor and aldermen, to four poor freemen of

the city, to each £25, for five, six, or seven years, without interest; and the sum of £205, formerly given by *Peter Johnson*, Esq. recorder of York, to be lent out in small sums, without interest, to poor freemen: these sums are applied according to the directions of the donors, and lent out to freemen, selected by the mayor and aldermen, on the like securities as are required for the other loan-charities.

CHARITIES FOR POOR WOMEN.

Ann Watson, in 1676, left £200, upon trust, for the benefit of eight poor women of York, to be chosen by the trustees, or, on default thereof, by the lord mayor. The legacy has been laid out on mortgage of the tolls of the turnpike-road, from Wakefield to Halifax, in the names of trustees nominated by the Corporation, bearing interest at the rate of £10 per cent. The interest is equally divided amongst eight poor women of York, selected by the lord mayor.

There is also an annual sum of £7 paid by the Corporation, for the benefit of six poor widows of York, under the name of Turner's gift, but there are no writings relating to the donation.

CHARITY FOR APPRENTICING.

Henry Tireman, in 1692, devised unto the city £300, on trust, to apply the interest in apprenticing three freemen's sons, yearly, to seamen or handicraft trades; and he directed that poor men's sons, within Christ's parish, should have the preference. The sum of £12 a-year is paid by the Corporation as interest upon this gift, and applied for the benefit of poor children, whose parents are resident in York, with a preference to those of Christ's parish. The children are selected by the mayor, aldermen, and sheriffs, on petitions presented by the parents. The sum of £4 is given with each child, the money being generally applied in clothing and fitting out the child for his apprenticeship.

HUNTLEY'S CHARITY.

John Huntley, in 1785, left £500, the interest to be applied for the relief of decayed commoners, on Christmas-day, yearly, at the Guildhall, in such shares as the mayor and aldermen should think expedient; but, in case there should be no poor reduced commoners, then amongst poor reduced housekeepers. This legacy has been invested in the public funds, and the dividends, £23 : 10 : 6 per annum, are distributed on Christmas-day yearly, at the Guildhall, amongst poor commoners.

GIFT TO POOR TRADESMEN.

The Rev. *Charles Jackson*, minister of All Saints, gave £200, the interest, at five per cent. to be given to poor tradesmen annually. The sum of £10 a-year is paid by the Corporation in respect of this gift, and the amount divided equally between two poor tradesmen of the city of York, chosen by the mayor and aldermen.

MUSGRAVE'S GIFT.

Mrs *Mary Musgrave* gave two sums of £100 each, to pay £5, yearly, to poor housekeepers of the parish of St. Helen Stonegate, and the like sum to poor housekeepers of the parish of St. Martin, Coney-street. The

two yearly sums of £5 each, are paid to the churchwardens of the respective parishes, and applied by them.

OWRAM'S GIFT.

This is described in the chamberlain's roll, as a donation of £20 given to the lord mayor's sword and mace bearer, to buy them hats. Sixteen shillings a-year are paid out of the Corporation funds in respect of the gift, and the money is applied, once in two years, to the purposes mentioned.

SIR MARTIN BOWES'S GIFT.

Mention is made, on the roll, of a sum of £40, given by Sir *Martin Bowes*, alderman of York, in respect whereof the Corporation distribute, annually, on the 11th November, in St. Cuthbert's church, several small sums to the churchwardens, ministers, and others, amounting, in the whole, to £2 : 10.

COAL CHARITIES.

Sarah Hewley, in 1707, left £500; *James Woodhouse*, in 1784, £300, the interest to be applied in coals, for the benefit of the inhabitants of the parish of St. Sampson; *Henry Myres*, in 1792, left £300 for the benefit of the parishes of St. Michael Spurriergate and St. Mary Castlegate; and *Tabitha Bowes*, in 1780, left £200 for the benefit of the prisoners in York Castle and the city gaol: these several legacies have either been invested in the public funds or remain in the hands of the Corporation, and the interest and dividends received and annually disbursed on the account of the whole amount to £68 : 2 : 8.

THE CREMIT MONEY.

This is a yearly gift of £41 : 6 : 8, payable out of the fee-farm rents arising to the crown, in the county of York, and was granted, by Queen Elizabeth, to be distributed among thirty-one poor old housekeepers and widows, such as were not common beggars nor had ever received parish relief, to be chosen by the mayor and aldermen. This disposition of the charity is confirmed by an order of the lord-treasurer of England, dated 24th of May, 1707. The sum of £41 : 6 : 8 is paid once a-year, in October, by the receiver of the crown-rents for this county, in sums of £1 : 6 : 8, to thirty-one poor persons, selected by the lord mayor and aldermen from poor housekeepers not receiving alms or parish allowance. Freemen and non-freemen are considered equally entitled to partake of the donation, but of late years it has been chiefly bestowed on poor women. The persons receiving the allowance generally continue on the list for life, unless appointed to some hospital or other charity of greater emolument.

Besides the above charities there are several others belonging to the different parishes in York, for which the Corporation have become responsible, and the interest of which is paid out of their annual income. An account of these donations has been before given under the head of the several parishes of York to which they relate.

GENERAL CHARITIES.

ARCHBISHOP HOLGATE'S FREE-SCHOOL.

This school was founded and endowed by *Robert Holgate*, alias *Halgate*, Archbishop of York, under a license from Henry VIII.

By the constitutions of the founder, under the authority of the license, it is provided that the master of the school shall be incorporated to teach grammar and *other knowledge and Godly learning*, FREELY, *without taking any stipend or wages;* that the Archbishop of York, or, in default thereof, the dean and chapter, the mayor and aldermen, and the archdeacon, with twelve of the most substantial parishioners, within the parish where the school is kept, shall successively have the right of appointing the master; that an usher, appointed by the master, and to whom he is to pay 40*s.* yearly, shall teach the scholars of the lowest forms; that the mastership, when vacant, should be given to the usher, if qualified, and if not, to one of the ushers of the free-schools of Hymesworth and Malton, also founded by Archbishop Holgate, if fit for the office; that the lands and tenements given to the schoolmaster for his living, and the maintenance of the school, should be kept in good repair, and the rents paid to the master; that they should not be let for leases exceeding twenty-one years, or in reversion; that the rents should not be raised, and such fines or gressoms only taken as mentioned in a schedule purporting to be annexed to the rules, *but which is not now to be found;* that the schoolmaster should pay the fines to the dean and chapter, the mayor, and the sub-treasurer of the cathedral, to be kept in a chest, and be employed for the necessary expenses of the school and property; and that when there were £10 in stock for those purposes, the surplus should be bestowed upon the mending of highways nigh unto the city of York, and to the help and succour of poor and impotent persons born in the city, or who should have been abiding there twelve years and above, at the discretion of the archdeacon or ancient residentiary, and the schoolmaster, or one of them, with four of the substantial householders of the parish. The rules also contain provisions respecting the removal of the schoolmaster when necessary, and the times and mode of keeping open the school and instructing the scholars.

The school is situate in Ogleforth, within the Minster-close, in York. The present master is the Rev. George Graham, who was appointed in 1822, on a vacancy occasioned by the death of the Rev. E. Sandwith. The school premises consist of a school-room, and a house and small garden adjoining, for the use of the master. The house was occupied by the late master, but is now let to a tenant, and is worth about £15 a-year. The property of the school consists of the following particulars:

1. An estate, at Snainton, near Scarborough, formerly belonging to the dissolved priory of Yedingham, now consisting of a house and garth, and four several allotments of land, containing 72*a.* 2*r.* 12*p.* It is on lease to

Mr. Moorsome, for twenty-one years, at the rent of £40. A fine is paid on renewals, and the estate, in 1803, was valued at £71 per annum.

2. A messuage, cottage, two garths, twenty-nine acres of land, and the rectory of Beswick, with the right of presentment of a perpetual vicar. This property is let in the same manner as the last, with fines on renewals, and a reserved rent of £9 : 8. The rectory, lands, and tithes were valued, in 1817, at £277 per annum.

3. A small house, in Ogleforth, near the school, let to Sarah Wright, for twenty-one years, at the reserved rent of 2*s*. The fine paid on the renewal of this lease could not be ascertained, nor the present value of the premises.

4. Two houses and a garden, near the school, let to Mr. Geldard, on lease for twenty-one years, at the rent of £1 : 2. This is also granted on renewable leases; the fine on the last renewal was £35.

5. A house near the school, let to Simpson, as yearly tenant, at the rent of £10 per annum.

6. An annual customary payment of £2 per annum, from the dean and chapter of York, the nature and origin of which are unknown.

The rents and profits of the school-property have always, as far as is known, been received and applied by the masters of the school for their own use. The school has uniformly been maintained as a free grammar-school, for any scholars, without limitation of district. There are, at present, seventeen boys in the school, all of whom, with the exception of a few of the younger ones, are instructed in Latin, and such of them as are sufficiently advanced, in Greek. No *specific charge* is made for instruction in either language, but the master charges for instruction in English, geography, writing, and accounts; and the boys are admitted to the school on the terms agreed on with their parents, whether it is intended that they should be taught Latin or not. All the boys in the school who are old enough are taught Latin; but, during the time of the present master, only ONE *boy has been admitted, or has applied for admission, as a free scholar on the foundation,* for the express purpose of being instructed in grammar or classical learning only; that boy was instructed accordingly, without charge, and the master represents that all who should make a similar application would be instructed gratis, in like manner. During the latter part of Mr. Sandwith's time, the school appears to have fallen nearly into disuse. The master has no usher at present, but he employs one of the older boys to assist, occasionally, in teaching the younger ones to read and write.

OBSERVATIONS.

This is by far the most abused endowment we have yet met in the city of York, and seems to call for the immediate interference of some authority to restore it to its primitive institutions. According to the ordinances of Archbishop Holgate, the school was established on a most liberal basis, neither strictly limited in the branches of knowledge to be taught, nor in the parish or district from which the scholars were to be taken; and all admitted to the benefits of the foundation were to be instructed "FREELY, *without taking any stipend or wages.*" These provisions have been entirely lost sight of. The school cannot be considered a free-school in any respect, all the boys paying, more or less, for instruction, subject to the pleasure of the master; and the practice of maintaining the charity as a

grammar-school only, is not only unwarranted, but entirely at variance with the charter. During the time of the present master, only one free-scholar has been admitted, and this, therefore, is the only benefit derived from the school possessions. We cannot state precisely the present revenue of the foundation, but it may be collected from the facts mentioned in the Report, that the annual income, from fines and reversed rents, amounts to near £500. If, instead of taking fines on renewals, the estates were let at their full value, the produce would be much more considerable.

The Commissioners, whose account of this charity is less full than usual, have omitted to offer any suggestions for the re-establishment of the endowment. We think, however, the course that ought to be pursued is very plain. The ordinances of the founder allow not only an inhabitant of York, but of any other place, to present his child for gratuitous instruction; and it appears to us the master is bound to receive him, and instruct him, not only in classical, but English literature. No doubt, the master would object to this construction of the purposes of the charity, and would contend that the school is a grammar-school only, and that he is bound only to teach, gratis, Latin and Greek. This appears a point, in which those who feel any interest in the institution, more especially the inhabitants of the parish in which the school is situated, might safely join issue in any court of equity. But we leave the matter to the consideration of the citizens of York: they have before them, with scarcely any curtailment, the entire Report of the Commissioners, and they will be best able to judge of the real nature and intent of the foundation. The charity is obviously in a state of great neglect, at present, and we should be glad to hear of measures being taken to re-establish it. The masters and patrons have reduced the endowment to a very snug and comfortable sinecure for themselves; they have contrived to *lose* the schedule which prohibited any advance in the rents and fines, which they now fix at pleasure, and apply to their own use, without rendering any charitable service whatever, unless the great boy who performs usher receives gratuitous lessons, in return, for the discharge of his official duties.

THE LATE WILLIAM HAUGHTON'S CHARITIES.

William Haughton, by his will, dated 23d July, 1770, and proved at London, on the 12th June, 1773, bequeathed as follows:—

1. To the Archbishop of York, the dean of the cathedral, the chancellor and precentor, the lord mayor, and the recorder and city council, the sum of £3000, upon trust, to be placed out on Bank of England securities, and the interest, in three equal parts, to be applied, half-yearly, to the benefit of the Blue-coat Boys' school, the Grey-coat Girls' school, and the County Hospital.

2. To the same trustees £1000, to the intent that £250 be lent out in each of the four wards of the city, to ten tradesmen, £25 each, without interest, for the term of seven years, such security being given for the re-payment of the loans, at the expiration of the term, as the trustees should approve.

3. To the lord mayor and recorder of York, the minister, churchwardens, and overseers of the parish of St. Crux, £500, in trust, to be placed out on sufficient security, and the interest equally paid to ten poor old women of St. Crux parish, who should, in the opinion of the trustees, be most deserving, for paying the rents of such tenements, or rooms, as they might occupy, and the overplus, if any, to be given them in money.

4. To the trustees last mentioned £1300 to be placed out

on good security, and the interest paid to some schoolmaster of or near the parish of St. Crux, towards educating twenty poor children of the parish, to read and write English, such schoolmaster to be nominated and removable, for misbehaviour, by the trustees.

5. To the minister, churchwardens, and overseers of Crux parish, £100, in trust, to be put out on proper security, and the interest to be laid out in buying bread, to be distributed every Sunday among the most deserving poor of the parish.

6. To the minister, churchwardens, and overseers of the parish of St. Michael-le-Belfrey, £100, the interest to be applied in the same manner as in the last parish. For the better preserving the memory of these charities, Mr. Haughton desired that an account of them should be put up on some conspicuous part of the Guildhall of the city, and that they should be read, on a Sunday, at Christmas, yearly, during divine service, in the churches of St. Crux and St. Michael-le-Belfrey; the ministers of the respective parishes receiving for their trouble two guineas each, to be deducted out of the interest of the £3000 given for the benefit of the schools and county hospital.

After giving several life-annuities, amounting in the whole to £390 per annum, the testator directed that, as the lives should drop and on the death of the last surviving annuitant, the annuities should be paid to the trustees of the charity of £3000 and of the £1300, in the proportion these two sums bear to each other, and for the like purposes for which the interest of those sums, respectively, was appropriated. And, lastly, his desire was that in case any person should litigate his will, for the purpose of invalidating the same, the expense of defending it should be paid out of the £1000 given in favour of the forty tradesmen of the four wards of the city.

It appears from Hargrove's History of York, vol. ii. p. 665, that a suit being instituted by the next of kin of the testator, the sum of £1000 bequeathed for loans for tradesmen was reduced by the expense of contesting the suit, in order to the establishment of the will, to £232 : 6; but though inquiries were made by the Commissioners, in several quarters, they could not ascertain the particulars of the proceedings, nor how the money remaining to that branch of the charity had been disposed of. The life-annuitants have been sometime dead, and the funds arising under the bequest, excepting that for loans, are as follow, viz. £13,000, Three per Cent. Consols, and £7992 : 2, Three per Cents, reduced, both standing in the names of the present Archbishop of York, the very Reverend George Markham, late Dean of York, and Robert Sinclair, Esq. Recorder of York, producing, respectively, the yearly dividends of £390 and £239 : 15 : 3. The dividends are received by Messrs. Wilson, Tweedy, and Co. bankers, in York, and the annual sums appropriated to the several charities are as follows:—

	£	s.	d.
The two charity-schools	275	0	0
The county hospital	137	5	0

	£	s.	d.
The minister of St. Michael-le-Belfrey.....	2	2	0
Ditto of St. Crux.....	2	2	0
The churchwardens of St. Michael-le-Belfrey.....	4	16	0
Ditto of St. Crux.....	4	16	0
Ditto ditto.....	23	19	8
The schoolmaster of St. Crux.....	180	4	6
	£630	5	2

The rector of the parish of St. Crux receives the salary of £180 : 4 : 6, as the schoolmaster appointed by the trustees, and he instructs such poor boys of the parish as are thought fit, and selected by himself, the churchwardens, and overseers, in English, writing, and arithmetic; and such of them whose parents desire it, being properly qualified, are also instructed in Latin. The boys are educated without charge; and, as the master does not confine the number of them to twenty, he has generally twenty-eight or thirty free scholars under his tuition.

COUNTESS OF CONYNGHAM'S CHARITIES.

Ellen, late Countess Dowager of *Conyngham*, by will, dated 13th of August, 1814, directed her executors to transfer, clear of all deduction, £2000, Three per Cent. Consolidated Bank Annuities, £3000, Three per Cent. Old South Sea Annuities, and £6666 : 13 : 4, Three per Cent. Reduced Bank Annuities, into the names of the Archbishop, the Dean, and the Recorder of York, for the time being, upon trust to the following charitable uses:—1. The £2000 stock was to be applied in annuities of £10 each unto such six poor indigent widows or unmarried women, being of the age of fifty years or upwards, and residing in the city of York, and who should not, respectively, be worth the sum of £50, as the trustees should elect, for their support, during their lives; the payments to be made half-yearly, and whenever, by reason of the expenses of the trust, the full annuities could not be paid, such expenses were to be deducted from the allowance of the last annuitant chosen: power was given to the trustees to remove any annuitant who might become sufficiently provided for, from any other source, or might sell, or assign her interest, or otherwise misbehave. The annuitants are chosen upon a petition and certificate in writing, stating their circumstances, and that they are duly qualified in the particulars required by the will.

2. The testatrix directed the dividends of the £3000, Old South Sea Annuities, to be applied, £25 equally among the poor women of St. Thomas's Hospital, without Micklegate-bar; £10 among the women of St. Catharine's Hospital; £40 among the women of Mrs. Middleton's Hospital in Skeldergate; and £15, the residue of the dividends, to be shared among the women of Mrs. Middleton's Hospital, in Colliergate; the payments to the almswomen to continue only so long as they resided in the respective hospitals; and whenever, by reason of any expenses of the trusts, the full yearly sums could not be

paid, a proportionate abatement was to be made from the several payments to each hospital.

3. The trustees were to distribute the dividends of the £6666 : 13 : 4, Three per Cents, in annuities of £20, among ten poor clergymen who should respectively be in possession of only one living, situate in the county of York, under the yearly value of £100, the annuities to be for their better support during their lives, unless suspended by the trustees for misbehaviour, or in consequence of obtaining some other preferment. Annuities have been paid to poor clergymen, agreeably to this provision; but there is occasionally some difficulty in finding persons eligible to partake of this charity, and from that cause there is at present one vacancy in the number of the annuitants.

4. And lastly, Lady Conyngham left £8000, Three per Cents, to her executors, to pay certain life-annuities, and after the lives expired the said £8000, or such part of it as remained after paying the subsisting annuities, was to be transferred to the Archbishop, the Dean, and Recorder of York, upon trust, to distribute the dividends in annuities of £20 to indigent widows of poor clergymen of the county of York, for their better support during their lives, or until they obtained some other provision, or they rendered themselves undeserving of the benefaction.

The acting executors of Lady Conyngham's will are John Dent, of Temple-bar, London, Esq.; John Norris, of Hawley-house, Hampshire, Esq.; James Collins, of Knaresborough, Esq.; and the Honourable Nathaniel Francis Burton, of Conyngham-house, Knaresborough. It is understood that all the life annuitants named in the will are still living; and no part of the £8000, Three per Cent. Consolidated Bank Annuities has yet been transferred into the names of the trustees of the charity for clergymen's widows.

THE YORK EMANUEL.

This charity is under the direction of several persons, called governors, and its purpose is the allowance of annuities, for the benefit of ministers, either members of the church of England or dissenters, and the wives, widows, and children of ministers, in any part of the kingdom, labouring under the misfortune of blindness or idiotcy, who appear to the governors proper objects of relief. All persons applying for relief are required to transmit a true state of their cases, in writing, to the secretary, previous to the general meetings, held at York, half-yearly, on the second Thursday in April and October, which must be authenticated by one justice of the peace, and two ministers of the neighbourhood.

In 1781, a clergyman, in the East Riding of the county of York, being in indigent circumstances, in his 65th year, and infirm state of health, and having a wife and ten children, of which number five were blind, a subscription was set on foot to purchase a small annuity for each of his blind children, and the fund raised proving greatly more than sufficient for the purpose, it was resolved, by a committee of the subscribers, that after providing for the return of such of the subscriptions as were required to be given back, the surplus should

be applied in establishing a permanent charity for the purposes above-mentioned. By means of the original subscriptions, subsequent donations, accumulations of interest, and a legacy of £600 bequeathed by the Rev. Mr. Sewell, the capital fund belonging to the institution has been raised to the amount of £12,400, Three per Cent. Consols, which stock is standing in the names of Osborne Markham, Esq. the Rev. John Eyre, and John Swann, Esq.

Annuities are paid to the objects of the charity, the amount of them being determined by the governors; and two guineas are also allowed for the funeral expenses of each annuitant. The ordinary expenses of the charity consist of the hire of a room for meetings, charges of postage, printing, and advertisements, and a salary of £10 a-year to a secretary. Meetings of the governors are held half-yearly, and the accounts are examined and audited once a-year, and are occasionally printed. When the balances in hand are sufficient to purchase £100 stock, they are laid out in increasing the capital fund.

CHARITIES UNDER THE MANAGEMENT OF THE COMPANY OF MERCHANT ADVENTURERS.

Belonging to and under the government of this society is the Trinity Hospital, in Fossgate. The building consists of two large rooms under the Company's hall, one of them being divided into sitting and sleeping rooms for five poor men, and the other, in the like manner, for five poor women. The almspeople are nominated by the members of the Company at their half-yearly courts; they were formerly all women, but for the last twenty years, in pursuance of a resolution of the Company, half of the number have been men. They receive an allowance of £2 every month, called court-money, and allowances of 10*s.* at Christmas, at Easter, and at Whitsuntide, respectively, called good-time money, and the whole is divided equally amongst them. These stipends appear to be derived, in part, from the following gifts or benefactions:—

Mrs. *Stainton*, in 1692, left a house in Coppergate, chargeable with the payment of £2 per annum to a merchant's widow; 15*s.* per annum to the minister of All Saints Pavement, for preaching a sermon on the 30th day of January; 5*s.* to be given in bread to the poor who attend the sermon; and £1 : 10 per annum to a schoolmistress, for teaching six poor girls: the premises subject to the rent-charges are held by Mr. Agar, and the payments are applied nearly as directed. Two rent-charges, of 7*s.* and 6*s.* 8*d.* per annum, are payable, respectively, out of a house at the corner of Girdlergate and a house in Ousegate. A gift of £25, by William Breary, appears lost, as there are no entries of any payment of interest.

Thomas Herbert, in 1644, gave £30, 20*s.* yearly for a sermon, at Michaelmas, and 10*s.* to the poor widows, in the hospital, and if no sermon, the whole to be divided amongst the poor women. *Sarah Bawtry*, left £50 to the hospital. *Michael Barstow*, in 1694, gave 40*s.* per annum, 15*s.* of which is payable out of a house in Micklegate, now the Red-Lion-inn: this rent-charge of 15*s.* from neglect,

does not appear to have been regularly received by the company since 1816. *William Garforth*, in 1722, gave £5 per annum, payable out of his house in Micklegate, and which is now paid by Mrs. Richardson. One *Thistlewaite* left a rent-charge of £2, payable out of a house in Fossgate, occupied by William Whitehead. Mrs. *Smith* gave, in her life-time, in 1815, £100 for the poor in the Hospital, the interest at £5 per cent. to be paid every Christmas-eve. *Thomas Harper*, in 1816, left £100, the interest for the use of the hospital. Lastly, *Henry Myres*, in 1792, left £105, New Four per Cents, for the benefit of the charity. The produce of these several gifts is divided among the almspeople, so far as it belongs to them, and the residue is applied to the objects designated by the respective donors.

There is also distributed, in half-yearly payments, amongst the almspeople, the yearly sum of £4 : 4, the dividend of £105 New Four per Cents, standing in the names of Mr. Jefferson, and other members of the Company, being a legacy bequeathed by *Henry Myres*, by will, dated 3d of November, 1792.

Several gifts have been entrusted to the Merchants Company, to be advanced in LOANS, without interest, to young merchants, for different periods of two, three, and five years. These donations amount altogether to £800, which is lent out whenever applications are made on behalf of young members of the Company, in sums now usually of £50 for each loan, and the loans are secured by bonds, with four sureties for each borrower, without interest. The money is usually called in at the end of three years. At present the sum of £450 is out on loan; the remainder of the money is in the hands of the treasurer of the Company.

This concludes the charities of the city of York; or, at least, we do not find, in the 16 Reports of the Commissioners, now published, any other that can be properly included under this head.

MANCHESTER.

THE FREE GRAMMAR-SCHOOL.

The Commissioners commenced their inquiries, in Manchester, with the Free Grammar-School, and the legal instruments and documents abstracted in the Report of this foundation are long and complicated. The school appears to have been first established by Hugh Oldham, bishop of Exeter, in the year 1515, and the chief endowments to have been derived from the grant of Hugh Bexwyke and John Bexwyke, who, in the first instance, constituted the warden and fellows of the college of Manchester

trustees of the foundation; but in a subsequent instrument, executed by these benefactors a few years afterwards, other trustees were appointed, and no notice taken of the former settlement. This last conveyance, with the ordinances annexed, is deemed by the Commissioners the foundation-deed of the school, as it now exists. The school endowments are described in the deed to consist of the Manchester corn-mills, lands and rents in the hamlet of Ancoats, and a burgage in Millgate, all which were of the yearly value of £40, subject to the payment of a chief-rent of thirteen marks to Lord La Warr. In the ordinances regulating the appointment of the masters and the general govenment of the school, it is, among other things, ordained as follows:—

The election of the master and usher shall be vested in the president of Corpus Christi College, Oxford, or, on default for one month, in the warden of the college of Manchester. They are to be persons whole in body, "priest or not priest," so they have sufficient learning to qualify them for teachers. Twenty days are allowed them yearly, "to sport themselves," but the master and usher are not to be absent from the school at the same time. The wages of the master are fixed at £10 per annum; of the usher, £5, and 20*s.* are allowed the receiver of the rents, when he delivers his accounts.

The master may appoint, monthly, one of the boys he thinks best qualified "*to teach, in the one end of the school, all infants that shall come there to learn their A B C, primer, and sorts, till they be in grammar.*"

No scholar of whatever "*country or shire*" to be refused admission, unless suffering from some grievous contagious malady, to be determined by the warden of the College. Except a penny, on admission, to be given to two poor scholars, appointed to keep the school clean, no other charge to be made to the scholars, either as cock-penny, victor-penny, or potation-penny. They are to be in the school, every morning, in the winter half-year, before seven o'clock; and in summer, at six o'clock, but this regulation does not extend to scholars living at a distance.

With respect to the feoffees, it is ordained when their number is reduced to four, they shall execute a new conveyance of the trust to twelve others, "*honest persons within the parish of Manchester;*" and that they shall make no leases of the trust-property for a longer term than ten years.

The abbot of Whalley is empowered to name the receiver of the rents, who is to give security, and yearly submit his accounts to the warden of the college, two feoffees, and the master; and the surplus income, above wages, repairs, reserved rents, and other outgoings, is to be deposited in a chest, in the custody of the college; and when the surplus amounts to £40, it is to be given to the exhibition of scholars at Oxford or Cambridge, educated in the Free-school; so that no scholar receive above 26*s.* 8*d.* nor longer than till he acquire some promotion in the college, or other maintenance to the amount of seven marks. The exhibitioners to be chosen by the warden and master.

The warden, master, and two feoffees, for auditing the accounts of the receiver, shall have a dinner of 5*s.* charge among them, and the master and fellows of the college shall have 3*s.* 4*d.* every Michaelmas for the safe custody of the store-chest in their vestry.

The ordinances conclude with a provident consideration for the future, by expressing that "*because in time to come many things may arise, which, at the making of these rules could not possibly come to mind, it is, therefore, allowed and hoped that future feoffees, aided by men of good literature, will augment, expound, and reform the acts now made, concerning the regulation of the master, usher, and scholars.*"

Under the authority of an order in council, in 1661, a conveyance was made to trustees, not resident in the parish of Manchester, and similar deviations from the ordinances appear to have occurred in subsequent renewals. In addition to the original endowments, various purchases of property have been made by the trustees; the last of these purchases was in 1819, of a messuage, cotton-factory, and land, in the neighbourhood of the Mill-gate. Annexed to the School-mills, by immemorial usuage, was the right to grind all the corn, grain, and malt, used by the inhabitants of Manchester; this privilege was commuted by act of parliament, in 1758, (32d Geo. II. c. 61,) under which the exclusive right to grind was restricted to malt, for which they were to pay for grinding at the School-mills, and for carrying to and from their houses, at the rate of 1*s.* a load, in lieu of the customary toll of one twenty-fourth part heretofore taken for malt; and the trust-estate, in consideration of this sacrifice, was exempt from all local taxes, rates, and assessments. The trustees were, also, allowed by this act, with the consent, in writing, of the president of Corpus Christi College, the warden of the collegiate church, and the high-master of the free school, to sell or exchange the whole or any part of the school-property, (the corn-mills excepted,) provided the produce of the sale was applied either to the improvement of the residue of the trust-estate or invested in the purchase of other lands in the county of Lancaster or Chester. Under the sanctions of this clause, the lands in Ancoats, Walker's Close, and other of the school possessions, have been disposed of, subject to a perpetual yearly rent, to the uses of the foundation.

The trustees, in 1824, were the Earl of Wilton, the Rev. Thomas Foxley, Sir Robert Holt Leigh, Rev. George Heron, General Heron, Rev. John Clowes, and Thomas Parker, John Ford, William Fox, Wilbraham Egerton, Thomas William Tatton, and William Hulton, Esquires. The following rental will show the present state of the school-property, all of which is situate in the township of Manchester:—

Tenants and Premises.	Rents. £	s.	d.
1. Eli Stott, a house, in the Apple-market	13	13	0
2. Ralph Foster, a house and shop, do.	55	0	0
3. David Bullock, a house and shop, in Long Mill-gate	26	0	0

	£	s.	d.
4. James Helliwell, part of a house	18	0	0
5. Rev. Jeremiah Smith, D.D. head-master, a house and out buildings, rent-free			
6. Rev. John Johnson, a house, in Long Mill-gate	30	0	0
7. Thomas Hilditch, a house adjoining No. 6	30	0	0
8. John Lindley, clerk of the mill, a house, rent-free			
9. William Taylor, a house and shop, in Long Mill-gate	25	0	0
10. John Proctor, a cottage, in Howard's Court	8	0	0
11. Three more cottages in do	22	0	0
12. Thomas Caistor, the Higher-school-mill, with several cottages, on lease for fourteen years; rent	250	0	0
13. Ner and Lot Gardner, a wooden-mill and cottage, on lease for do	126	0	0
14. John Williams and Richard Butler, a fellmonger's warehouse, &c. on lease, do	130	9	0
15. In the occupation of the trustees, the Lower School-mill, with warehouses, &c.			
16. Perpetual fixed rents payable by the grantees of the lands at Ancoats	1026	7	10
Total	£1760	18	10

All the property vested in the trustees, at the time of passing the act of 1758, is discharged, as before stated, from the payment of parochial rates. In addition to malt, wheat is also ground at the School-mills, on the usual terms charged at other mills. The mills are under the superintendance of Mr. Twyford, who was appointed to that office, in 1810. The clear produce of the mill, after deducting expenses of management, servants' wages, &c. was, in 1824, £2320; of which about three-fourths were for grinding malt, the remainder for wheat. The trustees are possessed of £7310, Four per Cent. Stock: and the balance in favour of the charity in the bank of Messrs. Jones, Loyd, and Co. amounted, at the time of this investigation, in March, 1826, to about £3879. The total income of this trust, for the year 1825, may be thus stated:—

	£	s.	d.
Rents	1760	18	10½
Clear produce of mills	2250	19	6
Dividends of stock	292	8	0
Interest from Messrs. Jones, Loyd, and Co.	104	11	9
	£4404	17	1½

The salaries of the master and assistant masters have, for some time, been augmented to their present amount; namely

	£	s.	d.
The head master, including an allowance of £30 for a teacher of mathematics	416	0	0
The second master	218	0	0
The head master's assistant	160	0	0
The second master's assistant	125	0	0
The master of the lower school	120	0	0
	£1069	0	0

The first and second masters have houses, rent and tax free. They are appointed by the president of Corpus Christi College, Oxford. The nomination of the other masters has been usually left, by the trustees, to the head master. All the present masters are clergymen, but it is not considered a necessary qualification; the last head master was a layman.

In addition to his salary, the head master receives an annual sum of £3 : 11, from the Duchy of Lancaster, the origin of which payment could not be traced.

The exhibitions paid to twelve scholars from this school at the universities is £40 each, making the whole amount £480 per annum. The receiver's salary is £100 a-year. The average annual expenditure on account of the trust, including repairs of the estate, support of the school, law-expenses, the April and October dinners of the trustees, exhibitions, salaries, and every thing, is about £2250, leaving an annual balance of £2250 in favour of the charity.

One hundred and fifty boys are taught in the upper and middle schools: these boys all receive a classical education, free of expense; a charge is made for those instructed in writing, arithmetic, or mathematics. All boys who are able to read are admitted, on application to the head-master, into the lower school, where they are instructed in English and the rudiments of Latin, by the master of that school. The number of boys in the lower school is fifty. The total number of boarders is about forty. Both boarders and day-scholars are taught together, according to their proficiency in the school. The exhibitioners are elected at the annual meeting in October, by the warden of the collegiate church and the head master, and are allowed to retain their appointments four years, if resident at either university. It is intended to lay out considerable sums in improving the residences of the head and second masters.

The Commissioners conclude with observing that as the receipts of this charity considerably exceed its disbursements, and as there does not appear any reason for further accumulation, it will form a proper subject for the consideration of the trustees, in what manner the surplus income can be most beneficially disposed of, in furthering the objects of the foundation.

OBSERVATIONS.

The management of this school, like the Leeds grammar-school, induces us again to refer to the admirable constitution of St. Olave's School, Southwark, (Part iv. p. 202,) where seven masters are kept, and 250 boys receive a complete classical and English education, free of all charges, at an expense of £1000 per annum. From the expression of the report, it seems that Latin and Greek are alone taught gratis at Manchester; reading, writing, and mathematics, which form the remaining branches of instruction, being paid for by the scholars. The abundant revenue, now belonging to the school, would very well admit of all charges being dispensed with, and this would be agreeable to the intention of the founders, who declared the school should be free to every one of "whatever country or shire," only one penny should be paid on admission, to be given to two poor scholars for keeping the rooms clean, provided that office was not duly discharged by the second master. The liberty to take boarders, and other privileges, together

with very handsome salaries, afford sufficient remuneration to the masters, without their looking to emoluments from other sources. When the trustees come to consider, as the Commissioners intimate it is proper they should do, on what new objects the surplus revenue may be beneficially expended, it is to be hoped they will not be tempted to dissipate the funds of the institution, in augmented salaries and pensions, nor in the erection of costly buildings, to be converted to purposes foreign to the interests of the foundation.

The system of instruction now established in the school very imperfectly fills up even the outline described by the founders, upwards of two centuries ago. The rules and ordinances clearly imply that an entire course of instruction should be given to the scholars, extending from the mere elements of knowledge to the higher branches; and this instruction should be gratuitously open to boys belonging to any part of the country. "At one end of the school," say the rules "all infants that come there shall be taught their A B C, primer, and sorts, till they be in grammar." As to grammar, as then understood, and in which they were to be subsequently initiated, it included the chief knowledge then known, as we may gather from the language of Bishop Oldham, in the foundation-deed, who says that "the liberal science, or art of grammar, was the ground and fountain of all the other liberal arts and sciences." It is apparent then that the governors might justifiably introduce other branches of education into the school, without even deviating from the statutes of the founder. But there is, in fact, no limitation of the power of the trustees in this respect. With a wise and provident foresight, the statutes conclude with not merely leaving it to the discretion of the governors, but requiring them to make such alterations in the institutions of the school as the changes of the times may require, and as may advance the charitable objects of the foundation.

So much as to their powers, under the ordinances of the founders, to introduce improvements. As to the alterations which common sense would suggest, and which the interests of Lancashire, (for the whole county was more especially intended to be benefited by the endowment,) they are much more extensive. By a judicious and economical administration of the present income of upwards of £4000, we should think 1000 boys might be gratuitously instructed, not in the classics and rudiments of mathematics only, but in modern languages, and those branches of science adapted to the wants of a commercial and manufacturing district. Of the practicability of this project, the management of the metropolitan school to which we have adverted is an example; and the nature of the endowments of the Manchester free-school are such, that we think the governors might safely conduct the establishment on a scale nearly commensurate with the present income. A considerable part of the school revenue arises from perpetual fixed rents on the Ancoats property, the remainder from houses in Manchester, and the produce of the mills, which last may possibly fluctuate in some degree, owing to the varying ability of the people of Manchester to comsume bread and beer; but, we trust, for the sake of the inhabitants, no vicissitudes in trade will occur to cause any material depression in this branch of the school-possessions.

CHETHAM'S HOSPITAL AND LIBRARY.

This hospital, or college, was endowed by *Humphrey Chetham*, who, in 1651, left to his executors the two sums of £5300, and £1700, to purchase lands of the clear yearly value of £318, and £102, respectively; which lands were to be conveyed to twenty-four persons, upon trust, that the whole annual profits and revenue should be employed "in the relief, maintenance, educa-

tion, bringing up and binding apprentice, or other preferment," forty poor boys. When the number of feoffees was reduced to twelve, the survivors were to elect twelve others, residing within twelve miles of Manchester; and so long as any of the kindred of the testator dwelt at Turton, Clayton, Chetham, Ordsall or Crumpsall, they were to be nominated feoffees with the rest. The boys, at the time of their election, were to be between six and ten years of age; they were not to be bastards, nor lame or diseased, and of the forty to be chosen, fourteen were to be taken out of Manchester, six out of Salford, three out of Droylsden, two out of Crumpsall, ten out of Bolton-le-Moors, and five out of Turton; the churchwardens and overseers of the several townships being desired to prepare lists of the candidates they deemed most eligible. And for the lodging and accommodation of the boys, the testator desired a large building in Manchester, called the "College-house," might, if possible, be purchased with an additional sum of £500 he left for the purpose. Meetings of the trustees were to be held every Monday, in the parish church, in Easter week, and the regulations of the testator might be altered or amended, if necessary to the interests of the foundation. The overplus in the revenues, if any, was to be applied either in augmenting the number of boys on the charity, or in providing for their better maintenance and apprenticeships. No part of the hospital-property was to be leased for a longer term than eleven years, and for the effectually securing the objects of these legacies, the testator charged his real estates with two rent-charges of £180 and £102, which were to be subject to similar trusts, in the event of his executors failing to invest the £7000 in land, as directed.

The testator also bequeathed £200 for the purchase of godly books, for the edification of the common people, to be chained upon desks or fixed in convenient places in the parish churches of Manchester and Bolton-le-Moors, and in the chapels of Turton, Walmsley, and Gorton. He also left £1100 and the residue of his personal estate to establish a public library in Manchester; the books never to be taken out, but to be fixed or chained in the library, for their better security.

The building called the College-house was bought for the accommodation of the boys and the reception of the library, and, in the reign of Charles II. the trustees were incorporated by the name of the "Governors of the Hospital and Library, founded by Humphrey Chetham." An estate was purchased in the parish of Sutton-on-the-Hill, in Derbyshire, in satisfaction of the first legacy of £5300; but in respect of the second legacy of £1700, it appears no lands were purchased, and in consequence the rent-charge of £102, limited by the testator, out of his estate at Ordsall, Pendleton, and other places, is still paid. The legacies for books, and the establishment of a library, were applied as directed by the testator; but in the disposition of the residue of the personal estate, amounting to £2556, there appears to have been some mis-application. A part of this sum was laid out in the Hammerton estate, in Yorkshire; and the re-

mainder in the purchase of property in the parish of Rochdale, in Lancashire; the rents of the former have been carried to the use of the library, but of the latter to the account of the hospital.

In the charter of Charles II. it is directed that the governors shall be twenty-four in number; that they shall make regulations for the government of the hospital and library, agreeably to the will of the founder; and that there shall be two general meetings in the year, one on the Monday in Easter week, and the other on the Monday after Michaelmas, when the places of such governors as may have died, or removed, shall be supplied. In pursuance of this latter direction, when a vacancy occurs, it is filled up at the next general meeting, by the appointment of some gentleman residing or having considerable property within twelve miles of Manchester. The oldest governor at present on the list is the Earl of Derby, who was appointed in 1776, and among the others, are several gentlemen who are also trustees of the grammar-school. The estates now belonging to this charity consist of the following particulars:—

1. The college premises, comprising the hospital, library, yard, and offices, and a small piece of land, held on lease under the Earl of Derby, at the rent of £3.

2. The estate at Sutton-on-the-Hill, consisting of several farms, a mill, public-house, and cottages. The leases of this property, having expired in 1821, the whole was surveyed, improved, and let to yearly tenants as follows:—John Bradshaw, 88*a*. 2*r*. 30*p*. at £150 a-year. Charles Osborne, 160*a*. 1*r*. 30*p*. at £300; this tenant, also, holds Sutton-mill, with 33*a*. annexed, at £160. Francis Pakemore, 44*a*. 2*r*. 4*p*. at £95. William Eaton, 193*a*. 2*r*. 28*p*. at £375. The Curate of Sutton, 21*a*. 3*r*. 26*p*. at £52 : 5; also, for a road to the vicarage-house, 5*s*. William Eaton, jun. 132*a*. 3*r*. 31*p*. at £240. Thomas Hall, 170*a*. 2*r*. 30*p*. at £300. William Pakeman, the Horse-and-Groom public-house, at £5. There are, also, eleven cottages, with a garden to each, which are let altogether at £19 a-year. Total rent of the Sutton estate, £1696 : 12. The ordinary expense of the Sutton property to the governors is £156 a-year; of which sum £70 is paid to Mr. Webb for superintendance. A plot of seven acres, which could not be let, has been planted, and remains in the hands of the governors.

3. The Rochdale estate, situate partly in the township of Huddersfield, and partly in Spotland, is now let on building leases, for terms of 999 years. It has been let to thirty-seven different tenants, and the rents reserved appear to have been the highest which could be obtained at the period they were granted. The total yearly rents amount to £471 : 16 : 11.

4. The rent-charge of £102, issuing out of the estate, which formerly belonged to the founder, is now paid by the Rev. John Clowes, the proprietor.

5. The sum of £8443 : 15 : 10, New Four per Cents, the annual dividends on which amount to £337 : 15.

All the above rents and dividends of the stock are carried to the separate account of the Hospital, which makes the gross income of this branch of the charity £2608 : 3 : 11 per annum. The income arising from the following sources is placed to the account of the Library: 1. The estate at Hammerton, which is divided into three farms, let to as many yearly tenants, at rents amounting altogether to £500. 2. The £1050, New Four per Cents. Total income of the library from land and stock £542.

In the hospital eighty boys are now maintained, clothed, and educated, under the care of the master of the hospital. These boys are elected from the several places mentioned in the founder's will, in the proportion of twenty-eight from Manchester, twelve from Salford, six from Droylsden, four from Crumpsall, twenty from Bolton-le-Moors, and ten from Turton. The candidates for admission are supplied with printed forms of petition which are returned to the governors, signed by such of the respectable inhabitants of the place, where the boys reside, as think proper to recommend them. None are admitted above the age of ten years, nor seldom less than eight years. At fourteen they are apprenticed with a premium of £4; their masters are required to be members of the established church. The total annual expense on account of the hospital, including outlay on the Sutton estate, repairs of the college premises, maintenance of the boys, three annual dinners of the governors, insurance, wages, &c. amounted, in 1825, to £2758:0:5.

The library, for which a part of the hospital is fitted up, contains a large collection of books, and additions are annually made to it, out of the funds appropriated to this purpose. It is open every day (except Sundays), under certain regulations, to all persons who wish to come there; but no books are permitted to be taken out of it. The annual expense of this branch of the charity, in salaries, books, and newspapers, repairs of the Hammerton estate, &c. was, in 1825, £413:1:4. A balance of £524, in favour of the library, was in the bank of Messrs. Jones and Loyd at the time of this Inquiry.

CHARITIES TO THE POOR.

In 1636, *George Clarke* conveyed to fourteen persons, and their heirs, all his lands in Manchester, Crumpsall, and Tetlow, subject to a rent-charge of 22*s.* in trust, that the clear yearly rents and profits should be applied, at the discretion of the boroughreeve, two constables, and one of the churchwardens, in the relief of poor, aged, and infirm people, dwelling in Manchester: when ten of the trustees were dead, the survivors to choose their successors; the lands were to be let to farm from year to year, at the best yearly profit, and the accounts of the trust were, every Michaelmas, to be submitted to the jury of the court-leet of the town and manor of Manchester.

The powers of the trustees under this conveyance were enlarged by an act of parliament, in 1795, by which they were empowered to grant leases for 21 years, at the highest reserved rents that could be got, provided they were not less than 2*d.* for every square yard, situate in Manchester, and one halfpenny for every square yard in Crumpsall; and, by another act, in 1806, the trustees were enabled to grant the lands in Crumpsall, in fee, or for life, or years. Under these acts, the estates of the charity have been managed, and the greater part of the property in Crumpsall has been either conveyed in fee or demised for terms of 2000 years. All the property is in Manchester or Crumpsall, there being no district called Tetlow, though part of the property lies near a bridge

over the Irk, called Tetlow-bridge. The amount of unimprovable rents, from lands in Crumpsall, is £1153:12:4; the amount of rents improvable from property in Crumpsall and Manchester is £409. There is also £10,000, Three per Cent. Consols, standing in the names of the trustees; of which £7750, arising from the sale of timber, and houses in Cateaton-street, belongs to this charity, and the residue to Marshall's charity, which will be shortly noticed.

The total income of Clarke's charity is, therefore, £1796:2:4. The annual expenses consist of repairs of the charity-estate, surveyors' bills, solicitors' bills, and the sum yearly paid to the boroughreeve for disbursement among the poor. This last item amounted, in 1823, to £1114; in 1824, to £1200; and in 1825, to £1250. The boroughreeve also receives the produce of Marshall's, Shuttleworth's, and Hudson's charity, which he distributes with the sum paid on account of Clarke's trust. Under the directions of this officer, a large quantity of linen and blankets is procured, and public notice having been previously given that the charity is about to be disposed of, tickets are distributed by him to the principal inhabitants, to the churchwardens and constables, and the different clergymen in the town, to be filled up with the names of such poor persons as they wish to recommend. The overseers next go round to make inquiries as to the fitness of the objects recommended, after which, the distribution is made, the articles being previously marked, to prevent the poor from offering them to sale without being detected. A portion of these charities is also usually given away, in money, to poor housekeepers, in sums varying from £1 to £5.

Little could be ascertained respecting *Marshall's* charity mentioned above; it appears that, in 1624, he conveyed all his lands, in trust, for the poor of Manchester, and that they were afterwards sold to commissioners, under an act for the improvement of the town, and the proceeds of the sale invested in the public funds. *Ellen Shuttleworth*, in 1695, left £50, in trust, to the boroughreeve, that the profit thereof should be laid out in linen, to be given to such poor persons inhabiting Deansgate, Manchester, as the said officer and two of the nearest relations of the testatrix, should deem most deserving. *Thomas Hudson*, in 1787, left £500, to trustees, under a contingency, which has failed, that the interest should be paid to the boroughreeve, in augmentation of the charities entrusted to him in that capacity. Up to the time of this Inquiry only 50*s*. appears to have been received on account of Hudson's donation, from Mr. Tipping, the surviving executor; but, applications having been made to that gentleman, he signified his willingness to pay up the arrears of interest, and that the principal should be conveyed to seven trustees, to be applied as directed by the donor.

The interest of the three last legacies is incorporated with the produce of Clarke's charity, and the whole disbursed, by the boroughreeve, as already described.

CHARITIES UNDER THE CHURCHWARDENS.

A rent-charge of £5 is paid to the churchwardens, by Mr. Wrigley, in respect of certain proper-

ty belonging to him, in Saddleworth, and which was charged with this annuity on account of a donation of £100, from *Henry Dickanson*, in 1682, to the poor of Manchester.

It appears, from the churchwarden's register, that *John Alexander*, in 1688, granted certain lands in Gorton, to the use of the poor, and which now form the premises known by the name of the Manchester POOR-LAND, consisting of three cottages, a garden, and 6*a*. 1*r*. 17*p*. of land; the whole of which property, in 1822, was let to John and Thomas Shawcross, for fourteen years, at the yearly rent of £30.

Thomas Percival, in 1693, left £150, to be invested in land, and one half the rent to be applied to the purchase of coal and bread, and the other half to buy linen for the poor of Manchester. The churchwardens are now in possession of an estate at Royston, in the parish of Oldham, which is supposed to have been purchased with this legacy; but there are no deeds to be found either relative to the purchase or the conveyance to new trustees. The property is on lease for twenty-one years, from 1819, to Mrs. Travis, at the clear yearly rent of £28, and consists of a messuage, garden, and seven closes, containing 9*a*. 3*r*. 29*p*. Under the land is coal supposed to be worth £1000; but the legal estate not being vested in the churchwardens, the Commissioners think it doubtful whether they could dispose of the coal for the benefit of the charity, or whether a court of equity could interfere to assist them.

Joseph Champion, in 1784, left £100, on trust, to apply the interest in the purchase of twelve penny loaves, to be distributed on St. Thomas's Day, to persons sixty years of age, or upwards. The sum of £141 : 10, the amount of principal and interest of this legacy, was, in 1797, debited on account of the town; and, as interest, £7 : 1 : 6 is yearly paid out of the poor-rates, to the account of the charity.

The sums received by the churchwardens, in respect of the four last charities, amount to £70 : 1 : 6, which is distributed in bread, on the 21st of December and 6th of January, at the collegiate church, among the poor of the town. Another charity under the churchwardens arises from a legacy of £100, left by *James Moss*, in 1705, to be invested on real security, and the rent laid out in gowns, to be given to aged men on Christmas-day morning. On account of this donation, a rent-charge of five guineas is annually received from Edward Hobson, Esq. the annuity being charged on his property, in the parish of Eccles; and five, or more, blue coats are distributed by the churchwardens to poor persons of Manchester, upwards of sixty years of age.

NUGENT'S CHARITY.

This charity consists of two rent-charges of 20*s*. each, one of which is the chief-rent of 20*s*. payable by the trustees of Clarke's charity, the other is payable out of a house in Smithydoor, No. 38, and the property of Thomas Worsley, Esq. They were left by *Walter* and *Margaret Nugent*, on trust, to be yearly expended in buying turves, to be given to poor housekeepers of Manchester. The trustees appear all dead, but the accounts are preserved in the office of the

boroughreeve. No chief-rent has been paid by Clarke's trustees since 1812, nor by Mr. Worsley since 1809, but this gentleman assured the Commissioners the payment should be forthwith resumed. The last distribution of the charity was made, by Mr. Hardman, among twenty females.

MAYES'S CHARITY.

Edward Mayes, in 1621, left £120 to be vested in land, and the rent distributed to the poor on Good Friday, either in money or victuals. The legacy was laid out in premises situate in Milne-gate, and Milner's Lane. The present trustees are Robert Markland, Thomas Touchet, Dauntesey Hulme, Richard Wood, and Thomas Hardman, Esquires. Under an act of parliament, in 1794, power was given to grant the charity estate in fee-farm, or demise it for years, for building and laying out in streets, at the best rents which could be obtained, provided they were not less than 2*d.* per square yard. Accordingly, the whole property has been let on building-leases, such parts having been reserved for streets as were convenient for the purpose. The several leases are for ninety-nine years, and they contain covenants, on the part of the lessees, to erect buildings worth, annually, double the amount of the reserved rent, and to keep such buildings in repair. The amount of rents reserved is £429, which is divided in equal shares among the trustees, by whom they have been distributed among poor people of the town, chiefly in money, but occasionally in blankets or clothing. A meeting of the trustees is held about Easter, when the accounts of the treasurer, Mr. Markland, are audited, but no account is given by the trustees of the application of the sums paid over to them for distribution. The Commissioners suggested the propriety of such account being kept, and audited with the accounts of the treasurer.

In the list of charities in the churchwarden's register are recorded certain gifts, by *Richard Holland* and others, to the amount of £158. These gifts were laid out, in 1680, towards erecting certain almshouses, on a part of the estate belonging to Mayes's charity; but, after obtaining the act for the improvement of that property, the almshouses were pulled down and the site let on a building lease. The almspeople were allowed a compensation for rent, and one still survives, who receives £5 : 4 out of the funds of Mayes's charity.

HARTLEY'S CHARITY.

This was a legacy of £50, left by *Nicholas Hartley*, in 1628, and laid out in premises, in Moston, in Lancashire, which were conveyed to six persons, upon trust, to apply the rents and profits to the relief of the poor and aged of Manchester, and that the accounts should, yearly, on Tuesday, in Easter week, be submitted to the inhabitants in the parish church. William Hardman, John Hardman, Thomas Hardman, William Garnett, and Thomas Halsted, are the present trustees. The trust-premises consist of a house, garden, and two closes, containing about two acres, which are on lease to Thomas Taylor, Esq.

at a rent of fifteen guineas, the full value. The rent is distributed by three of the trustees, resident in Manchester, in sums varying from 5*s.* to 2*s.* and the accounts are submitted on Easter Tuesday, as directed.

ELLEN HARTLEY'S CHARITY.

Ellen Hartley, in 1626, conveyed a messuage, and other premises, in Market-stidd-lane, upon trust, to pay the clear yearly rents to the two constables and churchwardens of Manchester, to be distributed among the aged and poor of the town, and the accounts to be audited in the church, as directed in the last mentioned charity. In 1822, these premises were sold, under an act of parliament, for the improvement of Market-street, for £1370, and the proceeds are now in the funds, to the account of the trustees, John Barton, Charles Brandt, and three others. No income has been received since the sale of the premises, in 1822; but there seems no reason why the dividends should not be received, in future, and paid over to the constables and churchwardens, as directed in the will. The charity was formerly distributed in sums of 1*s.* and 2*s.* 6*d.*; but the accounts never appear to have been audited at the church.

PARTINGTON'S CHARITY.

This was a legacy of £100, left by *John Partington*, in 1677, to be invested in land, for the benefit of the poor of Manchester, and which was laid out in certain messuages and fields, in Little Lever, in the parish of Bolton; but as the Commissioners, at the time of the Inquiry, could not discover the situation of the property, nor the possessors thereof, they deferred the full particulars of the charity until they commenced their inquiries at Bolton.

BARLOW'S CHARITY.

In the Churchwardens' Register, in the list of charities drawn up, preparatory to the parliamentary returns of 1786, it is stated that *John Barlow*, in 1684, gave £5 a-year, towards maintaining a schoolmaster at Shrigley, to teach poor children; £6 a-year to bind poor boys apprentices in Shrigley and Manchester, alternately; and £1 a-year to buy books for the school. The same donations are said to be recorded on a benefaction-board, in the church of Shrigley, in Cheshire, and the payments to be charged upon the donors' estates, in Pott-shrigley and Mottram St. Andrew's. The Commissioners could not discover any trace of the payment of this charity for the use of the poor of Manchester; but they are in hopes of being able to identify the premises liable thereto on visiting Shrigley.

SUTTON'S CHARITY.

This charity arises out of a bequest of *Robert Sutton*, in 1687, towards the clothing of poor persons, dwelling in Manchester, to the number of twenty-four, at the least, the clothing to be provided at Martinmas, and the accounts of the trustees were to be yearly produced, in Easter week, in the church of Manchester, for the inspection of such as might be present. There has been no appointment of new trustees since 1747. The property consists of a rent-charge of £10, on premises in Gorton, at

a place called Abbey-hey, of which Mr. Chorlton is the owner. Also, of an estate at Sholver, comprising a messuage and twenty acres held under a lease for 5000 years, at a rent of £10, now paid by Abel Compton. The acting trustee of the charity, Henry Farrington, Esq. receives these payments, with which he purchases a quantity of stuff, for gowns, that is divided, equally with two other trustees, Messrs. Markland and Fielding, who distribute the same among old women living in the town or neighbourhood. In February, 1826, sixty gowns were about to be doled in this manner.

MYNSHULL'S CHARITY.

Thomas Mynshull, in 1728, conveyed to one of the chaplains of the collegiate church, and five others, certain premises adjoining the west-side of the Hanging-bridge, in Manchester, on trust, to be let at the full yearly value, and out of the rents, after reserving 10*s.* for their trouble, and 12*d.* to pay the chief-rent, the residue was to be expended in binding poor healthy boys, born and living in the town, apprentices; the boys were to be bound by the churchwardens, according to usual custom, and 50*s.* were to be given as premiums with each boy, and 10*s.* for a suit of clothes: when the number of trustees was reduced to three, the survivors were to elect others, the chaplain of Manchester-church being always one. The Rev. John Gatliff, one of the fellows of the collegiate church, and the Rev. Cecil Wray, one of the chaplains, are now of the number of trustees. The property belonging to the charity consists of a house, with cellars underneath, and a yard, situate at the corner of Hanging-bridge-lane and Cat-eaton-street. The premises are very old, and are let to Richard Gresty, at £51 per annum, which is applied in binding out apprentices the sons of poor persons, residing in Manchester; Mr. Nabb, a solicitor, and one of the trustees, drawing up the indentures, for which he charges one guinea. Each boy received a premium of £4, which was considered to include the allowance for clothing. Since 1823, the trustees have declined apprenticing any more boys, being desirous the income should accumulate, in order to obtain a sufficient fund to rebuild the premises.

OLDFIELD'S CHARITY.

In the Churchwardens' Register it is stated that *Humphrey Oldfield*, in 1690, bequeathed £20 to the poor of Manchester, and £50 to the poor of Salford. These lagacies are now in the hands of the Rev. Thomas Gaskell, who married a descendant of the benefactor, and by whom £3: 10 is distributed every St. Thomas's Day, in the proportions of five to two, among poor persons of Manchester and Salford, in sums varying from 2*s.* 6*d.* to 5*s.* Mr. Gaskell expressed a wish to purchase a permanent annuity of £3 : 10, and to appoint some persons of the Oldfield family trustees.

CARTWRIGHT'S CHARITY.

Francis Cartwright, in 1708, left, to Oswald Mosley and five others, £420, to be placed out on security, and the produce applied in the payment of 20*s.* yearly, for a sermon in the parish

church of Manchester, on New-Year's Day, and the residue to be divided into three equal parts, of which two parts were to be lent, yearly, without interest, to two honest men, well principled in the doctrine of the established church, who had faithfully served their apprenticeships, and could give security for repayment at the expiration of the term, so that the loans might be advanced to others on similar conditions; and the remaining third part to be applied in binding out such poor boys apprentice as could read English, and whose parents were indigent housekeepers, who maintained themselves without parochial assistance: the trustees were to meet yearly, on the Monday next after the feast of St. Andrew. Certain chief-rents, amounting, altogether, to £19:0:10 per annum, arising from property in Oldham, Chadderton, and Manchester, are paid on account of this bequest. The rents are received by Thomas Markland, Esq. the acting trustee of the charity. The funds of the trust, beside the annual income, amount to about £1000, which is employed according to the direction of the testator. Sums of £50 are lent to young tradesmen, without interest; apprentices are placed out; and an annual allowance is made to a clergyman for preaching a sermon. While Mr. Markland has had the management of the charity, the loans advanced have been punctually repaid, either by the parties themselves or one of their sureties, without loss; and among the bonds, delivered to him by his predecessor, there is only one on which the full payment has not been recovered. Since 1819, twenty-three children have been apprenticed to good trades, with premiums varying from eight guineas to £20. The trustees meet on the Monday after the 30th November, when a sermon is preached, instead of on New-Year's Day, and for which the preacher receives £1, and 7*s.* are paid for ringing the bells previously to the service.

RICHARDS'S CHARITY.

Catharine Richards, by her will, dated 3d March, 1711, after devising her manor of Strangeways, and her mansion of Strangeways-hall, and her property in Manchester, directed that the persons who should be in possession of the devised estates should, out of the rents of the houses in Manchester, pay £100 per annum for the relief of widows of decayed tradesmen of Manchester, and for instructing and apprenticing poor boys and girls of the like decayed tradesmen, in such manner and number as they, together with the warden of Manchester, should direct. If the clear rents of the houses did not produce £100, the objects of the charity were to be proportionally limited. And, in the event of the failure of issue from Francis Reynolds and the other devisees, the entire produce of the whole estate of the testatrix was to be applied to the charitable objects mentioned, in such manner as the warden of Manchester, with the approbation of the boroughreeve, the churchwardens, and overseers, should appoint.

The principal part of the estate devised by Mrs. Richards is now the property of Lord Ducie, the grandson and heir of Francis Reynolds; and the ultimate devise of the warden, in the

event of the failure of issue, appears to have been barred by a recovery suffered in 1797. With respect to the premises in Manchester, which were charged with the payment of the £100, a part was purchased by the churchwardens and overseers, for building a poor-house, under an act of parliament, in 1790, subject to the payment of an annual rent of £100, to Lord Ducie, and such persons as should, in succession, become entitled to the residue of the estates mentioned in the will. The £100 per annum is now charged to the account of the poor-rates, and the payments on account thereof are made by Mr. Lings, the assistant to the churchwardens. Seventy pounds are yearly divided among ten poor widows resident in Manchester, who are appointed by Lord Ducie and the warden, alternately, as vacancies occur. The sum of £20 per annum is given to the national school for boys, and, on account of which, fourteen boys are instructed. The remaining disbursements, on account of the charity, are in occasional apprentice-fees for the boys educated.

In 1825, there was a balance in favour of this charity in the bank of Messrs Jones, Loyd, and Co. amounting to £671:12:4, entered to " the parish account," and for which interest is allowed at three per cent. The Commissioners think it desirable that some steps should be taken for the disposal of this balance, either by investing it in the public funds, or increasing the number of objects of the charity so as to exhaust it; and they were assured by the warden that the subject would be taken into immediate consideration.

BAGULEY'S CHARITY.

William Baguley, in 1725, left £200 towards the founding of a charity-school, and which appears, from the Churchwardens' Register to have been laid out in the purchase of several chief-rents, amounting, annually, to £8 : 13 : 2, which were vested in Sir John Parker Mosley and the Rev. Robert Kenyon. Under the statement in the Register is an entry, in pencil, that seems to have been intended as a list of the rents, but by whom or when this entry was made does not appear. The Commissioners applied to the persons now in possession of the premises mentioned in the list, but they could not obtain any information from them on the subject, nor any evidence of the payment of the rents, except as to one of £2, though it is supposed that the whole, or at least part of them, were received by John Thornton, who kept a school in Tipping's Court, up to the time of his death, in 1821. As to the £2, it forms part of a reserved rent of £22, on premises in the easterly side of Deansgate and Toll-lane, payable by Mr. Mather, to the Rev. J. Ward and another, who are ready to resume the payment of this annual sum as soon as any one is authorized to receive it. As there are neither trustees nor schoolmaster, nor can any be appointed without incurring the expense of an application to the Court of Chancery, the Commissioners recommend the payment to be made to the churchwardens of Manchester, to be added to the funds now appropriated to the education of the poor.

HINDE'S CHARITY.

Anne Hinde, in 1723, left a

parcel of land, in Salford, her messuage in Fennel-street, and the residue of her personal estate, on trust, to six persons, for the instruction of ten children of Manchester, and ten children of Stretford, half boys and half girls, whose parents did not receive parish aid, in reading, writing, and the church catechism; the boys to be provided with green frocks, hats, stocks, hose, and shoes; the girls, with green gowns, caps, handkerchiefs, stockings, and shoes, and also with books for their instruction; they were publicly to say their catechism once, on a Sunday, every year, in the collegiate church of Manchester, or in the chapel of Stretford: and, when the number of trustees was reduced to three, as many more were to be appointed by the survivors. The present trustees are William Fox, Henry Farrington, Thomas Borron, Thomas Hardman, Joseph and Edward Loyd. The premises in Salford, under an act of parliament, were purchased by the magistrates, for the purpose of erecting a house of correction, for that hundred, on the site; and the houses in Fennel-street, being in a ruinous state, were pulled down, and a substantial dwelling erected on the spot. The property of the charity, at present, consists of, 1. The dwelling in Fennel-street, now a public house, known by the sign of the Apple-tree, on lease for eleven years, from 1817, at the clear rent of £144 a-year. 2. Funded property, standing in the name of the trustees, and yielding a dividend of £55 : 13 : 4 per annum. 3. A reserved rent of 5*s.* paid by the churchwardens for a right of way leading through a passage adjoining the public-house, to a Sunday-school belonging to the collegiate church. Total income of the charity, £199 : 18 : 4.

Out of this income, twenty-eight children of Manchester and twenty-nine of Stretford are clothed and educated, free of expense. The former are instructed in St. Mary's charity-school, the latter in a building erected in Stretford, on the waste, and which is kept in repair by the township, a rent of 1*s.* being paid to the lord of the manor. The children are appointed at an annual meeting of the trustees, in May: none are admitted whose parents are not of the established church, or receive parochial relief. They continue in the school three years, and receive, annually, a suit of clothes, according to the direction of the testatrix.

CORLES'S CHARITY.

Jane Corles, in 1732, left £55, on trust, to the two chaplains of Christ's College, in Manchester, to be placed out at interest, and the interest distributed, in twelve penny loaves, to poor persons attending divine service; or if such distribution failed to induce their attendance at church, then the produce of the bequest to be distributed, every Christmas-eve, to twenty-two poor persons, at the rate of half-a-crown each. This legacy is now in the bank of Messrs. Jones and Loyd, in the name of the Rev. Cecil Wray, one of the chaplains of the collegiate church, by whom the interest is distributed on Christmas-eve, among poor widows of the town, who have usually attended the church. The Commissioners suggested to Mr. Wray the

expediency of investing the bequest in the public funds.

SEDGWICK'S CHARITY.

Roger Sedgwick, in 1733, left £200 to his son and heirs, on trust, to be invested in lands of inheritance, or, if no suitable purchase could be made, he charged them with the payment of £10, yearly, to the poor of Manchester, not receiving parish aid; £20 was added to the original legacy by the trustees, and the whole laid out in the purchase of several rent-charges, issuing out of a close in Manchester, called Wilkinson's Garden, amounting in the whole to £8 : 3 : 9 per annum, and which is now received from the owners of the premises, Messrs. Merrick, Withington, Aston, and Bradshaw. The rent-charges are, at present, vested in James Sedgwick, Esq. of Hoole-hall, near Chester, who, of late years, from inadvertency, has distributed them among the poor of his own neighbourhood, but being now aware that the charity was intended for the poor of Manchester, he has engaged to apply the income, in future, according to the intentions of the donor.

SCHOLES'S CHARITY.

Elizabeth Scholes, in 1734, left £21, to pay one guinea for a sermon to be preached in the collegiate church, by the chaplains, alternately, on St. John the Baptist's Day; she also left the interest of £150, to be distributed among twenty indigent housekeepers, not receiving parish relief, who should attend to hear the said sermon; and the interest of £52 to be distributed by the churchwardens of Chapel-in-the-Frith, in Derbyshire, in twelve loaves, weekly, among poor housekeepers and children attending the morning service. An option was left to the trustees to invest the several sums mentioned in the purchase of an estate, but these legacies were ultimately laid out in the public funds, and the trustees are now Messrs. Bateman, Maud, Gould, and Hall. In 1813, the dividends amounted to £14 : 10 : 2; of which sum £1 was paid for a sermon; £11 was distributed among twenty widows at 11*s.* each; £2 : 10 was paid to the churchwardens of Chapel-in-the-Frith, leaving a balance of 2*d.* to the trustees.

DISSENTERS' CHARITIES.

In 1735, *Ann Butterworth* gave to fifteen trustees £500, on trust, after her death, to apply the interest in apprenticing children of poor protestant dissenting ministers, decayed tradesmen, and others, being dissenters, not excluding other protestants of religious characters, who have not received parish aid, to masters and mistresses likely to set them good examples; each apprentice to have a premium, not exceeding £20, and a gratuity of £5, in case of good behaviour and future promise at the expiration of the term: the legacy might be invested either in land or rents, and not fewer than five, nor more than twelve, trustees were to act. To the original legacy, and for the same purposes, *Daniel Baylay*, in 1762, added £100. The trustees are dissenters, and members either of the congregation attending Cross-street or Mosley-street chapels, and the first trustees were persons of the same denomination. The funds of the charity consist of £3066 : 13 : 4,

Three per Cent. Consols, considerable additions having been made by investing the surplus income beyond the amount which has been expended in binding out apprentices. The stock stands in the names of three of the trustees, Benjamin Heywood, James Darbyshire, and Joseph Pilkington. In the last ten years, twenty apprentices, boys and girls, have been placed out: with ten of these, a premium of £20 has been paid, with one a premium of £30, and with the others it has varied from £5 to £15. No gratuity has been paid to advance young men in business who have diligently served their apprenticeship.

From this statement, it appears that the annual surplus income is considerable; yet it was stated that no application is refused, provided the applicant comes within the description of objects sought to be benefited by the charity. It was also represented to the Commissioners that it is well known, in Manchester, that such a provision exists, and that it is for the benefit of all persons being protestants, whether of the Church of England or dissenters. What is more remarkable, there are other charities in the town, for the purpose of putting out apprentices, in which no difficulty occurs in finding proper objects, even with a *smaller premium* than is allowed out of this charity; the Commissioners, therefore, cannot help thinking that if the nature of the charity were more generally known, its benefits would be more frequently sought for. The Commissioners further recommend that the balance in Mr. Heywood's bank should be invested in the funds, unless occasions should immediately occur of appropriating it agreeably to the intentions of the donors.

Under the management of the same class of dissenters are several charitable donations, which were invested in the purchase of £683 : 6 : 8, Three per Cent. Annuities, now standing in the names of John Touchet and Samuel Kay, and the profits of which were left to be distributed among the poor of the Presbyterian congregation meeting in the New Chapel, in Cross-street. The dividends arising from this fund is shared among the trustees, who disburse it, according to their discretion, in sums stated to vary from 7*s.* to 20*s.*; but of late years *no account* has been kept of the distribution.

Daniel Shelmerdine, in 1801, left to the trustees of the Independent-chapel, in Mosley-street, 120 guineas, to apply the interest monthly, on sacrament-days, for the benefit of the poor of the congregation. This legacy was laid out in the purchase of a chief-rent of £7 : 0 : 2, issuing out of a field adjoining Cross-street, and which is now paid by Mr. Livesay to the deacons of the chapel, by whom it is distributed among the poor.

NICHOLSON'S CHARITY.

Ellen Nicholson, in 1742, left £120, on trust, to pay the interest to ten poor inhabitants of Manchester, who had no relief from the town. This bequest is now in the hands of J. Tipping, Esq. of Devonport-hill, near Congleton, and he pays interest at the rate of five per cent. The trustees are Mr. Tipping and Mr. Jackson, of Manchester, the last of whom receives the interest, which he dis-

tributes among ten poor widows whose names are entered in a book kept for the purpose.

BENT'S CHARITY.

Elizabeth Bent, in 1773, left £500, on trust, to pay the interest to the warden and fellows of the collegiate church for the support of a school in the Old church-yard; and out of the residue of her personal estate, she left the interest of £50 to the poor of each of the several townships of Manchester, Cheetham, and Prestwich, to be paid to the boroughreeve, and applied according to his discretion. The interest on the legacies of £500, and of £50 each to the two first mentioned towns, was paid until the year 1790, by the Rev. Humphrey Owen. It was subsequently paid by Mr. Ridgway, a solicitor, then living in Manchester, until 1801, when he left the country, and nothing has been paid since, and the charity may be now considered lost. The payment to Prestwich appears to have dropped at the same time. The Commissioners declined inquiring into the Collegiate-church school as it appeared to be within the exceptions of the 7th section of the Act of Parliament.

FISHER'S CHARITY.

Catharine Fisher, in 1752, granted her premises in Deansgate, on trust, to pay, every 13th of January, to forty poor housekeepers, residing in Manchester, and of the communion of the Church of England, 5*s*. each, and with the residue buy twenty-four penny loaves, to be given every Sunday in the collegiate church, to as many poor persons, and thirty penny loaves to be given every Good Friday, Christmas-day, and Ascension-day, in the same church; and she also left a clear yearly rent of 50*s*. issuing out of messuages near Salford-bridge, to be shared among ten poor housekeepers, residing in Salford, and regularly attending divine service on Sundays. The original deed of this conveyance cannot be found. The premises in Deansgate were leased for 999 years, at a reserved rent of £15 : 11 : 6, the amount of the payments charged upon them by the testatrix, which is received from Mrs. Varley, by Mr. Clough, solicitor, who every Christmas pays 5*s*. each, to forty poor widows. He also pays £5 : 11 : 6, the residue of the rent, to the clerk of the collegiate church, for providing bread, which is distributed under the observance of the churchwardens on Sundays. The rent-charge of 50*s*. per annum is received from the owner of a public-house, in Salford, called the Red-lion, by Mr. Clough, and is distributed by him in sums of 5*s*. each, among poor persons, living in Salford, of the description intended by Mrs. Fisher.

The Churchwardens' Register mentions a further donation of this benefactress, of £60, to be lent for seven years, without interest, and, in 1786, vested in Daniel Whittaker and John Ridings; but the Commissioners could not obtain any information respecting it.

CLAYTON'S CHARITY.

James Clayton, in 1784, bequeathed, to the churchwardens and overseers, £400, to be paid after the death of his wife, and the interest applied in the purchase of bedding and bed-

clothes, to be distributed, every St. Thomas's Day, among poor working inhabitants, being housekeepers, and residing in Manchester. This legacy was not received till 1813, when, after deducting the legacy-duty, it was invested in the funds, and the dividends applied to the purchase of blankets. Tickets are given by the churchwardens to some of the principal inhabitants, to dispose of among poor persons whom they wish to recommend as fit objects of the charity. On St. Thomas's Day, 1825, upwards of seventy blankets were thus disposed of.

CHARITY TO HOUSEKEEPERS.

Sarah Brearcliffe, who died in 1803, left £3000, on trust, to be laid out as seemed best, and apply the yearly income in the maintenance or relief of fifteen old housekeepers who had been inhabitants, with a good character, either of Manchester or Salford, for seven years, and who did not possess a yearly income of 40*s*. the oldest persons always to be preferred; and, on the death of the trustees named in the will, the two chaplains of the collegiate church, the rector of St. Ann's, if the officiating minister, but if not, the curate, and the rector of Trinity-chapel, Salford, if officiating, but if not, the curate, should have the sole management of the trust-premises, and the nomination of the objects of the charity. Miss Byron and Mr. Fox are the surviving trustees named in the will, the former, who resides in Manchester, nominates the persons claiming the benefit of the donation, and the latter manages the funds. The legacy, after deducting duty, was invested in the public securities, and the annual dividend amounts to £112. The persons receiving the charity have always been females, widows or single women, it being supposed that such was the intention of the testatrix, although not expressly mentioned in the will. In 1823, £8 each was allowed to fourteen poor women, which exhausts the present income from dividends; but a balance of £54 being in the bank, it is proposed to lay it out in a further purchase of stock, so that the number of objects may be increased to fifteen, according to the directions of Mrs. Brearcliffe. No expenses attend the management, except those of occasional powers of attorney and postage.

ST. PAUL'S SCHOOL.

This school was established by the curate and chapel-wardens, in 1777, out of funds arising from voluntary contributions for gratuitous instruction, in the English tongue, of children frequenting St. Paul's chapel, in Manchester; and certain premises purchased for the use of the school, and the general management thereof, were vested in ten trustees, chosen from among the pew-proprietors and communicants of the chapel. For several years the charity has been under the management of the curate and chapel-wardens, and the property belonging thereto consists of three cottages adjoining the chapel, producing a yearly income of £34 : 5. Out of these rents and the offertory-money collected in the chapel, the schoolmaster received six guineas for instructing twelve children, and the residue of the income was applied in clothing them and purchasing books. In 1816, children were sent to the National,

school to the number of twenty, all of whom were supplied with clothing. In 1822, when the present incumbent was appointed, it was considered that the sacrament-money could not be properly appropriated to this object; from that time the vacancies in the number of children were not filled up, and since 1823, none have been either clothed or educated, the income of the charity being allowed to accumulate in the hands of the wardens or expended in repairs of the chapel.

The Commissioners think steps should be taken to re-establish this charity, and that the accounts of the wardens should be forthwith settled, and the balance invested on proper security. It is suggested, by the incumbent, that part of the premises may be given up to a schoolmistress, in consideration of teaching twelve girls, free, in the school-room, being allowed to take other scholars on her own terms; and that, with the residue of the rents, aided by a collection in the chapel, such girls may be clothed. The chief objection is that the trust-deed directs that the whole income should be expended in education and providing them with books, and there is no authority given to the curate and chapelwardens to dispose of any part of it in clothing. It is stated, however, that sufficient gratuitous instruction can be obtained in the neighbourhood, and that if this plan were adopted, the principal part of the expenses would be defrayed by voluntary contributions.

LOST CHARITIES.

The Commissioners could not obtain any information of three charities mentioned in the Church-wardens' Register, amounting to about £200, chiefly bequeathed for loans, without interest, to young tradesmen, and which may be properly included under this head.

In the course of the inquiries into the charities for the poor, in Manchester, it was found that £4 is annually laid out by the Rev. J. Clowes, in linen, which he distributes, about Christmas, at the collegiate-church, among persons attending there. This sum is transmitted to Mr. Clowes, by Samuel Peploe, Esq. who states that he conceives the payment is not secured by any deed or will, and that it is a voluntary gift; the same sum was formerly distributed by his grandmother, and, therefore, the only proof of its being obligatory is the fact of the uniform distribution of the same for many years.

Having gone through the charities reported in the township of Manchester, we shall next give an account of the charities in the several townships and chapelries into which the parish of Manchester is divided.

TOWNSHIP OF ARDWICK.

A building, in this township, comprising two school-rooms, has an inscription, purporting that the school was erected and endowed by *Samuel-Thomas* and *George Birch*, in 1754. And, in the parliamentary returns of 1786, it is stated that the same persons gave £200 for teaching eighteen children, which was then vested in Samuel Birch, and produced £8 per annum. The Commissioners could not discover any documents in the township relating either to the foundation or the endowment, but it is reported that the sum

of £8 was formerly paid to the schoolmaster, out of the rents of an organ-gallery, erected by Thomas Birch, Esq., in the chapel at Ardwick. But, according to the license of the bishop, for erecting the same, Mr Birch was to receive the rents of the pews in the gallery, only, until such time as he should be reimbursed his expenses; and that, afterwards, the rents were to be paid to the curate, so that no permanent charge could have been created for the benefit of the school. The master is appointed by the trustees to the chapel and the subscribers to the Sunday-school.

TOWNSHIP OF BLACKLEY.

Several persons having subscribed to erect a school and schoolhouse, in this township, in 1793, the Hon. *Edward Percival* gave a piece of land for the site, which was conveyed to fifteen trustees, who were empowered to choose their successors from persons residing in Blackley, elect a master, for the instruction of children in reading, writing, and arithmetic, for such payment as was usual in other public schools in the parish of Manchester, and remove him in case of misbehaviour, after three months' notice. The school contains two rooms, the lower of which is used as a day-school, and the building is also used as a Sunday-school, the subscribers paying the master £4 per annum, as rent, and keeping it in repair.

Robert Lichfield, in 1710, devised a messuage and tenement, called Cooper's tenement, upon trust, to pay, out of the rents, a clear annuity of £5 to such schoolmaster, inhabiting Blackley, as the trustees should elect. George Johnson, John Hulton, and nine others, are the trustees of this rent-charge, which is now paid by Mrs. Allsop, the owner of a small farm called Cooper's, to the chapel-clerk, who keeps a school upon his own premises, and was appointed by the trustees to receive the payment. *No children are taught free on account of this benefaction.*

Adam Chetham, in 1652, granted a messuage and land in Blackley, held on lease for 999 years, from that date, at the rent of 4*s.* 6*d.* on trust, to apply the clear produce of the premises, in the proportion of one-third, towards the better maintenance of a preacher at Blackley-chapel, and the remaining two-thirds towards the relief of the poor, residing in the township, under the direction of the two constables and chapel reeves: the number of trustees not to exceed eight, nor be fewer than six, and every Tuesday in Easter week they were to render an account of their trust, in the chapel, to such inhabitants as might be present. Upon a part of the trust-property, a poor-house has been erected, and the residue is held by the executors of Samuel Taylor, at a rent of £21, under a long lease, expiring in 1913. The lessees have erected ten cottages on the premises, supposed to be worth £60 per annum. No rent has ever been paid for the use of the site of the poor-house; but the Commissioners conceive a fair rent ought to be paid by the overseers, or that the premises should otherwise be let for the benefit of the charity. The rent of £21 is received by one of the trustees, and one-third is paid to the incumbent of the chapelry; the

other two-thirds, together with 18*s.* in respect of two other charities, are laid out in linen cloth, to be distributed about Christmas, a preference being given to persons not maintained out of the poor-rates. If any surplus income remains it is expended on a dinner by the trustees, among whom at present are Robert Scholes, John Hulton, and James Ogden.

The only remaining charities in this township are two legacies of *John* and *Thomas Travis*, of £20 each; of the former *one-half* the interest was to be given to the parson of Blackley, and the residue to the poor; of the latter the whole interest was to be given to the poor. Both legacies are now in the hands of Mr. Travis, for which he pays 3½ per cent. interest; 10*s.* have hitherto been paid to the minister, Mr. Travis not having been aware that he was entitled only to one moiety of the interest of £20, given by John Travis. The residue of the interest has been carried to the account of Chetham's charity, last mentioned.

TOWNSHIP OF CHEETHAM.

The only charity in this township is *Bent's*, of which all the particulars the Commissioners could obtain respecting it have been given in the township of Manchester. See page 684.

TOWNSHIP OF CHORLTON.

Margaret Usherwood, in 1742, left the residue of her estate, on trust, to educate six children, or as many as the income was adequate to, whose parents frequented Chorlton-chapel, more particularly those bearing the names of Warburton or Williamson, the children to be clothed and regularly attend the chapel. The produce of this bequest amounted to £160, now in the hands of Robert Fielden, Esq. on bond, bearing interest at five per cent. which is applied by the trustees, so far as the amount will permit, to the purposes of the charity. Edward Mason is the acting trustee.

This township also receives every five years a rent-charge of £4, left by Sir *Edward Mosley* to the poor.

TOWNSHIP OF CRUMPSALL.

There are three cottages in this township, situate near Whitesmithy toll-gate, which are stated to have been built about 1785, at the expense of Mr. Bowker and Mr. John Taylor, both of whom are now dead. The land upon which these buildings were erected forms part of certain premises then held by Mr. Taylor, on an under-lease granted by T. W. Coke, Esq. of Holkham, and now held by Mr. Taylor, of Oldham, the grandson of the said John Taylor, under Lord Wilton, the lease mentioned still subsisting. No deed appears to have been executed for carrying into effect the intentions of the persons who erected these buildings, but it is expected some arrangement will be soon made for this purpose with Lord Wilton and Mr. Taylor, the present lessee. The buildings were used as a school until 1818, when Mr. Bowker and Mr. Taylor, who have acted as trustees of the premises, made an agreement with the managers of St. Mark's school, in Broughton, that the buildings should be converted into cottages, and part of the rents paid for the instruction

of a certain number of children of Crumpsall, at St. Mark's school. The rents of the cottages now amount to £22 per annum, out of which £13 is paid to the treasurer of St. Mark's, on the condition mentioned, and the residue of the rents has paid the expense of converting the buildings into cottages. At Christmas, 1825, there was a balance in favour of the charity, part of which was distributed by Messrs. Taylor and Bowker, in clothing, among the poor of Crumpsall.

CHAPELRY OF DIDSBURY.

In this chapelry is a school, to the benefit of which the inhabitants of the four townships constituting the chapelry are considered as being entitled. It consists of two rooms, and is supposed to have been erected many years ago, by subscription, on a plot of land forming part of the waste of the manor of Withington, and subject to a chief-rent of 3*s.* per annum. The expense of keeping the school in repair is paid by the contributions of the inhabitants, but the principal part of the master's income is derived from the charity of Sir E. Mosley, of which we shall now give an account.

About 1685, Sir *Edward Mosley*, Bart. by will, devised certain closes, on the south side of the Mersey, which were conveyed to John Rudd and others, and their heirs, on trust, to apply the rents for the perpetual maintenance of a schoolmaster, at Didsbury, to be approved by the heirs and assigns of the testator, lords of the manor of Withington. No subsequent conveyance has been made, and the legal estate appears vested in John Rudd, the great grandson of the trustee mentioned. The closes form a meadow of four acres, which has been let at £37 a-year, the schoolmaster receiving the rent, who also receives the produce of some other charities we shall shortly notice. At the time of this Inquiry forty children were taught reading, writing, and arithmetic; but none were taught free, and the charge made is 3*s.* a-quarter. There is, at present, some uncertainty to whom the right to appoint the master belongs. Robert Fielden, Esq. the chief landholder in these parts, appointed the three last masters, but submitted the last appointment to the approval of Wilbraham Egerton, Esq., the lord of the manor of Withington. In the absence of all documentary evidence, the Commissioners think Mr. Fielden is entitled to the appointment, subject to the approval of the lord of the manor. They recommend the appointment of trustees to superintend the school, and that the school-property should be conveyed to trustees chosen from the substantial inhabitants of the chapelry. Mr. Rudd and Mr. Fielden expressed their readiness to concur in any arrangement tending to the benefit of the endowment.

Sir *Edward Mosley* charged his manors of Withington and Heaton Norris with the payment of £4 to the churchwardens of Didsbury, for the use of the poor of these manors, and also with the payment of the like sum to a schoolmaster of Didsbury, until lands of the like value were settled upon them. These rent-charges are now paid by Mr. Fielden, to the uses of the grant; but it appears, four out of the ten townships in the manors of Withington and Heaton Norri

—Moss-side, Rushulme, Denton, and Levenshulme—are, improperly, excluded from the benefit of the annuity of £4 to the poor.

Thomas Chorlton, in 1728, charged his premises at Grundy-hill, with the payment of £5 yearly, to the chapelwardens of Didsbury, to distribute, in the chapel, £4, weekly, in bread, to the poor, and pay the 20*s*. residue to the schoolmaster at Barlowmoor-end. This rent-charge is paid by Mr. Thorniley, and applied as directed.

Sergeant Boardman, in 1768, left £50, on trust, to lay out the interest in bread, to be distributed, every Sunday, in the ancient chapel of Didsbury. This legacy is invested in the funds, in the name of the Rev. I. Newton, and a dividend of £3 : 1 : 6 is yearly received by the chapelwarden, which is applied with Chorlton's charity.

Ann Bland and *Thomas Linney* left, each, £100, on trust, to apply the profit to the relief of the poor, and which was laid out in the purchase of a meadow, in Didsbury, called Twyford's Wharf, which contains about two acres, and is now in the occupation of Joseph Reddish, at the rent of £13. The trustees being all dead, the chapelwardens have had the entire management of the charity. They lay out the rent in the purchase of blankets, which they distribute, in the course of the winter, among poor housekeepers not receiving parochial relief.

Edward Hampson, in 1756, left £100, on trust, to pay, yearly, to the minister, at Didsbury, £1; to the schoolmaster, £1; to the singers of the chapel, £1; and the remainder to such uses as the trustees should appoint. This bequest is in the hands of Mr. Fielden, who pays £5 interest, which is applied to the purposes mentioned, and the residue of £2, Mr. Fielden distributes, in clothing, among the poor of the chapelry.

There is a Sunday-school in this chapelry, to which *Robert Parker*, Esq. left £20, but it is principally supported by voluntary subscriptions, and, consequently, exempt from this Inquiry.

TOWNSHIP OF GORTON.

A school was erected in Gorton, some time prior to 1812, by voluntary contribution, on a piece of ground belonging to Robert Rider, and conveyed to ten trustees, who were to appoint a fit person, of the established church, to be master of the school, to bring up children in the same persuasion, and teach them reading, writing, and arithmetic, for the same prices as were usual in the parish of Manchester; the trustees to have the use of the school for any meeting of the inhabitants on town business, and, in case the school was used as a Sunday-school, the children attending it were to be educated in the principles of the established church; the school to be kept in repair by the master, and, in the event of it falling into decay so as not to be used for a school for the space of three years, the site and erections thereon were to be re-conveyed to Robert Rider, his heir and assigns. The present trustees are the Rev. James Gatliff, Thomas Pownall, and John Rothwell. No children are taught free, but the master is allowed to charge such quarterage as he thinks proper. As the teacher of the Sunday-school,

the master receives the interest of a legacy, of £20, left by the Rev. *J. Darby*, and now in the bank of Messrs. Jones, Loyd, and Co.

Sarah Taylor, in 1680, left £20, the interest to be paid to the minister in Gorton-chapel; and, also, £20, the interest to be paid to the poor. The interest of these legacies was paid, for some time prior to her death, by a maiden lady, named Arderne. No property was left to meet the payment after her decease, but her executor, Mr. Gregg, has continued the payment to the poor, out of respect to her memory, as a *voluntary* gift, and as such it must now be considered.

TOWNSHIP OF HEATON NORRIS.

John Hollingpriest, in 1785, left £200, on trust, for the benefit of the charity-school, situate upon the turnpike-road, in Heaton Norris. The legacy is secured on mortgage, at five per cent. Messrs. Lingard and Vaughan, solicitors, of Stockport, pay the interest, after deducting £1 for their trouble. The school is near St. Thomas's Chapel, and appears to have been erected upon the waste, by subscription, about a century ago, and to have been repaired by the same means. The master is appointed by the inhabitants of the township. He has about ninety scholars, who are instructed, upon his own terms, in reading, writing, and accounts; no children being taught gratuitously.

In the township are certain premises adjoining an estate called the *Tithe-barn-house*, which appear to have been appropriated for the support of a school; they consist of two cottages with gardens, and a plot of ground in front, formerly used as a playground for the scholars. These premises made part of the waste of the manor belonging to Wilbraham Egerton, Esq. and it is reputed that the cottages were built by subscription, upwards of sixty years ago, and trustees were nominated, though no deed appears to have been executed to convey the legal estate to them. From this period up to 1818, four persons have always acted as trustees, in letting the property not occupied by the master, in ordering repairs, &c. for which purposes they meet at Christmas, and, upon a vacancy, appointed the master, to whom the clear rents were paid, on condition of teaching a few children gratis. Thomas Jepson is now the only survivor of those who were acting as trustees in 1818; and the vacancies which have since occurred have not been filled up. In 1816, Thomas Higson was appointed schoolmaster, and one of the cottages was given up to him for his residence, but a certain rent was reserved; the other cottage was let. The master has not had a *single scholar for several years*, but has continued in the occupation of the cottage, without accounting for any rent. Applications have been made to him, by some of the principal inhabitants, to give up possession of the premises; but this, up to the time of this Inquiry, (February, 1826,) he had refused to do, upon the plea that he was willing to teach any children if they were sent to him. It appeared, however, to the Commissioners that he was totally unfit for the situation of schoolmaster, and they informed him that he had no right to re-

tain these premises, except upon the terms of keeping school, which he was incompetent to do, and he engaged to give them up in the course of a month, from that time. The cottages are supposed to be worth about £12 per annum. The Commissioners recommend the appointment of new trustees, and, as Mr Egerton has expressed his willingness to convey the school-premises to gentlemen of the neighbourhood, as trustees, it is hoped the charity will shortly be placed on a better system.

This township has some interest in the charities of Sir E. Mosley and others, which will be found under Didsbury, p. 689.

TOWNSHIP OF LEVENSHULME.

A school and school-house formerly stood on a piece of waste ground, in this township, upon which there was an inscription, stating that the school was erected and endowed by Thomas Fletcher, and other benefactors, A. D. 1754. No documents could be found relative to it, nor does it appear any permanent income was appropriated to its support. Under the sanction of a vestry-meeting, in 1823, the school-premises were sold to the commissioners of the Manchester and Buxton turnpike-road, for £150, with which sum, aided by subscriptions, it was resolved to erect a new school and school-house, and that trustees should be elected by subscribers of £2 each. A dispute afterwards arose among the three gentlemen appointed to carry these resolutions into effect, which appears not to have been terminated at the period of making this Report; but as the subsisting differences had been submitted to the Commissioners, who waited the opinion of a town-meeting, on the most eligible course to be adopted, it may be expected the matter will be amicably settled.

CHAPELRY OF NEWTON.

William Purnall, in 1763, left £200, the residue of his personal estate, to such charitable uses as his executors should appoint, and which was assigned by them, on trust, to apply the interest to instruct not exceeding fifteen children, free of expense, in *reading*, *writing*, and *accounts*, at the school in this chapelry. The surviving trustees are Messrs. Hadfield and Barker; but the deed, whereby the money was assigned to them, *is now lost*. The legacy has been lent to the trustees of the Manchester and Oldham turnpike-road, who pay 4½ per cent. interest, which is paid to the master of a school in Newton, who instructs fifteen children of the township, appointed by the trustees, in reading, but the usual charge is made for their instruction in writing and accounts. The school consists of two rooms, erected by the inhabitants, on the waste. It is also used for a Sunday-school, which is chiefly supported by voluntary subscriptions; but the late *Thomas Todd*, in 1824, endowed it with a legacy of £200, so long as it was kept up, but when the number of children was less than 200 it should be paid, during such suspension, to the Manchester Infirmary.

Elizabeth Chetham, in 1689, left £20, on trust, to pay the interest to the master of Newton school, for the teaching of poor children of Moston and Newton, until they could read the bible.

This legacy is in the hands of Mr. Thomas Preston, one of the the trustees, who covenanted to pay interest at five per cent. The interest appears not to have been regularly applied latterly, and, up to 1st May, 1825, there was, according to the account rendered by Mr. Hobson, a balance due to the charity of £11. At the time of this Inquiry six children were taught, the schoolmaster to receive 2*s.* 6*d.* a-quarter for each child. With the surplus, in hand, it is proposed to appoint new trustees, and apply the residue in educating a greater number of children.

John Guillam, in 1683, left £20 to the poor, which was laid out in a rent-charge of £1 : 4 per annum, then vested in Edward Greaves. The property understood to be charged with this payment is an estate in Newton, called Cuckeith, which was purchased by Mr. Barker, without notice of any charitable bequest issuing thereout. The annuity appears to have been formerly paid, and the Commissioners applied to the solicitors of the late owners of the property, but they could not obtain any information on the subject from them.

TOWNSHIP OF SALFORD.

The principal charities in this township are those of the Elder and Younger Booth, and being nearly under the same trustees and administrators, we shall include them in one article, beginning with the charity of the Elder Booth.

Humphrey Booth, in 1630, enfeoffed certain premises in Manchester then, of the yearly value of £20 : 10, to six persons, on trust, after the payment of a chief-rent of 10*s.* to the grantor and his heir, to apply the clear profits to the *relief of such poor aged, needy, or impotent people, dwelling in* Salford, as the two constables of the town, and the churchwarden of Manchester and Salford, should appoint; the premises were to be let, from year to year, at the highest rent that could be got; the trustees were not to be fewer than two, nor exceed six, and they were, together with the two constables and churchwarden, every Tuesday in Easter week, to give an account of the charity in the parish church of Manchester, to such persons as might be there present.

In 1776, an act of parliament was obtained, authorising the trustees to let the charity-estate, on building leases, for any term, not exceeding ninety-nine years, at the highest improved rents which could be got; and they were allowed to apply such portion of the rents, as they deemed expedient, in the improvement of the residue of the trust-property. The charity-estate is divided into several portions; the first consists of 35,800 square-yards, situate at the junction of Piccadilly and Port-street, and the whole of this, except certain parts, sold to the Rochdale Canal Company, is let on building leases, at the rent of from 1½*d.* and 2½*d.* a square yard. The total annual rents of this part of the property amount to £194 : 1 : 10½. By the buildings erected the premises have been much improved, but the present value cannot be exactly ascertained; the leases were for ninety-nine years, and are more than one-half expired. The property sold to the Rochdale Canal Company consisted of two parts,

for the purpose of making wharfs and building warehouses, subject to yearly rents, amounting to £167 : 0 : 2. The third portion of the charity-estate comprised eight acres, situate at the junction of Great Bridgewater-street and Oxford-street. The whole of this property was demised, in 1792, to John Gilbert, for ninety-nine years, at a rent, after the second year, of £600. Part of this property has been assigned to the Canal Company, for the remainder of the term, at a rent of £109 : 6, and they purchased the reversion from the trustees upon payment of an additional rent, to them, of £27 : 6 : 6, during the residue of the term of ninety-nine years, and, from the expiration of that time, a rent of £69 : 2 11.

Doubts have prevailed with respect to the validity of the lease granted to Mr. Gilbert, in 1792, upon the supposition that it was granted, partly for the benefit of Mr. Bury, one of the trustees and a party to the lease in question. In the opinion of the Commissioners, the transaction is not entirely "free of suspicion," but as the terms on which Mr. Gilbert took the lease were higher than could be obtained from any other person, there does not appear any reason for disturbing the present settlement. The terms made with the Rochdale Canal Company, for the sale of the reversion, the Commissioners deem much more exceptionable. For the residue of the term the Company pay a rent amounting to £136, whereas, at the expiration of the term they are only to pay £69. No reason can be assigned why the property should be considered of only one-half its present value, after the lease of ninety-nine years has terminated. The total income of the charity from the sources mentioned at the present time is as follows:

	£	s.	d.
Rents payable in respect of lands and houses near Piccadilly	194	1	10½
Rent reserved on the lease to Mr. Gilbert.....	600	0	0
Rents payable by the Rochdale Canal Company	194	6	8
Total	£ 988	8	6

The rents are collected by Mr. Cooke, and paid by him into the bank of Messrs. Jones, Loyd, and Co. The average annual expenses, in respect of the trust-property, including the chief-rent of 10*s.* payable to the estate of the late Sir R. G. Booth, amount only to about £43; the residue of the income is advanced to the churchwarden and constables of Salford, for distribution among the poor. In examining the earlier accounts of this charity, the Commissioners found that, for many years, the greater part of the income was "misapplied." From 1791 to 1802, different sums were advanced *towards erecting a workhouse* in Salford, and other large sums were borrowed, which were repaid with interest of five per cent. out of the funds of this charity, in pursuance of a resolution of the trustees. From 1791 to 1796, the only amount paid for *distribution to the poor was from* £20 to £37 a-quarter; from the latter period to 1806, £40 a quarter was paid. From 1806 to 1809, the quarterly payment varied from £50 to £100. It is only since 1810, the income

has been applied in the manner it is at present. The trustees, in 1824, were Dauntesey Hulme, James Hibbert, the Rev. John Clowes, Henry Burgess, John Bradshaw, and Thomas Darwell. The provisions in the original deed requiring an account of the management of the charity to be delivered publicly in the parish church every Tuesday in Easter week, has not been observed, and the clause is now omitted in the indentures of conveyance to new trustees.

We shall next speak of the charity of *Humphrey Booth*, the grandson of the former, who, by will, in 1672, devised a house, barn, four closes, and a piece of land, which had a well in it, called Oldfield-well, to be employed towards all repairs of the chapel of Salford; and in case there were any overplus, he directed it should be distributed among the poor of Salford, at Christmas, as the money left by his grandfather was. These premises were conveyed to trustees, to the uses of the will, and on the like trusts have been conveyed to others, the trustees, in 1821, being William Sherratt, Dauntesey Hulme, James Bateman, Henry Burgess, Thomas Peel, and James Hibbert, all of Salford. The greater part of the trust-property is let on building leases, for the term of ninety-nine years, and substantial houses, forming the Crescent, in Salford, have been erected thereon. The annual rents of this part of the estates amount to £523 : 5 : 9. The residue of the property consists of a messuage on the west side of Gravel-lane, now on lease to Thomas Dunster, at a rent of £21, and the spot called Oldfield-well is now garden-ground, let to Mr. Green, at £2. These rents are collected by Mr. Cooke, and the charges on the trust are about £15 per annum. Out of the clear income such part as may be required is applied in the repairs of Salford-chapel, and, out of the residue, sums are advanced to the churchwardens and constables to be disbursed in the same manner as the last charity. A very irregular practice has prevailed lately, the churchwardens and constables having, without any authority from the trustees, paid several bills for repairs out of the money given them for *distribution to the poor*. The sums paid for repairs from 1809 to 1825 amount to £1834 : 0 : 7; still the roof is in a bad state, and will require an outlay of £500 more, to which purpose it proposed to apply the balance accumulated in the bank.

The sums received on account of the charities of the Elder and Younger Booth are disposed of principally in linen, or blankets, or in weekly payments of from 2*s*. to 5*s*. to poor persons recommended to the churchwardens and constables, by one or more respectable inhabitants. Persons actually receiving relief from the township are not allowed to participate, but persons resident, though not settled inhabitants in Salford, are frequently admitted. Of those who receive the benefit of the charity, *the greater number would otherwise be obliged to apply to the town for relief;* but it is stated that the weekly allowance made from the charity considerably exceeds what persons in the same situation would receive out of the poor rates. The distribution takes place

every Thursday afternoon. And the Commissioners conclude with observing on the management of these two trusts: "Although the relief given to the poor by the present mode of distributing these charities is distinct from that afforded by the poor-rates, and although a more liberal allowance is thus made to such of the poor as would be entitled to relief from the township than they could claim from the overseers, it is evident that the immediate effect of its distribution is to *reduce the amount of the sums chargeable upon the rated inhabitants.*" Since 1822, the accounts of the charity of the Younger Booth have been exhibited at Easter, in the collegiate church, and signed by the minister, and abstracts of the accounts, from 1812 to 1817, were printed and circulated in the township.

OBSERVATIONS.

The above Report shows that the irregularities in the management of the two last trusts have been considerable, and that the charity of the Elder Booth, in particular, has been applied rather to the relief of the rate-payers than of the *poor, aged, needy, and impotent people* of Salford. It would be in vain to think of recovering back the large sums wrongfully diverted, and which probably arose from the trustees themselves being among the principal proprietors of the township, and, of course, benefited by any measure which tended to keep down the poor assessment. Material advantages will result from the present Inquiry, in making generally known the real nature of the trusts, the situation of the property, and the present income, by which those who feel any concern in the treatment of the "aged and needy," will be enabled to keep an eye on the future administration of their patrimony. This will be an object of still greater importance hereafter, as, on the expiration of the current leases, the revenues will be very considerably augmented. The mode of applying the income, at present, is not strictly correct; for, as the Commissioners have remarked, a considerable part is given to those who would otherwise apply to the town for relief:—it is not easy to suggest how the income could be best distributed. The aged, needy, and impotent have a legal claim to a maintenance under the Poor Laws, and, therefore, any provision for them is superfluous, and does not fall within the proper objects of a charity. There are, doubtless, in Salford, as in other places, many retailers and housekeepers, who, though more really straightened and destitute than any other description of persons, are compelled to pay the poor assessment; if the funds of the two charities could be made subservient to the relief of this class of rate-payers, without the advantage being shared in by their more opulent neighbours, we apprehend it would be applying them as nearly to the legitimate purposes for which they were intended by the benefactors as any other mode of application that could be devised.

OTHER CHARITIES IN SALFORD.

Charles Broster, by will, (date unknown,) left £100, which accumulated by interest to £150, on trust, to be laid out in the purchase of a rent-charge, to be paid to the minister, constables, churchwarden and overseers of Salford, to distribute one half thereof in coals, among poor widows and housekeepers of the township, not receiving alms, and the other half to be applied in clothing poor children, and providing each with a Church-of-England Catechism. This legacy was laid out, with other money from the Elder Booth's Charity, in building the *workhouse;* and an interest of £7 : 10 is paid by the *trustees of that charity* to the

constables and churchwarden, to be laid out in clothing for boys and girls. A balance is now in the hands of these officers, to the amount of £22 : 12 : 10.

Charles Haworth, in 1636, left £10, a moiety of the interest to be given to the minister of Salford-chapel, and the other moiety to the poor. This legacy is in the hands of the executor of the late James Cooke, Esq. and an interest of 10*s.* is paid to the constables and churchwarden, by whom it is usually expended in clothing for the poor.

Robert Cuthbertson, in 1683, bequeathed £100 to the poor inhabitants of Salford, and, in consideration of which, a reserved rent of £5 is received from the agent of the late Edward Greaves, Esq. on account of premises held by him, on lease for 5000 years, at Droylsden. It is paid to the constables and churchwarden of the township, and distributed by them in blankets. A balance of £2 was held by these officers, in February, 1826.

George Buerdsell, in 1693, conveyed a messuage and burgage, on trust, that the clear rent should be applied to the use of the poor of Salford, every 2nd of February, by the boroughreeve and constables of the town. In 1812, Richard Gorton, John Bury, Robert Hindley, and three others, were the trustees of these premises. They now form one dwelling and a shop, in Fore-street, and are let to Mrs. Williamson, at £24 per annum ; but are worth £40. Payments are occasionally made to the constables, which have been distributed with the charities of the the Elder and Younger Booth. There was a balance in the bank, in 1826, to the amount of £54. The Commissioners think it desirable the trustees should be a little more active in their management of this charity. The testator also left £50 to the poor, and the residue of his personal estate, but no trace can now be discovered of these bequests.

Thomas Dickanson, in 1697, gave a messuage and other premises, in Salford, to be conveyed, by his executors, to six feoffees, on trust, to apply the rents to the use of the poor, by the purchase of eight cloth coats, for as many poor old men of the town, and to be given to them every Christmas-day. By an order in the Court of Chancery, in 1791, the trustees of this devise were authorized to grant leases of the charity-estate for 99 years, reserving the clear rent of £40, to be distributed among as many poor men, and in such clothing as the trustees should think best. The premises were demised in ten parcels, for terms of 99 years, at rents amounting to £42 : 15 : 8, and the buildings now erected thereon are worth considerably more than double the reserved rents. Out of the income, £2 : 15 : 9 is allowed to Mr. Cooke, for keeping the accounts, and the residue is applied in purchasing blue coats and other articles of clothing, which are distributed by the trustees, shortly before Christmas, among such poor persons of Salford as are sixty years of age and recommended by respectable inhabitants. James Ingham, Henry Burgess, and John Sherratt, are the present trustees. The Report does not state in what part of Salford the charity-estate is situated.

John Caldwell, in 1744, made

a will, under which £100 is now held by Mr. Thomas Boardman, on trust, that one half the interest should be paid to the officiating clerk in Salford-chapel, and the other half in the purchase of linen cloth to be given away about St. Thomas's Day, in shirts or shifts, to poor persons above the age of fifty years, and having no relief from the overseers of Salford. One half the interest of this legacy is paid to the clerk in Trinity-chapel, and the other half is distributed, as directed, among persons selected by Mr. Boardman's family.

Alexander Davies, it appears from an inscription on a tablet in Salford-chapel, gave a rent-charge of £2 : 10 per annum, from lands at Sandywell, to be distributed weekly to twenty-four poor people, by the chapel-wardens, and £50 in money, stated to be in Sir Gore Booth's hands. The sum of £2 : 10 is received as interest from Sir R. Booth; the like sum is received from T. Tipping, Esq. the owner of the lands at Sandywell; but whether this is paid as a rent-charge or as interest does not clearly appear. With these two sums and the yearly sum of £5, paid in respect of *S. Haward's* charity, (see p. 702) forty-eight penny loaves are provided and distributed every Sunday by the chapelwardens, the deficiency in the funds for this purpose being made up out of the sacrament-money.

The charities of Fisher, Oldfield, and Brearcliffe, in which the poor of Salford participate, will be found under the head of Manchester.

OBSERVATIONS.

This concludes the charities in the town and parish of Manchester, and which occupy a principal part of the 16th Report of the Commissioners. The chief trusts are those of the Free-grammar-school, and the Hospital and Library of Chetham, in Manchester, and of the Elder and Younger Booth's, in Salford; the annual income from these sources alone, amounts to £9089 : 9 : 6½ which sum will be, probably, more than quadrupled, on the termination of existing leases. It appears that the powers of the trustees of all these charities have been extended by Acts of Parliament, a measure rendered indispensable, not only for the more beneficial application of the trust-estates, but also for the advancement of local improvements, and to meet the augmented demand for building-ground, arising out of the rapid increase in the trade and population of the town. We have no knowledge how the public-library of Chetham is actually conducted, but we should think, from the endowments belonging to the institution, it is made conducive to very extensive and useful purposes. The present income of the library is £542; and if the rents of the Rochdale-estate were added, which appear to have been improperly carried to the account of the Hospital branch of the charity, it would amount to £1013 : 16 : 11. It has long formed a matter of boast on the internal economy of Scotland, that in no place in that kingdom is there a provision for a kirk, without, also, a provision for a parochial school; we find, however, in this parish, (and we suppose it is general throughout the county) that there is hardly a township or chapelry without its school for the indigent classes, and this established and supported, not out of the spoils of the established church, but by the voluntary subscriptions of the inhabitants.

We shall continue the account of the charities of other parishes in Lancashire. The account of the charities of the borough of Preston, in this county, was given in the fifth Part, page 267.

PARISH OF OLDHAM.

GRAMMAR-SCHOOL.

In 1606, *James Ashton*, Esq. conveyed to ten persons, half an acre of land, of the great measure used in Oldham, for the erection of a free-school-house, for the teaching of children the English, Latin, and Greek tongues, and instructing them in good manners; and, also, the rent or profit of the said half-acre, towards the maintenance of the master, the rent of 2*d.* being first paid, if demanded. The same person subsequently gave a rent-charge of 40*s.* issuing out of a house in Oldham, to the master of the school. Robert Hopwood, James Lees, and six others are the present trustees of this endowment.

Thomas Nuttall, in 1726, gave a rent-charge of £3, issuing out of a messuage in Oldham, called Royds, on trust, for the teaching of ten poor children, inhabiting Oldham and Holebottom, to read English, at Oldham-school, and to buy their books; and he charged the said messuage with a further rent-charge of £3 for teaching poor children of Tottington. An annuity of 20*s.* appears to have been left by *George Scholes*, for the repair of the school, but no information of this bequest could be obtained; and the Rev. W. Winter, the present master, says he cannot find any trace of its ever having been received.

The school-property now consists of a school-room, and about half-an-acre of land, on which buildings have been erected, the site thereof having been granted by various leases, either for very long terms of years, or *in fee*, subject to reserved rents. These rents amount to £26 : 9. There is, also, a house, at the west corner of the land, let, by the master, to a yearly tenant. The trustees do not appear to have had any authority to grant the lands in fee, or for terms equivalent to a perpetuity; but it is to be observed, that the half-acre of land, if not appropriated to building, would, at this time, from its situation, have produced little, if any, income. The rents are received by the schoolmaster, who is appointed by the trustees. The annuity of 40*s.* given by the founder, and that of £3, added by Mr. Nuttall, are also paid to him by Robert Radcliffe, Esq. The master instructs the sons of inhabitants of Oldham, in the classics, free of expense, but charges for teaching English, writing, and arithmetic. There were fourteen scholars of this description. In consideration of the annuity of Mr. Nuttall, six poor children, appointed by the agent of Mr. Radcliffe, are instructed, gratis, in reading, writing, and arithmetic.

The annual sum of £4 is paid to the master of another school, in Oldham, for teaching nine children to read, and which is derived from a donation of £600, left by *John Walker*, in 1755, on trust, to teach poor children of Oldham, and other places, to read. A more detailed account of this charity will be given under the head of the parish of Ashton-under-Lyne.

THE LATE THOMAS HENSHAW'S CHARITY, FOR THE ESTABLISHMENT OF A BLIND ASYLUM AND A BLUE-COAT-SCHOOL.

The benevolent intentions of the late *Thomas Henshaw*, Esq. and for which he made such a munificent provision, seem not to have been fully carried into effect, at the time of the Commissioners' Inquiry at Oldham, in February, 1826.

By will, dated 14th of November, 1807, Mr. Henshaw, after devising his real estates, and bequeathing certain legacies, among others an annuity, of £200, to his wife, Sarah Henshaw, in lieu of dower, (having by his marriage settlement covenanted his executors should pay her a life-annuity of £100,) and an annuity of £30 to his servant, Hannah M'Naught, for her life; he gave £20,000, on trust, to erect a Blue-coat School, at Oldham, and the like sum to establish a Blind Asylum, at Manchester, to be subject to such regulations as should be afterwards determined; but he directed that these legacies should not be applied in the purchase of lands, or the erection of buildings, *it being his expectation that other persons would come forward for these purposes;* and he gave all the residue of his personal estate, in equal portions, to the two intended endowments; and appointed John Atkinson, Joseph Atkinson, and his wife, executors and executrix of his will. By a codicil, dated in 1808, he gave £20,000 additional to the Blue-coat School, and empowered his executors to establish it at Manchester, instead of Oldham, if they thought that place more convenient. By a second codicil, in 1808, he gave to the trustees of the Manchester Infirmary £1000; to the Lunatic Hospital £1000; to the Lying-in Hospital £500; and to the Ladies Charity £500. In a third codicil, he appointed the following trustees of his charities, Dauntesey Hulme, Jonathan Beever, John Atkinson, Joseph Atkinson, George Duckworth, Nathaniel Gould, Thomas Drinkwater, William Jones, and Thomas Atkinson, all of Manchester; and James Clegg, Thomas Barker, George Hadfield, and John Taylor, of Oldham, with power to fill up the number when reduced to nine; and he stated his will to be that the sum of £40,000 he had bequeathed to the Blue-coat School, and £20,000 to the Blind Asylum, should continue in the firm at Oldham, in conformity to, and during his articles of partnership.

Mr. Henshaw died, in 1810, when objections were raised to his will, and Sarah Henshaw and Ann Hadfield, who claimed to be a niece of the deceased, in 1817, filed a bill in Chancery, praying that the charitable bequests might be declared void, and the widow and next of kin of the testator declared entitled to the residue of his estate. Upon hearing of the cause, July 21, 1818, the vice-chancellor declared that the two legacies of £40,000 and £20,000 were valid, and that the plaintiffs were not entitled to the residue of the personal estate, but that it was well disposed of by the will; and it was referred to a master of the court to take an account of the estate in the hands of the executors, and to make inquiry whether any person had given, or

would give, land for the purposes mentioned; and, if not, schemes might be submitted to the master, by the trustees, for carrying into effect the charitable intentions of the testator.

The legatees, owing to a deficiency in the residue, were compelled to abate of their portions, with the exception of the £200 to Mrs. Henshaw, in bar of dower, which was paid in full. At the time of this Inquiry, the stock in the name of the accountant-general to the account of the charities of Mr. Henshaw had accumulated to the amount of £96,320, Three per Cent. Consols, inclusive of £11,000 stock, set apart, by the order of the court, for securing the payment of the annuities to the widow and Mrs. M'Naught, which sum, upon their deaths, will become devisible among the legatees, for the complete payment of their respective legacies, and the surplus, if any, will fall into the residue of the personal estate, payable to the trustees.

In order to carry the intentions of the testator into effect, in the establishment of a school, the trustees, in February, 1824, inserted an advertisement in several newspapers, inviting charitable persons to give lands, in the neighbourhood of Manchester, for that purpose; but, no offer having been made, the trustees, in July ensuing, inserted another advertisement, stating that they were willing to establish the school at Oldham, if suitable land and buildings, or money adequate to the purchase of them there should be given. In consequence of this offer, some proposals were made, which the trustees did not deem eligible. But, in 1825, several gentleman of Oldham proposed to present to the trustees a quantity of land, not exceeding three Lancashire acres, for a site for the school, and they offered, on behalf of the inhabitants, a sum, of not less than £5000, to be raised by subscription, and to be applied towards the erection of suitable buildings. A plot of gound was offered by Mr. Wrigley, and another by Messrs. Radcliffe and Jones; the trustees deeming the latter most eligible, an architect was employed to view the site, and furnish a plan of the buildings; and, in February, 1826, the trustees were in hopes they should soon be prepared to submit a scheme for the approval of the court of Chancery.

No steps have yet been taken for carrying into effect Mr. Henshaw's intention, of establishing a Blind Asylum.

THE POOR'S FIELD.

In 1640, Edmund Tetlow the elder, and Edmund Tetlow the younger, in consideration of £20, granted a field, containing two acres, on trust, to Edmund Walker, and his heirs, that the rents should be received by the churchwardens and overseers, to pay out of them, yearly, to the poor inhabitants of Oldham 28*s*. 8*d*.; to the poor inhabitants of Royton 3*s*. 4*d*. Although, by this conveyance, the inhabitants of Oldham and Royton were entitled to no more than the annual payments mentioned, it appears that, at an early period, the whole of the rents was considered applicable to a distribution to the poor of these places. Under an enclosure act, in 1804, an addition of 2*r*. 22*p*. was made to the Poor's Field. Messrs. Hopwood, Starkie, Heron, and Lees, are

the surviving trustees. The property of the charity consists of a meadow, near Oldham, in the occupation of Mr. Marsland, at a rent of £18 per annum; and of the allotment, on North-moor, in the occupation of Mr. Waterhouse, at a rent of £2 : 5. Of these rents £1 : 17 : 3 is paid to the overseer of the poor of Royton, which sum is calculated upon the proportion of the rent arising from the *original* grant, in 1640; but the rent of the allotment ought also to be shared in this proportion, so that the annual payment to Royton would be then £2 : 2. The application of the residue will be stated in the next charity.

John Tetlow, in 1704, gave certain land, near Broadway-lane, in Oldham, for the purpose of being applied by the minister, churchwardens, and overseers, in binding apprentice a child of poor parents, to some trade, and the surplus to be given away, every St. Thomas's Day, to the poor of the town. The management of this donation is vested in the same trustees as the Poor's Field. In 1804, an addition was made to the gift under the Enclosure Act of that year. The property belonging to the charity consists of a farm-house, cottage, and three closes, abutting upon Honeywell-lane, containing five acres, in the occupation of James Buckley, at a fair rent of £30; and of the allotment on North-moor, of 3*r*. 5*p*. in the occupation of Joseph Rowland, at a fair rent of £3. The principal object of this donor appears to have been the apprenticing of poor children, but no part of the rent has been thus applied for many years. The whole of the clear rents, and the residue of those of the Poor's Field, after the payment to Royton, are expended, by the overseers, in blankets, linen, and calico, which are distributed on St. Thomas's Day, among poor people of the town, recommended by the principal inhabitants. Nearly 300 persons partook of the distribution, in 1825. It is thought that both the Poor's Field and Tetlow's grant, might be advantageously let for building, on very long leases; but the Commissioners apprehend that leases of the description which would suit the inhabitants, (exceeding 99 years,) could not be granted without an Act of Parliament, the expense to obtain which would be too great to render the measure beneficial to the charity.

HAWARD'S RENT-CHARGES.

Samuel Haward, in 1704, left the three rent-charges of £15, and two of £5 each, on trust, yearly to pay £5 to the chapelwarden, constables, and overseers of Salford, to buy twenty-four penny wheat loaves, to be distributed, every Sunday, among poor children, between six and twelve years old, who regularly attend and properly behave during divine service; twenty bibles to be yearly distributed among poor children of Oldham, who regularly attended church on a Sunday, or some other lawful assembly for religious worship; 20*s*. to be paid to the minister of Oldham, for a sermon on the first Wednesday after Michaelmas-day, all persons in Oldham, receiving the benefit of the testator's charity, to be present at this sermon: and he also directed the trustees to meet yearly, in the last week of Septem-

ber, each being allowed half-a-crown for expenses on the occasion, and the residue of the above rent-charges, after deducting reasonable charges, was to be laid out in woollen cloth, to be distributed every last week in September, among the poor inhabitants of Oldham, not being profane, idle, or wandering beggars.

The present trustees of this charity are the Rev. James Lyon, Robert Gregg Hopwood, and Thomas Drinkwater, each of whom, in rotation, acts as treasurer and keeps an account of receipts and disbursements. Of the three rent-charges, that of £15 per annum, issuing out of property in Salford, is paid by Mr. White, of Blue-Boar-court, Manchester; the first rent-charge of £5, issuing out of property at Hollingwood and Failsworth, is paid by Mr. Gee, of the former place; and the second of £5, issuing out of property in Gorton, is paid by Mr. Chesshyre, of Manchester. The rent-charges are applied as directed by the donor, the payments belonging to Oldham being under the management of the incumbent.

EYRE'S CHARITY.

Timothy Eyre, in 1728, left £100, on trust, to the vicar, curate, or parson, who should preach and reside at Oldham, to distribute the interest in such sums and manner, on Christmas-day, as they should think best, among the poor of the township, not having any parish relief. This legacy is now in the hands of the incumbent, the Rev. John Fallowfield, who pays £4 : 10 interest, which he distributes in linen cloth, among persons of the same description as partake of Haward's charity. An Act of Parliament was about being obtained, to enable the churchwardens and overseers to grant building leases of the Workhouse-lands, and Mr Fallowfield expressed an intention of investing Mr. Eyre's legacy on mortgage of these lands.

SCHOLES'S CHARITY.

In 1747, *Samuel Scholes* granted two rent-charges of £12 and £4, on trust, to pay to a schoolmaster, chosen by the trustees, 2*s*. a-quarter for each child taught by him to read English; the trustees being allowed out of the rents 24*s*. to defray the expense of two yearly meetings, to be held in Oldham, on Whit-Monday and the Monday after Christmas-day; and the residue of the rents, if any, was to be applied in purchasing clothing for such of the children as appeared most in need thereof: the children were not to be under five years of age, and to be of religious parents: and the trustees were not to be fewer than three, or exceed six, each trustee being possessed of estates of inheritance, of the clear yearly value of £20. John Booth, Joseph Lees, John Taylor, Joseph Rowland, and William Jones, are the present trustees. The rent-charge of £12, issuing out of premises at Glodwick, is paid by Mrs. Wrigley, and that of £4 is paid by Mr. Barlow, as the owner of four houses and shops, in the High-street, in Oldham. At the time of the Inquiry, in March, 1826, thirty-nine children were taught, under this charity, to read at three different schools, the masters of which were paid 2*s*. 6*d*. per

quarter each. They are nominated by the trustee who keeps the accounts. No meetings having been held since 1817, the allowance of 12*s*. for each has not been made.

HOLLINWOOD SCHOOL.

A school, with a dwelling-house, for the schoolmaster, was built by subscription, in 1786, in the hamlet of Hollinwood, in the township of Oldham. On the enclosure of the waste, in 1804, a piece of ground of 2*r*. 26*p*. including the site of the school, was allotted to the trustees. In 1808, the Rev. *James Darby* left £100 to the school, and the sister of the testator £30 more, both of which sums were laid out in the erection of a dwelling house and shop on the school premises. The master resides rent-free, and is allowed to let the house and shop, for which he receives £8 per annum. For these advantages he instructs eight children; and in respect of £7 he receives from Walker's charity, twelve more children; all of whom are appointed by the minister of Hollinwood-chapel.

TOWNSHIP OF CROMPTON.

In 1672, *James Wyld* bequeathed a rent-charge of £5 to the churchwarden and overseers of this township, to be distributed in clothing and bedding to such persons as were recommended by the heads of the place. The property charged consists of a house and twenty acres of land, occupied by John and James Cocker, by whom the annuity is paid to the churchwarden and overseers, who distribute it in linen cloth among poor persons, recommended by the principal inhabitants.

This township is within the parish of Oldham, and concludes the report of the Commissioners on the charities of the parish.

BLACKBURN.

THE FREE-GRAMMAR-SCHOOL.

THIS school was founded by royal charter, in 1567, under the name of "The Free-grammar-school of Queen Elizabeth, in Blackburn, in the county of Lancaster," for the instruction of youth in grammar; the school to consist of a master and usher, and fifty of the more discreet and honest of the inhabitants of the parish, or freeholders of the town, were incorporated governors, with power to choose their successors, elect the masters, and frame rules for the government of the foundation. The income of the school arises either from the donation of Edward VI. payable out of the crown revenues, in the Duchy of Lancaster, or from estates and rent-charges, purchased by the benefactions of John Astley, Sir William Assheton, and other individuals. In 1812, the governors made an exchange with Mr. Sudell, of the school-lands, in the township of Mellor, for an estate at Dilworth, then in the occupation of Mr. Clayton. Mr. Sudell is one of the governors, and was a governor when

this exchange took place, having been elected in 1785. The Commissioners apprehend the governors had no authority to make this transfer; but they were informed the transaction was advantageous to the charity, and that the lands at Mellor were taken by Mr. Sudell, at a high valuation, in consideration of their joining other property belonging to him: the present state of the school may be thus stated:—

1. The annuity of £4:7:4, payable out of the revenues of the Duchy of Lancaster; 9*s*. 10*d*. being deducted from this sum for office-fees, &c.

2. A rent-charge of £20, issuing out of the estate called Farne-hill, in Yorkshire, and now paid by George Lane Fox, Esq.

3. A tenement in Mellor, called Pylet-nest, consisting of a house and barn, and four acres of land, in the occupation of Robert Hindle, at a fair rent of £16 per annum.

4. The tenement in Dilworth received upon the exchange with Mr. Sudell, now consisting of a public-house, called the Black Bull, and 31*a*. 1*r*. 25*p*. in the occupation of William Banks, at a rent of £80.

In 1820, the old school-room was sold for £850, and a large one erected on a plot of ground, lying near St. Peter's church. For some years previous to 1819, the head-master received £90, and the usher £61 per annum. In the last-mentioned year, both these situations having become vacant, and the funds of the charity being in a reduced state, in consequence of the decrease in the rents of the Dilworth estate, it was resolved to elect a head-master, at the salary of £90, and to defer the election of an usher. Latterly, only classical learning has been taught; but, at an early period, other branches of education seem to have been in the contemplation of the governors, subordinately to the main object of the establishment; for the Commissioners found that, by certain statutes made in 1597, for the regulation of this school, it was ordered that upon days and times excepted from teaching, and also upon holidays and other convenient occasions, the scholars might be caused by the schoolmaster and the usher to learn to write, cast accounts, sing, or such like. It is suggested that it would be advantageous to the scholars if there was, at this time, combined with the classical education of the boys, an opportunity of obtaining instruction in writing and arithmetic, at a moderate expense. The present income of the charity is rather less than £120 per annum, and, therefore, after payment of the master's salary, the residue, after deducting the necessary expenses, does not appear to be sufficient to provide an adequate salary for such an usher as has been usually appointed. When the expenses incurred by the erection of the new school-room, &c. shall have been defrayed, the mode of applying the surplus beneficially to the school, and confromably with the original establishment, will be a proper subject for the consideration of the governors. At the time of this Inquiry, in August, 1825, there were, about thirty boys of the town of Blackburn and its neighbourhood instructed by the master, free of expense. A small sum is usually given to the master by each boy, at Shrovetide, under the name of a cock-penny, but this payment is entirely voluntary, and the school is considered

free to all boys, as grammar scholars, without any limitation as to the place of their residence.

The number of fifty governors has not been regularly kept up, as directed by the letters patent of Elizabeth, in consequence of the difficulty of finding a sufficient number of persons properly qualified. At present, the number is thirty-three, being either freeholders or inhabitants of the parish. Mr. Robinson is the treasurer, and his accounts are examined either at a meeting of the governors, or by a committee appointed for the purpose.

POORS' STOCK.

A sum of £50 appears to have long existed, under the name of "Poors' Stock," belonging to this parish. It is probable that part of this sum arose from a legacy of £30, given by the will of *Ralph Clayton*, previously to the year 1703, for the benefit of old and decayed parishioners, and the residue from other donations to the poor. The stock now forms part of a sum of £160, in the hands of Messrs. Birley and Hornby, at an interest of four per cent. The interest of the Poors' Stock, and the money collected at the sacrament, are carried to an account kept in the names of the vicar and churchwardens, and are annually divided among the several townships which contribute to the church-rates of Blackburn, according to the proportions of such contributions in each township. The share belonging to the township of Blackburn is given among industrious poor persons not receiving relief. The other shares are paid over to the overseers of the poor of the respective townships, and are stated to be usually applied in the purchase of books for the poor.

DUCKWORTH'S CHARITY.

In an old book relating to the charities it is stated that Widow *Duckworth*, governess of the poor, left 40*s.* the interest to be laid out every Good Friday, in bread for the poor communicants, which was in the hands of Richard Guest. It is probable that this donation came into the hands of the churchwardens, as an annual sum of 2*s.* 6*d.* is now paid out of the church-rates, to the poor communicants on Good Friday.

WOLLIN'S CHARITY.

On a benefaction-table in the parish church it is stated that the Rev. *John Wollin* gave £10, the interest to be laid out *in books*. It appears from the old book that the interest of this sum was, until 1790, received and disposed of with that of the Poors' Stock, and that in 1791 it was paid to the vicar and applied by him. The Commissioners apprehend that this donation now forms part of the £160 in the hands of Messrs. Birley and Hornby. For the last few years, the interest has been received by the churchwardens, as being part of Sarah Livesay's charity for apprenticing poor children of the townships of Blackburn, Livesay, and Pleasington; but, if their conjecture is well founded, the arrears of the interest from 1818 to 1825, amounting to £3:6, ought to be paid out of the balance remaining in the hands of the churchwardens, as hereafter mentioned, and that sum, and the future in-

terest, should be applied, according to this donor's intentions, in providing books for the poor of the parish.

GIRLS' CHARITY SCHOOL.

William Leyland, Esq. in 1763, left £200, on trust, to apply the interest in establishing a charity-school, after the pattern of that in Kirkham, in Lancashire, for poor girls belonging to the town of Blackburn, to be instructed by a mistress, appointed by the trustees, in reading, knitting, sewing, and the church catechism, needle-work, and spinning: and also to be provided with books, wool, woollen-yarn, and such other necessaries as the interest of the £200 would allow of; and he also gave £60 to the same trustees, to apply £50 towards building a chapel of ease, and £10 residue towards erecting a workhouse for the poor of Blackburn. With the legacy of £200, and several sums raised by subscription, and the donations of individuals, a school was established in 1764; and at the time of this Inquiry, the trustees were the Rev. John William Whittaker, the present vicar, John Hornby, Joseph Feilden, William Maude, and John Hargreaves, Esquires.

In 1825, the stock belonging to the charity amounted to £2416. Prior to 1817 it was invested in the public funds, but in that year it was sold and placed, without any security being given, in the hands of Messrs. Birley and Hornby, who allow an interest of four per cent.

The school, which is situate in Thunder-alley, appears to have been built in 1764, and there are two houses adjoining to it, one of which is occupied by the schoolmistress, and the other, which was, until about ten years ago, inhabited by an assistant schoolmistress, is now in the occupation of the master of the national school, at the rent of £9. In addition, a collection is made at the churches of Blackburn, after annual sermons preached for the benefit of the school. Ninety girls are instructed on the national system, by a schoolmistress, who receives a salary of £30, and an allowance of £4 for firing. The girls are annually clothed, and books are provided for them. The whole expenditure, in 1824, amounted to £155 : 2 : 4. The trustees meet twice a-year, in January and June, for the purpose of choosing girls, the children of poor persons of the town of Blackburn, to fill up vacancies.

POORS' LANDS.

In a book relating to the charities of Blackburn there is entered an account (without date) of poor stock belonging to the town, which had come into the hands of John Holme, vicar of the parish, since the time of his induction to the vicarage in 1706, and with which a copyhold estate in the manor of Accrington was purchased, consisting of a messuage and thirteen acres of land.

In 1737, *John Sudell* left £70 to be laid out in land, and out of the rents about 10*s.* was to be yearly expended in two bibles, each containing the common prayer, to be given to poor children, and the residue of the rents to be distributed, by way of dole, among the poor inhabitants of

Blackburn. With this legacy and the gifts of Mr. *Mawdesley* and *Henry Sudell*, a messuage and thirteen acres of land were purchased. These two purchases form the poor lands of which the vicar, Henry Sudell and Joseph Feilden, Esquires, are trustees. The property consists of—1. A copyhold estate, called Langhouse, in the township of Yatebank, comprising a house, barn, and garden, and several closes, containing in the whole 10*a*.1*r*.24*p*. in the occupation of Henry Sharples, at £36 per annum. 2. An estate in the township of Mellor, called Southworth-green Farm, consisting of a house and barn, garden, and several closes, containing 10*a*. 2*r*. 10*p*. in the occupation of Roger Haydock, at a rent of £28. With the rents an annual distribution of money and blankets is made on New-year's Day, among poor persons belonging to, and resident in the town of Blackburn, assembled for that purpose.

APPRENTICE CHARITY.

Sarah Livesay, by her will (date unknown), left to the vicar and churchwardens £100, upon trust, to employ the interest towards binding apprentice to some trade such poor children of the most necessitous inhabitants, born within the townships of Blackburn, Livesay, and Pleasington, as the vicar and churchwardens of Blackburn, and the owner of Livesay-hall, should appoint. This legacy forms part of the £160 in the hands of Messrs. Birley and Hornby. The churchwardens receive the interest, the whole of which they suppose to arise from Miss Livesay's gift, but it is apprehended, as before stated, that this is an error, and that £10 was the gift of Mr. Wollin, for providing books. A premium of £5 is applied, in rotation, to the apprenticing a poor child belonging to the several townships entitled to the benefit of this charity.

BOROUGH OF LANCASTER.

THE FREE GRAMMAR-SCHOOL.

THERE appear to be no documents in existence relating to the foundation of the grammar-school. It is supposed to be of very ancient date, and as it seems to have been, as far back as can be traced, entirely under the management of the Corporation, and to have been maintained chiefly out of their general funds, it is probable that it was founded by them, and that the payments made towards the salary of the master and usher have been of their own free gift.

The earliest notice of the existence of a grammar-school, in this borough, the Commissioners met with, is in the will of Randall Carter, dated in 1615, whereby, besides an annuity which he gave for the benefit of the free grammar-school, in the parish of St. Saviour, Southwark, he left, on trust, an an-

nuity of £10 per annum, towards the maintenance of an usher in the grammar-school of Lancaster, charged upon his lands and tenements in Whitecross-street. The other donations to the school consist of the interest of £10, left to the head-master by a Mr. Proctor, and the rent of Deep Carr Meadow, which, by an order of the Corporation, in 1708, was directed to be paid to the usher. This meadow, now called the Usher's Meadow, is situate within the borough, and contains four acres, let at a rent of £19.

In 1768, a salary of £10 was allowed to a writing master, which has been continued up to the present time.

In 1823, a committee was appointed by the Corporation, for the purpose of examining into the state of the grammar-school, and, on the 7th of July, 1824, the report of the committee was read and adopted. In this report, it was stated, that there were then sixty-four boys at the school, forty-six of whom were the sons of freemen; that the master had eighteen boys under his care, and the usher forty-six; that about fifty attended the writing-master; that the school, with the exception of some trifling repairs, which the high-bailiff would attend to, was in good order; and they recommended that the master should have the appointment of the usher, subject to the approbation of the Corporation; they further recommended that, in order to induce men of sufficient attainments to preside in the school, the emoluments should be increased; and that, in lieu of the annual cock-pennies, there should be paid for each boy, under the care of the usher, 10*s.* per quarter; for each boy on the two lowest benches, under the care of the master, 15*s.*; and for each boy on the upper benches, 20*s.* per quarter; that the sum of £70 per annum, granted to the master, should be continued, and that the sum of £40 per annum, theretofore granted to the usher, should be paid to the master, making his salary amount to £110 per annum; that the rent of the Usher's Meadow and Randall Carter's legacy, should be continued to the usher in part of his salary, and that he should receive in addition one-fourth part of the quarterage, the master guaranteeing that his emoluments should not fall short of £60 per annum. That there should be no gratuitous education either for the sons of freemen or others, there being ample provision for that kind of education in the National School to which the late *Matthew Piper* had left £2000. That, at the expiration of each half-year, there should be a public examination of the boys; that the school should be under the supervision of a committee, who might visit it at certain periods, and ascertain the degree of proficiency made by the boys; they further recommended that the writing-master should in future be nominated by the master, and that he should annually receive £20 from the Corporation, and that he should be paid for teaching writing 7*s.* 6*d.*; for writing and common arithmetic 10*s.*; and for fractions, 12*s.* 6*d.* per quarter from each boy.

The head master appears always to have been appointed by the mayor and council, and upon certain occasions to have been

displaced by them. The usher and writing-master were also appointed by them until the recent alteration.

There is a building adjoining the church-yard, on the west side, which bears the date of 1682. This building consists of a school-room, appropriated to the use of the master and usher, and two rooms above, in one of which the writing-master instructs the boys belonging to the school, and in the other he teaches girls in writing; there is also a library over the porch, containing a considerable number of books, some of which have been given by different benefactors, and others have been presented by scholars upon leaving the school. The school-house is repaired out of the funds of the Corporation, and is now in a very good state.

There are at present about sixty boys at the school, many of whom are instructed in the classics, besides some additional scholars under the tuition of the writing-master only. It is customary for several members of the Corporation to visit the school three or four times in the course of the year.

GARDYNER'S ALMSHOUSES.

The foundation of these almshouses is attributed to *John Gardyner*, who, in virtue of a license granted to him by Richard III. conveyed the manor of Baylrig, on trust, to found a chantry of one chaplain, in the parish church of Lancaster, and an almshouse for four poor men, who were each to receive 7*d.* per week, and a maid to serve them, 2*d.* per week, to be paid out of the profits of the manor, by the chaplain. No directions are given for the appointment of the almspeople, but the chaplain was to be appointed by the mayor and twelve brethren. Adjoining to the court-yard belonging to the vicarage are four houses, each containing two apartments, one above and one below, which are called Gardyner's almshouses. To these almshouses the mayor and aldermen appoint four poor persons of the town, men or women. The sum of £2 : 4 is paid by quarterly payments, out of the funds of the Corporation, and is divided equally amongst the almspeople; and one of the bailiffs, who is called the bailiff of the commons, collects rents, to the amount of £4 : 7 : 8 per annum, from the owners or occupiers of about thirty-five different parcels of land in the townships of Baylrig, Quermore, Hutton, Gressingham, and Scotforth, which sum is also divided amongst the almspeople. It is probable, that the sum of £2 : 4, paid by the Corporation, is in respect of some lands of which they are possessed in one or more of the above townships. There is no fund for the repairs of these almshouses; but they are now in good condition, having been rebuilt in a substantial manner, about thirty years ago, by Mr. Postlethwaite.

PENNY'S ALMSHOUSES.

William Penny, in 1715, left £700 and all his messuages and lands in Lancaster and Scotforth, to Edmund Hornby, and others, on trust, to erect an almshouse, with a chapel and garden, for twelve ancient, indigent men or women of Lancaster, to be chosen by the trustees and their heirs, and appointed by the

mayor and aldermen; the almspeople to be paid five marks yearly, and every 25th December, they were to be provided with as good a gown as 13*s.* 4*d.* would purchase. Women were only to be admitted in case the requisite number of men could not be procured; and if the income of the charity exceeded £48, a chaplain, with a stipend of £4 yearly, was to be nominated, to pray with the poor people; and all the surplus above the £52 was to be employed in apprenticing poor boys of Lancaster. The trustees having failed to appoint their successors, there was an actual cessor or failure in the trust in 1739; upon which, the mayor and aldermen entered upon the trust-premises, and, ever since, the accounts have been kept by the mayor, and audited annually, at a meeting of the Corporation. The property belonging to this charity, and which is supposed to have been the whole which was derived under the will of the founder, or purchased by his trustees, is the following:—

	a.	*r.*	*p.*	Rents. £	*s.*	*d.*
In the Township of Lancaster:—						
The hospital and garden, situate in King-street....						
James Airey, a farm called Bowram.....	21	1	17	45	0	0
—— Robinson, a field, Dunsmore-heath.....	2	2	35	12	0	0
John Woods, ditto, Lower Holme.....	5	0	14	21	0	0
Thomas Maudesley, ditto, Hill-meadow	4	0	19	16	16	0
Joseph Dockray, a dale, in Head-haw	0	2	10	5	0	0
John Bond, ditto, in Edinbreck.....	1	1	28	6	0	0
William Barrow, ditto, in Edinbreck.....				2	0	0
James Jackson, a garden.....	0	0	35	2	15	0
Mrs. Gibson, assembly-room, King-street.....				26	8	0
A room under assembly-room, used for public purposes, sales, &c. and producing no rent....						
Edmonson and Co. two houses and shop, Market-street.....				55	0	0
Subscribers, news-room and dwelling house, King-street.....				30	0	0
John Crane, shop under ditto, Market-street.....				8	8	0
Mrs. Dawson, house, King-street.....				15	0	0
Thomas Brown, stable, ditto				6	0	0
Mrs. Overend, house, ditto				17	0	0
Wm. Preston, ditto, ditto.....				9	0	0
William Marshall, ditto, ditto.....				6	0	0
William Barrow, a dale, in Edinbreck				2	0	0
A field, called Mandale, worth £10 per annum ...	2	0	4			
In the Township of Scotforth:—						
J. Dixon, the public house called the Boot and Shoe, with a garden.....				21	0	0
Wm. Lambert, a farm called Langthwaite, including an allotment on the common..	44	0	18	30	0	0
				£336	7	0

These premises are let either on lease for seven years or to yearly tenants, and appear to have been let at their full value. The usual course of letting is by tender, after public notice.

The hospital consists of twelve houses, with a chapel, forming three sides of a parallelogram, and there is a garden attached, which is divided amongst the almspeople, according to an arrangement made among themselves. Twelve almsmen are appointed by the mayor, recorder, and aldermen, out of such poor persons, settled inhabitants of the town and members of the established church, as are of good character, and do not receive parochial relief. Each almsman is paid £3 : 6 : 8 every quarter, and is provided with a good suit of clothes every Christmas. The average expenditure on the establishment, including apprentice-fees, amounts to £350. With respect to the placing out of apprentices, applications are made to the mayor and aldermen, and if the child is of good character, born of parents who are settled inhabitants of the town, and of the established church, and a proper master, of the established church is ready to take the child, the sum of £5 : 5 is allowed to the master, for providing the apprentice with clothing. No applications on behalf of children so qualified have been refused; the children who apply are chiefly those who have been in the National School.

GILLISON'S ALMSHOUSES.

Anne Gillison, in 1781, gave to the Corporation a piece of land abutting on the south to Common Garden-street, and £600 for building eight houses, after the form of Mr. Penny's hospital, for the reception of eight destitute unmarried women, or, if so many could not be found, the number to be made up out of poor widows of the town; and she also left £1000, either to be placed out at interest on government security, or to be invested in land, and the profits applied to pay, yearly, to each almswoman £3, with an allowance of £1 for a gown, and the surplus income to be laid out either in repair of the hospital or in augmenting the annuities of the inmates. With the former of these legacies an almshouse was erected, after the model of aldermen Penny's, and the residue was invested in the public funds. Each almswoman receives £4 yearly, and 20*s.* are allowed for a gown, at Christmas.

Margaret France, in 1818, left £300 to the Corporation, on trust, to be invested in the public funds, and two-thirds of the stock to be transferred to the Lancaster Dispensary; and the dividends of the remaining third to be applied to the repairs of Gillison's Hospital. On account of this legacy, the almswomen received, each, four guineas yearly, being the amount of dividends not required for the repair of the hospital.

TOWNSON'S ALMSHOUSES.

There were formerly six old houses, at the south end of Penny-street, called Townson's Almshouses, the name of Townson having been inscribed upon them, which were inhabited by poor persons, but it could not be ascertained whether these persons were placed there by the overseers or by the mayor. It does not appear the almshouses are endowed, nor could any document be found relating to them. About fifteen years ago, they were in a very dilapidated state; and as they projected into the

street, to the great inconvenience of the public, the bailiffs were directed by the Corporation to purchase the site, and to make the best terms they could with the then occupiers of the old houses; they were afterwards pulled down, and the ground was laid into the street; the Corporation paying an annuity of 11*s.* a quarter to one of the old women, who lived there, until she was afterwards appointed to one of Gardyner's almshouses.

SIR JOHN HARRISON'S CHARITY.

Sir *John Harrison*, in 1669, gave £100 to buy land, and the rents to be paid to the poor of the town. In the earliest accounts of the Corporation, which commence in 1687, £6 was paid annually to the overseers of the poor; in 1716, £5 was paid, and the same sum has been continued yearly, as "Harrison's Legacy." This sum seems to have been improperly applied for many years to the purposes of the poor's rate, but it is intended to dispose of it in future among those not receiving relief.

HEYSHAM'S CHARITY.

William Heysham, by will, in 1725, gave all his messuages and lands, called the Greaves, situate near Lancaster, to the Corporation, in trust, to apply the rents and profits for the equal benefit of such eight poor men of and inhabiting within the town of Lancaster, for their respective lives, as the mayor, recorder, and the three senior aldermen for the time being should appoint. The Greaves estate, which is situate in the township of Scotforth, consists of a dwelling-house, barns, and outbuildings, and 75*a.* 9*p.* of old enclosure, and 55*a.* 2*r.* 6*p.* an allotment set out on the enclosure of the waste. The farm-house and buildings, and the lands contiguous, containing 82*a.* 17*p.* are let to James Hall, at £181 per annum. The residue of the land is let at £21. A small piece of land, containing about half an acre, was taken from this estate for the formation of the Lancaster-canal, for which the proprietors pay yearly £2 : 2. The total rents amount to £204 : 2. Out of this sum, a quarterly allowance, varying from £8 to £5, is made to eight poor men of good character, belonging to and residing in the town, and not receiving parochial relief; such persons being appointed for their respective lives, as vacancies occur, by the mayor, recorder, and three senior aldermen. The residue of the income appears to be retained as a fund for repairs and other incidental expenses.

This system of retaining a considerable portion of the income, for repairs and other expenses, appears to the Commissioners objectionable, except when there are peculiar circumstances which render it evidently expedient for the preservation or improvement of the property belonging to the charity. As a reason for retaining so large a balance, it is stated that a considerable sum would be required to bring the allotment in the township of Scotforth into a proper state of cultivation; but, from the evidence adduced, it seems very doubtful whether, if this expense were to be incurred, the land could ever be rendered sufficiently productive to justify such an expenditure. It is also to be observed that, out of this fund, a considerable sum was

expended, in 1818, in putting up a monument to the memory of the testator; by which an expense was improperly incurred, to the prejudice of the objects of the testator's charity.

CHARITIES TO POOR DEBTORS.

It is stated in the returns made to Parliament, in 1786, that *Abigail Rigby*, by will, in 1709, gave to the prisoners for debt, in Lancaster-castle, a rent-charge of £2 per annum, and a similar rent-charge for the benefit of poor widows not receiving parish relief, then vested in the mayor and vicar of Lancaster. These annuities are now paid by Thomas Bowes, Esq. as a charge upon some part of his estate, to the mayor and vicar; 40*s*. is distributed by them equally among forty poor widows on St. Thomas's Day, and the remaining sum of 40*s*. is paid over to the gaoler of Lancaster-castle.

The particulars of a gift from *George Rogerson*, on account of which the annual sum of £4, part of a rent-charge of £13, was given, in 1619, to the mayor of the town, and some of the ancient aldermen, towards relieving with meat and drink the poor persons who should be in the Castle, will be found in the account of the charities of Preston, p. 271. The £4 has been regularly paid by the owner of "the Broughton Tower Estate," late the property of James Rothwell, Esq. It has been received since 1815 by the gaoler, without the intervention of the mayor and ancient aldermen.

Peter Lathom, in 1700, gave the clear profits of so much land as £200 would purchase, for the use of poor prisoners in the Castle, according to the discretion of such persons as his trustees should appoint to distribute the same. The sum of £6 is yearly transmitted to the gaoler of the Castle, by the trustees appointed to administer other charities of the testator, for the benefit of the township of Croston.

William Edmundson, in 1735, gave £50, which sum, with £9 more, added by the county treasurer, was laid out in land, then producing an annual rent of £3 : 4, one half for bread to the prisoners in Lancaster castle, and the other half to the prisoners in Preston gaol. The land supposed to have been purchased is situated in Scotforth, now in the occupation of Isabella Marshall, at £6 : 10 per annum. The rent is received by the gaoler, and one half is disposed of by him, and the other half he transmits to the county treasurer, who pays it to the keeper of the House of Correction at Preston.

It is stated in a tablet of the benefactions to the debtor prisoners in the Castle, that Sir *Thomas Gerrard*, of Gartswood, had given an annual sum of £8; this sum is transmitted to the gaoler, by the agent of Sir William Gerrard, as a charge upon his property.

Henrietta Rigby, in 1741, left £100 to the vicar and mayor of Lancaster, on trust, to be laid out in land, and out of the rents to distribute 20*s*. among such four of the poorest widows, housekeepers, living within the town, as they should believe to be most necessitous, and the residue to be divided equally among twelve of the most necessitous and deserving prisoners in the Castle. This legacy is

supposed to have been paid to the Corporation, and never to have been laid out in land, as directed by the testatrix. Four pounds is paid annually, as the interest, out of the funds of the Corporation, and 20*s*. part thereof, are distributed by the mayor and the vicar, about the month of June, equally among four poor widows of the town, two of whom are selected by the mayor, and two by the vicar. The remaining £3 is disposed of by the gaoler with other charity money.

Previously to the passing of the late Gaol Act, the amount of the several charities received by the gaoler was disposed of by him among the criminal prisoners and debtors in Lancaster-castle, according to the directions of the donors, in bread or other articles, in such manner as he thought most beneficial to the prisoners; and a regular account was submitted annually to the mayor. Since the passing of the Act, the gaoler has disposed of these charities according to the directions of the 35th section of that Act, which applies to such benefactions as were given for supplying poor criminal prisoners with food and clothing, and an account is rendered to the magistrates, as directed by the Act.

This concludes the charities reported in the borough of Lancaster; and as the Commissioners appear not to have finished their inquiries in this county, we shall reserve the conclusion of the Lancashire charities to a future period.

YEOVIL.

CHURCH-TRUST.

THE earliest deed of the conveyance of this trust which could be found is dated in 1736, in which the church-property is described to consist of a burgage, called the Church-house, in Yeovil, near the Pillory; of a burgage, in Grope-lane, in the same borough; of a burgage and garden, in Stoford, in Somersetshire; and of a burgage, in Shaston, or Shaftsbury, in Dorsetshire; all which are conveyed, on trust, to the use of the parishioners of Yeovil, for the reparation of the church and ornaments, and for such other charitable uses as should seem best to the parishioners. It was also provided in the deed that *when the number of feoffees was reduced to two, by death or otherwise, the survivors should, on request made by the churchwardens, and at the cost of the parish, execute a new conveyance to such persons as the churchwardens should appoint.* From the churchwardens' accounts it appears rents have been received for a part of the church-premises so early as 1519. The last conveyance of the trust was in 1786, when the trustees were twelve in number, of whom the survivors, at the time of this Inquiry, were

Messrs. Newman, Helyar, Harbin, Prowse, and Hooper. The present state of the trust-property is as follows:—

1. The church-house, or corner house, consisting of one dwelling and two shops, is now held by Peter Daniell, Esq. on three distinct leases, for ninety-nine years, determinable on lives, and which were granted on fines with reserved rents amounting together to 23*s*. The present value of this property, according to the estimate of the Commissioners' surveyor, is £42 a-year.

2. The house and garden at Stoford, which are let to the overseers of Barwick, as yearly tenants, at the full rent of £8 a-year.

3. The premises in Grope-lane, consisting of a lumber-house, in the occupation of Robert Jennings. These are on lease, determinable on lives, at a reserved rent of 6*s*. 8*d*. This rent appears to have been paid for them in 1554. Their present value is only £2 a-year.

4. The house at Shaftesbury is let on a similar lease of ninety-nine years, and a reserved rent of 1*s*. 8*d*. On account of the smallness of this sum and the distance of Shaftsbury from Yeovil, the receipt of it has been sometimes neglected and an entry made as if the payment had been actually received. Earl Grosvenor is the assignee of the lease.

Total of the reserved rents £9 : 8 : 7. Present value, as estimated by the Commissioners' surveyor, £52 : 1 : 8.

All these rents, though reserved to the trustees, have been usually received by the churchwardens, and carried to the account of the church-rates; and, though no account has been kept of their expenditure, there is no reason to suppose they have not been correctly applied. Besides the property mentioned, there is a building adjoining the church of Yeovil, which was formerly a chapel, but which appears to have been converted into a school-house in the year 1573, and was granted to the same trustees "for the only proper use of the parishioners of the parish of Yeovil, to be made use of for a school-house to educate children, or such other charitable uses as to the said parishioners should seem most meet." The repairs of this building were till 1804 done by the churchwardens, and charged in their accounts with the parish. There were in this building an upper and under room; in the former of which an English school and in the latter a Latin school are said to have been kept. A guinea a-year was paid for the use of the school. In 1804 and 1805, some alterations were thought proper by the trustees, and the floor of the upper room was removed, and the lower part has since been used as the school. No rent has since that time been paid to the parish; nor does it appear to the Commissioners that any rent ought to have been paid. The parishioners might, if they should think fit, under the power reserved to them in the trust-deeds, appropriate the building to some other purpose; but, from its proximity to the church, it could not with propriety be occupied as a dwelling-house, nor could it be made use of more beneficially for the parish than as a place of education.

An opinion appears to have been current that the Catharine-wheel public-house, adjoining the church-house, and some tenements which formerly rested upon the wall of the churchyard, and a barn in Grope-lane

had formerly made part of the church-estates, and which were lost, or improperly alienated by the trustees. The Commissioners, after investigating the grounds of these conjectures, conclude there is no reason to suppose any part of this trust has been lost; and that with respect to the tenements formerly on the church-wall, the small sums heretofore paid to the churchwardens, on account of them, were not paid *as rent* but as an acknowledgement for resting on the wall.

In 1805, an information was filed in the Court of Chancery, respecting the management of this trust, at the relation of Mr. George Watts, churchwarden, and certain inhabitants of Yeovil, against the Rev. William Phelips, vicar of Yeovil, and others, who had shared in the management of the trust-property. It is necessary to advert to the chief facts in this suit as it is connected with two other charities in the parish, called Woborne's Almshouse and the School-trust. The proceedings seem to have first originated in the refusal of the vicar to comply with an order of his diocesan to put up a board in the church, containing an account of the charitable donations of Yeovil, for the information of the inhabitants. Several vestry-meetings were afterwards held, and Mr. Watts obtained a sight of the conveyance of 1736; upon a cursory inspection of which he concluded the churchwardens were authorized to lay out the rents of the church-estate in such manner as the inhabitants should think most to the benefit of the parish. This impression was certainly erroneous, for it will be seen by the deed abstracted above, that no power is given to the churchwardens except that of nominating new trustees when the number should be reduced to two. At the time of the Inquiry the law-suit had continued fifteen years, and most of the original parties to it were dead. The Commissioners regret the protracted nature of the contest, and also their inability to suggest any mode by which these long-continued differences can be terminated.

The information relative to the church-trust embraces other matters foreign to this Inquiry, such as the claim to a pew in the church held by one of the trustees, and the right to certain fees for breaking ground in the church-yard. It also contains a charge against Mr. Newman of having burnt or destroyed some of the deeds relative to the trust; this charge appears without foundation, the papers destroyed relating to other subjects; and in the opinion of the Commissioners no documents relative to the charities of the town have been made away with.

WOBORNE'S ALMSHOUSE.

By letters patent of Edward IV. in 1476, *John Woborne*, and others, were empowered to found and establish an almshouse of one custos, two wardens, and twelve poor persons of both sexes, living sober and chaste, having perpetual succession; and it was ordained that the custos and wardens should be annually changed; that every year, within fifteen days after Easter, the custos and wardens should nominate five or seven of the most honest and discreet men of the parish of Yeovil to meet at the almshouse, and *elect one of themselves to be*

custos, and two others to be wardens for that year; that the poor people should be appointed by the custos and wardens; that the custos and wardens should yearly give an account, before five or seven men of Yeovil, and others who might choose to be present, of the receipts and expenditure of the establishment; that the custos and wardens should have an allowance of 2*s.* each; that the almspeople should have 3*d.* each every Sunday; that the five or seven men of Yeovil should have 8*d.* allowed at each meeting for a potation; that a chest containing the common seal of the almshouse, the letters patent, and other writings relative thereto, should be provided; that the lands belonging to the almshouses at Okeford-Fitzpaine should not be exchanged, mortgaged, nor let to *farm for longer term then seven years;* that twenty or thirty oak plants should be annually planted in the hedges of the lands; and, lastly, that each of the poor persons should wear a red-cross upon the breast, in honour of St. George the Martyr, patron of the foundation. Besides the endowment at Okeford-Fitzpaine, in Dorsetshire, several grants were subsequently made to the almshouse, by others, of land and messuages in Yeovil and Stoford; and, in 1787, Mr. *Hooper* left a legacy of £100, which was laid out in the Ilchester turnpike-trust. Part of the trust-property is let at a rack-rent, the remainder is on *leases of ninety nine years,* determinable on lives. From the length of time that has elapsed since the foundation, it is difficult to say with accuracy whether the charity is now possessed of all the property originally granted to it. The attention of the Commissioners was called to a supposed loss of a part of the lands at Okeford-Fitzpaine, which, in the letters patent, are stated to contain 128 acres, but which, according to two different admeasurements, made within a few years past, consist of about 102 statute acres only. A piece of land adjoining to this estate, in the possession of Thomas Stone, and stated to be holden by him, under lease, from Lord Rivers, has been pointed out as having formed a part of it, Thomas Stone and his ancestors having been tenants of the charity-property at Okeford, from 1747 to 1814. But there does not appear any ground for this surmise. The lands now in the possession of the charity correspond precisely with a map of the estate in the almshouse, bearing the date of 1727; and, therefore, it is not probable that there can have been any loss since that time, and the deficiency in quantity may be in a great measure, if not altogether, accounted for as arising from the usual mode of computation in this part of the country, by the customary acre, which is smaller by about one-sixth part than the statute acre. Some of the *rents payable in Yeovil have certainly ceased,* and it was found that the boundary of part of the charity-estate in the occupation of Mr. Penny had not been correctly described. It is stated that on a garden-plot, opposite the almshouse, there were formerly two tenements, which were suffered to go to decay, more than forty years ago, but the Commissioners could not obtain any more particulars respecting them.

The concerns of the almshouse are under the immediate

direction of a custos and two wardens, and principally of the former. The present mode of appointing these officers, which has been used at least as far back as 1746, varies, in some respects, from the regulations contained in the foundation-deed. An annual meeting is held, on the last Thursday in May, at the Three Choughs Inn, which belongs to the charity, consisting of such persons as have previously served the offices of custos and warden, who are considered the trustees of the almshouse. As many of these persons attend as think proper, but no particular number is considered necessary for the transaction of business. The accounts of the custos of the preceding year are then examined, and the persons present nominate a new custos for the ensuing year, who is usually taken from among the persons thus considered as trustees; but occasionally any gentleman, who is thought eligible in the town or immediate neighbourhood of Yeovil, is appointed in the same manner, who, after serving the office of custos and warden, is considered a trustee. In point of form, the wardens for the ensuing year are chosen by the new custos; but the practice is for the custos who goes out of office to succeed to the office of warden, and to retain the same the two following years. No oath of office is taken by the custos or wardens.

The regulations direct that five or seven of the most honest and discreet men of the parish of Yeovil, nominated by the custos and wardens, *should choose, from themselves, the custos and wardens for the ensuing year;* and this description may, perhaps, be properly construed to comprehend persons residing in the neighbourhood of Yeovil, and having property in the parish. But, in some instances, gentlemen have been appointed to the office of custos, having property at Yeovil, but residing at so great a distance that it has been necessary for them to serve the office by deputy; and the Commissioners cannot but think that such appointments are contrary to the views of the founders, who appear to have intended that the affairs of the charity should be conducted under the immediate inspection of the person holding the office of custos. The custos is usually changed every year. No *chest* has been provided, and it is, probably, in consequence of this neglect that the writings have not been carefully kept; the common seal is missing, and the accounts previous to 1746 are not to be found.

In 1805, an information was filed in the Court of Chancery against the trustees; in which suit, the principal object appears to have been to set aside certain leases of the charity-estates, as improperly granted. It was also a subject of complaint that money received, by the trustees, for timber cut on the charity-estates, had been misapplied; and that larger allowances ought to be made to the poor persons in the almshouse.

The lands at Okeford-Fitzpaine have been let, contrary to the provisions of the deed of 1476, for longer terms than seven years; but, owing to the loss of some of the ancient documents, the Commissioners cannot ascertain whether the same restriction applied to the

estates in Yeovil, Stoford, and the Marsh. The proceeds arising from the sale of timber appear to have been expended either in repairs or new erections on the trust-property. The system of granting leases for ninety-nine years, determinable on lives, although it has been long in general use in the West of England, does not appear to be an advantageous mode of letting the property of the charity, an increase of the regular annual income being much more desirable than the receipt of occasional fines for renewals. All the fines which have been received for granting the subsisting leases have been brought to account. The fines received for the renewal of some of the earliest of these leases appear small in proportion to the present value of the premises; of this the house called the Pall Inn, which was let for ninety-nine years, on a fine of two guineas and a rent of only 10*s.* is an example.

The Rev. Mr. Tomkins, who is one of the persons acting as trustees, rents a small field near the town, at the rent of £3 a-year, which is the fair value. Mr. Abraham, a surveyor appointed by the Commissioners, estimated that the value of those parts of the charity-estate situated at and in the immediate neighbourhood of Yeovil, which are let on leases determinable on lives, and the present rents of which amount only to £6 : 16 : 8 would, at rack-rent, amount to £146 : 15. The rents of some of the premises exceed the value; but the Three Choughs Inn, which was let for seven years from 1818, at the rent of £45, is valued at £70 a-year. The following is a summary of the present annual income of the charity:—

	£	s.	d.
Rents reserved on leases determinable on lives	6	16	8
Rack-rents—Okeford-Fitzpaine £130 0 0			
Yeovil, &c. 145 4 0	275	4	0
Mr. Prowse's quit-rent	0	1	0
Interest on turnpike-deeds poll	9	0	0
	£291	1	8

The poor persons in the almshouse, consisting both of men and women, are appointed by the custos, wardens, and those of the trustees who are present at the annual audit. The candidates appear at that time, their merits are discussed, and the election to such vacancies as have occurred during the year then takes place; a preference being given to persons legally settled at Yeovil. The number of the almspeople has varied from six to twelve; but, from 1788 to the present time, the number of twelve has been kept complete. The weekly allowance to each of them is 2*s.* 6*d.* Their other allowances consist of 1*s.* each on the custos entering upon his office; 1*d.* each on St. Mary Magdalen's Day; 4*d.* each at Whitsuntide; and 2*s.* 6*d.* each at Christmas. They receive some articles of clothing; also an allowance for coals and candles, with some other small advantages. The residue of the usual expenditure of the funds

of the charity consists of the repairs of the almshouse and some of the other premises; a small rent paid to the portreeve of Yeovil; parish-rates; a salary of one guinea a-year to the steward, for engrossing the accounts; the cost of the funerals of the poor persons belonging to the almshouse; a dinner for the trustees at the time of the annual audit, of which the rack-rent tenants partake; and the *surplus provisions* of which are sent to the poor in the almshouse, with other incidental expenses. It is the opinion of the Commissioners that, as soon as the suit in equity, for which it is necessary to keep a fund in reserve, is terminated, that the allowance to the almspeople ought to be augmented.

THE SCHOOL.

There are traces of the existence of a school in Yeovil so far back as 1573; for it is stated, in a memorandum purporting to have been taken from the ancient accounts of the churchwardens, and made by a person who had served the office, that, in that year, a building in the churchyard, which had formerly been a chapel, and which was part of the church-lands, had been converted into a school-house, at the expense of the parish. In the accounts of 1577 is an entry, stating that 4*d.* had been paid for a new key to the school-house. Besides these excerpts, there is no evidence of the establishment of a charity-school previous to 1707, when a subscription was set on foot for that purpose, and the building mentioned was conveyed to six persons, in trust, for the use of the parishioners of Yeovil, to be made use of for a school-house to educate children, or for such other charitable uses as to the parishioners should seem most meet. These subscriptions were aided by several donations, with which were purchased the premises at Marsh, now in the occupation of Mr. Ricketts, at the rent of £18; and which were conveyed, in trust, with a clause reserving the rents to the use of the free-school kept in the school-house in the churchyard, in the event of the charity-school being discontinued.

John Nowes, Esq. in 1718, devised his manor of Lee, and all his real estates within the parish of Romsey extra, in the county of Southampton, to three trustees, and their heirs, in trust, after certain life-charges long since determined, to apply, out of the rents and profits, £120 per annum in the decent clothing and schooling forty poor boys under the age of thirteen years, whose parents are of the communion of the Church of England, to be put out to such school or schools as the trustees should think fit; at which schools the boys should be kept under strict discipline, and instructed in the rudiments of the Christian religion, English reading and writing, learning the Catechism, and frequently reading the Bible and Book of Common Prayer; also, in trust, to apply £30, yearly, as a fund for binding out apprentice such of the boys as should attain thirteen years of age, and the residue to be applied in setting up in the world such of the boys as should faithfully have served their apprenticeships, in such manner as the trustees should think fit. The boys constantly to wear, during

the time of their being at school, gowns and caps made of blue cloth; and the testator directed that, when the boys should attain the age of thirteen, or be apprenticed, vacancies should be filled up by the trustees; £3 per annum being designed for schooling and clothing each boy, and the number of forty to be kept up.

This charity was established, under an order of the Master of the Rolls, in 1721, conformably to the petition of the daughter of the grantor; by which it was settled that, of the forty boys, ten should be taken out of Preston Plucknet, Alvington, and Yeovil; ten out of the city of New Sarum, and the parish of Fisherton Anger, in the county of Wilts; and twenty out of the town of Romsey, the parish of Romsey extra, and out of the tithings of Wade, Ower, and Wigley, in the parish of Eling, in the county of Southampton. The property now in the possession of the trustees consists of 206*a*. 3*a*. 33*p*. of land, with the farm-house, out-buildings, and cottages standing thereon; a piece of waste land, containing about six acres, over which there is a right of common appurtenant to two neighbouring farms, now in the occupation of Messrs. Brice and Sharp; and a leasehold cottage, divided into two tenements, which cottage has been lately purchased by the trustees. The whole of the land was granted to the Rev. Nathaniel Fletcher, by lease, in 1808, for twenty-one years, at the clear rent of £300 per annum. It is said that the rent was considered a good one when the lease was granted. Mr. Watts states that he went over the estate in 1812, and valued it, at a rough calculation, at £582 per annum. Some of the land is good, but other part of it is very thin and light; it is, with the exception of a small portion, subject to tithe. Under the powers of an enclosure act, in 1808, several parcels of land belonging to the charity were exchanged for lands belonging to Sir Charles Mill, Mr. W. Fletcher, and others. Sir Charles Mill was, at this time, a trustee, and Mr. Fletcher was the father of the gentleman to whom, in 1808, the existing lease was granted; the exchanges were, however, all made under the direction of the commissioners; and it was represented that the charity had benefitted thereby, and that its estate has become more compact.

The funded property belonging to the charity, arising from falls of timber and savings of income, produces a yearly dividend of about £100. The average expenditure in clothing, educating, and apprenticing the forty boys has been £150. The surplus income being considerable, application was made to the Master of the Rolls, and by an order, dated in 1819, it was directed that £200 per annum should be allowed for the clothing and schooling of forty poor boys, instead of £120. That £60 a-year should be allowed as a fund for binding out apprentice such of the boys as should attain the age of thirteen years, instead of £30 per annum; and that the residue of the income of the charity should be retained by the trustees, and invested in government, or on real security, at interest, as a fund for setting up in the world such of the forty poor boys as should honestly serve their apprenticeship, the

same to be applied in such manner and by such proportions as the trustees for the time being should think fit. The trustees, of whom two, viz. Sir Thomas Freeman Heathcote and Sir Charles Mill, are now living, meet once a year, or oftener, and generally audit the accounts at their meeting. They propose to elect a new trustee on the termination of the chancery-suit.

Francis Cheesman, in 1711, left the interest of £150 to the schoolmaster of Yeovil, and which, by accumulations, produces a dividend of £7 : 12 : 10.

Edward Boucher, in 1725, gave his close, called Beer's Close, in trust, to apply the clear rents in clothing four such poor boys of the parish of Yeovil, as should be put in the school by his trustee and heirs, and for binding them apprentice; and the residue of the rents to be applied to augment the master's salary, or to such uses as the subscribers to the school should direct.

Thomas Cheesman, in 1730, gave to the school £50, which is laid out in the Ilchester turnpike, producing £2 yearly to the master; he also gave to the Latin-school £5, to be paid yearly, for teaching three boys, out of his estate at Homer. The remaining property of the school consists of a close, called Coppet-hill, situated at Marsh, and containing 11 acres, which is let to Mr. Parsons, at a rent of £20. Beer's Close is in the occupation of the master, and worth about £15 a-year. The estate at Homer is now occupied by John Hooper, Esq. who pays the annuity of £5. The total income of the school, including the allowance under Mr. Nowes's will, is £132 : 2 : 10.

The school appears to have suffered by great neglect, and in an affidavit, upon which an information was filed, in 1804, for the re-establishment of the charity, it is stated that, for more than fifteen years past, the school had been decaying, till not a boy was educated, clothed, and apprenticed, according to the endowment; and that at that time there were not five boys belonging to the school, clothed, and but few instructed in a proper way, Mr. Tomkins charging the parents of the charity-boys under his care various sums of money, contrary to the institution. Ten boys are now educated and clothed under the Romsey charity; they are selected from Preston Plucknet and Alvington, in preference to Yeovil, and are appointed by Mr. Tomkins, in consequence of Sir William Heathcote having declined that office. Four boys have been educated in respect of Beer's Close, and during Mr. Tomkins's mastership they have been clothed, every third year, with nearly the same articles of dress as the boys have under Nowes's foundation. The Commissioners think that the funds are sufficient either to allow of a small apprentice-fee, annually, or else to furnish the means of clothing the boys every two years, instead of the present practice; and such appears to have been the practice thirty-five years ago, as well as to allow an apprentice-fee of £2. Mr. Tomkins educates sixteen boys of Yeovil, in consideration of the receipt of the rents of Coppet-hill, of the house and land at Marsh, and the dividends on the South-sea Stock, and the turnpike-deed poll, amounting in the whole to £47 : 12; from which sum, he

states, as deductions, the repairs of the school-house, windows, firing, pens, ink, and paper, &c. found for the boys. The parents apply to the schoolmaster for the admission of their children into the school; and, if there be vacancies, they are uniformly admitted, provided their parents belong to the communion of the Church of England. This qualification,-which is imposed by Nowes's will, is applied to the whole school, *though it does not appear to be required by Boucher's will, nor by the original resolutions of the subscribers.* The boys are taught reading, writing, arithmetic, and the Church catechism. Complaints were made against the master, but they were not satisfactorily established. It was objected that he insists upon being paid for the pens, ink, and paper furnished to the boys on Nowes's foundation; but Mr. Tomkins justifies himself under the authority of the steward of that charity; and when it is considered that he has hitherto only received £1 per annum for the education of each boy, it can hardly be expected that he should furnish those articles gratis. There is at present but one Latin scholar taught, in respect of the rent-charge out of the estate at Homer; but Mr. Tomkins states that he is able and willing to educate the number mentioned in the will of the donor, and that he has often had that number.

There have been no subscriptions to the school since 1815; their discontinuance is ascribed to the pending chancery-suit. To the same cause is ascribed the non-appointment of trustees, since 1811.

PORTREEVE'S, OR BACK-STREET ALMSHOUSE.

This almshouse was probably established, as its name seems to denote, by the portreeve, or by the portreeve and burgesses of Yeovil. The Commissioners could not discover that its inmates have any other claim upon the funds of the Corporation for their support, except the presumption arising from an unvaried and long-continued payment. The portreeve and burgesses of Yeovil claim to be a corporation by prescription, and in which capacity they are possessed of property, consisting of several houses, some chief-rents, and two acres of land. The houses and land are granted to various tenants for terms of ninety-nine years, determinable on three lives, which are renewed on the payment of fines, as the lives drop. The annual rent reserved upon the whole of the demises, collectively, amounts to £10 : 14 : 1. The fines, when received, are carried to a general fund, which is employed in the support of the court-chamber and of a prison, in clothing the crier of the town, in repairing a well called Nun's Well, and a public pump; in providing standard weights and scales, and in other public expenses and improvements; and a sum amounting to nearly £400 has been lately expended out of this fund, in building a charity Sunday-school in the town. The Corporation, however, claim, and appear to have constantly exercised, a right to dispose of this income according to their own discretion. It was formerly customary for the Corporation to expend a considerable sum in a treat for the inhabitants of the

town annually on Christmas-day; for the last five or six years, however, this practice has been discontinued, and the rents have been laid out in a more beneficial way. Of the annual rent of £10:14:1, the sum of £2:18 has been annually paid, since the year 1733, to the inmates of the almshouse; the remainder is applied either to the repairs of the almshouse, or to the public purposes mentioned.

The almshouse is situated in the Back-street, and is occupied by four poor women, who are appointed by the portreeve and burgesses as vacancies occur. Each inhabitant has a separate bed-room, and there is a large sitting-room in common for all. The annual payment of £2:18 is thus disposed of: each of the three seniors receives 4*d.* a-week, and on Easter-day, Whitsunday, St. Thomas's Day, and Christmas-day, 1*s.* 6*d.* is divided amongst the whole. No other allowances are made to these poor persons by the Corporation. Proceedings were instituted in Chancery relative to the management of this charity, which appear to have led to no result; and the Commissioners conclude with observing that they thought it inconsistent with their duties to enter into a detailed examination of the possessions and funds of the portreeve and burgesses of Yeovil, although there was no unwillingness on their part to submit to such an investigation.

OBSERVATIONS.

It will be recollected that the Yeovil charities excited much public attention at the time of the inquiries of the Education Committee, in 1817, and the bitter litigation to which they had given rise seems still in progress. Three or four different sets of attorneys have had, in succession, the nursing of these long-pending suits: one venerable judge, Dampiere, to whom the differences were referred, after a vain attempt to compromise them, was so alarmed at the fierceness of the contending parties that he fled from Yeovil in dismay, and the Commissioners found the cases of such an inveterate character, that they were unable to prescribe a remedy, and have left them to die a natural or violent death, by the gradual exhaustion of the means by which they are supported. Though the plaintiffs have been so unfortunate, we cannot help thinking they had some reason for instituting these proceedings; and the refusal of the trustees to give any account of the charities was enough to excite suspicion, even had no abuses existed. But the parishioners had the evidence of their own eyes that things were not managed as they ought to have been; the school, in particular, had become almost extinct, and the reports of the Commissioners show that, in the other trusts, though there is no evidence of any corrupt participation, there is proof of great neglect, and even open violation of the institution of the grantors.

With respect to the Church Trust, for instance, it cannot be supposed that the trustees were justified in covertly managing the property entirely without the control and knowledge of the parishioners. The deed of 1736 gives no such power, by merely conveying the property in trust for the repair and ornament of the church, and such other "charitable uses, as the parishioners should appoint." The churchwardens had, certainly, no right, as appears to have been hastily concluded, to dispose of the rents according to their own discretion; neither had the trustees, without the concurrence of the inhabitants. With what show of propriety then could the late vicar and his co-trustees refuse to give a public account of the church-property, seeing they had merely an executive power in the management of it, while the au-

thority to direct its application was vested in the parishioners? Yet it was their refractoriness on this point that first gave rise to the subsequent litigation, and the ruinous consequences which have been entailed on those persons who were imprudent enough to seek for justice through the labyrinths of a Chancery-suit.

Again, the management of Woborne's Almshouse had become such, that we cannot wonder the inhabitants wished to have a little light thrown on its administration. Dropping out of view any surmises which may have prevailed, as to the actual alienation of part of the trust-property, it is plain the ordinances of the founder had not been observed, neither in the letting of the estates for only seven years, nor in the appointment of the officers. The ordinances require that the accounts of the almshouse shall be audited by "five or seven honest and discreet inhabitants, and such others as yearly choose to be present;" and that such five or seven honest inhabitants shall choose a custos and wardens from among themselves. Instead of acting up to these rules, it seems the custos, wardens, trustees, and the five or seven honest parishioners, are precisely the same individuals, consisting of three or more persons, who, by some mysterious changes and permutations among themselves, alternately fill these different offices, and then resolve into their primitive capacities. There is no public exhibition of receipts and expenditure, all being kept snug and secret, within the precincts of the Three Choughs' Inn, where these persons of manifold functions annually meet to laugh at their opponents, and enjoy a charity-dinner, for the expense of which, though only EIGHTPENCE is allowed, this sum is so admirably laid out, that abundance is provided for all the guests, and baskets of fragments remain to regale the poor almspeople.

On the Portreeve's Almshouse, it does not appear any thing can be either said or done; the portreeve and burgesses making, we believe, four persons, claim to be a corporation, and we suppose the almshouse must be considered an adjunct to them, in that capacity. Had these gentlemen been a chartered body, one might possibly have called their title in question; but they claim to exist by *prescription*. Next to the divine right of kings, we can hardly conceive any authority placed so far above the cognizance of human reason, as that claiming to exist by prescription; such a derivation is wholly intangible, there being no record, parchment, or document, with which its assumed powers can be collated, and, therefore, we must submit, with Christian humility, to whatever pretensions it is pleased to advance.

There is one fact connected with the suits in Chancery which, as it may be of use to persons who are in the habit of devoting themselves to the service of the public, we shall mention. Mr. Watts, and the other gentlemen, at whose instance the informations were filed against the trustees of the Yeovil charities, acted under the authority of a vestry order, signed by the principal inhabitants; they expended £1200, a considerable part of which was advanced out of their own pockets. In 1813, Mr. Watts, who, for many years, had acted as churchwarden, was thrown out of office, and a party raised against him, powerful enough to negative a motion for a rate to repay his advances to the parish! We shall conclude with an estimate of the annual value of the several trusts, as reported by the Commissioners:—

	Present Value. £ s. d.
The Church Trust	52 1 8
Woborne's Almshouse	431 0 0
The School	132 2 10
Portreeve's Almshouse	*unknown.*

OTHER CHARITIES IN YEOVIL.

John Jeans, in 1725, left his premises in Yeovil, after, the failure of certain interests, which have long since determined, to Thomas Shane, in fee, subject to the yearly payment of 5*s.* each, to ten poor ploughmen of the parish, every Christmas-day, and to ten labouring men, of the parish, 5*s.* each, every Easter-day. The property charged with these annuities has descended to the daughter of the grantee, now the wife of Samuel Isaac, by whom the sums mentioned are distributed as directed, at Christmas and Easter, (old style).

Andrew Ziles, in 1727, left £250 to three persons, on trust, to be invested in land, and the rents applied to the relief of poor decayed tradesmen, respectable widows, and orphans, but no part to be given to those receiving parish relief. A close of land was purchased with this donation, in the parish of Street, called Hound-wood, containing seven acres, and which is now let at a clear rent of £14, the fair value. The trustees meet annually on the 14th of February, at the house of one of them, and distribute the rent without deduction, in small sums, generally from 3*s.* to 10*s.* among decayed tradesfolk, widows, orphans, single persons, and some poor families. Persons who have once received this benefaction continue to do so, if their conduct is approved, and a book containing their names is regularly kept; but those who are known to receive parish relief are struck off the list.

Thomas Cheesman, in 1730, gave to the poor of the parish 50*s.* per annum, to be paid every Easter, by his executrix, out of his estate at Homer. John Hooper, Esq. is the proprietor of the estate charged, and distributes, annually, on the day after Christmas-day, £2 : 10, in sums varying from 2*s.* to 6*d.*; he usually selects such poor persons as do not receive parish relief as objects of the charity, and keeps a book, in which the names of all who participate are entered.

It was stated, by Mr George Watts, that, at the time he, as churchwarden, was making inquiries into the charities of Yeovil, for the purpose of recording them on a tablet in the church, he learnt, from a deceased steward of George Bragge Prowse, Esq. that Mrs. *Dorothy Bull* charged her estate in Yeovil, now the property of Mr. Prowse, with the payment of £3 : 11 per annum, of which £1 : 1 was to be annually paid to a clergyman for preaching a sermon in the church, on Good Friday, and the remainder was to be expended in the purchase of one hundred sixpenny loaves, which were to be distributed every year, on the same day, to one hundred of the second poor of the parish. No document could be found by Mr. Prowse relative to this charity. One guinea, however, is annually paid to the vicar, for preaching a sermon on Good Friday, by Mr. Prowse's steward, and one hundred sixpenny loaves are regularly distributed on that day, by the same person, among one hundred poor men and women of the parish; he prefers such as are decent and well behaved,

and are not maintained in the poor-house.

From sundry entries in the churchwardens' book, a Mr. Hodges appears to have bequeathed a sum of money to the poor of the parish, which, in 1730, amounted to £25, though subsequently reduced by some means, not explained, to £17. No precise information could be obtained respecting the origin of this donation; it has always been in the hands of the acting churchwardens, and Mr. Row is now responsible for the amount. The Commissioners recommend that it should be placed on good security, and the interest applied to the use of the poor.

PARISH OF CROYDON.

ARCHBISHOP TENNISON'S SCHOOL.

In 1714, *Thomas Tennison*, Archbishop of Canterbury, granted to seven trustees, a messuage and garden at the north end of Croydon, and several parcels of land in the parish of Limpsfield, and also a small slip of leasehold property; the former to be converted into a charity-school-house, for the education of ten poor boys and as many girls, and the rents of the lands and premises in Limpsfield to be applied to the maintenance of the school. By his will, the Archbishop left £400 additional, to be invested in the purchase of an estate, for the further benefit of the school. The number of trustees was not to exceed seven nor be fewer than four; and among other orders for the government of the school, the Archbishop directed that the master and mistress should teach *no other children but such as belonged to the school*, and they should be members of the church of England, twenty-five years of age, at the least; that no boy or girl should be under eight years old when admitted, nor should stay after fourteen; that the boys should be taught reading, writing, and arithmetic, and the girls the same, also to spin, and needle-work; that if any of the children should be taken away before they had learnt what the statutes directed, their clothes and books should be left for others; that no child, whose parents frequented the meeting-houses, should be admitted, or continue if admitted, nor unless the parents were legally settled in the parish; and, lastly, that the trustees should meet on the Tuesday after every quarter day, to look into the state of the charity, and then the orders should be read publicly before them, as also the master, mistress, and all the children.

The property of this charity now consists of—

1. Two farms in the parish of Limpsfield, called Chartlands and Couldens, the former of which contains 74*a*. 1*r*. 13*p*. and the latter 53*a*. 0*r*. 6*p*. These

are in the occupation of John Steers, as yearly tenant, at the annual rent of £80, the full value. Each farm contains some thriving trees, but none at present fit to cut.

2. A dwelling-house, with plumber's shop, stable and yard, and also a dwelling-house and yard adjoining the school-house, held by Mrs. Berry, under a lease granted, in consideration of £100, for 61 years from 1791, at the yearly rent of £2. These premises were formerly the school and school-house of the charity. Since the lease was granted, the present buildings have been erected, which are supposed to be worth £1000.

3. £1300, Three per Cent Consols, standing in the names of Thomas Meager, Esq. and three others, and producing a dividend of £39 per annum, which, with the rents, makes a total annual income of £121.

The present school-house was built in 1797, at an expense exceeding £758, and is in very good repair. It affords a residence for the schoolmaster, his wife and family, and contains two school-rooms, one being appropriated for boys, the other for girls. The master instructs in reading, writing and arithmetic, fifteen poor boys and fifteen poor girls, all of the parish of Croydon, and his wife instructs the latter in needlework. These are appointed by the trustees at their quarterly meetings. They are admitted at the age of eight, and stay till they are fourteen years of age, and are clothed, the boys being allowed a complete suit of clothes, with caps, stockings, and shoes, and the girls, a complete suit of clothing, with bonnets, shoes and stockings. The salaries of the master and mistress amount to £60, and 2½ chaldrons of coals are annually given to them by the trustees, who also provide books and stationery for the scholars.

The schoolmaster educates, gratis, the children appointed by the trustees, but is permitted by them to *instruct other scholars*, for whose education he is paid by their parents. In this respect a deviation from the orders of the founder appears to have taken place, but the privilege may perhaps be considered as an equivalent for the gratuitous instruction of so many more children than were originally limited by those orders.

ARCHBISHOP LAUD'S APPRENTICE CHARITY.

From an indenture, dated 1656, it appears that *Archbishop Laud*, "out of his love" to the parish of Croydon, gave £300, to be invested in land, and the rents applied to placing out poor children of the parish apprentices. With the donation of the Archbishop and £35 added by Samuel Bernard and others, an estate was purchased in the parish of Horne, in Surrey, containing 35*a.* 1*r.* 37*p.* At the time of this Inquiry, in 1824, it was let to Mr. Searle, on a lease which would expire in 1824, at a rent of £26, the full value. From the produce of sales of timber and savings of income, there has been realized £1200, Three per Cent Consols, now standing in the names of Thomas Meager, Esq. and three others, and producing dividends of £36 per annum. The whole income of the charity, therefore, is £62, which is applied in binding apprentice poor boys, the children of settled inhabitants of the parish, a premium of £15 being allowed with each boy. These

premiums have frequently varied in amount, the largest sum allowed having been £25, and the smallest, £5 : 5. Applications are made by the parents for the benefit of the charity to one of the trustees, and if acceded to by him, they are told to procure a master for their son. The master being then found, and approved of by the trustees, the premium is paid, together with the expenses of preparing the indenture. The same persons are trustees of Laud's and Tennison's charities, and they usually meet quarterly, at the school-house, for the purposes of the charities.

DAVY'S ALMSHOUSE.

Ellis Davy, citizen and mercer of London, in 1447, under authority of letters patent of Henry IV. founded an almshouse of seven poor people at Croydon, and among other things ordained that the vicar and churchwardens of the parish, and four other of the most worthy men, householders and parishioners, always resident within the town of Croydon, should be governors, and that four persons, the master and wardens of the craft of mercers of London, and their successors, should be overseers of the almshouse. The funds of the charity are vested in the governors. The Commissioners abstained from further inquiry into this foundation, considering that they were precluded by the appointment of special overseers.

THE LITTLE ALMSHOUSE.

This name is understood to have been anciently given to nine small rooms, now forming part of a larger building, situate at the corner of Church-street, at a small distance from Davy's almshouse. The origin of the nine rooms is unknown. The modern part of the building (consisting of fifteen additional rooms) has been erected from time to time at the parish expense. The whole twenty-four rooms are kept in repair by the parish, and are occupied by poor persons placed in them by the parish officers; but only the occupants of the nine ancient rooms (being the nine nearest the church) participate in the following charities, the occupants of the others having been formerly supported out of the poor's rates, and, latterly, out of the general charities of the parish.

Joan Price, in 1528, left to the poor of the Little Almshouse 20*s.* charged upon her lands and tenements in Croydon; and which annuity is now paid by eight different persons, on account of premises near Martinwell and in Butcher's Row. It is collected by one of the almspeople, and equally divided among the occupants of the nine ancient rooms.

Belonging to the Little Almshouse are two rent-charges of £2 : 10 and of £5, issuing out of houses in Croydon; the former was purchased with a donation of *Archbishop Grindall*, in the reign of Elizabeth, the latter is the gift of *Rowland Kylner*, a domestic of Archbishop Whitgift. The annuity of £2 : 10 is charged upon a messuage, the property of Mr. William Gibson; the arrears for the preceding six years, Mr. Gibson assured the Commissioners, should be forthwith paid, and the payment re-

gularly made in future. The other annuity of £5 is charged on houses belonging to Messrs. Robert and Paul Rogers, and Mrs. Booth; they have also promised to discharge the arrears which had accumulated, and to make their payments regularly in future.

Lady Allott left £3 a-year to the Little Almshouse, which is received from the clerk of the Fishmongers' Company, of London.

WHITGIFT'S HOSPITAL.

Archbishop Whitgift, in virtue of letters patent, and an act of the thirty-ninth of Elizabeth, founded a brick-house, built by him in Crayclose, and certain other houses, gardens, orchards, and premises, to be an hospital, for the relief of maimed, poor, needy, or impotent people; which hospital, and the persons therein to be placed, he appointed should be incorporated by the name of "The Hospital of the Holy Trinity in Croydon, of the foundation of John Whitgift, Archbishop of Canterbury;" the hospital to consist of a warden and not exceeding forty persons. He afterwards framed certain statutes for the government of the hospital; by one of which the Archbishop of Canterbury is constituted perpetual patron, governor, and visitor, of the hospital, with authority to interpret the statutes and compose all differences which may arise therein; and the founder heartily insisted that his successors, or some persons appointed by them, would visit and inspect the hospital, at the least, every third year. The clause appointing the Archbishop of Canterbury visitor of the foundation places it out of the jurisdiction of the Commissioners.

OBSERVATIONS.

The hospital of Archbishop Whitgift is the most valuable endowment in Croydon, and as the management of this charity, as well as others in this parish, have been recently the subject of much complaint by the inhabitants, it is to be regretted that it is not within the jurisdiction of the Commissioners. Besides the establishment for the poor brethren, the founder also made provision for the support of a free-school in the hospital, and, in his statutes for the regulation of the endowment, directed that the master, to be chosen from among the poor brethren, "shall *freely teach* such children of the parish of Croydon, without exacting any thing for their teaching, as are of the *poorer sort*, and shall be so accounted by the vicar or curate." From the inquiries of the Education Committee, in 1817, this part of the institution appears to have become entirely obsolete, no free-school being kept for the benefit of the parishioners. A gentleman, however, occupied a house rent-free, and received a salary as school-master, on Whitgift's foundation, and had also the use of the school-premises for the purpose of a day-school, supported by subscription, and for the reception of boarders. If such deviations can exist in a charity under the immediate superintendence of the spiritual head of the church, and within ten miles of his residence, it is easy to conceive how much more flagrant abuses may have grown up in other charities, placed under the inspection of inferior authorities, situated at a remote distance, and who are not required to make periodical visitations: yet such charities are equally exempt from the national inquiry.

We have been favoured by a gentleman intimately acquainted with the Croydon charities, and who for a long period was actively engaged in making inquiries into their management, with the present rental of Whitgift's Hospital, and which it may be useful to record in this place.

The rental of the Hospital of the Holy Trinity in Croydon, founded by Archbishop Whitgift.

Lessees and Description of the Property.	Quantity of Land. a. r. p.	Termination of Lease.	Rental, 1827. £ s. d.
Cape and Grantham, two houses and gardens, George-street	——	1846	95 0 0
James Moore, land at Mitcham (total rent £105)	48 2 0	1847	63 0 0
Alexander Adair, land at Addiscombe and Shirley	75 1 30	1846	110 11 0
Reverend J. C. Bisset, land at Croydon adjoining the school-house	1 0 0	at will	10 0 0
Richard Blumsum, land and house	0 0 37	1837	10 0 0
Lady Blunt, land at Selsdon, Norwood, and Scarbrooke	1 0 23	1831	0 16 2
James Chapman, three houses and gardens.	——	1848	51 0 0
W. Chatfield, executors of, a tenement, stables, and other erections	——	1836	5 5 0
William Clavill Dyer, a piece of wood land	8 0 0	1846	6 6 0
John and Thomas Ebbutt, six houses in Church-street,	——	1831	8 18 3
Dunkley and Howe, three houses at Northampton	——	1833	25 0 0
Ann Gunn, house and yard, in George-street	——	1843	40 0 0
William Holmes, two cottages, barns, stables, and land	168 2 10	1840	236 4 0
Anthony Harman, Swan public-house and allotment	0 1 26	1847	41 0 0
Ditto, house, formerly the Wheat-sheaf public-house	——	1830	0 4 8
Thomas James, an allotment on Croydon-common	0 3 19	1833	4 0 0
Hewson and Lovejoy, two houses at North-end	——	1848	60 0 4
Thomas Meager, Croham-manor-farm	350 0 0	1828	42 6 6
Thomas and John Mann, the Royal Oak public-house	——	at will	18 0 0
Ditto, three parcels of land at Newgate and Scarbrooke	3 2 27	1838	18 0 0
James Moore, house and ground, Thornton-heath	0 0 15	1830	0 3 0
John Maberly, Fox and Goose public-house, Shirley	——	1846	20 0 0
Mrs. Osborne, nine houses and land, at North-end	2 0 10	1834	60 0 0
W. Long, house, wash-house, stable, garden, &c.	——	1848	35 0 0
Alfred Roper, Christian and Ryecroft fields and allotment	90 2 33	1841	253 0 0
E. H. D. Radcliffe, house, garden, paddock, and land	96 3 30	1838	140 0 0
Charles Smith, house, three cottages, and land	9 3 13	1840	50 0 0
Ditto, two fields, called "Nepcuts"	5 2 0	at will	
John Streeter, parlour, passage, cellar, and two chambers	——	1838	10 0 0

Lessees and Description of the Property.	Quantity of Land. a.	r.	p.	Termination of Lease.	Rental, 1827. £	s.	d.
W. Eades, eleven houses and gardens, and allotment	3	3	14	1848	75	0	0
Sarah Turner, house, in the Butter-market	——			1843	17	0	0
Mrs. Vandevell, land on the common	0	3	25	1846	3	3	0
James Waddington, three houses in High-street	——			1834	30	0	0
Starling and Rankin, a garden, Thornton-heath	——			1847	4	4	0
A rent-charge, No. 19, St. Paul's Church-yard	——			——	6	13	4
Dividends of £901 : 3 : 9, in the Three per-Cents	——			——	27	0	8

There are now thirty-four brothers and sisters in the hospital, each of whom receives £40 per annum. They are appointed by the Archbishop of Canterbury. Owing to the recent inquiries, the rental of the Hospital has been greatly increased: in 1812 it amounted only to £336; in 1818, it had increased to £860, and in 1827 to £1576 : 15 : 7. The annual value of the hospital-estates is estimated, by the surveyor to the hospital, to be £2673, exclusive of timber, stack-wood, bark, &c.

HENRY SMITH'S CHARITIES.

The charities of *Henry Smith*, citizen and alderman of London, to the parish of Croydon, comprise the Storkenden estate and the Deptford estate; we shall first speak of the origin of the former.

By an indenture, dated in 1650, it appears that Henry Smith, Esq. in 1624, delivered £1000 to certain persons, on trust, to pay him £100 during his life-time, and afterwards the £1000, with the consent of the trustees and principal inhabitants of the parish of Croydon, to be laid out in land, the rents and profits of which were yearly to be employed for the relief and benefit of the poor of the parish, by raising a stock to set them to work. Mr. Smith died in 1627, and his donation was invested in the purchase of a farm, called Storkenden, in the parish of Limpsfield. In 1816, a petition was preferred to the Court of Chancery, by certain inhabitants of Croydon, setting forth that the trusts of this charity had never been renewed since the year 1650; that the trustees named in the indenture of that year having been long since dead, the churchwardens of Croydon had, for many years past, taken upon themselves the management of the estate, had received the rents, and, contrary to the intentions of the grantor, had applied them to parochial purposes, and in aid of the church-rates and poor-rates: whereupon the petitioners prayed that the churchwardens might be restrained from applying any part of the rents and profits in their hands to any parochial purpose or otherwise, until the further order of the Court. This application was referred to one of the masters, who declined approving any scheme for the future management of the charity until the legal estate was got in and conveyed to new trustees.

No report had been made by the master, at the time of this Inquiry. In another petition of the inhabitants, in 1822, it is stated that, in 1806, the charity-estate was demised by the then churchwardens and overseers of the poor, to Martin Tamplin, for the term of twenty-one years from 1804, at the yearly rent of £80. The estate contains 99*a*. 3*r*. 20*p*. including the sites of the farm buildings. The barns, stables, and other buildings were lately burnt down, but were directed to be rebuilt, by an order of the Court, out of the surplus funds of the charity and the amount for which they had been insured. In consequence of the depression in the value of agricultural produce, it was resolved, at a vestry, held at Easter, 1822, to make an abatement of twenty-five per cent. from 1820, in the rent, thus reducing it to £60. This appears to be, at present, the fair value of the estate. The rent which has been received since the payments into Court, has been kept in the hands of the respective churchwardens, in expectation of the further order of the Court, and amounted, at the time of the Inquiry, to £176:14:3.

The Deptford estate was allotted to the parish of Croydon, by the trustees of Henry Smith, in pursuance of the trusts vested in them to apportion the rents of several estates which they had purchased among different parishes. It does not appear by what means this estate became subsequently vested in other than the general trustees of Alderman Smith, but that such was the fact is witnessed by a deed dated in 1691, by which Sir Purbeck Temple, the only surviving feoffee, conveyed the Deptford-estate to the vicar of Croydon and others, on trust, to apply the rents and profits "for the only use, benefit and behoof of the poor people of the parish of Croydon, according to the will, direction, and charitable intention of the donor." The last conveyance of this trust was in 1798, to the Rev. John Ireland, (now Dean of Westminster,) James Bourdieu, Daniel Richard Warrington, John Brooks, Francis Meager, Thomas Farley, Thomas Ridley, and Thomas Blake. The management of this branch of the charity, as well as the last, has been the subject of proceedings in Chancery, at the instance both of the inhabitants of Croydon and of the trustees. These suits were terminated by a decree of the Court, in 1821, by which it was settled that the rents and profits should be paid over, by the trustees, to the churchwardens and overseers, to be, by them, applied to the relief of aged poor and infirm people; married persons, having more children born in lawful wedlock than their labours could maintain; poor orphans, poor people who kept themselves or families to labour, and put forth their children apprentices, but not for the relief of any persons given to excessive drinking, or of scandalous or immoral lives, nor of any persons who had not inhabited five years in the parish; and it was further settled that the churchwardens and overseers should meet once every month, at least, in the vestry, to consider of the estate of the poor, and that, on the first Monday in every year, a copy of the receipts of rents and profits of the

charity and of the expenditure, fairly transcribed, should be affixed to a tablet on the wall of the parish church, there to remain for the space of fourteen days, to the intent that the same might be published, and read by the inhabitants of the parish, and another copy be delivered to the vicar.

This estate is at present held in several parcels, under the following leases: —

1. Two parcels of land, comprising 1*a.* 2*r.* 32*p.* situate near New Cross Hill, in the parish of St. Paul, Deptford, were let on a lease for ninety-nine years, from 1799, at a rent of £48; the lessee covenanting to expend £1600 in rebuilding certain dwelling-houses on the property.

2. A lease, comprising a meadow, containing 1*a.* 2*r.* 37*p.* situate in the same parish, was granted to John Blanchard, for twenty-one years from 1820, at the rent of £10.

3. A lease, comprising five pieces of meadow, situate at New Cross, containing 5*a.* 2*r.* 5*p.* was granted to William Halcombe, for twenty-one years, from 1819, at the rent of £29.

4. A lease, comprising two pieces of meadow, containing, together, 6*a.* 1*r.* 34*p.*; a piece of osier land, containing 1*a.* 2*r.* 26*p.*; a piece of garden ground, containing 6*a.* 2*r.* 35*p.*; a nursery ground, containing 1*r.* 21*p.* a small piece of garden ground, with a cottage, containing six perches, was granted to Richard Edmonds, for the term of twenty-one years, from 1819, at the rent of £66.

These rents appear the best that could be obtained, and amount, in the whole, to £153; from which, deducting £6:7:6 for receipt stamps, and the expense of a plain dinner, given to the tenants who come over to Croydon on the rent-day, to pay their rents, there remains a net rent of £146:12:6, applicable to the purposes of the charity. This balance is paid over by the trustees to the churchwardens and overseers, by whom it is applied to the relief of the poor of the parish, agreeably to the directions of the Court. This relief is administered, according to a weekly rate, settled by the parish officers, in small sums of money, and in bread, coals, blankets, and other necessaries.

The accounts are now duly kept, and a copy annually affixed in the church, and another given to the vicar, according to the directions of the decree.

THE HERMITAGE ESTATE.

In 1614, Edward Croft, in consideration of £50, conveyed a piece of ground, called the Seven Acres, situate in the parish, and abutting on a lane, leading from the Hermitage, in trust, "for the maintenance and relief of the poor people of the parish of Croydon;" and the premises were declared to be free from all charges, except an annual payment of 20*s.* to the use of the poor of Streatham. The trustees appointed in the last conveyance of this property, in 1797, were the Rev. John Ireland, vicar of Croydon, James Bordieu, Daniel Richard Warrington, John Brooks, Francis Meager, Thomas Ridley, and Thomas Blake. This estate, also, has been the subject of proceedings in Chancery, in consequence of a petition presented to that Court in 1816, by two inhabitants, on behalf of the poor of the parish, complaining of abuses in the management of the charity, and praying that the rents and profits should be applied, by the trustees, for the re-

lief of aged poor or infirm people, being parishioners of good character, not receiving parochial relief. This suggestion was adopted and confirmed by the vice-chancellor, who, in his order, dated in 1821, directed that an account of the charity should be yearly and publicly exhibited in the church, as mentioned in the last article.

The property of the charity consists of two closes, containing 7*a*. 1*r*. 21*p*. and are held under a lease granted to William Wright, Esq. in 1815, for a term of twenty-one years, at the rent of £35, which appears to be their full value. The rent is applied, as directed in the decree, generally in the winter, in sums, varying from 5*s*. to 10*s*. During the time the Chancery proceedings were pending, the £1 for the parish of Streatham remained unpaid, and there are now about eleven years in arrear. This arrearage it is intended to discharge out of the next receipt of rent.

BREAD CHARITIES.

Joseph Williams, grocer, of London, in 1759, left £100, in trust, to be invested on government security, and the dividends laid out in bread, to be distributed on the 1st of January, among poor housekeepers, (not being in the workhouse,) by the minister and churchwardens. By some means, not ascertained, this legacy has increased to £250, Three per Cent. Consols, which is now standing in the names of John Brooks, and three others. The dividends are received by Richard Rowed, a baker, and one of the trustees, who furnishes quartern loaves to the amount; these are distributed on New Year's Day, at the Town-hall, by the churchwardens, among such of the poor as do not receive regular parochial relief.

The sum of £1 : 10 has been annually paid, for many years, to the churchwardens of this parish, by the stewards of the Wigsell-estate, at Sanderstead, as a rent-charge, but the Commissioners could not trace the origin of the payment. It is distributed by the churchwardens, under the denomination of "*Wigsell's* bread money," among the poor, in bread, on St. Thomas's Day.

APTHORP'S CHARITY.

The Rev. *East Apthorp*, D.D. in 1804, transferred to trustees £166 : 13 : 4, Three per Cent. Consols, in trust, to pay the dividends yearly to two ladies of respectable station and character, to be chosen annually, and be by them distributed to such person or persons as they considered most deserving; the donor recommending more particularly, to the attention of the distributors, married women of religious and orderly deportment. The charity is administered as directed; the ladies usually state to the trustee in what manner they have distributed their respective shares.

WALTERS'S CHARITY.

Sir *William Walters*, in 1619, conveyed a small slip of ground, lying near Thornton-heath, in trust, for the benefit of the parish, towards the amending of the highways and other public uses. This slip of ground, after having afforded gravel, for many years, for the repairs of the roads, was ultimately appropriated for the site of the parish workhouse,

which purpose it still continues to answer.

CHURCH TENEMENTS.

This property, the origin of which is unknown, consists—

1. Of two messuages in the High-street, with gardens, now under lease to William Budgen, for a term of twenty-one years from 1807, at the annual rent of £40.

2. Of a little tenement, used as a stable, situate in an alley, near the Butcher-row, adjoining the Royal Oak ale-house, now under lease to John Mann, for the term of twenty-one years from 1809, at the yearly rent of 50*s*.

These rents, which appear to be the fair value of the premises, are carried to the churchwardens' account, and applied to the general purposes of the church.

OBSERVATIONS.

This concludes the Report of the Commissioners on the charities of the parish of Croydon. The praise-worthy conduct of the parishioners in bringing before a court of equity the management of some of their charities have tended greatly to improve their subsequent application. Prior to their interference, the rents arising from Deptford, Storkenden, and the houses let to Budgen, were carried into the churchwardens' account, to be expended in feasting, lamp-lighting, providing lodgings for the judges during the assizes, paying the vicar's curate, in sweeping chimneys, coach-hire, and other miscellaneous outgoings. The directions of the vice-chancellor to exhibit, yearly, an account of the charities in the parish church, cannot fail to have a salutary influence; and, were a similar regulation extended to all charities under the management of corporate bodies, requiring them to publish annually an account of their trusts, either in the parish church or in their respective halls or places of public meeting, it would afford a useful control on their administration.

PARISH OF ST. BEES.

THE FREE GRAMMAR-SCHOOL OF ST. BEES.

THIS school was founded by *Edmund Grindall*, under letters patent from Queen Elizabeth, in 1583, by which it was ordained that a grammar-school should be established in Kirkby Beacock, alias St. Bees, to be called "The Free Grammar-school of Edmund Grindall, Archbishop of Canterbury." For the better management and support of the school, and for the relief of poor scholars going from thence to the Universities of Cambridge and Oxford, it was provided that there should be seven wardens and governors of the possessions of the school, of whom the provost of Queen's College, Oxford, and the rector of Egremont, in Cumberland, should be always two, and that they should be incorporated, with power to hold lands not exceeding £100 a-year. In case of vacancy, by death of a governor, the survivors are appointed to elect a new one; but, if they neglect to do it during six weeks, the Bishop of Chester is to ap-

point. A power is given to the Archbishop, during his life, to make statutes for the government of the school and its revenues, and for the relief of the poor scholars going to the universities; and after his death the like power is given to the provost of Queen's College, with the consent of the Bishop of Chester. The schoolmaster is to be appointed by the provost of Queen's, within two months after a vacancy; and, if he shall neglect to nominate, the master of Pembroke-hall is authorized to appoint for that time.

From the school-statutes, c. 7, it appears the founder directed land and annuities to be purchased, of the yearly value of £50; of which sum £20 was to be for "the finding of a fellow and two scholars, in Pembroke-hall;" £20 to the schoolmaster; £3:6:8 to the usher; £1 to the receiver, and 13*s.* 4*d.* for a yearly dinner to the governors; and every time the surplus stock of the school amounted to £80, it was to be invested in land, for the maintenance of another poor scholar, alternately in Pembroke-hall and Queen's College. In 1583, the Archbishop died, leaving statutes, in English, for the government of the school, and statutes, in Latin, regulating the appointments in Pembroke-hall. Two years after, his executors purchased, for £500, at Croydon, in Surrey, Palmer's Fields, containing seventy-five acres, for the maintenance of the school and schoolmaster, and the relief of poor scholars. Some irregularities occur in the notices of the School-Register, about this period; but it may be inferred that an additional annuity of £4 a-year had been purchased out of the remnants of the Archbishop's goods, for the maintenance of an additional scholar in Pembroke-hall; that the clear income from Palmer's Fields, payable to Pembroke-hall, was £24, and £30 a-year had been assured for the income of the school.

In 1606, the governors demised Palmer's Fields to the master and fellows of Pembroke-hall, for 1000 years, at a nominal rent; the lease being granted, as stated, for the better assurance of the annuity of £24 to that college, for the maintenance of a fellow and three scholars. The validity of this lease, the Commissioners think, will form a proper question for a court of equity to determine.

The school-annuity of £30 appears not to have been permanently secured on real property until a grant was made to the governors, in consideration of £500, by letters patent of James I. in 1604, of part of the possessions of the late Sir Thomas Chaloner, consisting of a court-leet and sixty-nine tenements in Kirkby Beacock, Sandwith, Hensingham, Wray, and Seacote, with all lands, rents, profits, and pasture belonging to them. All the present revenue of the school is derived from this grant of King James; and of which the governors seem to have taken the fee-simple, subject to the customary rights of the tenants. Shortly after, agreeably to a reference to, and an order of, Archbishop Bancroft, leases of the sixty-nine tenements were granted for 1000 years, the tenants agreeing to pay certain rents, and £120 among them, for the erection of a house for the schoolmaster.

The rents of these tenements remain the same as when granted in 1609, and amount to £26:12:4½, which sum is now collected from 120 different tenants. The other fixed annual payments to the school are £10 for Sandwith sheep-pasture, now enclosed; 7*s.* 1*d.* for foggage, or after-pasture; and £4:12:2 issuing out of messuages in Nether Walton, Lowkrigg, Kirkby Beacock, and the manor of Hensingham. To these may be added the fines or other profits of the court-leet; though nothing has latterly accrued to the school from this source. The other property of the school will be adverted to hereafter.

The parish of St. Bees is very extensive, containing several townships, one of which is called the township of St. Bees. In the opinion of the Commissioners, the name of Kirkby Beacock is applicable only to the village of St. Bees, in the township of that name. The manor of St. Bees belonged to the monastery of St. Mary, near York, and the tenements are said to have been part of the possessions of that monastery and parcel of the manor. On the dissolution of religious houses, the manor was granted to Sir Thomas Chaloner, from whose family it passed, in 1599, to the Lowther family.

The school was built about 1587, (which date is over the door,) upon ground conveyed to the governors, for the purpose, by Sir Thomas Chaloner, who also granted liberty for forty loads of coals, for the use of the school, to be taken from his coal-pit, in the parish of St. Bees; in consideration of which gifts two boys were to be placed in the school by the donor and his heirs for ever. The school was built at an expense of £300, left by the Archbishop for the purpose. This sum, with the £500 paid for Palmer's Fields, and the same sum for the St. Bees' tenements, accounts for the £1300 which the Commissioners suppose to have been the whole amount given by the Archbishop for the foundation of the school and the support of a fellow and two scholarships at Pembroke-hall.

In the leases of 1609, the tenants covenant that they will permit the governors and their successors to *sink pits and dig for coals* in the demised premises, upon the terms therein stipulated. Short leases of the coals were granted at trifling rents, so that no material advantage was made of this covenant. In 1742, five of the governors, on behalf of themselves and the other governors, demised to Sir James Lowther all their collieries and coal-mines within the manor of St. Bees for 867 years, at the yearly rent of £3:10. At the time this lease was granted, Sir James Lowther was *one of the governors*, and Mr. John Spedding, another of the governors, whose name is inserted in the lease as one of the granting parties, was *coal-agent to the Lowther family.* This lease is now vested in the Earl of Lonsdale, by a settlement made by Sir James Lowther, the late Earl. In the counterpart of the lease, in the school-chest at St. Bees, the words "eight hundred and sixty-seven years" are written upon an erasure, and appear crowded. The Commissioners, however, are satisfied that the writing is of the same date as

the rest of the lease, though no notice is taken of this erasure in the attestation. For nearly sixty years after the lease was granted, it seems to have been totally unproductive to the lessee, and the advantages expected hereafter to be derived from it arise from some of the school-lands being intermingled with the Lowther collieries.

Lord Lonsdale's workings under the school-lands are supposed to have begun, about twenty years ago, by means of Croft-pit and Wilson-pit, which pits are sunk in his lordship's land, eastward of the school-lands, in Sandwith. The workings now extend over an area of 132 acres beneath the school-lands, from which it is calculated 677,600 cubic yards or tons of coal have been taken. It is difficult to ascertain the actual annual value of a property of this description. M. Peile, the coal-agent of Lord Lonsdale, stated that, in his opinion, 3*d.* per ton would be a fair rent to any person letting such a coal-field. It follows, the total tonnage-rent for the coals already got from under the school-lands would be £8470, or upwards of £400 a-year for the last twenty years, during which the workings are supposed to have been carried on there.

It is impossible now to discover whether a better rent could have been obtained in 1742 than is reserved by the lease to Sir James Lowther, and it may be questioned whether any person except Lord Lonsdale could work a colliery in the school-lands. But, when it is considered that this lease was granted to a *trustee of the charity* and that the rent of 3*d.* per ton would, for the coals already raised, greatly exceed the amount of the rent reserved for the whole term, the Commissioners think the validity of the lease is a proper subject for the decision of a court of equity.

There are some alabaster quarries on the sea-coast of Sandwith, and two freestone quarries on St. Bees' Moor, all of which have been leased by the governors, for different terms, at rents amounting to £70 : 12. The lighthouse on St. Bees' Head, stands on the school-lands, but it appears to be the property of the Trinity-house, erected in virtue of the powers vested in that Corporation, by charter and act of parliament. On the enclosure of St. Bees' Moor, several allotments were made to the governors, as lords of the manor, and in right of two closes belonging to them, and now occupied by the schoolmaster.

The present income of the school, from the several sources mentioned, is £120 : 19 : 1½. The annual expenditure on the school, in the salaries of the master and usher, in repairs, the governors' annual dinner, rates and taxes, is £97 : 5. The cost of the governors' dinner is £6, which greatly exceeds the allowance of 13*s.* 4*d.* by the founder. In addition to his salary of £50, the master (the Rev. Thomas Bradley) occupies a house and five acres of land, rent-free. There are now 101 boys in the school. The school appears, by the founder's statutes, to have been intended to be free only to boys of Cumberland and Westmorland; but, in practice, no distinction is made between them and boys of other coun-

ties. It is customary for all boys to present a gratuity of three guineas and a half, on entrance, and a cock-penny, to the same amount, at Shrovetide. These payments are entirely voluntary, and cannot be demanded. They are shared between the master, usher, and writing-master. No children are refused after the age of seven, provided they can read the bible. There are generally from eight to twelve children of poor persons of St. Bees in the school; they pay a trifle on admission, and the cock-penny seldom exceeds 7*s.* 6*d.* A charge is made of 5*s.* or 7*s.* 6*d.* for every boy who learns writing and accounts. Mr. Bradley takes twenty boarders, which is as many as the school-house can receive. The general course of instruction is classical, and there are only four or five boys whose instruction is limited to reading, writing, and accounts.

There are two scholarships and one fellowship at Queen's College, Oxford, for scholars of St. Bees, and of which the nomination is in the college. The governors have power to nominate to a scholarship of £4 a-year, at Magdalen-college, Cambridge. The Archbishop, as before stated, provided for the maintenance of a fellow and two scholars at Pembroke-hall, and that provision for a third scholar has been since added. The lease of Palmer's Fields provides the funds for their support. There are two exhibitions at Queen's College, founded by Bishop Thomas, for the sons of clergymen of the diocese of Carlisle, or in the event of no candidates bieng sent from Carlisle-school, then the scholars from St. Bees are entitled. St. Bees has also the privilege of sending a candidate to be examined for one of the five exhibitions at Queen's College, founded by Lady Hastings. A good library of old books belongs to the school.

OBSERVATIONS.

The legal questions to which the Commissioners allude in their Report have been since submitted to the consideration of a court of equity. With respect to the lease of Palmer's Fields, for 1000 years, to the master and fellows of Pembroke-hall, the Court refused to disturb the existing arrangement, and make a new and proportional division of the increased rents, the lease having been made with the knowledge and approbation of the founder's executors, and the yearly value of the property, at the time, being only a fair equivalent for the annual payment due to the college, 2 *Stim. & St.* 441. The lease of the coal-mines to the ancestor of Lord Lonsdale, for 867 years, from 1742, has been set aside; by which decision his Lordhip has to pay for the whole quantity of coals dug out of the school-lands, and amounting, according to the conjecture of his agent, to 677,600 tons. In lieu of the nominal rent of £3 : 10 per annum, his Lordship now accepts a lease, on a certain fixed rent of £300 a-year, subject to such other tonnage, rents or charges, as may be agreed upon, by impartial persons skilled in colliery affairs. It follows, that the inquiries of the Commissioners into the schools at Lowther (see page 292) and St. Bees, have been the means of recovering, from one family, to charitable uses, the sum of, at least, £35,000, and a permanent yearly income, besides, of about £700.

ENNERDALE AND KENNEYSIDE.

In the hands of Messrs. Jackson and Shepherd is £27, left by some person unknown to this township, and of which the inte-

rest is distributed, every Easter-Tuesday, to the poor who do not receive parish relief.

On the table of benefactions in Eskdale-chapel, is a list of donations amounting to £100, which is secured on the promissory note of Messrs. Vickers, Hartley, and Turner; and interest at four per cent. is paid, to be disbursed, by the minister and chapelwardens, the first Sunday after Easter. On the same table it is inscribed that Edmund Wilson left £100, and Edward Hartley £30, for the support of Eskdale-school. These sums are in the hands of individuals, and the interest is paid to the minister, who teaches, without charge, three children in a school erected by subscription.

NETHERWASDALE.

By an unknown donor, £27 is left for the benefit of poor householders of this township. With this sum, and £20:10 belonging to the chapelry, four acres of land in Hollow-bank Quarter were purchased, and conveyed, on trust, to pay out of the rents £1:0:6 to the curate, and the residue to the poor. The land is let to William Sharp, at the rent of £4:10, which is applied agreeably to the trust.

WHITEHAVEN.

Mrs. *Elizabeth Gale*, in 1735, left £200, on trust, to apply the interest to the augmentation of the salary of the minister of the old chapel, in Whitehaven, provided he instructed, in English, twelve poor children, at least, and distributed, every Christmas-eve, 40*s*. among as many poor people. This bequest appears to have been injudiciously expended in erecting some building behind the minister's house, facing Church-street, and the rent obtained from which is under £4:9. Out of this sum, the minister distributes, annually, on the Epiphany, 40*s*. to as many poor widows. The condition, as to teaching, was unknown to the minister prior to this Inquiry, and it does not appear it could be complied with out of the present income.

Mrs. *Grace Towerson*, in 1776, left £100, on trust, to apply the interest towards educating poor children of the town of Whitehaven, and £100 for the benefit of poor widows. £4, as the interest of £100, has been regularly distributed among poor widows, but, for the last sixteen years, no money has been applied for education: this omission being represented to the acting trustee, he proposed to add £100, as arrears of interest, to the principal, for the purpose of putting boys to school; and the several sums, amounting to £300, are now invested in the public funds, in the names of Messrs. Hartley, Bell, and Birley, as trustees.

Joseph Glaister, in 1773, left a Maryport-harbour-ticket, entitling the possessor to receive £9, yearly, from the profits of the harbour, on trust, to pay, annually, 50*s*. to poor housekeepers of Cockermouth, and £5 to poor housekeepers of Whitehaven, every Christmas-eve; each housekeeper not to receive less than 5*s*.; and the residue of the £9 he gave to his wife. Mrs. Harrison, of Morresby, is the present holder of this ticket, as trustee, and she pays £5 to the minister and chapelwardens of Trinity-chapel, to be distributed among

the housekeepers of Whitehaven.

Mrs. *Susannah Sewell*, in 1782, left £200 to the minister and chapelwardens of Trinity-chapel, on trust, to distribute the interest among twenty poor families on St. Thomas's Day. The dividends arising from this bequest, and the annual payment left by Mr. Glaister, are distributed together, on St. Thomas's Day, chiefly among poor widows not receiving parochial relief.

This concludes the Report of the Commissioners of the charities in the parish of St. Bees, in the county of Cumberland.

HIGHGATE.

THE FREE GRAMMAR-SCHOOL.

UPON the application of Sir Roger Cholmeley, in 1565, Queen Elizabeth granted letters patent, establishing a grammar-school in Highgate, in the parish of Hornsey, in the county of Middlesex, for the instruction of youth in grammar, and incorporating six persons wardens and governors of the school and revenues, with power to appoint the master and fill up vacancies among themselves, and, with the consent of the bishop of the diocese, make statutes for the government of the master and scholars. In 1565, Archbishop Grindall, as lord of the manor of Hornsey, conveyed Highgate-chapel and the premises belonging thereto, and two acres of land adjoining the chapel, to Sir Roger Cholmeley, on trust, to be assured by him to the governors, for the better support of the school, as well as other manors and messuages to the yearly value of £10:13:4. In the same year, Sir Roger conveyed the grant of the Archbishop, and also two messuages situate in the parish of St. Martin within Ludgate, and a messuage situate within the parishes of St. Mary Orgare and St. Michael next Crooked-lane, in the city of London, the three messuages being of the yearly value of £10:13:4, to the wardens and governors, "for the better maintenance and support of the free grammar-school, and not otherwise, or to any other uses."

The greater part of the two acres at Highgate has been let, since 1817, in different lots; the houses which had been already erected thereon for twenty-one years, and the vacant ground on building-leases for sixty years, to various tenants, and produces now a rental of £526 per annum. The previous rent was £70 a-year. Fines were taken upon granting the new leases to the amount of £997. The remainder of the two acres, consisting of a small house and a carpenter's yard, are now let, for a year only, in two lettings, producing, together, £47 per annum. It is in contemplation to take this part of the two acres for enlarging the burying-ground of the chapel. There are two small pieces of ground

claimed by the governors as formerly part of this property, but the title to which is disputed; and, in the opinion of the Commissioners, there is no evidence of possession that holds out any hope it could be recovered. The governors are also possessed of a small allotment of land, containing 1*a*. 2*r*. 24*p*. assigned to them on the late enclosure of the common, which is let for £7 a-year, to Miss Longman, for fourteen years, from 1815. The property in Crooked-lane consists of two houses, which were let, by public advertisement, in 1815, for twenty-one years, at rents amounting, together, to £115:10 per annum, having before produced only £26. The property on Ludgate-hill, formerly two messuages, was let, in 1770, on two building-leases, for ninety-nine years, one at £10, the other at £45 per annum; this now forms part of the London Coffee-house. There are also belonging to the trust two small rent-charges, issuing out of premises at Hendon and Stoke-Newington, amounting, together, to £4:6:8; and two annuities, one of £10, under the will of Mr. *Pauncefort*, a former governor, payable to the reader in the chapel, who is always the schoolmaster; and the other of £2:14, under the will of Sir *Edward Gould*, payable to the morning-preacher. These annuities do not, indeed, strictly speaking, form part of the trust-property; but they pass through the accounts of the trust, and constitute regular items both of receipt and expenditure.

The possessions thus enumerated, which, together with the chapel and school-house, constitute the whole property of the charity, in the improved state which they have now attained, yield an income of £767:5:5. To this must be added the profits derived from the chapel, which, as it forms a part of the property given, by the founder, for the support of the school, are properly carried to the account of the school-fund; though it is to be observed, on the other hand, that the expenses attending the chapel are a charge upon that fund, which more than exhausts the emolument received from it. On the average of the eight last years, the money received for letting the pews has amounted, annually, to £173:0:8; the sacrament-money to £15:11:2; making the whole average income of the school £955:17:3. Prior to the improved letting of the trust-property in 1816, the whole average income was £355:5.

In this school are educated forty boys, the number fixed, not by the founder, but by an early ordinance of the governors, made, with the consent of Bishop Sandys, in the year 1571. They are taught reading, writing, and arithmetic; but no *classical instruction is given them;* nor is there any evidence of such instruction ever having been given in the school. They are all the children of poor labouring persons. The master, who is a clergyman, and reader and evening-preacher at the chapel, does not teach the boys himself. He superintends the general conduct of the school as it *suits his convenience;* but the education of the scholars is committed to an assistant, who is SEXTON of the chapel. He is paid by the master, and receives an admission-fee of 1*s*. from the boys, and has the privilege of taking pay-

scholars, who are taught with the foundation-boys. He also receives £4 a-year from the school-fund for attending the children to church on Sundays. The master takes private pupils, whom he prepares for the University; and his engagements with them would be evidently incompatible with his teaching or exercising a constant superintendence over the free-school.

The master, for his services in the school and in the chapel, received, to 1818, a salary of £100. In that year, it was raised to £200, in consideration of the great extent of his parochial duty, as reader and afternoon-preacher at the chapel, which is the only place of public worship belonging to the establishment in the populous village of Highgate. He lives in the school-house, rent and tax free. The average expenditure on the school, for the last five years, has been £199:7:10; the average expenditure on the chapel £142:0:2; making the total expenditure, previous to the addition of £100 to the master's salary, £341:8. Although, for several years, the income has greatly exceeded the expenditure, yet, owing to the expense incurred in re-building the churchyard-wall, in repairing the master's house, and in preparing the new leases, there was only, at the time of this Inquiry, a balance of £493 in the hands of the treasurer, and considerable outgoings still remained to be met. We shall best conclude the account of this school with copying, entire, the following observations of the Commissioners:—

"We cannot but observe that this school does not appear to have kept pace in its progress, either with the intention of the founder or with the gradual improvement of its funds, and the necessities of the neighbourhood in which it is placed. As a grammar-school, it has fallen into complete decay. The instruction of the children has entirely devolved upon an assistant, receiving a small salary from the master, who never teaches them himself, nor interferes with the conduct of the school, except by occasional superintendence, or when the exercise of his authority is applied for by the actual teacher. Their number remains as it was fixed by the governors nearly 250 years ago, notwithstanding an immense increase in the population of the neighbourhood, which has long afforded an ample call for extending the benefits of the institution, this being the only free-school in the place belonging to the established church. The cause of this apparent inefficiency seems evidently to be the connexion of the school with the chapel. This being now the general place of public worship for an extensive and populous neighbourhood, instead of becoming a source of emolument to the school, as appears to have been contemplated by the founder, is, in fact, from the necessary disbursements for enlarging, repairing, and fitting it up, and for the salaries of the officiating ministers, a heavy charge upon the school-funds. While, however, it forms a part of the school-property, and, by the profits made by it, contributes to the school-funds, the charge of keeping up the establishment must, of course, fall upon those funds. The governors, feeling the high importance of this

branch of their trust, under the circumstances in which they were placed, appear to have given it their first attention; and, in so doing, to have put the school somewhat in the back-ground. Thus, in the appointment of the master, regard seems to be had, both with respect to his qualifications and his emoluments, much more to his ministerial duties in and connected with the chapel than to his character as master of the school. To this, indeed, they are, in some measure, directed by the ancient ordinance before-mentioned, (made at a time when the plan of education in the school probably required a master of a higher description than it does at present,) which provides that the master of the school shall be reader at the chapel.

"We do not feel disposed to make any objection to the attention paid by the governors, or to their application of the funds to the purposes of the chapel-establishment; but we would express our hope and expectation that, with the greatly enlarged income which they now possess, they will be enabled soon to render this school more adequate to the wants of the neighbourhood for whose benefit it was established. The present school-room is small and inconvenient, and incapable of containing a greater number of scholars than are now instructed in it. The governors state it to be their intention to erect a new school-room, capable of holding 100 boys, to be instructed on the plan used in the national schools. Whether any attempt could be profitably or practicably made to restore the school to its original character of a grammar-school must depend on the state and circumstances of the neighbourhood where it is placed, and of which those who reside in it can best judge. If those circumstances appear preferably to require the inferior mode of education now pursued, and proposed to be continued, it is to be hoped, at least, that the school will be made to embrace as large a number of poor children as the funds will reasonably provide for.

"We think it expedient to mention that we have encountered much difficulty in investigating the finances of this school, from the circumstances of the receipts and disbursements of several distinct charities, under the management of the same trustees, being brought into one blended account. In consequence of this a considerable risk was run, which, perhaps, the present Inquiry has prevented, of a debt being charged upon the school fund, which, in truth, belonged to another charity. The governors are aware of the inconvenience, and will remedy it in future; but we mention it because it is an evil we have frequently met with; and we the rather take this opportunity of doing so, because we are satisfied that, in this instance, whatever impropriety there may have been in the method of keeping the accounts, the funds of these charities have, in fact, been disinterestedly and honourably administered."

OBSERVATIONS.

This forms the only instance we have met of the conversion of a grammar foundation into a school of English literature. The Attorney-General

filed an information against the governors, but we are not aware of the points at issue, nor the present stage of the proceedings. In November, 1826, the Lord Chancellor delivered part judgment in the case, by which he decided, first, that the master was bound, according to the established usage of grammar-schools, to teach the elements of classical learning; and, secondly, that the chapel being only a subordinate object to the school, and the profits arising from it appropriated to the maintenance thereof, it could not be enlarged, consistently either with the charter of Elizabeth, or the foundation-deed of Sir Roger Cholmeley. These conclusions his Lordship left to the consideration of the governors, reserving the other points connected with the case to a future occasion. The governors, at the time of this Inquiry, were Earl Mansfield, William Belcher, Benjamin Price, Robert Isherwood, Richard Nixon, and Thomas Hurst, Esquires.

GIRLS' CHARITY SCHOOL.

The girls' charity-school, at Highgate, appears to have been established about the year 1719, by the exertions and contributions of the governors of the Free Grammar-school. It had no original endowment; but Mr. *Edward Pauncefort*, who was, at that time, one of the governors of the grammar-school, by his will, in 1723, directed his executors to purchase lands of the value of £60 a-year, and to convey the same in trust, to pay £30 a-year to six poor widows, in the almshouses, lately erected by him at Highgate; £10 a-year to the reader in the chapel, and to pay the residue towards the maintenance of the girls in the charity-school. The heir of the donor, under the authority of a decree in Chancery, commuted the obligation to purchase land, by the payment of £1500, which sum was invested in the funds, and now produces £45 per annum. The fixed payments to the almswomen and reader being made out of this, leaves a residue of only £5 a-year for the girls' school. The school is also entitled to a sum of £1000 New South-Sea Annuities, purchased, as it seems, at different times, from savings out of contributions. These dividends, with Pauncefort's gift, amounting together to £35 per annum, form the only permanent revenue of the school; its remaining income is made up from a collection after an annual sermon, which, on an average, produces about £77, making the whole income about £112.

In this school, twenty girls are educated and clothed, and six more are educated only, who, as vacancies occur, are received upon the clothing establishment. There were originally twenty-four girls clothed, but they were reduced to twenty upon the reduction of Pauncefort's gift from £20 a-year to £5. They are taught reading and plain work, and the mistress has lately given them some instruction in writing and common arithmetic. She teaches them the catechism, and takes them to church twice on the Sunday. The schoolmistress resides in the school-house, which was built by Mr. Pauncefort, about the year 1719, in the centre of the almshouses, rent and tax free.

The managers of this charity, in former times, do not appear to have required or obtained from the representative of Mr. Pauncefort the purchase and conveyance of land to trustees, pursuant to his will. How this came to be omitted, or, if attempted, to have failed, is not explained by

any existing evidence. Neither does it appear, under what circumstances the payment of £1500, by Mr. Pauncefort's heir, in discharge of the legacy, was authorized by the Court of Chancery, *if in fact it was so authorized;* but the subsequent disposition of the money has not produced an eqnivalent advantage to the charity. However it may have happened, the school has certainly lost the far greater part of the income, specifically intended for it by Mr. Pauncefort, and for many years actually received under his will, and the much ampler benefit which it would now, probably, have enjoyed had land been purchased as he directed.

TOWN OF BEDFORD.

THE BEDFORD CHARITY.

In the year 1552, liberty was granted, by letters patent, of Edward VI. to the mayor, bailiffs, burgesses, and commonalty of Bedford, to establish a free-school, for the instruction of youth in "grammar and good manners," of which the wardens and fellows of New College, Oxford, were constituted visitors, with power to appoint the master and usher; and the Corporation were authorized to receive lands and possessions for the support of the school, and for the marriage of poor maids of the town, for poor children to be maintained and instructed there, and the surplus revenues to be distributed in alms, to the poor of Bedford. With the intent of establishing these charities, agreeably to the charter, Sir *William Harpur*, alderman of London, and Dame *Alice*, his wife, erected a school-house in Bedford, and, in 1565, conveyed the same, together with houses and gardens in the town; and, also, 13*a*. 6*r*. of meadow, lying in or near the parish of St. Andrew, Holborn, in Middlesex, on trust, to the Corporation, for the support of the school, and the other purposes mentioned in the letters patent of Edward. In 1764, the value of the premises in Middlesex, had greatly increased, by the land having been let for building, and various new streets were formed and designed, consisting of Bedford-street, Bedford-row, Bedford-court, Princes-street, Theobald's Road, North-street, East-street, Lamb's Conduit-street, Queen-street, Eagle-street, Boswell-court, and other streets and courts in the parishes of St. Andrew, Holborn, and St. George, Queen-square; and, in order further to augment the income of the charity, an act was obtained in that year, empowering the trustees to grant building and repairing leases; and also to erect in St. Paul's church, in Bedford, a monument of marble, with a statue, in front of the grammar-school, in testimony of the town's gratitude to the memory of the munificent founders of this great charity.

Another act of parliament was obtained, in the 33d of Geo. III. for the better management of this

charity, in which act, and the schedule annexed, various regulations are made respecting the appointment of the trustees, the leasing of the trust-property, and the administration of the different branches of the endowment. Under this act, the lord-lieutenant and representatives in parliament, for the county and town of Bedford; the mayor, aldermen, common-council, bailiffs, and chamberlain, the master and usher of the grammar-school, and eighteen inhabitants of Bedford, chosen by ballot of the residents, paying scot and lot, are appointed trustees of the charity. Of the eighteen inhabitants, six are to go out every year, and as many more to be elected on the first Wednesday in November. No lease of any part of the charity-estate, is to be granted for a longer term than forty years, except for erecting any new building, and then, not for a longer term than ninety-nine years; and in every lease there is to be reserved the best and most improved yearly rent that could be obtained.

In the schedule to the act, it is provided that the course of education in the school should consist of Latin and Greek, reading, writing, and arithmetic; that all children not exceeding fourteen years of age, of parents born and resident in Bedford, and of all parishioners, though not born in the town, should be instructed freely, and printed and other books, pens, paper, &c. provided, without charge for their use; that the master should be a clergyman of the established church, or a fellow of New College, and receive a salary of £200, with as many additional sums of £3 a-year as would be equal to the number of boys educated, provided these sums did not exceed £60 per annum; that exhibitions of £40 a-year, for not more than three scholars at one time, should be provided for boys, going from the grammar-school to the universities.

That there should be applied, every year, out of the profits of the charity-estate, £800, for the marriage-portions of forty poor maids of the town, of good reputation, between the age of sixteen and fifty, whose fathers had been inhabitant-householders for ten years, or born in the town and inhabitants for three years; the fortunate candidates for such marriage-portions to be decided by lot, four times a-year, but the portions not to be paid unless the parties were married within two calendar months after drawing a beneficial lot, nor if they marry a vagrant, or person of bad character. Poor maidens, not portioned on the first drawing, are to be preferred, if then married, to any new candidates at a second election.

That not fewer than twenty-six children should be maintained, clothed, and employed in the hospital, until they should be of an age to be placed out apprentice, at an expense, altogether, not exceeding £300 per annum.

That the sum of £350 should be applied, every half-year, in apprenticing fifteen boys and five girls; the premiums of the former not to exceed £20, and of the latter, £10; the successful candidates to be determined by lot, and the parents of the children to be qualified as in the distribution of the marriage-portions. At the expiration of the term of apprenticeship, and on the production of proper testimonials of

good behaviour, each apprentice to be entitled to a benefaction of not exceeding £20 nor less than £10. Girls, who have been candidates for the apprentice-money, not drawing beneficial lots, are to receive £3 on going out to service, and the further sum of £2, if they serve one year with the same master or mistress.

That an almshouse should be erected for the reception of ten men, and as many women, decayed housekeepers of Bedford, to each of whom should be allowed 3*s.* weekly, and a yearly sum of 40*s.* for clothing.

That if the funds of the charity would admit, £500 should be yearly distributed to poor housekeepers, who should have resided within the town at least ten years previously to such distribution.

That all accounts of the receipts and payments relative to the management of the charity should be yearly printed and published and delivered to every inhabitant, paying scot and lot, who should apply for the same to the clerk of the trustees.

Lastly, the schedule provides that the surplus income, after providing for the several objects enumerated, shall be appropriated to the erection of additional almshouses for decayed housekeepers.

The property and estates of this charity consist of the houses and premises in the metropolis; certain houses and lands at Bedford, and other premises there not producing rent, namely, a grammar-school, and house for the head-master, with a garden and appurtenances; a house for the usher; an English or writing-school, and a house for the master; an hospital, with a playground and garden adjoining; a large national or preparatory school; a dwelling-house for the clerk of the trustees; and several almshouses. The rental of the estates in London, in 1820, amounted to £6828:6; in Bedford, to £166:2, making the total income of the charity £6994:8 per annum.

The several branches of the charity are managed agreeably to the Act of 1794. In the grammar-school there are, upon an average, thirty-three boys on the foundation; the English or writing school, 100; and in the preparatory or national school, established by the trustees in 1816, for the children of the poorer classes, 250 boys and 170 girls. Three exhibitioners are now at one of the universities, with an allowance of £40 to each. In the distribution of the marriage-portions, in the maintenance of the hospital, in the apprenticing of children, and the award of gifts to poor girls and apprentices, the regulations of the schedule are observed. In the application of money to the relief of decayed housekeepers, the trustees occasionally relieve the poor by paying the rates imposed on their houses for highways, and for paving and lighting the town, provided the rents of the houses do not exceed £5 a-year. Soon after the passing of the Act, almshouses for twenty poor persons, were erected; these are occupied by decayed housekeepers, or persons reduced from better circumstances; each person has an allowance of 6*s.* weekly, with £2 a-year for clothing. Forty-six additional almshouses have been since erected in Harpur-street; they are occupied by

twenty men and twenty-six women, who are required to be above fifty years of age, decayed housekeepers of the lower class, and such as do not receive parochial relief. A weekly allowance is made to each of 4*s*. if single, and 6*s*. if married. The accounts are printed yearly, as required, and a copy given to every inhabitant of Bedford who may think proper to apply for it to the clerk.

CHRISTIE'S CHARITIES.

Thomas Christie, in 1697, charged the rectories of St. Paul and All Saints, in Bedford, of which he was seised, with the payment of 52*s*. a-year for ever, unto the churchwardens and overseers of the parish of St. Paul, for the time being, and 52*s*. a year unto the churchwardens and overseers of the parish of St. Mary, in Bedford; which 52*s*. a-year to St. Paul's he directed should be employed in the purchase of a dozen of bread, to be distributed every Sunday morning, after service, unto thirteen of the poorest inhabitants, who, from age and infirmity, should be unable to work. The same course to be observed in St. Mary's, and in default of such distribution for two Sundays together, in either parish, the yearly payments were to cease. The testator also left 1*s*. weekly to eight poor persons living in the almshouse he had erected, and after these payments were made, the residue of the profits of the rectories was to be paid to the vicar of St. Paul's, subject to this condition, that if he should not, by himself, or some other, preach two sermons every Lord's Day, in St. Paul's church, that then he should forfeit to the testator's heirs for every omission, 10*s*. to be abated out of the remainder.

Under an Act of Parliament, in 1795, an allotment of fifty-eight acres of land, in the parish of St. Paul, was awarded in lieu of the rectorial tithes of that parish. The legal estate in the rectories and allotment and premises mentioned in the will has been conveyed, by the devisee in trust, to the Rev. John Hemsted, the present vicar of St. Paul's, upon the trusts mentioned; the Commissioners, however, could not obtain a copy or inspection of the deed of conveyance. The allotment is let at the yearly rent of £80 : 10. The almshouses are situated in St. Loyd's, Bedford, and consist of eight separate houses under one roof, containing each two apartments; and there is a small piece of ground at the back of the houses, of about an acre, which is let by Mr. Hemsted, for garden-ground, at the annual rent of 40*s*. The rents of the ground are distributed equally amongst the almspeople. They are all poor widows, chosen by Mr. Hemsted, and are members of the established church. The sum of 8*s*. is paid once a-week, and equally divided among them. Of late, in consequence of Mr. Hemsted's application, they have each received 3*s*. a week from the trustees of the Bedford charity, in addition to the former allowance.

The two sums of 52*s*. each are paid, in half-yearly sums, to a baker, for providing bread for the poor, and the bread is distributed according to the directions of the testator.

CHARITIES OF THE DISSENTING CONGREGATION OF THE OLD MEETING-HOUSE.

William Nichol, in 1707, left £400, on trust, to purchase land, and out of the rents pay £5 to the pastor of the church of Christ, at Bedford, chosen by a majority of the brethren, and the residue of the rents to be given to the poor of the congregation, agreeably to the discretion of the trustees. The estate purchased with the legacy is situate in the parish of Thurleigh, and was conveyed, in 1808, with other estates held in trust for charitable purposes, by a general deed of conveyance, to the trustees of the Old Meeting, and consists of a farm-house, homestead, and five closes, containing 32*a*. 3*r*. 22*p*. It is let to John King, as yearly tenant, at the rent of £30, which is applied as directed.

John Taylor, in 1735, devised all his real estates in the parishes of Colmouth and Eaton Socon unto Thomas Woodward and Thomas Vincent, and the survivor of them and his heirs. There are no trusts declared by the will respecting the estates, nor any formal declaration of trust executed by the testator; but it is stated in an entry in a minute-book, belonging to the trustees of the Old Meeting-house, that the trusts on which the estates were devised were, that half the rents should be paid to the pastor, and the other half to the poor of the church, with liberty to the distributors, when they should think fit, to apply a part, not exceeding one-fourth of the latter half, to the poor of the congregation, of sobriety and good report, though not members of the church. The estates consist of a close of five acres, in the parish of Eaton Socon, and of a farm-house, and 25*a*. 28½*p*. of arable land, principally in the open field of Colmouth, and 7*a*. 3*r*. 14*p*. of sward land in the same parish. The whole is let to William Wagstaff, as yearly tenant, at the rent of £24 per annum, which is the full annual value. The rents are applied, one half to the pastor of the Old Meeting-house, and the remainder in a distribution of money among the poor of the church, at the discretion of the trustees.

Mary Baynes, in 1730, left her premises, in the parishes of St. Mary and St. John, in Bedford and Cardington, and her estate in Stagsden, upon trust, to pay £5 unto the dissenting minister belonging to the congregation of dissenters of the Calvanist persuasion, in Bedford; and also £5 yearly unto some other dissenting minister (poor, regularly educated, and brought up to the ministry) of some other congregation in Great Britain, of the Calvanist persuasion, whom the trustees should think most meritorious, and the residue of the rents was to be applied to the relief of the most needy and necessitous, without regard to their religion, provided they did not receive parochial relief, or aid from any other charity. The number of trustees was not to be less than five; and an option was left to them to apply the whole or such part of the rents of the last mentioned property, in the teaching of youth to read and write, as they thought expedient. The property devised under the will, consists,

1. Of a close in the parish of Cardington, of 5*a*. 3*r*. 29*p*. let for £21 : 12. 2. A farm-house, and 76*a*. 1*r*. 20*p*. of land, in the parish of Stagsden, let to John Cave, at the rent of £56. These rents, amounting together to £77 : 12 per annum, are received by the trustees. They pay to the minister of the Old Meeting-house, £25 per annum, and to a dissenting minister of some other congregation in the neighbourhood of Bedford, being a Protestant Independent, or Baptist, who is in necessitous circumstances, and has been regularly brought up at some dissenting academy, £5 per annum; and occasionally they divide the last-mentioned £5 a-year between two such ministers or pastors. The remainder of the rents is applied principally in a distribution of money among poor persons of all persuasions, and partly in subscriptions to Sunday-schools, for children of parents of any persuasion, in the town, and the neighbourhood, and in a subscription of four guineas a-year to the infirmary at Bedford. The sum paid to the minister of the Old Meeting-house was raised in 1812, when the rents of the estate were nearly doubled, from £5 to £25 a-year, the trustees considering themselves at liberty to make such advance under the terms of the will, and in consideration of the increase of rent; they did not at the same time advance the annual sum directed by the will to be paid to some other poor dissenting minister, but that payment continues as before, at the rate of £5 per annum.

Stephen Odell, in 1788, devised his estates, in the parish of Goldington, to trustees, without declaring any trusts in the will, but the property has since been conveyed in trust, to apply the rents and profits to the minister of the Old Meeting-house, and the poor in the congregation who should generally attend and belong to the meeting. The estate devised comprises 24*a*. 2*r*. 4*p*. in the occupation of John Brashier, as yearly tenant, at the rent of £50, which is the full value. Twenty-five pounds a-year is paid out of the rents to the minister, and during the last ten years £14 or £15 a-year has been applied in discharging a debt incurred by repairs of the minister's house; the remainder of the rents is usually distributed among poor persons of the congregation, at the discretion of the trustees; and occasionally a small part is applied in subscriptions to Sunday-schools, for children of parents of any persuasion.

Martha Furness, in 1794, bequeathed £400, Old South-Sea Annuities, and her messuage, in St. Cuthbert, to certain persons named in her will, and which were conveyed in trust, to pay £5 yearly to the pastor of the Old Meeting-house, and the residue of the rents and profits to be distributed among the poor of the congregation. The messuage under this devise is let to Mrs. Brightman, at a rent of £30 : 10, and the Old South-Sea Annuities produce £12 a-year; out of which sums £5 is paid to the minister, and the residue given to the poor of the chapel, receiving the sacrament.

Mrs. *Elizabeth Priest*, in 1784, left £400, Three per Cent. Consols, in trust, to pay, yearly, £4 to the minister of the Old

Meeting-house, £4 to the minister of the congreation of Cotton-End, in Cardington, £1 to the poor members of each congregation, and £1 to each of the widows of the former ministers, or if none such, then to some other poor gospel minister: these payments are made as directed. There being no widow of a minister at Bedford, £1 is paid to a poor minister of a congregation of Baptists, now residing at Northampton.

John Costin, in 1805, left £200 for the benefit of the poor of the Old Meeting-house. Part of this legacy was expended in enclosing the trust property at Stagsden, and the residue, together with £150, arising out of the bequest of *Richard Furness*, in 1801, was laid out in the purchase of a cottage, with two rooms on each floor, a small garden and orchard, in Cople, in Bedfordshire. The cottage and land are let to William Fennymore, as yearly tenant, at the rent of £12, which is the fair value. The rent is distributed among the poor members of the congregation, at the discretion of the trustees of the meeting-house.

Samuel Whitbread, Esq. by will, in 1795, gave to the trustees of the Old Meeting, out of respect to the memory of John Bunyan, and for the relief of the poor of the congregation, £500, to be laid out, by his executors, in the Three per Cent. Consols, and the dividends to be annually applied in giving bread to the poor in quartern loaves, every Sabbath morning, from October to May. This legacy is now secured on the bond of Henry Whitbread, Esq. grandson of the donor, at an interest of £29:8 per annum, which is laid out in quartern loaves, and distributed in the manner directed.

Edward Wells bequeathed to the trustees of the Old Meeting, £500, to be invested on government security, and the dividends to be distributed to the poor of the congregation weekly, in quartern loaves. The dividends, amounting to £22:10 per annum, are laid out in the purchase of bread, which is received under tickets, or orders from a baker, by poor members, selected by the trustees. A separate account is kept of the distribution.

Mr. *Richard Graham*, who died about 1809, left £100, in trust, to the deacons, to form a fund for the relief of the widow of the minister of the Old Meeting-house. The testator did not leave personal estate sufficient for the payment of his debts; but, in order to carry his wish into effect, his brother, Mr. Graham, of Newbury, in 1810, laid out £90, being the amount of the legacy, after deducting the legacy-duty, in the purchase of £81, Navy Five per Cent. Annuities, which stock is now standing in the names of four trustees. There has not yet been a widow of a minister, to receive the annual produce of the stock. The dividends have been received, and now amount, with compound interest, to £53:13:6; which is lodged in the hands of Messrs. Thomas and Benjamin Kilpin.

CHARITY FOR EDUCATION.

By an indenture, dated in 1735, it appears that *Alexander Leith* and *Martha*, his wife, devised certain estates in the parish of Cardington and Great Barford to the vicar of St. Paul, and the respective rectories of St. John

the Baptist, St. Peter, and St. Mary, in Bedford, on trust, out of the rents to pay 30*s.* to the vicar of St. Paul's, for a sermon every Good Friday, and on the feast-days of St. Barnabas and St. Thomas, and the residue of the rents to be given to a schoolmaster, for instructing twenty poor children, of the parishes of St. Paul and St. Cuthbert, in writing, reading, and the church-catechism; of which children, eleven boys and five girls were to be chosen out of the parish of St. Paul, and three boys and one girl, out of St. Cuthbert's, by the vicar and rectors of the respective parishes. In case the minister neglected to preach, or cause to be preached, a sermon, on either of the two feast-days, the allowance for these days was to be paid to the schoolmaster. The property belonging to the charity consists;—

1. Of a cottage and barn, with an orchard of about an acre, and twelve acres of land, the whole situate in the hamlet of Harrowden, in the parish of Cardington. This farm is let to Thomas Cranfield, as tenant from year to year, at the rent of £27, the fair value. 2. Of twenty-two acres of land, in the parish of Great Barford, which are in the occupation of Thomas Hart, as yearly tenant, at the rent of £19: 10. The estates are under the management of the trustees appointed by the deed; and the master of the school, under their authority, receives the rents. He pays the 30*s.* to the vicar of St. Paul's, for preaching sermons on the days mentioned, and retains the balance, amounting to £45, to his own use, for his salary as schoolmaster.

The school is kept in a room near the master's house, both of which are rented by him of the parish of St. Paul, and are situated therein. The master has at present seventeen children under his care, whom he instructs, free of all expense whatever to their parents, in reading, writing, and the church-catechism. They are required to attend at church, with the children of the Sunday-school. The children are admitted at any age, on application to the master, and continue their attendance so long as their parents think fit to send them. For some years it was not known what had become of the deed of foundation, and the provision made for the instruction of girls as well as boys, and the proportion of the scholars directed to be observed between the parishes of St. Paul and St. Cuthbert seems to have been overlooked; but, about six years ago, the deed was discovered, among other documents, in the parish chest of St. Paul's, and a few girls have been since received into the school. The boys, however, for the most part, still come from the parish of St. Paul.

CHARITIES UNDER THE CORPORATION.

Thomas Hawes, in 1619, gave to the mayor and Corporation of Bedford, four chambers and three shops, in the Butcher-row, to be applied to the use of four widows of good character, and diligent resorters to divine service. The premises, having become very old and ruinous, were sold by the Corporation; and, in lieu of them, four brick tenements were erected for the almspeople; these are situate in Whitecross-street, and are occupied by four poor widows, rent-free. The

widows are appointed by the mayor and bailiffs, from a list of poor persons belonging to the town; they receive an allowance of £5 : 14 a-year, out of the funds of the Corporation, and 2*s.* 6*d.* a-piece at Christmas. The payment is understood to be made as an equivalent for the rent of the shops mentioned in the will, and has continued the same for many years.

It appears by an entry in the council-book, that *Ursula Boteler*, by her will, date not mentioned, directed her executors to purchase land of the yearly value of 20*s.* for the benefit of the poor of Bedford, to be distributed on Christmas-day; and that, in 1622, Sir Thomas Boteler, her son, granted the mayor and trustees an annuity of 20*s.* issuing out of a messuage and twenty-five acres of land at Biddenham, payable on St. Thomas's Day. The annuity is paid by Lord Hampden, to whom the estate, formerly possessed by the family of the Botelers, now belongs. The amount is applied in increasing the endowment of the four poor widows.

Thomas Hawes, in 1630, left an annuity of 20*s.* for the benefit of the poor of the five parishes of Bedford, and which is now charged on three roods of land in the parish of St. Paul. This land is let, with other premises belonging to the Corporation, to the governors of Harper's charity for eighty-four years, from 1819, at a rent, for the whole, of £100 a-year, and no separate value has been fixed for the land belonging to the charity. On account of the bequest, £1 : 14 : 8 is bestowed upon a poor widow, chosen by the Corporation. This application seems hardly consistent with the design of the testator, to which the attention of the Corporation has been called.

Mary Paradine, in 1631, left £400 to the governors of Christ's Hospital, London, on trust, to be laid out in the purchase of land; and out of the rents to pay, yearly, £6 to the mayor and bailiffs of Bedford, on the feast of St. John the Baptist, towards the relief of the poor of the town. In what manner the funds have been invested by the governors the Commissioners are not informed; but £6 is regularly received from the treasurer of that institution, and the amount is laid out in providing as many poor men with a coat, pair of shoes and stockings each, as the money will purchase.

Ann Collins, in 1682, left an annuity of £30, charged upon estates in Covington and Bedford, to be applied by trustees, appointed by the Corporation, in the maintenance of ten poor widows of the town. The last conveyance of this trust was in 1700, and it is not known in whom the legal estate is now vested. The rent-charge is at present paid by Leonard Thompson, Esq. in respect of premises situate in Bedford, of which he is the proprietor. The sum received is only £24 a-year, the remainder being deducted for land-tax. It is paid to Mr. Cooke, who distributes the amount among ten poor widows, nominated by Mr. Thompson and the Corporation, alternately £1 : 4 to each, every half year.

Gabriel Newton, alderman of Leicester, in 1760, settled certain freehold estates in the county

of Leicester, upon the corporation of that borough, upon trust, out of the rents and profits, to pay to the Corporation of Bedford, £26 yearly, towards the clothing, schooling, and educating twenty-five boys, of indigent parents, of the established church; the boys to be between seven and fourteen years of age, clothed in green, and instructed in psalmody. This annuity is regularly received from the Corporation of Leicester, and, with a dividend of £7 : 15 : 6, arising from some arrears of former annuities, makes £33:15:6, applicable to the purposes of the charity. This fund being found inadequate both to clothe and educate the children, the Corporation came to the resolution, in 1815, to send them to the national school, of the Bedford charity, and dispose the whole of the income in purchasing clothing for an additional number of boys. From that time, the whole of the funds, with the exception of two guineas a-year, which are paid as formerly to a master for instructing the boys in psalmody, are applied towards the clothing of twenty-five boys, appointed by the Corporation, from poor children belonging to the town, without regard to particular parishes, on applications made by the parents, as vacancies occur, whereof notice is given in the different parish churches in Bedford.

PARISH OF ST. JOHN.

Robert Welbourne, in 1716, devised, unto the minister and overseers of the poor of this parish, a close of pasture, called Burgend-close, in the parish of Barton, upon trust, to distribute the rents and profits, yearly, on New Year's Day, among such of the poor within the parish of St. John as they should think fit. The close contains about three acres, in the occupation of John Basford, as tenant from year to year, at the rent of £12, which is received by the churchwardens, and distributed by them on St. Thomas's Day, among poor people, chiefly housekeepers, in sums varying from 4*s.* to 8*s.* 6*d.* according to their necessities, and the size of their families.

The *Church-Estate* of this parish, consisting of a messuage, with a garden adjoining, situate opposite the west end of St. John's church, is stated, in the benefaction-table, to be appropriated to the repairs of the church; but the Commissioners met with no documents shewing from what source it was derived. The premises are in the occupation of Widow Chapman, for a term of twenty-one years (nearly expired), at the annual rent of £12 a-year, the tenant covenanting to keep the house in repair. The rent is received by the churchwardens: out of the amount, £2 is allowed to the parish clerk, as an equivalent for the use of a room in the house, to which he is understood to have some claim, and the residue is disposed of in the repairs of the church.

PARISH OF ST. MARY.

One shilling's worth of bread is weekly distributed, after divine service, at St. Mary's church, among poor persons attending the same, and which is derived from *Christie's* benefaction, already mentioned. (Page 751.) The sum of £3 is also received by the churchwardens, from the

trustees of *Thomas Hawes's* charity, the particulars of which will be given in the next parish. It is distributed in small loaves among the poor, on St. Thomas's Day.

PARISH OF ST. PAUL.

Thomas Paradine, in 1606, granted a rent-charge of £5 a-year, issuing out of part of the site of the London-bridge water-works, for the term of 400 years, on trust, to pay the minister of St. Paul 48*s*. yearly, in consideration of preaching or causing to be preached eight sermons in the parish church, on Easter Monday, Ascension-day, the Monday following the feast of Pentecost, the feast days of St. James the Apostle and St. Michael, the feast of All Saints, the day of the Epiphany, and the purification of the Virgin Mary; and the remaining 52*s*. to be expended in the purchase of bread, to be distributed among the poor every Sabbath-day, after the morning service. In default of preaching the sermons on the appointed days, 6*d*. was to be deducted from the allowance of the minister and given to the poor; and in case of default of payment to the minister, or in the regular distribution of the bread, the annuity was to devolve to the parish of St. Cuthbert. The last assignment of the trust was in 1757, to the then ministers of the four parishes in Bedford, and thirteen inhabitants. The annuity is regularly received from the clerk of the London-bridge water-works, by the churchwardens of St. Paul's, who, after paying 48*s*. a-year to the minister for preaching the eight sermons on the days mentioned, (which duty is performed if a congregation attend,) apply the remainder of the money in the purchase of bread, to be distributed, 1*s*. worth at a time, on each Sunday in the year, after service, among poor widows resident in the parish, who are most constant in their attendance at church.

Jonas Andrews, in 1627, gave 20*s*. a-year to the overseers, for the use of the poor, at Lady-day. It was formerly paid in respect of a house in Stone-house-lane, which was taken down under the act passed for improving the town, and the annuity has been since received from the commissioners appointed by the act. The money is distributed on Lady-day, after service, in the church, amongst forty poor widows selected by the overseers, in sums of sixpence to each.

Mrs. *Sarah Paradine*, in 1658, bequeathed £50 to the overseers, to remain in their hands as a stock whereon to set the poor of the parish on work. This legacy is laid out in six acres of land, in the parish of St. Peter, which is let to the governors of the house of industry, in Bedford, under whose direction it is cultivated by poor persons employed for the purpose. The land is let for its full value, at the rent of £24; the rent is received by the parish officers, and carried by them to the account of the poor rates.

Robert Bamford, in 1720, gave £5 a-year to put out apprentice, every year, a boy or girl belonging to St. Paul's or to St. Peter's parish; and he also gave 40*s*. a-year to the poor of St. Paul's, and 20*s*. a-year to the poor of St. Peter's, to be given in bread weekly. £8 a-

year is paid on account of these charities, as a rent-charge, out of a house in the High-street, belonging to Ebenezer Mayle; £7 of the money is paid to the churchwardens of St. Paul's, and 20*s*. to the churchwardens of St. Peter's. Of the £7 received by the churchwardens of St. Paul's, £5 is employed by them in apprenticing a poor boy or girl belonging to either of the parishes of St. Paul or St. Peter, on application from the parents of such child; and failing such application, the money is carried forward to increase the number of premiums in a succeeding year, no larger premium being ever given with one child than the sum of £5; 40*s*. the residue of the sum of £7 received by the churchwardens of St. Paul's, is laid out by them in the purchase of bread, which is distributed among the poor of the parish in two-penny loaves, on each Sunday between Michaelmas and Lady-day, in the church, after morning service.

From an entry in the council-book of the Corporation of Bedford, it appears that *Thomas Hawes*, in 1688, gave £150, upon trust, to be laid out in the purchase of lands, the rents whereof he directed to be applied to the use of the poor of the parishes of St. Paul and St. Mary, in bread, in the proportion of two-third parts to the former, and one-third to the latter parish. This legacy is secured on a piece of land consisting of 6*a*. 2*r*. 8*p*. situate in a place called the Prebend-field in this parish. It is now held under a lease for sixty-one years, granted in 1796, to William Smith, one of the trustees, at the rent of £10, the lessees covenanting to pay all charges and taxes except land-tax. Though this lease was improperly granted, Mr. Smith, being a trustee, there does not appear any reason to believe that he took an undue advantage, in the procuring the lease. The rent reserved appears to have been the full annual value of the land at the time it was fixed, and though the term is of great duration, it seems to have been granted for a valuable and, probably, a sufficient consideration, Mr. Smith having undertaken, at his own expense, to quick and fence the land, which he accordingly did. Since the grant of the lease, a new conveyance to trustees has been executed, under which the premises became vested in the mayor of Bedford, Mr. John Day, and ten others, of whom four only were deceased at the time of this Inquiry. The rent of £10 is received, and laid out by Mr. Day, on behalf of the rest of the trustees, in bread, which is distributed on St. Thomas's Day, under his direction, to poor persons belonging to the several parishes of St. Mary and St. Paul, in the proportion of one-third of the bread to the former parish, and two-thirds to the latter, as directed by the will.

PARISH OF ST. PETER.

The interest of this parish, in Bamford's charity, has been stated in the last article, and it only remains to notice the Church Estate. No account can now be given of the original acquisition of this estate; but it appears, from ancient deeds of feoffment, to have been long vested in certain inhabitants of St. Peter's, as feoffees in trust,

for repairing and beautifying the parish church there. It consists of the following particulars:—

1. Three tenements on St. Peter's Green, with yard and gateway adjoining, and the rooms over the gateway. These premises were erected on the site of nine old cottages, under a building lease of the ground, granted about the year 1797, for ninety-nine years, at the rent of £4 : 4.

2. A tenement, with the yard and slip of ground adjoining, abutting even with the former one, on St. Peter's Green, held on a lease for the like term, granted at the same time to Dr. Parker, at the rent of £3. The messuage now standing was erected under the lease, and is at present in the occupation of widow Johnson, as tenant to Mrs. Parker.

3. A stable and gateway, with a garden adjoining, abutting south upon the Cow-street, now in the occupation of John Dumelow, under a lease of the premises, granted in 1804, for a term of eighty years, at the rent of £2.

4. Two cottages, which have been erected upon a piece of ground abutting on the turnpike-road from Bedford to Kimbolton, under a lease of the ground, granted in 1781, for fifty years, at the annual rent of 20*s*. The premises are in the occupation respectively of Thomas Covington and John Skinningworth, as tenants to William Laughton, to whom the term has been assigned.

All the above premises, though let on long terms, are stated to have been let to the highest bidder, by public auction, and on the best terms that could be obtained, with the consent of the inhabitants, in vestry assembled. The buildings removed, in some instances, to make room for those which have been erected under the leases, were mere cottages, and occupied by the parish paupers, under small acknowledgements paid by the parish officers to the feoffees for the use of the church. The present rents, amounting together to £10 a-year, are received by the churchwardens, and carried to the account of the church-rate.

OBSERVATIONS.

This concludes the charities of Bedford, and with them we shall conclude the volume. The charities of this place appear correctly administered, and there is no abuse so palpable as to call for particular animadversion. The regulations made by the Act of 1794, for the due management of the Bedford-Charity-estate, are very judicious, especially that part of them vesting in the whole of the settled inhabitants a control over the trust-property, and entitling each person to a yearly account of the receipts and expenditure. Were a similar power of revision and superintendance given to the liverymen, freemen, and burgesses of corporate bodies, it would afford a salutary check on their conduct, and tend effectually to reform many of the abuses which we have had occasion to notice in their management of charitable donations.

END OF VOL.

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