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R E P O R T

FROM THE

SELECT COMMITTEE

ON

SMALL HOLDINGS;

WITH THE

PROCEEDINGS OF THE COMMITTEE.

*Ordered, by The House of Commons, to be Printed,
10 August 1888.*

LONDON:

PRINTED BY HENRY HANSARD AND SON;

AND

Published by EYRE and SPOTTISWOODE, East Harding-street, London, E.C.,
and 32, Abingdon-street, Westminster, S.W.;

ADAM and CHARLES BLACK, North Bridge, Edinburgh;
and HODGES, FIGGIS, and Co., 104, Grafton-street, Dublin.

*Ordered,—[Monday, 23rd July 1888] :—*THAT a Select Committee be appointed to inquire into the facilities which exist for the creation of Small Holdings in Land in Great Britain; whether, either in connection with an improved system of Local Government or otherwise, those facilities may be extended; whether, in recent years, there has been any diminution in the number of Small Owners and Cultivators of Land; and whether there is any evidence to show that such diminution is due to legislation.

THAT the Committee do consist of Seventeen Members.

Committee nominated of—

Sir Edward Birkbeck.
Mr. Broadhurst.
Sir George Campbell.
Mr. Joseph Chamberlain.
Mr. Chaplin.
Mr. Cobb.
Mr. Jesse Collings.
Viscount Curzon.
Sir Charles Dalrymple.

Sir William Hart Dyke.
Mr. Thomas Ellis.
Sir Walter Foster.
Mr. Compton Lawrence.
Mr. Llewellyn.
Mr. James William Lowther.
Mr. Robert Reid.
Mr. Halley Stewart.

THAT the Committee have power to send for Persons, Papers, and Records.

THAT Five be the Quorum of the Committee.

X9(1) : 6. 3. 1885
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R E P O R T.

THE SELECT COMMITTEE appointed to inquire into the Facilities which exist for the creation of SMALL HOLDINGS in LAND in GREAT BRITAIN ; whether, either in connection with an improved System of LOCAL GOVERNMENT or otherwise, those Facilities may be extended ; whether, in recent years, there has been any diminution in the number of SMALL OWNERS and CULTIVATORS of LAND ; and whether there is any evidence to show that such diminution is due to legislation :—HAVE agreed to the following REPORT :—

YOUR Committee, having been unable at this period of the Session to inquire into the subject referred to them, have agreed to recommend that a Committee on the same subject should be appointed in the next Session of Parliament.

10 August 1888.

PROCEEDINGS OF THE COMMITTEE.

Friday, 10th August 1888.

MEMBERS PRESENT:

Sir Edward Birkbeck.
Mr. Broadhurst.
Mr. Cobb.
Mr. Jesse Collings.
Sir George Campbell.

Mr. Joseph Chamberlain.
Viscount Curzon.
Sir William Hart Dyke.
Sir Walter Foster.
Mr. Halley Stewart.

Mr. JOSEPH CHAMBERLAIN was called to the Chair.

The Committee deliberated.

DRAFT REPORT, proposed by the *Chairman*, read the first time, as follows:—

“ Your Committee, having been unable at this period of the Session to inquire into the subject referred to them, have agreed to recommend that a Committee on the same subject should be appointed in the next Session of Parliament.”

DRAFT REPORT, proposed by the *Chairman*, read a second time, and *agreed to*.

Ordered, To Report.

R E P O R T

FROM THE

SELECT COMMITTEE

ON

S M A L L H O L D I N G S ;

WITH THE

PROCEEDINGS OF THE COMMITTEE.

*Ordered, by The House of Commons, to be Printed,
10 August 1888.*

[*Price 1 d.*]

358.

H.—14. 8. 88.

Under 1 oz.

R E P O R T

FROM THE

SELECT COMMITTEE

ON

SMALL HOLDINGS;

TOGETHER WITH THE

PROCEEDINGS OF THE COMMITTEE,

MINUTES OF EVIDENCE,

AND APPENDIX.

*Ordered, by The House of Commons, to be Printed,
9 August 1889.*

LONDON:
PRINTED BY HENRY HANSARD AND SON;
AND
Published by EYRE and SPOTTISWOODE, East Harding-street, London, E.C.,
and 32, Abingdon-street, Westminster, S.W.;
ADAM and CHARLES BLACK, North Bridge, Edinburgh;
and HODGES, FIGGIS, and Co., 104, Grafton-street, Dublin.

SMALL HOLDINGS.

Ordered,—[*Friday, 15th March 1889*]:—THAT a Select Committee be appointed to inquire into the facilities which exist for the creation of Small Holdings in Land in Great Britain; whether, either in connection with an improved system of Local Government or otherwise, those facilities may be extended; whether, in recent years, there has been any diminution in the number of Small Owners and Cultivators of Land; and whether there is any evidence to show that such diminution is due to legislation.

THAT the Committee do consist of Seventeen Members.

Committee nominated of—

Sir Edward Birkbeck. Mr. Broadhurst. Sir George Campbell. Mr. Joseph Chamberlain. Mr. Chaplin. Mr. Cobb. Mr. Jesse Collings. Viscount Curzon. Sir Charles Dalrymple.	Sir William Hart Dyke. Mr. Thomas Ellis. Sir Walter Foster. Mr. Compton Lawrance. Mr. Llewellyn. Mr. James William Lowther. Mr. Halley Stewart. Mr. Angus Sutherland.
--	--

THAT the Committee have power to send for Persons, Papers, and Records.

THAT Five be the Quorum of the Committee.

Ordered,—[*Thursday, 2nd May 1889*]:—THAT Mr. Cobb be discharged from the Committee.

THAT Mr. Seale-Hayne be added to the Committee.

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R E P O R T.

THE SELECT COMMITTEE appointed to inquire into the Facilities which exist for the creation of SMALL HOLDINGS in LAND in GREAT BRITAIN; whether, either in connection with an improved System of LOCAL GOVERNMENT or otherwise, those Facilities may be extended; whether, in recent years, there has been any diminution in the number of SMALL OWNERS and CULTIVATORS of LAND; and whether there is any evidence to show that such diminution is due to legislation :—HAVE agreed to the following REPORT :—

YOUR Committee have taken evidence upon the matters referred to them; but, as it will not be in their power to make a full Report in the present Session, they have agreed to report the Evidence already taken, with an Appendix, and to recommend that a Committee on the same subject should be appointed in the next Session of Parliament.

9 *August* 1889.

PROCEEDINGS OF THE COMMITTEE.

Tuesday, 26th March 1889.

MEMBERS PRESENT :

Sir Edward Birkbeck.	Sir William Hart Dyke.
Sir George Campbell.	Mr. Thomas Ellis.
Mr. Joseph Chamberlain.	Sir Walter Foster.
Mr. Cobb.	Mr. Llewellyn.
Mr. Jesse Collings.	Mr. James William Lowther.
Viscount Curzon.	Mr. Halley Stewart.
Sir Charles Dalrymple.	Mr. Angus Sutherland.

Mr. JOSEPH CHAMBERLAIN was called to the Chair.

The Committee deliberated.

[Adjourned till Friday, the 5th April, at Twelve o'clock.]

Friday, 5th April 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir George Campbell.	Mr. Chaplin.
Mr. Jesse Collings.	Mr. Cobb.
Sir Charles Dalrymple.	Mr. Thomas Ellis.
Mr. Llewellyn.	Mr. James William Lowther.
Mr. Halley Stewart.	Mr. Angus Sutherland.

Mr. *Jesse Collings*, a Member of the Committee, was examined.

[Adjourned till Tuesday next, at Twelve o'clock.]

Tuesday, 9th April 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir George Campbell.	Mr. Broadhurst.
Mr. Cobb.	Sir William Hart Dyke.
Viscount Curzon.	Sir Walter Foster.
Sir Charles Dalrymple.	Mr. Chaplin.
Mr. James William Lowther.	Sir Edward Birkbeck.
Mr. Halley Stewart.	Mr. Angus Sutherland.
Mr. Thomas Ellis.	

Mr. *Arthur Arnold* was examined.

[Adjourned till Tuesday, 30th April, at Twelve o'clock.]

Tuesday, 30th April 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.	Mr. Thomas Ellis.
Mr. Broadhurst.	Sir Walter Foster.
Sir George Campbell.	Mr. James William Lowther.
Mr. Chaplin.	Mr. Halley Stewart.
Mr. Cobb.	Mr. Llewellyn.
Mr. Jesse Collings.	Mr. Angus Sutherland.
Viscount Curzon.	

Mr. *Jesse Collings*, a Member of the Committee, was examined.

[Adjourned till Friday next, at Twelve o'clock.

Friday, 3rd May 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Mr. Broadhurst.	Mr. Llewellyn.
Mr. Chaplin.	Sir Edward Birkbeck.
Mr. Jesse Collings.	Mr. Halley Stewart.
Viscount Curzon.	Mr. Seale-Hayne.
Mr. Thomas Ellis.	Mr. Angus Sutherland.
Sir Walter Foster.	Mr. Compton Lawrance.
Mr. James William Lowther.	

Mr. *Jesse Collings*, a Member of the Committee, was examined.

[Adjourned till Tuesday next, at Twelve o'clock.

Tuesday, 7th May 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Mr. Broadhurst.	Mr. Seale-Hayne.
Sir George Campbell.	Mr. Llewellyn.
Mr. Jesse Collings.	Mr. James William Lowther.
Mr. Chaplin.	Mr. Compton Lawrance.
Viscount Curzon.	Mr. Halley Stewart.
Sir Charles Dalrymple.	Mr. Angus Sutherland.
Sir William Hart Dyke.	Sir Walter Foster.
Mr. Thomas Ellis.	

Mr. *Albert Pell* and Mr. *Jesse Collings* (a Member of the Committee), were examined.

[Adjourned till Friday next, at Twelve o'clock.

Friday, 10th May 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.	Sir Walter Foster.
Mr. Broadhurst.	Mr. Seale-Hayne.
Sir George Campbell.	Mr. Compton Lawrance.
Mr. Chaplin.	Mr. Llewellyn.
Mr. Jesse Collings.	Mr. James William Lowther.
Viscount Curzon.	Mr. Halley Stewart.
Mr. Thomas Ellis.	Mr. Angus Sutherland.
Sir Charles Dalrymple.	

The Lord *Wantage* (attending by permission of the House of Lords) and Mr. *James Warrac* were examined.

[Adjourned till Wednesday next, at Twelve o'clock.

Wednesday, 15th May 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.	Mr. Seale-Hayne.
Mr. Broadhurst.	Mr. Compton Lawrance.
Sir George Campbell.	Mr. Llewellyn.
Mr. Jesse Collings.	Mr. James William Lowther.
Viscount Curzon.	Mr. Halley Stewart.
Sir Charles Dalrymple.	Mr. Angus Sutherland.

The Reverend *Horace Charles Ripley*, Mr. *Walter Dalton*, and Mr. *Alfred de Bock Porter*, were examined.

[Adjourned till Friday next, at Twelve o'clock.

Friday, 17th May 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.	Sir Walter Foster.
Sir George Campbell.	Mr. Compton Lawrance.
Mr. Chaplin.	Mr. Llewellyn.
Mr. Jesse Collings.	Mr. James William Lowther.
Viscount Curzon.	Mr. Seale-Hayne.
Sir Charles Dalrymple.	Mr. Halley Stewart.
Mr. Thomas Ellis.	Mr. Angus Sutherland.

Mr. *William Holman*, Mr. *John Standring*, Mr. *George Wimpenny*, and Mr. *William Gibbons* were examined.

[Adjourned till Wednesday next, at Twelve o'clock.

Wednesday, 22nd May 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir George Campbell.	Mr. Llewellyn.
Sir Charles Dalrymple.	Mr. James William Lowther.
Mr. Thomas Ellis.	Mr. Halley Stewart.
Sir Walter Foster.	Mr. Angus Sutherland.
Mr. Compton Lawrance.	

Mr. *Elias Pitts Squarey* and Mr. *Price Hughes* were examined.

[Adjourned till Friday next, at Twelve o'clock.]

Friday, 24th May 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.	Mr. Thomas Ellis.
Mr. Broadhurst.	Sir Walter Foster.
Sir George Campbell.	Mr. Llewellyn.
Mr. Chaplin.	Mr. James William Lowther.
Viscount Curzon.	Mr. Seale-Hayne.
Sir Charles Dalrymple.	Mr. Angus Sutherland.

Mr. *Arthur C. Humphreys Owen* and Mr. *Thomas Jones* were examined.

[Adjourned till Wednesday next, at Twelve o'clock.]

Wednesday, 29th May 1889.

MEMBERS PRESENT :

Mr. Broadhurst.	Mr. Llewellyn.
Sir Edward Birkbeck.	Mr. Compton Lawrance.
Sir George Campbell.	Mr. James William Lowther.
Mr. Jesse Collings.	Mr. Thomas Ellis.
Sir Walter Foster.	Mr. Halley Stewart.

In the absence of Mr. Joseph Chamberlain, Mr. COMPTON LAWRENCE was called to the Chair.

Major *Patrick George Craigie* was examined.

[Adjourned till Friday next, at Twelve o'clock.]

Friday, 31st May 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.
 Sir George Campbell.
 Mr. Jesse Collings.
 Sir Walter Foster.
 Mr. James William Lowther.

Mr. Thomas Ellis.
 Mr. Halley Stewart.
 Mr. Angus Sutherland.
 Mr. Seale-Hayne.

Mr. *Charles Bidwell* and Mr. *Edmund Beck* were examined.

[Adjourned till Wednesday, 19th June, at Twelve o'clock.

Wednesday, 19th June 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Mr. Broadhurst.
 Sir George Campbell.
 Mr. Jesse Collings.
 Sir Charles Dalrymple.
 Mr. Thomas Ellis.
 Sir Walter Foster.

Mr. Llewellyn.
 Mr. James William Lowther.
 Mr. Compton Lawrance.
 Mr. Halley Stewart.
 Mr. Seale-Hayne.

Mr. *J. Theodore Dodd* and Mr. *Sampson Morgan* were examined.

The Committee deliberated.

[Adjourned till Friday next, at Twelve o'clock.

Friday, 21st June 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.
 Sir George Campbell.
 Mr. Jesse Collings.
 Sir Charles Dalrymple.
 Mr. Thomas Ellis.

Mr. Seale-Hayne.
 Sir Walter Foster.
 Mr. James William Lowther.
 Mr. Halley Stewart.
 Mr. Compton Lawrance.

Mr. *Charles Alan Fyffe* and Mr. *Henry Herbert Smith* were examined.

[Adjourned till Wednesday next, at Twelve o'clock.

Wednesday, 26th June 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.
Mr. Broadhurst.
Sir George Campbell.
Mr. Jesse Collings.
Sir Charles Dalrymple.
Mr. Halley Stewart.

Mr. Seale-Hayne.
Sir Walter Foster.
Mr. Compton Lawrance.
Mr. Angus Sutherland.
Mr. James William Lowther.

The Rev. *Ebenezer Littleton*, Mr. *William Robertson*, and Mr. *George Johnson*, were examined.

The Committee deliberated.

[Adjourned till Wednesday next, at Twelve o'clock.]

Friday, 28th June 1889.

MEMBERS PRESENT :

Mr. JOSEPH CHAMBERLAIN in the Chair.

Mr. Chaplin.
Mr. Jesse Collings.
Mr. James William Lowther.
Mr. Thomas Ellis.
Sir George Campbell.

Sir Walter Foster.
Sir Charles Dalrymple.
Viscount Curzon.
Mr. Seale-Hayne.

Mr. *Frederick Punchard*, Mr. *Thomas Rigby*, and Mr. *Joseph Alfred Smith*, were examined.

[Adjourned till Wednesday next, at Twelve o'clock.]

Wednesday, 3rd July 1889.

MEMBERS PRESENT :

Mr. Broadhurst.
Mr. Jesse Collings.
Sir Walter Foster.
Sir George Campbell.
Mr. James William Lowther.
Mr. Seale-Hayne.

Mr. Angus Sutherland.
Sir Edward Birkbeck.
Mr. Chaplin.
Viscount Curzon.
Mr. Halley Stewart.

In the absence of Mr. Joseph Chamberlain, Mr. JAMES WILLIAM LOWTHER was called to the Chair.

Mr. *Samuel Benjamin Large Druce*, was examined.

[Adjourned till Friday next, at Twelve o'clock.]

Friday, 5th July 1889.

MEMBERS PRESENT:

Mr. Broadhurst.
Sir George Campbell.
Sir Charles Dalrymple.
Mr. James William Lowther.
Mr. Seale-Hayne.

Mr. Halley Stewart.
Mr. Angus Sutherland.
Viscount Curzon.
Sir Walter Foster.
Mr. Llewellyn.

In the absence of Mr. Joseph Chamberlain, Mr. JAMES WILLIAM LOWTHER was called to the Chair.

Mr. *Richard Burdon Haldane* (a Member of the House) was examined.

The Committee deliberated.

Mr. *John Mac Gilchrist Ross* was examined.

[Adjourned till Wednesday next, at Twelve o'clock.]

Wednesday, 10th July 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Mr. Broadhurst.
Sir George Campbell.
Mr. Jesse Collings.
Sir Charles Dalrymple.
Sir Walter Foster.
Mr. Compton Lawrance.

Mr. Seale-Hayne.
Mr. Halley Stewart.
Viscount Curzon.
Mr. Llewellyn.
Mr. Angus Sutherland.

Mr. *Robert Threshie Reid* (a Member of the House) and Sir *George Campbell* (a Member of the Committee) were examined.

The Committee deliberated.

Motion made, and Question proposed, "That Mr. Percival Birkett be summoned to give evidence before the Committee"—(Sir *Walter Foster*).—Question put.—The Committee divided:

Ayes, 5.

Mr. Broadhurst.
Sir George Campbell.
Sir Walter Foster.
Mr. Seale-Hayne.
Mr. Angus Sutherland.

Noes, 3.

Mr. Jesse Collings.
Mr. Compton Lawrance.
Mr. Llewellyn.

[Adjourned till Friday next, at Twelve o'clock.]

Friday, 12th July 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.
Sir George Campbell.
Mr. Jesse Collings.
Sir Charles Dalrymple.
Sir Walter Foster.
Mr. James William Lowther.

Mr. Halley Stewart.
Mr. Seale-Hayne.
Mr. Compton Lawrance.
Mr. Broadhurst.
Mr. Chaplin.
Mr. Thomas Ellis.

Sir *Henry Longley*, K.C.B., and Mr. *Percival Birkett* were examined.

[Adjourned till Friday the 26th July, at Twelve o'clock.]

Friday, 26th July 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir Edward Birkbeck.
Mr. Broadhurst.
Sir George Campbell.
Sir Charles Dalrymple.
Sir William Hart Dyke.
Sir Walter Foster.
Mr. Llewellyn.
Mr. James William Lowther.

Mr. Seale-Hayne.
Mr. Chaplin.
Mr. Jesse Collings.
Viscount Curzon.
Mr. Thomas Ellis.
Mr. Compton Lawrance.
Mr. Halley Stewart.

The Committee deliberated.

[Adjourned till Friday, 9th August, at Twelve o'clock.

Friday, 9th August 1889.

MEMBERS PRESENT:

Mr. JOSEPH CHAMBERLAIN in the Chair.

Sir George Campbell.
Mr. Jesse Collings.
Sir Charles Dalrymple.
Mr. Thomas Ellis.
Sir Walter Foster.

Mr. Llewellyn.
Mr. Seale-Hayne.
Mr. Halley Stewart.
Mr. Angus Sutherland.

Mr. *William Alexander*, Mr. *Robert Duncan*, and Mr. *Griffith Jones*, were examined.

DRAFT REPORT, proposed by the *Chairman*, read the first time, as follows:—

“Your Committee have taken evidence upon the matters referred to them; but, as it will not be in their power to make a full Report in the present Session, they have agreed to report the Evidence already taken, with an Appendix, and to recommend that a Committee on the same subject should be appointed in the next Session of Parliament.”

DRAFT REPORT, proposed by the *Chairman*, read a second time, and *agreed to*.

Ordered, To Report, together with the Minutes of Evidence, and an Appendix.

EXPENSES OF WITNESSES.

NAME OF WITNESS.	PROFESSION OR CONDITION.	From whence Summoned.	Number of Days Absent from Home, under Orders of Committee	Allowance	Expenses	TOTAL
				during Absence from Home.	of Journey to London and Back	Expenses allowed to Witness.
				£. s. d.	£. s. d.	£. s. d.
Mr. Albert Pell - - -	Gentleman - - -	Northampton -	1	- - -	1 6 9	1 6 9
The Rev. H. C. Ripley -	Clergyman - - -	Witney - - -	1	1 1 -	1 - 7	2 1 7
Mr. Walter Dalton - - -	Labourer - - -	Witney - - -	1	- 5 -	- 18 7	1 3 7
Mr. William Holman - - -	Bricklayer - - -	Rugby - - -	2	1 - -	- 17 9	1 17 9
Mr. William Gibbons - -	Bootmaker - - -	Wellingborough -	1	- 10 -	- 10 7	1 - 7
Mr. George Wimpenny - -	Labourer - - -	Delamere - - -	3	1 1 -	1 8 1	2 9 1
Mr. John Standring - - -	Farmer and Hay Dealer -	Doncaster - - -	3	1 10 -	1 9 11	2 19 11
Mr. John Standring* - - -	Farmer and Hay Dealer -	Doncaster - - -	3	- 15 -	- - -	- 15 -
Mr. Price H. Hughes - - -	Tradesman - - -	Towyn - - -	3	2 5 -	1 18 5	4 3 5
Mr. Arthur C. Humphreys-Owen.	Gentleman - - -	Garthmyl - - -	2	2 2 -	- - -	2 2 -
Mr. Thomas Jones - - -	Farmer - - -	Corwen - - -	3	2 5 -	2 4 3	4 9 3
Mr. Edmund Beck - - -	Agent - - -	Lynn - - -	3	2 5 -	1 1 1	3 6 1
Mr. George Johnson - - -	Small Holder - - -	Long Sutton - -	3	1 10 -	- 18 3	2 8 3
Mr. Thomas Rigby - - -	Farmer - - -	Warrington - - -	1	- 15 -	- 6 -	1 1 -
Mr. Joseph Alfred Smith -	Gentleman - - -	Ipswich - - -	1	- - -	1 1 -	1 1 -
Mr. John MacGilchrist Ross	Gentleman - - -	Alness - - -	4	4 4 -	7 10 -	11 14 -
Mr. Frederick Punchard -	Land Agent - - -	Kirkby Lonsdale -	3	3 3 -	3 10 -	6 13 -
The Rev. Ebenezer Littleton	Nonconformist Minister -	Tonbridge Wells -	2	2 2 -	- 19 -	3 1 -
Mr. William Alexander - -	Journalist - - -	Aberdeen - - -	4	4 4 -	6 13 6	10 17 6
Mr. Robert Duncan - - -	Mechanic - - -	Perth - - -	4	2 - -	4 - 11	6 - 11
TOTAL - - - £.				32 17 -	37 14 8	70 11 8

* The Committee desired that Mr. Standring should be paid on the rate of "Tradesman" instead of "Mechanic."

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I N D E X

TO THE

R E P O R T

FROM THE

S E L E C T C O M M I T T E E

ON

S M A L L H O L D I N G S .

*Ordered, by The House of Commons, to be Printed,
9 August 1889.*

L O N D O N
P R I N T E D B Y H E N R Y H A N S A R D A N D S O N ;
A N D
P u b l i s h e d b y E Y R E a n d S P O T T I S W O O D E , E a s t H a r d i n g - s t r e e t , L o n d o n , E C ,
a n d 3 2 , A b i n g d o n - s t r e e t , W e s t m i n s t e r , S . W . ;
A D A M a n d C H A R L E S B L A C K , N o r t h B r i d g e , E d i n b u r g h ;
a n d H O D G E S , F I G G I S , a n d C o . , 1 0 4 , G r a f t o n - s t r e e t , D u b l i n .

I N D E X.

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Belgium. Distinct increase in Belgium in the number of agricultural holdings and small farms, *Craigie* 5071, 5073—Material decrease in the number of sheep in Belgium within the last ten years; corresponding increase in the food imports in the same interval, *ib.* 5071, 5072.

Statement that farming by owners is not so prominent in Belgium as in France, the explanation being that the tenants in Belgium are exceedingly well protected in regard to improvements, *Craigie* 5073-5076—Undoubted increase in the number of small agricultural holdings in Belgium; absence of increase in the number of the larger farms, *ib.* 5073—Considerable excess of the importations of food over the exports, *ib.* 5081.

Bidwell, Charles. (Analysis of his Evidence.)—Is a land agent and surveyor practising at Ely and Cambridge; is agent for some of the colleges at Cambridge, for the Dean and Chapter of Ely, Lord Cadogan, and the Duke of Portland, 5090-5094.

Tendency at the present time to reduce the size of agricultural holdings in the Eastern counties; absence of desire on the part of tenant farmers to invest their capital in large holdings, 5095, 5096. 5139-5144. 5151, 5151*—Considerable difficulty which arises in the case of small holdings in respect of the want of buildings; great importance of the tenant being allowed to erect his own buildings, with a certainty of obtaining compensation for improvements when he leaves, 5096-5103. 5169. 5205-5207. 5231-5243. 5257-5261. 5305-5316.

Power given to landlords to borrow money for buildings under Acts of Parliament from the land improvement companies; costly character of the buildings which must be erected when money is obtained from these companies, 5099-5103. 5232-5238—Favourable opinion as to the character of the smaller tenants in respect of industry and thrift; assertion that the smaller farms are worked better, in proportion to the larger holdings, 5104-5106—Statement that in the smaller farms, there being more labour put into the land, there is consequently no waste, and every foot of ground is made the most of, 5105, 5106.

Particulars regarding the parish of Soham and the general character and extent of the holdings; large amount of uninclosed common land where the occupiers have the privilege of turning their horses and cattle out to graze, 5107-5123. 5208, 5209. 5248-5251—Belief that in Soham the small tenants do better than the actual owners of the small holdings, 5115-5123—Experience of witness that the sense of ownership is not a stimulus to industry, and that as a rule the little men prefer hiring to buying, 5122, 5123.

Information respecting the character and extent of the holdings in the parish of Chatteris, in the Isle of Ely; in this parish there are from seventy-five to eighty occupiers farming from fifteen to fifty acres, 5124-5138. 5210-5220. 5283—Considerable demand for the smaller holdings in the parish of Chatteris; explanation that when small freeholds come into the market they are rarely bought by men who cultivate them themselves, 5137, 5138. 5299, 5300—Advantage of giving tenants facilities to purchase small holdings by allowing them time to pay the incoming valuation or by otherwise assisting them with capital, 5145-5150. 5152-5160.

Argument that the amount of land suitable for small holdings depends in a large measure upon the character of the soil; expediency of fixing a limit of money rent, rather than one of pure acreage, 5161-5168—Typical case of a farm of nineteen acres in Chatteris which was worked entirely by a man and his own family; one horse only kept on this farm, 5168. 5221-5230. 5294-5298. 5324-5327.

Unfavourable opinion generally as to giving occupiers facilities to become owners; numerous difficulties in the way of tenants becoming owners, 5170-5195. 5252-5256. 5262-5272. 5287-5290—Important fact that the best land is taken; inferior land never found where there are small holdings, 5187-5190. 5273, 5274.

Similarity of the agriculture in some parts of France to that carried on in Cambridgeshire, where carrots and roots generally are cultivated, 5302, 5303—Explanation that in France when a man dies his property is cut up into very small pieces and divided amongst his family, 5303.

Entire approval of a system of transfer of land similar to that which exists in some of the Colonies and in America; strong feeling that there should be in this country a simplification of transfer, 5319-5321.

Report, 1889—continued.

Birkett, Percival. (Analysis of his Evidence.)—Witness is solicitor to the Commons Preservation Society and to some other kindred associations; he has made a special study of the origin of the rights and position of small owners in connection with commons, 8842-8844.

Result of witness' experience that in all cases where a question arises on some encroachment or inclosure of a common, it is invariably the small holder who is the first to complain, 8845, 8846—Information as to the true and the prescriptive rights of common; definition of the several descriptions of commonable land, 8847-8856, 8860.

Grounds for the opinion that the rights of the commoners are paramount, and are much more important than the rights of the owner or lord of the manor, 8857-8861—Prejudicial effect of inclosure as regards the interests of small holders, whose number it reduces; impossibility of many of the smallest holders succeeding at a distance from the commons, 8862-8879, 8883, 8884, 8892-8894, 8963, 8991 *et seq.*

Statement that the small commoners cannot resist the inclosures, as they have not the means to meet the expenses; invariable success of the commoners whenever cases have been properly fought out, 8880-8882, 8959-8962, 8988-8990—View of witness generally that all inclosures of commons should be prohibited; opinion that if additional small holdings are to be created, they should be carved out of other land than commons, 8885-8895, 8997-9002, 9011.

Desirability of there being a large tract, to be held as common pasturage, in connection with small holdings, 8896, 8897, 8975 *et seq.*—Non-existence of any special facilities for the creation of small holdings; disapproval of the local authority being introduced to create them and becoming a large owner of them, 8898-8924, 8953, 8954, 8968, 8971, 8975-8987, 9012-9017.

Tendency of the Settled Land Act to distribute the land by ordinary sale, 8925, 8926, 8931, 8932—Belief that the Ordnance Survey map would remove some of the difficulties, as regards identification, that stand in the way of registration of land, 8927-8930.

Aggregation of land in the hands of a few immediately after the abolition of feudal tenures by the Statute of 1660; tendency of the Statute of Merton and the Statute De Donis of Edward I. towards the aggregation of land, the former Statute encouraging illegal inclosures, 8933-8941, 8955-8967, 9003-9007, 9018-9024—Doubt as to the power of mortgaging for specific debts being a great impediment to the distribution of land, 8942-8947.

Flourishing condition of the small holders in the neighbourhood of Dartmoor, 8948-8952—Great demand, in counties where commons exist, for allotments, the demand for ownerships being considerably less, 8972-8974.

Decided opinion that if the commoners had made use of the privileges granted by the Commons Act of 1876, they would have been better able to defend their rights, 9008-9010—Great desire on the part of people to take the existing fuel allotments of charity land under the old Inclosure Acts, and cultivate them, 9017.

Black Isle (Ross-shire). Information as to the nature of the tenure, &c., in the Black Isle, Ross 8484-8486.

Brixworth (Northampton). Instance in the Brixworth union of the provision of allotment land for labourers without the Allotments Act being needed, *Pell* 1318, 1399-1407.

Buckinghamshire. Evidence as to the satisfactory position held by the small holders of land at Claydon; strong opinion in favour of the creation of small holdings generally, *Robertson* 6530, 6579, 6603-6606, 6626-6682, 6683-6691—General desire at Claydon for tenancies rather than ownerships; preference for tenancies accounted for by the difficulty of obtaining capital for stocking and cropping the farm in addition to purchasing it, *ib.* 6540-6544—Moderate rents paid in Buckinghamshire for small holdings, *ib.* 6585-6590, 6678-6682.

BUILDINGS:

1. *Generally as to the Character and Cost of the Buildings required on Small Holdings, as to the Difficulties on this Score, and the Facilities proposed.*
2. *Operation of the existing Laws in England and Scotland as regards Farm Buildings; varying Practice of Landlords in the matter.*

1. *Generally as to the Character and Cost of the Buildings required on Small Holdings, as to the Difficulties on this Score, and the Facilities proposed:*

Examination as to the several buildings required for holdings of ten acres upwards, such as cowhouse, stable, cart-shed, and pig-stye, besides the cottage, and as to the cost thereof; provision in witness' Bill for obtaining loans for this purpose, *Collings* 782, 931-960

Report, 1889—continued.

BUILDINGS—continued.1. *Generally as to the Character and Cost of the Buildings, &c.*—continued.

931-960—Opinion that the cottage and buildings for a holding of ten acres might be provided for about 150 *l.*, *Collings* 947-956.

Statement to the effect that on a holding of fifty acres all the required buildings could be provided through the freeholder for about 100 *l.*, *Lord Wantage* 1797-1807. 1962-1964.

Evidence in approval generally of facilities for the purchase of small areas and the provision of the necessary buildings by means of Government advances to be repaid over a lengthened period, *Ripley* 2397, 2398. 2408-2412. 2416—Suggestions more especially as to the provision of buildings; advantage on the score of repairs where the occupiers are owners, *ib.* 2424-2430. 2440-2442. 2456-2462. 2558-2561.

Proposals respecting the provision of buildings on small holdings, the character and cost of these varying greatly under different circumstances, *Holman* 2843-2845. 2848. 2983-2991. 3128, 3129—Consideration of the outlay required on the score of buildings on each small holding and the means of meeting this expense, *Gibbons* 3597-3616.

Great difficulty as regards an extension of small holdings on the score of buildings, *Squarey* 3741. 3783-3785. 3867-3869—Full approval of a very large extension of small holdings throughout the country, but for the economic difficulty and the want of buildings, &c., *ib.* 3867-3869. 3920-3923. 3949. 3956-3959.

Proposal as to the local authority providing not only the land but the buildings, and as to agricultural labourers being thereby facilitated in renting small farms, *Hughes* 4176-4202—Explanation that witness approves of landlords being helped to restore and erect buildings, but only as a condition of the provision of small holdings, *ib.* 4269-4279.

Consideration of the difficulty as to cottages, &c., and the question of large owners being helped by means of State loans at a low interest to provide the buildings necessary in sub-dividing their property into small holdings; probable benefit to them by this process, *Owen* 4437-4449. 4566-4572. 4579-4588. 4653—Prospect of building being gradually provided by the holders; objection on this score to their being relieved from payment at once of portion of the purchase money, *ib.* 4579-4588. 4663, 4664.

Considerable difficulty which arises in the case of small buildings; great importance of the tenant being allowed to erect his own buildings with a certainty of obtaining compensation for improvements when he leaves, *Bidwell* 5096-5103. 5169. 5205-5207. 5231-5243. 5257-5261. 5305-5310—Strong view that the responsibility of providing buildings should be undertaken by the holder alone, and not in any way by the local authority; grounds for this opinion, *Fyffe* 6127-6136. 6162-6164. 6293-6296.

Obvious difficulty in regard to the erection of buildings unless the people received some assistance from the local authorities or from some other means, *Littleton* 6452-6455—Conclusion that unless the tenant has some capital of his own, the question of building on small holdings becomes a real difficulty, *Robertson* 6593, 6594. 6600-6602. 6607-6610. 6617, 6618.

Statement as to the much greater relative expense of buildings, fences, and roads on small than on large farms; obstacles on this score to the multiplication of small holdings, *Druce* 7470. 7591-7598—Objection to State loans for the provision of buildings on small occupations means now existing for meeting this difficulty, *ib.* 7591-7598.

Explanation that under the scheme advocated by witness, the landlord would pay for the erection of buildings on the small farms, *Ross* 8354-8362—Disinclination of the landlords in Ross-shire to encourage small holdings on account of the tenants refusing to maintain the buildings, *ib.* 8476-8483.

Desirability of power being given to the local authority to prove all the necessary buildings in certain deserving cases; strong objection, however, to the State giving facilities in the shape of a large loan for the acquisition of land, buildings, &c., to persons who are absolutely impecunious, *Reid* 8599-8611.

Estimate that nowadays the cost of farm-buildings, house, cattle-byres, &c.; on a farm of fifty or sixty acres would be about 250 *l.* to 300 *l.*; considerable difficulty in the extension of small holdings due to the heavy charge for providing buildings, the expense being greater in proportion on a small than on a large farm, *Alexander* 9109-9122. 9155 *et seq.*

Belief that the owners do not cut up their estates into small farms because they cannot afford to put up the buildings; suggestion that an offer of cheap money might induce them to do so, *Duncan* 9267-9272. 9392-9403—Necessity of the local authority taking more security in connection with buildings than with land; opinion that the tenants could as well pay six or seven per cent. on the cost of buildings to the local authority as to the present proprietor, but that five per cent. would be more reasonable, *ib.* 9273-9299. 9349. 9411-9416.

Report, 1889—continued.

BUILDINGS—continued.2. *Operation of the existing Laws in England and Scotland as regards Farm Buildings; varying Practice of Landlords in the matter:*

Opinion that the present Agricultural Holdings Act is very unfair to the sitting tenant; belief that unless proposed buildings are strictly necessary for the equipment of the farm, there is a *primâ facie* ground for obtaining the previous consent of the landlord, *Arnold* 514-516.

Varying practice of witness as to the provision of buildings on small holdings; economy in their being erected by the cultivators, *Lord Wantage* 1652-1654. 1745-1807. 1830, 1831. 1881-1883—Cheapness with which buildings are put up and repairs carried out by small cultivators, *ib.* 1745. 1789. 1802, 1803.

Expenditure by witness on a building upon some land rented by him; partial compensation received upon sale of the land, *Wimpenny* 3483-3485. 3522-3526.

Gradual disappearance of homesteads and buildings which formerly existed under the copyhold system; increased provision on the other hand of new buildings and labourers' cottages since inclosures have been carried out, *Squarey* 3784, 3785. 3902-3909. 4032-4035—Very exceptional erection of buildings by tenants in England, these being liberally provided by the landlords, *ib.* 3922, 3923—Difficulty on the score of buildings if landlords let on ninety-nine years' leases, *ib.* 4067-4070.

Power given to landlords to borrow money for buildings under Acts of Parliament from the land improvement companies; costly character of the buildings which must be erected when money is obtained from those companies, *Bidwell* 5099-5103. 5232-5238.

Information as to the effect in Scotland of the Building Society Acts, showing the manner in which plots of land are required by members of building societies; these Acts are not taken advantage of either in Scotland or England for the purpose of acquiring small holdings for agricultural purposes, *Haldane* 8080-8089. 8226-8229—Opinion that the Building Society Acts and the Industrial and Provident Societies Act give sufficient facilities for the creation of small holdings; disapproval of the renewal of the 500 l. stamp limit, *ib.* 8089-8091. 8113-8115. 8152, 8153.

Statement that the Scotch system of "melioration" answers, upon the whole, when it is an arrangement, but that the possession of the buildings by the proprietor is preferred, *Ross* 8494, 8495.

Tendency in Scotland towards the absorption of small holdings checked in recent years by the difficulty as to buildings, *Sir G. Campbell* 8684—Explanation that under the old system in Aberdeenshire the outgoing tenant was allowed for "meliorations" or improvements, but that under the new system there is a tendency to return to the English custom of the landlord equipping the farm, *ib.* 8703, 8704.

Possibility of arrangements between landlord and tenant in Scotland as regards buildings being facilitated by improvements in the Agricultural Holdings Act, *Alexander* 9123-9126—Import of butter to the value of more than 8,000,000 l. almost entirely from countries of comparatively small holdings, *Collings* 1036-1040—Preparation and quality of English as compared with foreign butter, *Pell* 1487-1489.

Larger production of butter per animal in England than in France, notwithstanding the large imports of butter from France into England, *Craigie* 5081—Information as to the import of butter into England from foreign countries; statement that the importation of French butter depends more on its uniform character than on the extent of its production, *ib.* 5082, 5083—Butter imported from France and Denmark is principally made in large co-operative factories rather than by individual proprietors, *ib.* 5082.

Inferior character of the butter made in Ireland, which accounts for the serious falling-off in its importation into England, *Craigie* 5084, 5085.

Return showing the quantity and value imported in 1880; *App.* 498.

Butterine (Margarine). Preference for good butterine or margarine as compared with bad butter, *Pell* 1372, 1373.

C.

Cambridgeshire. Considerable decrease some twenty years ago in the number of small holdings in Cambridgeshire through the tendency to consolidation; tendency to smaller farms in recent years, *Pell* 1276-1281—Conclusion that in Cambridgeshire there has been no diminution of small owners, *Druce* 7408, 7409.—See also *Chatteris*.

Campbell, Sir George (Member of the Committee). (Analysis of his Evidence.)—Desire of witness to give evidence especially from the Scotch point of view, 8678.

Belief that if there be an extension of small holdings it is almost a necessity that there should be some system under which the tenant has such security of tenure that he may invest

Campbell, Sir George. (Member of the Committee.) (Analysis of his Evidence)—continued.

invest his capital in improvements with confidence, 8679-8681. 8712—Identity of the modern feus with the tenure suggested in Mr. Jesse Colling's Bill; detailed explanation of the feu system in Scotland, 8682, 8683. 8689-8699. 8719-8726.

Tendency in Scotland towards the absorption of small holdings, checked in recent years by the difficulty as to buildings, 8684—Reasons why the demand for small holdings is less pronounced in Scotland than in England; limitation of the active demand for ownership to the neighbourhood of towns, 8685, 8686.

Points of difference between the systems of ownership of land in Scotland and in England, small agricultural ownership being practically non-existent in the former, 8687—Statement that small agricultural holdings are common to the north of the Tay, there being a limited number of small ownerships in Orkney under a Norwegian tenure; successful development of the small farm system in parts of Aberdeenshire, 8700-8703. 8728-8735.

Explanation that under the old system in Aberdeenshire the outgoing tenant was allowed for "meliorations," or improvements, but that under the new system there is a tendency to return to the English custom of the landlord equipping the farm, 8703, 8704—Attention drawn to the county of Fife, where the large farm system is seen under the most favourable circumstances; very large number of small holdings near small towns and villages in Fife held by people who have other trades and occupations, 8705, 8706.

Belief that the absence of small agricultural farms in the southern counties of Scotland constitutes an obstacle to the improvement of the labouring classes; information as to Lord Dalhousie's attempt to create small holdings in Forfarshire, where a considerable demand on the part of superior ploughmen exists for them, 8707, 8708—Conclusion that there would be very great difficulty in suggesting a rapid and radical remedy for the present state of things, 8709.

Opinion that small ownerships of some kind are preferable, but that small tenancies are, on the whole, more practicable; reasons for the impression that the present time is a very inauspicious one for the creation of small ownerships, 8710-8712. 8727. 8736, 8737—Approval of the proposal to utilise the municipalities not only as regards small, but also large, allotments; doubt, however, as to the practicability of the proposal in view of the large size of the farms in demand, 8712.

Suggestions for the improvement of the Scotch laws in order to give additional facilities for the creation of small holdings; also for the improvement of the Agricultural Holdings Act and the Railway Acts, 8713, 8714. 8716-8718—Recommended abolition of the monopoly at present enjoyed by a very small number of Scotch banks, which impedes freedom of borrowing, 8714—Non-objection to the advance of public money in connection with small holdings if the purchaser pays down part of the money as security; belief, however, that anything like the Ashbourne Act would be useless in Scotland, 8714, 8715.

Capital. Important feature of witness' scheme in not withdrawing the capital of small cultivators from the land, *Collings* 566-583. 743—Illustration of the disadvantage under which small farmers labour through want of capital, as compared with large farmers, *Squarey* 3945-3947.

Advantage of giving tenants facilities to purchase small holdings by allowing them time to pay the incoming valuation; expediency, moreover, of assisting the small cultivators with capital, on adequate security, *Bidwell* 5145-5150. 5152-5160—Calculation that to farm profitably a small holding a man would require a capital of 10*l.* an acre, *Beck* 5363-5366, 5414-5417—Advantage of consolidation of farms under men of capital, as beneficial to agriculture generally, *Punchard* 6938-6940. 6995, 6996. 7199-7200.

See also *Buildings.* *Purchase-Money.* *Quit-Rent.* *State Loans.*

Cardiganshire. Large number of small owners and occupiers in Cardiganshire, the average size of the properties being sixty or seventy acres; demand for these holdings still increasing, although the purchaser has to stand at a higher rent than if he were tenant, *Jones* 9450-9460. 9479-9483. 9549-9551—Approval of the creation of further small holdings in Cardiganshire, ownership being preferred in all cases to tenancy, *ib.* 9484-9487—Grounds for the belief that the occupiers being themselves the owners of the land is a great social advantage; prosperous condition of the Cardiganshire freeholders, *ib.* 9461, 9462. 9465-9478. 9565-9572. 9606-9608.

See also *Wales.*

Cattle. Total number of cattle in England in 1875 and 1885, distinguishing between groups of holdings; average in 1885 of nineteen per 100 acres, *App.* 505.

See also *Stock.*

Channel Islands. Statement containing information respecting holdings occupied by their owners, *App.* 503—Particulars respecting the Channel Islands export trade in the several years, 1882-85, *ib.* 506.

CHARITY LANDS:

Power under the Allotments Act of 1877 as to charity lands being applicable to allotments; expediency of the Charity Commissioners being required to authorise sales only to the local authorities, *Collings* 708-714—Explanation that in advocating the future sale of charity lands to local authorities exclusively witness admits that the Charity Commissioners have been legally justified in sanctioning past sales to private individuals, though he disapproves of their practice, *ib.* 1101-1132.

Denial that the trustees of charity lands would be injured under a system of valuation in selling to local authorities, *Collings* 1105-1111. 1131-1137—Approval of a compulsory law for the transfer of the whole of the charity lands to the local authorities; consideration of objections thereto, 1109-1137—Explanation that in dealing with charity land witness would not approve of any interference with the supply of allotments, *ib.* 1541-1544.

Chief complaint against trustees of charity land at the present time that they omit to let land in allotments, and that they neglect to send in accounts, *Dodd* 5547.

Evidence to the effect that the policy of the Charity Commissioners, as regards the sale of charity land, is regulated by the Charitable Trusts Acts of 1853 and 1855, the principle of that legislation being that the sale or exchange shall take place that is not advantageous to the charity, *Sir H. Longley* 8738-8741. 8813, 8814. 8840, 8841.

Report of 1872 read by witness setting forth the views of the Commissioners on the subject, and showing that the observance of the Acts was insisted upon; the Report expresses their present views generally, the main change being that the readiness to sell land has been slightly lessened, *Sir H. Longley* 8742-8747. 8804 *et seq.* 8826.

Opinion that if restrictions be imposed on the trustees of charities, as regards sales, the market value of the land will be depreciated; also that any restriction in letting land will tend to diminish the rent, *Sir H. Longley* 8748-8754. 8763-8765—Non-objection, as regards charity lands, to the areas of allotments under the Allotments Act being extended from one to five or fifty acres, *ib.* 8755-8759. 8773, 8774. 8794, 8795.

Grounds for the belief that the interests of the beneficiaries under the charities are not, as a rule, antagonistic to the interests of those who wish to take the land for small holding purposes; considerable local opposition sometimes to letting land for allotments, *Sir H. Longley* 8760, 8761. 8766-8768. 8775, 8776. 8787, 8788. 8827-8830—Doubt as to the trustees and beneficiaries of charities agreeing to the local authority taking over all charity land at a valuation, unless they were satisfied that they would get the full value for it, *ib.* 8762. 8789.

Power of the Commissioners to revoke the certificate of exemption which prevents land being cut up into allotments; absence of facts, showing whether land under a revoked certificate of exemption has depreciated in value, *Sir H. Longley* 8769-8772—Explanation that the trustees initiate the proceedings for the sale of land, and that the Commissioners decide whether the sale is desirable or not; strong impression that trustees can never be so elastic in their management of land as private owners, *ib.* 8780-8785. 8796-8803. 8807-8825. 8836-8839.

Suggestion that the best way of getting charity land let in allotments or small holdings would be to empower the trustees to let it to some body, which would undertake the management of the business; non-objection to entrusting it to a good local authority, such as the rural sanitary authority, *Sir H. Longley* 8785, 8786. 8831-8835—Strong objection to all the duties of the trustees being handed over to the local authority, *ib.* 8790-8793.

Great desire on the part of people to take the existing fuel allotments of charity land under the old Inclosure Acts and cultivate them, *Birkett* 9017.

Paper handed in by Sir Henry Longley with reference to the Sutton Charity, and in explanation of the legal points in dispute as to the power of the Charity Commissioners under the Allotments Extension Act of 1882 of authorising a sale of charity lands vested in them under the Charitable Trusts Act, 1853, and the Charitable Trusts Amendment Act, 1855; judgment of Mr. Justice Chitty to the effect that the Commissioners have not been deprived of the power in question, *App.* 508-510.

Chatteris (Cambridge). Information respecting the character and extent of the holdings in the parish of Chatteris, in the Isle of Ely; in this parish there are from seventy-five to eighty occupiers farming from fifteen to fifty acres, *Bidwell* 5124-5138. 5210-5220—Considerable demand for the smaller holdings in the parish; explanation that when small freeholds come into the market they are rarely bought by men who cultivate them themselves, *ib.* 5137, 5138. 5299, 5300.

Cheese.

Report, 1889.—*continued.*

Cheese. Quantity and value imported in 1886; *App.* 498.

See also *Imports.* *Production.*

Cheshire. Information as to the number and character of small holdings in the district about Sutton Weaver; approval of their increase if they can be made profitable, *Rigby* 7281-7295, 7325-7334.—Similar value of the pasture as of the arable land, *ib.* 7329-7334, *ib.*—See also *Delamere.*

Church Lands. See *Ecclesiastical Commission.* *Glebe Lands.*

Clay, Mr. (Royal Commission of 1882). Importance attached to several recommendations by Mr. Clay, who strongly advocated increased security of tenure, reduction of rent, compensation for unexhausted improvements, and other reforms, *Collings* 641-643.

Claydon. See *Buckinghamshire.*

College Property. Advantage if some of the lands belonging to the Colleges of Oxford and Cambridge were in the hands of the local authorities for conversion into cultivating ownerships; very bad cultivation at present, *Collings* 727.

See also *University College (Oxford).*

Collings, Jesse. (Member of the Committee.) (Analysis of his Evidence.)—Strong interest taken by witness for many years in the question of allotments and small holdings, great importance being attached by him to a multiplication of holdings not only as affecting rural but urban populations, 1-4.

Conclusion that the allotment question is not before the present Committee for consideration; distinction drawn between allotments and small holdings, 5-10—Considerable benefit already conferred upon the agricultural population by the facilities under the Acts of 1882 and 1887 for the acquisition of allotments, 6-8.

Great and growing desire of the rural classes for the possession of small holdings, 6—Two classes of small holders, the one obtaining their living from the land by raising produce for sale, the other using the land as an additional means of subsistence to some other occupation, 10, 11.

Several instances cited typical of a numerous class of cases in which traders and others could advantageously combine the cultivation of a small holding with their ordinary business, 12, 13—Two-fold benefit, in so far as occupiers in villages and rural districts would not only obtain a living locally, but would no longer migrate to the large towns in displacement of labour there, 14, 15.

Statement as regards the number of small holdings that one great cause of diminution is the practice of consolidation of small farms into large ones, which went on for a considerable period; contrary tendency at the present time, 16-21. 33-53. 56—Further cause of diminution by the extinction of small freeholders who have been induced to sell their holdings through the high price obtainable in past times when land has been in great demand, 22-26. 30-32. 56.

Reference to, and extracts from, the Report of the Royal Commission of 1867 upon Employment in Agriculture; evidence therein as to the consolidation of farms, whilst there is a conflict of opinion as to the advantage thereof, 27-45—Comment upon the views expressed by Mr. Culley, one of the Assistant Commissioners in 1867, as to the relative advantages of large and small farms with regard to employment, and the rate of wages, 41-45—Belief that machinery (with the exception of the steam-plough) is used quite as much on small as on large farms; reference hereon to the practice in Belgium, 46-49.

Restrictive statutes in force in former times against the undue consolidation of farms and the eviction of small occupiers, 54—Restriction in Denmark upon sub-division of farms into less than twenty-five acres, 55—Fruitful cause of the diminution of small freeholders by reason of the unlimited power of mortgage which they possess; strong opinion as to the expediency of restrictions upon this power, 57-61—Prejudicial operation in France of the practice of peasant proprietors in borrowing and in mortgaging their buildings, 58.

Almost total extinction of the large class of peasant proprietors who formerly existed in this country; disappearance of this class due mainly to the great extension of inclosures, public and private, in former times, 62-98. 132—Reference to the difficulties and expense of land transfer as a great barrier to the creation of small holdings, 64, 65—Statistics and explanations as to the excessive inclosures of wastes and commons, and the great number of Inclosure Acts, in the present century and previously thereto; this has been fatal to the peasant class and the commoners, though it was doubtless done mainly for the public good, 66-98. 125-134.

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Druce, Samuel Benjamin Large, M.A. (Analysis of his Evidence.)—Witness, who is a practising barrister, is secretary to the Farmers' Club, of London, and was an Assistant Commissioner under the Duke of Richmond's Commission; reports made by him in the latter capacity, with reference mainly to the eastern and eastern midland counties, 7395-7405.

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Duncan, Robert. (Analysis of his Evidence.)—Witness is a ploughman from Perth, and has studied the question of small holdings, 9164-9168.

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General feeling of the crofters in favour of owning a thirty-acre farm to renting a 150-acre one, 9376-9379, 9435-9441—Great demand for small holdings in Forfarshire, Perthshire, Haddingtonshire, and East Lothian, 9383-9388—Belief that the creation of small holdings would stop the influx of the rural population into the towns, and be a great social improvement, 9404-9410, 9431-9434—Explanation that although it is desired that the peasantry should become perpetual owners, yet they should still pay a small rent to the local authority, 9442-9447.

E.

Eastern Counties. Tendency at the present time to reduce the size of agricultural holdings in the Eastern counties; absence of desire on the part of tenant farmer to invest their capital in large holdings, *Bidwell* 5095, 5096. 5139-5144. 5151, 5151*.

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Ecclesiastical Commissioners (Church Lands). Evidence to the effect that in 1882 (when in Parliament) witness moved for a Select Committee to consider the question of Ecclesiastical lands, and was supported by Mr. Gladstone and Mr. Goschen; considerable success of the Commissioners since then in their endeavours to dispose of their lands, especially their small holdings, *Arnold* 235-237. 240-243—Statement in favour of the Ecclesiastical Commissioners selling to local authorities for the creation of small holdings, *Collings* 722-727.

Explanation of the circumstances and conditions under which the Commissioners have sold about 10,000 acres of land to the occupying tenants; payment at once of 15 per cent. of the purchase-money, the remainder being paid, with interest, in annual instalments over thirty years, *Porter* 2672-2686. 2711 *et seq.* 2767-2778—Sale, in the first instance, of a large estate in Wales, where the buildings required a considerable outlay, twenty-eight years' purchase having been obtained, *ib.* 2672-2675. 2686. 2759-2766. 2772-2778.

Number of tenants of different classes, as regards the size of their holdings, to whom the 10,000 acres have been sold; fifty-two cases of more than fifty acres, *Porter* 2681-2683. 2689, 2690—Punctual payment of the annual instalments; several instances of full payment in advance, *ib.* 2684, 2685. 2717-2724—Probability of further sales in course of time; modes of re-investment of the proceeds, *ib.* 2687, 2688. 2691, 2692—Power of the purchasers from the Commissioners to sub-let or sub-divide their holdings, *ib.* 2736-2748.

Explanation that in selling estates the Commissioners have nothing to do with the creation of small holdings, *Porter* 2749—Statement on the question of tenants being given the option to purchase before sale to outsiders, *ib.* 2767-2772—Full powers of the Commissioners in dealing with their lands; they have not tried the experiment of permanent letting on the feu system, *ib.* 2784-2787.

Statement showing sundry particulars as to sales to tenants under the instalment system, *App.* 499.

See also *Glebe Lands.*

Eggs. Belief that the production of eggs in England is enormous, and is rapidly increasing, *Pell* 1372—Very superior eggs produced on small holdings abroad, the climate being much more favourable in France and Italy than in England; very inferior eggs from small as compared with large holdings in this country, *ib.* 1375. 1483-1486.

Entire dissent from the view that eggs are much better on large than on small holdings, *Lord Wantage* 1869, 1870.

See also *Imports. Poultry.*

Ely, Isle of. Continuance of a large number of small ownerships in the Isle of Ely; satisfactory condition of these people on the whole, *Pell* 1209-1218.

Epworth (Lincolnshire). See *Azholme, Isle of.*

Exchange of Land (Small Holdings). Suggestion that, as the land is very unequally distributed in the various counties, wide powers of exchange might be given to the local authorities in providing small holdings, *Arnold* 274-278.

F.

Fees (Transfers of Land). Proposal that the official fees on transfers should be graduated in proportion to the valuation, *Arnold* 306. 510.

Ferguson, Mr. (Ross-shire). Refusal of Mr. Ferguson, of Novar, to turn out the tenants of the small holdings in certain glens, *Ross* 8294.

Feu System (Scotland). Reference to the feu system in Scotland as in no way providing for any relief to the ratepayers, *Collings* 600, 601—Information as to the feu duties, the amount varying from an insignificant sum to the full value of the property, the modern feus being enormously high, *Haldane* 8249-8257—Identity of the modern feus with the tenure suggested in Mr. Collings' Bill; detailed explanation of the feu system, *Sir G. Campbell* 8682, 8683. 8689-8699. 8719-8726.

Fifeshire. Attention drawn to the county of Fife, where the large farm system is seen under the most favourable circumstances; very large number of small holdings near small towns and villages in Fife held by people who have other trades and occupations, *Sir G. Campbell* 8705, 8706.

France. Prejudicial operation in France of the practice of peasant proprietors in borrowing and in mortgaging their holdings, *Collings* 58—Thrifty character and comfortable condition of small holders in France; doubt as to any advantage to them on the score of protective duties, *ib.* 1047-1049. 1088-1099—Explanation in connection with the smaller relative production of wheat, barley, and potatoes in France than in England; very inferior character of some of the wheat land in France, *ib.* 1050-1053.

Possibility of the continental systems being greatly improved, especially the French, in which the transfer is heavily taxed, and a consolidating power is much needed; information hereon as to the condition of the French peasant, *Arnold* 336-339. 370-386. 517—Excellent political result in France from the system of small holdings, *Lord Wantage* 1834—Probable reasons why there has been no material decrease of small holdings in France or Belgium, *Squarey* 3816-3819.

Comparison of the agricultural population in France at the two dates of 1862 and 1882; considerable diminution during this period, *Craigie* 5057-5070—Remarkable diminution of the class who are labourers as well as owners, by about 36 per cent.; the total number of owners of land has also diminished, *ib.* 5063-5066—Efforts being made to introduce something akin to the English Agricultural Holdings Act of 1883, *ib.* 5076.

Detailed statement in regard to the production on agricultural holdings in France; conclusion that the soil and the nature of the climate has much more effect on grain crops than any system of agriculture, *Craigie* 5081-5083—Greater produce and better farming on the larger individual farms, *ib.* 5081—Large number of cattle used for working the farms, as well as for food, *ib.*—Statement that France is not a self-maintaining country, and that the food imports largely exceed the exports; statistics in support of this conclusion, *ib.*

Similarity of the agriculture in some parts of France to that carried on in Cambridge-shire, where carrots and roots generally are cultivated, *Bidwell* 5302, 5303—Explanation that in France, when a man dies his property is cut up into very small pieces, and divided amongst his family, *ib.* 5303.

Franchise. Possibility of the extension of the franchise under the protection of the ballot having had a disintegrating influence as regards consolidation of holdings, *Arnold* 207, 208.

Free Trade. Limited extent to which the policy of free trade has caused the disappearance of cultivating owners, as compared with other causes long before, *Collings* 1084-1087—Dissent from the view that free trade in this country, whilst there is protection in France and Germany, would be prejudicial to small cultivators, *ib.* 1087-1100.

Freeholds. See *Consolidation of Farms.* *Inclosures.* *Owners or Occupiers.*
Supply and Demand.

FRUIT:

Compensation now given for fruit trees planted by the tenant, *Collings* 746, 747—Opinion that generally fruit-growing is one of the most important means for the profitable use of small holdings, *ib.* 1529.

Particulars respecting fruit cultivation by tenants of witness and of his brothers in the Isle of Ely, and the terms on which the holdings are let; success of the experiment owing to exceptional advantages, *Pell* 1183-1198. 1299—Special soil required for the cultivation of strawberries and other fruit, as well as for cowslips, violets, &c.; failure otherwise, *ib.* 1194, 1195. 1201. 1298-1302. 1494, 1495.

Necessity of suitable land and convenient markets in order to grow fruit at a profit, *Lord Wantage* 1873, 1874—Obstacles to profitable fruit-growing by small holders, *Ripley* 2324. 2443-2446. 2463-2467—Profitable results from damson-growing in Cheshire, but not from apples, *Wimpenny* 3447, 3448.

Information generally as to the difficulties experienced in this country through want of opportunities for fruit culture, the greatest impediment to successful culture in England being that people cannot get the land, *Morgan* 5768-5780. 5794-5796. 5814-5834. 5855-5875. 5888-5910. 5926-5928. 5940-5945. 5953-5956—Contention that a long tenure is absolutely essential for the cultivation of fruit; opinion that twenty-one years is the shortest term that would be useful, *ib.* 5770-5774—Investment of capital necessary if land is to be devoted to the production of choice fruit; impossibility of such investment unless there is security of tenure for a long term *ib.* 5779, 5780. 5883.

Evidence, in detail, as to the advantages and facilities of fruit-growing in England; opinion that English fruit will fetch from 25 to 50 per cent. more than foreign fruit of the same kind, *Morgan* 5788-5793. 5835-5837. 5884-5887. 5917-5925. 5929-5933. 5964-5966—Conclusion that fruit cultivation can be made a most profitable industry; instance in which an average profit of 50*l.* an acre has been obtained from special varieties

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varieties of fruit trees, *Morgan* 5781-5787. 5800-5813—Very large importation of foreign fruit at the present time, *ib.* 5797-5799.

Complete suitability of the English climate and soil for the successful culture of fruit; willingness of witness to produce choice fruit grown in the open air in Kent in proof of this assertion, *Morgan* 5800-5813—Expediency of growing soft fruits only in small quantities to satisfy local and other special needs, *ib.* 5835, 5836—Desirability of the Government spreading knowledge in regard to fruit-growing by means of leaflets and other publications; contention that the new Agricultural Department should include horticultural matters, *ib.* 5838-5843. 5878-5880. 5934-5936—Large quantities of land in England entirely wasted through being planted with worthless varieties of fruit trees, *ib.* 5839, 5840.

Favourable opinion of witness respecting the Small Holdings Bill; belief that it will lead to greater facilities for the cultivation not only of fruit, but also of vegetables throughout the country, *Morgan* 5846-5854. 5957-5961—Indifference as to the terms upon which the land for fruit-growing is obtained, so long as the rent is fair and the tenure is secure, *ib.* 5866-5874. 5899—Great importance of establishing a satisfactory system of compensation for improvements, in regard to fruit-growing, *ib.* 5911-5916.

General statement that for every 100 l. worth of produce sold in the markets only 25 l. find their way into the grower's pocket, *Morgan* 5931—Decided opinion that there is a demand for land for fruit-growing in excess of the supply, *ib.* 5962, 5963—Statistics handed in (*Appendix* 506, 507) regarding the import of fruit from the Channel Islands, and from Canada and the United States, *ib.* 5967, 5968.

Suitable character of small holdings for the growth of fruit and vegetables, *Druce* 7486—Increased growth of fruit chiefly on large holdings, *ib.* 7486-7489. 7528, 7529. 7608-7610. 8020.

Fuel Allotments (Charity Lands). See *Charity Lands.*

Fyffe, Charles Alan. (Analysis of his Evidence.)—Is the Estates Bursar of University College, Oxford; has had much experience in the management of land, being a landowner in the Weald of Sussex, 5969-5973.

Considerable diminution in recent times in the number of small landholders; the main cause of this decrease is the process of consolidation of farms which has been in operation for many years, 5974-5981—Belief that the process of consolidation has been considerably checked by the difficulty which exists in regard to the letting of large farms, 5979, 5980.

Information generally in regard to small holdings in several of the agricultural counties of England; in Huntingdonshire there is some increase in the number of the smaller kind of farms, 5981-6006.

Tendency, for political reasons, during the past 100 years to keep large masses of land in unbroken quantities; opinion that this object has pervaded the Statute Book of this country for more than a century, 6008-6025. 6034-6039—Letter of Lord Palmerston in 1856, recognising the political necessity of keeping together large masses of unbroken land, 6009-6012. 6023—Arbitrary character of many of the enclosures made by landowners; contention by the landlords that they are entitled to enclose to within fifteen feet of the centre of the highway, 6026-6033—Proposal that the illegal inclosure of a common or other waste land should be punished by imprisonment without the option of a fine; expediency of imposing on a smaller local body than the County Council the duty of watching over these rights, 6032, 6033. 6211-6217. 6257-6263.

Suggestions in regard to the reforms necessary in the present system affecting land tenure; opinion that special legislation is required in order to give additional facilities for the creation of small holdings, 6040-6046. 6050-6060. 6077-6095—Strong view that land should not be made the subject of settlement or life estate, 6043-6056. 6249-6252—Contention that until settlement is extinguished there will be very great difficulties in the way of cheapening land transfer, 6045, 6046—Belief that the entire abolition of settlements would naturally bring a vast amount of land into the market, 6054.

Great importance that the land offered for small holdings should be of very good quality, 6061-6068—View that the circumstances of social life in England are remarkably favourable to the existence of small holdings; assertion that if the land be not suitable for one commodity it will be for another, for which there will be a certain market, 6063.

Examination as to the general advantages of small holdings for the working people of this country; argument that the creation of small holdings is a matter of national importance, 6069-6073. 6202-6206. 6243-6248. 6256. 6264-6275. 6303-6309—Considerable difficulty in regard to the purchase-money; disapproval of the purchaser

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Fyffe, Charles Allan. (Analysis of his Evidence)—*continued.*

finding a portion of the money and having to borrow the remainder, thus incurring a debt which will weigh heavily upon him from the first, 6074, 6075. 6078-6080.

Statement that the demand to rent small holdings of a suitable character is exceedingly great at the present time; belief, also, that if facilities were afforded the demand to purchase them would also be very great, 6076—Instance in which witness advertised a small farm of his own of thirty-three acres, and within three days he had applications from twenty-three persons, 6076. 6271-6275.

Grounds for advocating a considerable extension of the Allotments Act; argument that if elasticity were given to the allotments system it would enable the small man to put by a little money to increase his holding, 6080-6083. 6095, 6096. 6137, 6138. 6152, 6153. 6198. 6238-6240. 6310-6320—Expediency of increasing the limit of area under the Allotments Act from one to not less than five acres, 6081-6086.

Proposal that there should be a double form of public action to facilitate the founding of small holdings; suggestion that besides the central authority the local authority should be charged with the duty of purchasing land about small towns and villages to be afterwards let in small quantities, 6087-6095. 6097-6099. 6149-6152. 6165-6171. 6199, 6200. 6276-6291. 6297-6299.

Decided opinion that the local authority should have, in the case of letting land on lease, some more tangible security than the mere possession of the land; suggestion that one-fifth of the value should be paid down and the remainder paid in the shape of a quit-rent, 6087. 6097-6126. 6172-6194. 6218-6232. 6241, 6242.

Grounds for considering that a perpetual quit-rent should not be looked at in the light of a special tax on a particular industry, 6113-6119—Important fact that the perpetual quit-rent would prove a perpetual source of revenue to the local authority, and so justify that body in carrying out the proposed system, 6125, 6126.

Strong view that the responsibility of providing buildings should be undertaken by the holder alone, and not in any way by the local authority; grounds for this opinion, 6127-6136. 6162-6164. 6293-6296.

Information with regard to the character of the property owned by University College, of which witness is the manager; the average size of the individual allotments let by the College has increased from one-and-a-quarter to two acres, 6139-6148. 6207-6210—Statement that at Linton the property of the College is not leased, but held on annual rents; disinclination of the College authorities to disturb those tenants whose families have held the farms under these terms for hundreds of years, 6143-6148.

Approval of giving to local authorities compulsory powers to purchase; belief that many landlords would welcome compulsory powers for the reason that they desire to increase small holdings, 6154-6158. 6201. 6233-6235. 6300-6302—Considerable advantage in creating small ownerships as well as small holdings under a landlord, 6159-6162. 6236, 6237.

Similarity of the proposals made by witness to the provisions contained in Mr. Jesse Collings' Bill for providing small holdings; the principal difference between the two is that Mr. Collings provides that the quit-rent should permanently remain at three-fourths, whereas witness proposes that it should be reduced to two-fifths, 6195-6197—Suggestion that Mr. Collings' Bill should also be supplemented by a provision to allow a central authority to lend money for the purchase of isolated tenancies, 6200.

Further evidence in elucidation of witness' views on various points in connection with the system of small holdings, 6201 *et seq.*—Disapproval of the small holder being empowered to redeem the perpetual quit-rent; expediency also of enforcing provisions against sub-letting or sub-dividing, which would result from redemption of the quit-rent, 6321-6332.

G.

Game (Grouse Moors and Deer Forests). Contention that grouse moors and deer forests should only be exempted from compulsory purchase by the owners paying rates of 5s. an acre; argument that where people require land for subsistence the question of interference with game should not stand in the way, *Dodd* 5567-5581—Belief that the landowners in a large part of both Perthshire and East Lothian have got over all difficulties with the smaller holders about game, *Haldane* 8223-8225.

Germany. Particulars of the German system for the transfer of land, which is highly approved by witness; very small amount of the public fees, the transfers being as a rule effected without legal assistance, *Arnold* 324-332. 377. 451, 452. 489-496.

See also *Prussia.*

Gibbons,

Report, 1889—continued.

Gibbons, William. (Analysis of his Evidence.)—Witness works in the boot and shoe trade at Wellingborough, and has a small holding of three acres; he is secretary of the Wellingborough Permanent Allotment Association, 3527-3533.

Acquisition by the association five years ago of a farm of 183 acres, on lease, at a rent of 320 *l. 5 s.* a year, which they have let out in plots of from ten poles to seven or eight acres, there being about 200 holders, 3534-3543. 3651—Information respecting the working of the foregoing arrangement and the very successful results achieved; great increase of production, whilst the farm is worth about 1,000 *l.* more than it was before sub-division, 3544-3554. 3595. 3651-3659.

Total of about 500 acres of allotments and small holdings around Wellingborough; great boon if there were 5,000; 3550-3555. 3597 *et seq.*—Expediency of the holdings varying in size from ten acres upwards, 3556, 3557. 3603—Calculations as to the results to be produced by holders of twenty acres, and of larger and smaller areas, after payments for rent, manure, and other expenses; contention that with twenty or twenty-five acres a very good income may be derived, 3558-3567. 3595, 3596. 3617. 3625. 3673. 3685.

Strong advocacy of a system of small leaseholds, with fixity of tenure; difficulty as to ownership if men were required to pay down one-fourth of the purchase money, 3568-3574. 3660, 3661. 3686-3699—Examination as regards Mr. Jesse Collings' Bill to the effect that though it would doubtless operate beneficially, it is expedient to at once apply the compulsory principle so as to secure a sufficient amount of land being available, 3575-3596. 3626. *et seq.* 3686-3719.

Difficulty apprehended unless there be compulsion, not only upon the landlord to sell but upon the local authority to buy; examination hereon as to the actual facilities to be given by the latter to small holders, 3578-3596. 3626-3650. 3662-3672. 3686-3719—Consideration of the outlay required on the score of buildings on each small holding and the means of meeting this expense, 3597-3616.

Aversion on the part not only of landlords, but of farmers to the acquisition of small holdings by agricultural labourers, 3637-3646. 3666-3672—Small size of allotment contemplated for men who are occupied in different trades, such as shoemakers, 3720-3723—Large number of men in Wellingborough who could utilise holdings up to thirty acres, 3723-3726.

Conclusion generally that if agricultural labourers be given adequate facilities to acquire small holdings, it will be the "finest thing for the country that has ever been granted," 3726.

Glebe Lands. Importance of Clause 8 of the Glebe Lands Act of 1888 as facilitating sales of glebe, *Arnold* 210-216—Disposition of witness to advocate that glebe land, other than that connected with the incumbent's house and curtilage, should be sold in small parcels by compulsory authority, whenever expedient; these lands are the worst cultivated in the kingdom, *ib.* 216-219. 222-229.

Absence of trustworthy returns as to the extent of the glebe lands, except Parliamentary Return, No. 307, of 1887; belief, however, that an average of twenty acres for 10,000 benefices and a gross annual value of 400,000 *l.* would not be an excessive estimate, *Arnold* 220-229. 521-525—Opinion that the Glebe Lands Act might be made compulsory and applicable to the public lands, and that private land might be taken by purchase or exchange, *ib.* 230, 231. 455-458.

Total of 659,548 acres of glebe land distributed throughout the country, and peculiarly suitable for small ownerships, *Collings* 717-719—Proposal that there be a restriction upon the sale of glebe lands to private owners, and that the local authorities should have power to purchase small holdings, but without preventing sale for allotments, *ib.* 718. 720, 721.

Sale of about 28,900 acres of glebe lands by the Ecclesiastical Commissioners (for 2,000,000 *l.*), chiefly to adjacent landowners; sales also through the Land Commission, *Porter* 2695, 2696. 2753-2758—Correction of certain evidence as to the total area of glebe lands and the estimated value, *ib.* 2697—Very uneven distribution of the glebe lands; large number under fifty acres, *ib.* 2698. 2750-2752.

Approval of sale to the local authorities for the creation of small holdings; that is, on fair and adequate terms, *Porter* 2699-2706—More frequent disturbance of glebe tenants than of ordinary tenants, *ib.* 2707-2716—Difficulty on the score of buildings and dilapidations in the way of incumbents letting their glebe in allotments or small holdings, *ib.* 2779-2784.

Unsatisfactory condition of glebe lands in consequence of the absence of capital outlay on improvements, *Punchard* 7074, 7075.

H.

Haddingtonshire. See *Industrial Societies (Scotland)*.

Haldane, Richard Burdon (Member of the House). (Analysis of his Evidence).—Witness is a member of the English bar and has taken great interest in the land question as affecting small holdings, especially as regards Scotland, 8072-8074.

Result of witness' experience in Haddingtonshire that there is a willingness generally on the part of the owners to sell land for small holdings, but that the difficulty consists in getting the labourers to purchase, 8075-8079. 8092, 8093. 8121-8130. 8191-8193 —Information as to the effect of the Building Society Acts, showing the manner in which plots of land are acquired by members of building societies; these Acts are not taken advantage of either in Scotland or England for the purpose of acquiring small holdings for agricultural purposes, 8080-8089. 8226-8229.

Explanation respecting the difference between the scheme of the Building Society Acts and that of the Industrial and Provident Societies Act of 1876, the latter enabling the societies to hold land and raise buildings on it; incorporation of such a society in Haddingtonshire, 8089-8091. 8108-8112. 8176-8182—Strong advocacy by witness of the introduction into Scotland of something in the nature of the Settled Land Act, which exists in England, in order to remove the difficulties in the way of small sales of land, 8094, 8095.

Doubt whether the allotment system ever took root to any considerable extent throughout Scotland; preference of the agricultural labourers for a garden instead of an allotment, 8096-8100. 8139, 8140. 8245, 8246—Tendency in Scotland in recent years towards the consolidation of small farms, 8101-8103. 8239-8244.

Desirability of the machinery proposed in Mr. Jesse Collings' Small Holdings Bill being applied to Scotland, 8104-8107. 8118, 8119. 8154, 8155—Opinion that the Building Society Acts and the Industrial and Provident Societies Act give sufficient facilities for the creation of small holdings; disapproval of the removal of the 500*l.* stamp limit, 8113-8115. 8152, 8153.

Calculation that under the society incorporated in Haddingtonshire the members will be able to acquire holdings of forty to fifty acres in fee-simple at the end of forty-nine years by the payment of nothing more than a fair rent; intention of creating the holdings in the neighbourhood of large towns and villages, 8116-8120. 8131-8136. 8183-8190. 8231, 8232—Statement that in cases where the proposed tenant is unable to pay for the necessary buildings and stock on the holding, the aid of the Industrial and Provident Societies Act could be called in, 8137, 8138. 8215-8222. 8233-8238.

Opinion that in the event of powers being given to acquire land for promoting a system of small holdings, the principle adopted in the Ashbourne Act in Ireland might be properly extended to England and Scotland, 8141-8144—Growing interest among agricultural labourers in Scotland, in spite of their comfortable condition, in the acquisition of small holdings; superior intelligence of the Scotch agricultural labourer as compared with the English, 8145-8151. 8197 *et seq.* 8230.

Desire of the miners in witness' constituency for a more secure tenure of their houses, rather than for small plots of land, 8156-8158. 8168-8175—Evidence in favour of a scheme under which a man would get his land in forty-nine years, minus a quit-rent of 5*s.* per acre payable to the local authority for ever, 8159-8165. 8194-8196. 8199-8206.

Opinion that the labour power would be more completely utilised on small than on large farms 8166, 8167—Desirability of the unearned increment going to the community rather than to individuals; doubt, however, as to whether the terms of the Allotment Act, with guaranteed perpetuity of tenure at a just rent added, would satisfy the Scotch peasant, who wants a freehold, 8200-8214. 8247 *et seq.*

Belief that the landowners in a large part of both Perthshire and East Lothian have got over all difficulties about game, &c., 8223-8225—Information as to the feu duty in Scotland, the amount varying from an insignificant sum to the full value of the property, the modern feus being enormously high, 8249-8257.

Highlands (Scotland). See *Crofters. Legislation. Scotland.*

Holland. Particulars of a system of perpetual tenure and small holdings in parts of Holland, very similar to that advocated by witness; satisfactory cultivation under this system, *Collings* 602-607. 648-654. 769-772—Much larger proportion of cultivating owners in Holland than in England, *ib.* 648, 649—Cultivation of twenty-five acres per man in Holland, *ib.* 651—Advantage claimed for witness' scheme as compared with the systems in force in Holland and Denmark, *ib.* 774.

Holman,

Report, 1889—continued.

Holman, William. (Analysis of his Evidence.)—Witness is a bricklayer and a registration agent at New Bilton, near Rugby; he is well conversant with the condition of the agricultural population, his father having been an agricultural labourer, 2796-2799. 2947, 2948. 3002, 3003.

Great desire on the part of rural labourers to obtain allotments or small holdings; strong and growing feeling in favour of the latter, 2800-2807—Expediency of facilities for the acquisition of holdings of from two or three up to sixty or seventy acres, according to the circumstances of each case, 2808-2812.

Proposition that the local authority should provide not only the land for agricultural labourers, but loans for stocking and working it; examination hereon as to the degree of risk to be incurred thereby by the ratepayers, 2813-2826. 2903-2927. 2975-2991. 3012-3031. 3059-3078. 3125-3127—Opinion that the landlord should be compelled to lease to the local authority, the latter leasing to the tenants, 2826-2831. 3185-3190.

Particulars of several instances of men who have been very successful on working allotments and small holdings, and have gradually increased the acreage under cultivation; large production in some of these cases as compared with that of adjacent farms, 2832-2842. 2849 *et seq.* 2992-2996. 3032-3039. 3079-3088—Suggestions respecting the provision of buildings on small holdings, the character and cost of these varying greatly under different circumstances, 2843-2845. 2848. 2983-2991. 3128, 3129—Decided approval of arrangements, if feasible, whereby the labourers should become in time the owners of the land, 2846, 2847.

Instance of a family having gradually progressed from a holding of two and a-half acres to a total holding of forty-eight and three-quarter acres, 2867-2870. 3032-3036—Insufficient employment of agricultural labourers by farmers, so that their employment on allotments or small holdings of their own is necessary for their maintenance; illustrations of the very successful cultivation attained by this means, 2879-2895. 2928-2939. 2969-2973. 3008-3011.

Advantage, doubtless, of Mr. Jesse Collings' Bill in so far as it would help those who already had some money to start with; numerous class, on the other hand, without any means, 2898-2905. 3166-3190—Question considered whether a baker or other tradesman has not as much right as an agricultural labourer to assistance from the local authority; respects in which the two cases are not analogous, 2906-2910. 3059-3078.

Examination as to the security which the small holder could give for any loan from the local authority towards stocking the land; admitted difficulty on the score that the ratepayers' money must not be unduly risked, 2911-2927—Great demand among labouring men in witness' district for land to be hired; growing desire to purchase, 2934-2942. 2947-2951. 2997-2999. 3004-3006. 3132-3135.

Discrimination to be exercised by the local authority as to the class of men to be assisted with loans; considerable advantage even if advances be restricted to men already holding allotments, and to the security offered by the land exclusively, 2943-2946. 2974-2982. 3008-3078. 3123-3127—Suggestions as to the varying size of the holdings to be taken in the first instance by men, according to the number in family, the money at their disposal, and other circumstances; conclusion that in course of time many of the labouring classes would, with the proposed help, gradually and successfully extend their holdings from very small beginnings, 2952 *et seq.*

Very low wages of agricultural labourers, so that without allotments they cannot support their families, 2969-2973. 3040-3052. 3130, 3131—Several obstacles at present in witness' district to the acquisition of small holdings by labourers; difficulties raised by farmers as well as by landowners, 2997-2999. 3089-3099. 3107, 3108. 3170-3173—General tendency of labourers to migrate to the towns; expediency of their productive employment on the land, 3000, 3001.

Considerable depression in the farming interest in witness' locality; great mistake in the consolidation of farms, 3007, 3008. 3104-3108—Advantage to be conferred by Bill giving permissive powers to local authorities to acquire land for conversion into small holdings, though witness would prefer compulsory powers, 3089-3099. 3150-3190.

Beneficial result if small village tradesmen had facilities for renting or buying small holdings, 3101-3103—Information with further reference to the large production on small holdings and the mode of cultivation, 3109-3122. 3139-3149.

Entire concurrence in the view that the local authority, as lending the ratepayers' money, must see to the goodness of the security, 3150-3165—Incentive to thrift if rural labourers were assisted, as under the Bill of Mr. Jesse Collings, in acquiring small holdings, 3166-3169. 3174. 3182-3184—Expediency of restrictions upon subletting by men who have been aided with capital, as proposed, 3175-3181.

Horses. Advantage, as regards cultivation, from the larger relative number of horses on small than on large farms, *Collings* 991, 992.

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Horses—*continued.*

Total number on groups of different classes of holdings in 1875 and 1885, *App.* 505.

See also *Stock (Horses, &c.)*

Hughes, Price. (Analysis of his Evidence.)—Various occupations of witness, who lives at Towyn, Merioneth; he is well conversant with the condition and wants of the local agricultural population, 4079-4082.

Great obstacles to the creation of small holdings in North Wales, the landlords being unwilling to sell, the cost of transfer being great, and the difficulty of borrowing the purchase money at a low rate of interest being considerable, 4083-4094. 4230-4233—Examination in support of the conclusion that the State should lend money at the lowest possible rate of interest for the purchase of small holdings, and also for the erection by the landlords of the required buildings; inexpediency of any loss by the State, 4095-4124—Very high initial charges in connection with loans; illustration in the case of a loan from the Land Commissioners, 4125-4142.

Necessity of compulsory powers, in order to create additional small holdings in Wales, by sub-division of the larger farms; consideration of objections to the working of this proposal, 4143, 4144. 4168. 4226-4268. 4280-4293—Suggestion that the area of each holding should not be less than fifty acres; means of obtaining a living therefrom if fairly good land, 4145. 4244. 4329-4339—Information as to the number, size, and rent of small holdings in witness' district; diminished number of late years through consolidation, and in former years through inclosures, 4146-4162. 4204-4212. 4223-4225. 4234-4253.

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Instances of the cultivating tenants having to compete with outsiders where the farms are put up for sale; obstacle thereby to the former becoming freeholders, 4321-4324—Expediency of the outgoing tenant being compensated for improvements, 4325—Better condition of the rural population, and decrease of the poor rates, if small holdings were multiplied, even at some risk to the local authority, 4340-4346.

I.

Imports. Enormous import of cheese, poultry, bacon, eggs, and other articles suitable for cultivation on small holdings at home, *Collings* 151-160—Examination as to the quantity and value of bacon, ham, cheese, butter, margarine, and other articles imported from countries where small holdings prevail; admission that bacon, cheese, and hams come mainly from the United States and Canada, where the holdings are for the most part large, *ib.* 1017-1040—Point of witness' argument that the articles in question are very suitable for production on small holdings in this country, *ib.* 1020. 1023-1032.

Immense consumption of foreign articles of food by England, *Pell* 1374—Insignificant amount of the food imports of this country from small farm countries, *Craigie* 5087, 5088.

Argument that, while under the present circumstances of the tenure of land, we import 135,000,000 *l.* of food products, we should under the Small Holdings Act be able to produce the same articles to the extent of 50,000,000 *l.*, *Morgan* 5957.

Statements of the quantities and values of some of the smaller articles of food imported in the year 1886, *App.* 498—Statistics of import of fruit and vegetables from the Channel Islands and from the United States, *ib.* 506.

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Improvements. See *Buildings.* *Compensation for Improvements.* *Ownerships or Tenancies.*

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Almost total extinction of the large class of peasant proprietors who formerly existed in this country; disappearance of this class due mainly to the great extension of inclosures, public and private, in former times, *Collings* 62-98. 132 — Statistics and explanations as to the excessive inclosures of wastes and commons, and the great number of Inclosure Acts, in the present century and previously thereto; this has been fatal to the peasant class and the commoners, though it was doubtless done mainly for the public good, *ib.* 66-98. 125-134.

Amended principles of legislation laid down in the Inclosure Acts of 1845 and 1876 as stipulating that inclosures must be for the good of the whole neighbourhood, *Collings* 99-101 — Check in so far as inclosures must now be sanctioned by the Land Commission, *ib.* 101.

Comment upon inclosures through the action of the lord of the manor in arranging with the commoners; this applies chiefly to new lords, the old lords having more consideration for the rural population, *Collings*, 103-105. 184 — Strong opinion that the rights of the lord as to inclosures should be stopped altogether, *ib.* 105.

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Further reference to former inclosures as having increased the yield of food and led to increased cultivation, though they have been most prejudicial to a large class of small cultivators, *Collings* 680-682. 766 — Proposal that steps be taken for securing that former inclosures are duly cultivated, *ib.* 693.

Full admission that immense benefit has resulted to agriculture from inclosures and the diminution of small holdings, but with the extinction of the class of commoners, the increase of pauperism, and other evils; examination in detail hereon, witness submitting the entire inadequacy of the compensation given or of the allotments reserved to the commoners and others, *Collings* 862-905.

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Long and persistent struggle on the part of the peasantry in former times to retain their land against encroachments and inclosures, and to make a stand against the harsh or illegal exercise of manorial rights, but without success, *Collings* 1617-1621.

Undoubted effect of inclosure to diminish the number of persons who would probably take advantage of any facilities to become small owners, *Arnold* 353-356 — Examination upon the question whether there has not been a great diminution of small holdings in England as the result of public and private inclosures in former years, *Pell* 1281. 1424-1441 — Great increase of produce through the carrying out of inclosures and the consolidation of farms, though unsatisfactory otherwise, *Squarey* 3786-3788. 3863-3866. 3886-3901.

Arbitrary character of many of the inclosures made by landowners; contention by landlords that they are entitled to inclose to within fifteen feet of the centre of the highway, *Fyffe* 6026-6033 — Proposal that the illegal inclosure of a common or other waste land should be punished by imprisonment, without the option of a fine; expediency of imposing on a smaller local body than the County Council the duty of watching over the common rights, *ib.* 6032, 6033. 6211-6217. 6257-6263.

Absence of complaint, so far as witness is aware, in regard to the compensation awarded under Inclosure Acts, *Druce* 7439 — Quotation from Report of the Inclosure Commissioners for 1877, as showing the exceedingly beneficial operation of the General Inclosure Act of 1845, nearly 600,000 acres having been dealt with under the Act, and a considerable addition made to the number of small owners, *ib.* 7439-7442. 7588-7590.

Examination in detail as to the numerous inclosures of commons and other land since 1845 and in former times, witness taking exception to the conclusion that the peasantry and poorer classes have been greatly injured thereby, and that the compensation in the form of allotments, field gardens, &c., has been altogether inadequate, *Druce* 7725-7798. 7945-7961.

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Result of witness' experience that in all cases where a question arises on some encroachment or inclosure of a common it is invariably the small holder who is the first to complain, *Birkett* 8845, 8846—Prejudicial effect of inclosure as regards the interests of small holders, whose number it reduces; impossibility of many of the smallest holders succeeding at a distance from the commons, *ib.* 8862-8879. 8883, 8884. 8892-8894. 8991-8996.

Statement that the small commoners cannot resist the inclosures, as they have not the means to meet the expenses; invariable success of the commoners whenever cases have been properly fought out, *Birkett* 8880-8882. 8959-8962. 8988-8990—View of witness, generally, that all inclosures of commons should be prohibited; opinion that if additional small holdings are to be created they should be carved out of other land than commons, *ib.* 8885-8895. 8997-9002. 9011.

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Industrial Societies. Advantage if local industrial societies had some power of obtaining freehold land for co-operative stores, *Pell* 1244-1246. 1396, 1397.

Explanation respecting the difference between the scheme of the Building Society Acts and that of the Industrial and Provident Societies Act of 1876, the latter enabling the societies to hold land and raise buildings on it; incorporation of such a society in Haddingtonshire, *Haldane* 8089-8091. 8108-8112. 8176-8182—Calculation that under the society incorporated in Haddingtonshire the members will be able to acquire holdings of forty to fifty acres in fee-simple at the end of forty-nine years by the payment of nothing more than a fair rent; intention of creating the holdings in the neighbourhood of large towns and villages, *ib.* 8116-8120. 8131-8136. 8183-8190. 8231, 8232—Statement to the effect that in cases where the proposed tenant is unable to pay for the necessary buildings and stock on the holding, the aid of the Industrial and Provident Societies Act will be called on, *ib.* 8137, 8138. 8215-8222. 8233-8238.

Ireland. Unduly large number of very small holdings in Ireland, too small for a family to live upon, *Collings* 1530-1540.— See also *Ashbourne Act.*

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Johnson, George. (Analysis of his Evidence.)—Witness, who lives at Long Sutton, in Lincolnshire, is a small holder, cultivating about seven acres of land; is also a retailer of beer, 6692-6697—The total cost of this holding, including legal charges, was 393 *l.* 14 *s.*; 6698-6704.

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Examination in regard to small holdings in the neighbourhood of Long Sutton, which amount in the aggregate to about 418 acres; rare occurrence for the small holders to get into difficulties and go upon the parish, 6737-6765. 6826-6829. 6856-6869. 6881-6895. 6914-6920—Considerably higher rent paid by the smaller holders than by the big farmers, 6651, 6652.

Great demand in the neighbourhood of Long Sutton for small holdings; there is quite a land hunger in the district, 6757-6765. 6837-6841—Considerable difficulties which exist in regard to obtaining land for small holdings in the district; tendency to increase the size of farms rather than to encourage small holdings, 6760-6765. 6908-6910.

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Jones, Griffith. (Analysis of his Evidence.)—Witness has been a solicitor, and has had very considerable experience of the agricultural conditions of Cardiganshire, 9448, 9449.

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Obstacle to the acquisition of small holdings in the Bala district through the want of capital or of facilities for obtaining loans at a low rate of interest, 4750-4762.—Advocacy of compulsory powers in local authorities for the purchase of land and for subdividing it, providing the necessary buildings, and letting it to small tenants, 4763 *et seq.*—Grounds for the opinion that the land should be bought of the local authority by valuation instead of by public auction, 4769-4778. 4798-4811. 4861. 4940-4945 *et seq.*

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Labour (Cultivation of Small Holdings). Conclusion that there can be no doubt about the larger employment of labour on small than on large holdings, *Collings* 1635.—Much more labour put into the land when a man has a holding of his own than when he is hired, *Lord Wantage* 1742-1744. 1778-1785. 1942, 1943.—Important advantage of small holdings in the employment of men during their spare time, *Ripley* 2379.

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4054-4057—Statement that in the smaller farms, there being more labour put into the land, there is consequently no waste, and every foot of ground is made the most of, *Bidwell* 5105, 5106—Typical case of a farm of nineteen acres, in Chatteris, Isle of Ely, which was worked entirely by a man and his own family; one horse only kept on this farm, *ib.* 5168. 5221-5230. 5294-5298. 5324-5327.

More labour and less production per acre on small than on large farms, *Druce* 7490, 7491. 7880-7884—Advantage in small occupiers having other employment besides the cultivation of the land, *ib.* 7652-7656—Further statement as to the waste of labour on small as compared with large farms; illustration in the case of the drill, *ib.* 8054-8061.

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Land Commission. Opinion that in the event of the difficulties of the interposition of a local authority proving insuperable, the alternative is a Land Commission, who should make sales as quickly as possible, giving preference to small holders; recommendation that the Commission should also have authority to advance a certain proportion of the purchase-money, within a limit of 500 l.; *Arnold* 281-289. 529-534.

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Landlords. See *Allotments. Buildings. Legislation. Rents. Settlement, &c. Supply and Demand. Value of Land.*

Lands Clauses Act. Suggestions for the improvement of the present system of compulsory purchase under the Lands Clauses Act, which, in witness' opinion, gives every advantage to the landowner, *Reid* 8595-8598.

Lansdowne Estates (Wilts). Information in regard to the character of the holdings on the estates of Lord Lansdowne and Lord Crewe in Wiltshire; belief that the largest system of allotments in England is upon Lord Lansdowne's estate, *Smith* 6336-6352. 6359-6366—Statement that the system of small holdings on Lord Lansdowne's property has been singularly successful, especially in regard to the payment of rent, *ib.* 6344, 6345—Abatement of rent to the extent of 20 per cent. since the year 1879; *ib.* 6346-6352—Repairs and improvements carried out by Lord Lansdowne, and not by the tenants, *ib.* 6353-9356.

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Considerable benefit already conferred upon the agricultural population by the facilities under the Acts of 1882 and 1887 for the acquisition of allotments, *Collings* 6-8—Restrictive statutes in force in former times against the undue consolidation of farms and the eviction of small occupiers, *ib.* 54—Necessity of further legislation, though there is some tendency in owners to subdivide large farms, *ib.* 781-783.

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Explanation that witness fully approves of the creation of small holdings by economic laws and natural process, as now in operation, but is adverse to compulsory powers, *Pell* 1240-1247. 1289-1292. 1317. 1391 *et seq.*; 1478-1482—Inexpediency of any direct legislation for retaining agricultural labourers in the country, though witness is very desirous that they should remain on the land, *ib.* 1477-1482. 1497-1501.

Conclusion as to the necessity of legislation, the landlords generally not being favourable to the creation of small holdings, *Ripley* 2419-2422. 2438, 2439—Expediency of further legislation for increasing the facilities for forming small holdings, *Dodd* 5460, 5461; *Smith* 6377, 6378; *Rigby* 7296, 7297.

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ownerships where they have disappeared; contention that the matter must be settled by the laws of supply and demand, *Punchard* 7013-7017. 7071, 7072. 7092. 7102—Opinion that the fact of small holdings frequently changing hands is no reason against affording facilities for obtaining them, *ib.* 7020, 7021.

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Leicestershire. Evidence as to the varying size of farms in Leicestershire, with reference to the question of labour; entire approval of as many agricultural labourers as possible being retained on the land, instead of emigrating to the towns, *Pell* 1376-1390. 1408-1412.

Lincolnshire. Cultivation by witness of about seven acres of land at Long Sutton; he is also a retailer of beer, *Johnson* 6692-6697—The total cost of this holding, including legal charges, was 393 *l.* 14 *s.*; *ib.* 6698-6704—Information respecting the character of the land and of the crops raised upon it; the result has been eminently satisfactory, *ib.* 6705-6736. 6830-6836. 6870-6880—Statement handed in showing the annual profits of his holding for the years 1885 to 1888; net profit of about 3 *l.* 4 *s.* 8 *d.* per acre, *ib.* 6719-6736.

Examination as regards small holdings generally in the neighbourhood of Long Sutton, which amount in the aggregate to about 418 acres; rare occurrence for the small holders to get into difficulties and go upon the parish, *Johnson* 6737-6765. 6826-6829. 6856-6869. 6881-6895. 6914-6920.

Opinion that there has been no diminution of small holders in the county, *Druce* 7408—Great depression in agriculture at the time of witness' official inquiry under the Richmond Commission, many of the small holders in the Isle of Axholme and throughout Lincolnshire having been very badly off; bad condition at present of the small freeholders in East Lincolnshire, *ib.* 7891-7919—Varying opinions as to their condition; instances of the value attached by them to small ownerships, *ib.* 7892-7911.

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Littlemore (Oxford). Probable explanation of the high rent fetched by a plot of one and three-quarter acres near Littlemore (Oxford), as compared with the rent of an adjoining farm, *Druce* 8036-8050.

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Loans (Purchase of Land). Very high initial charges in connection with loans; illustration in the case of a loan from the Land Commissioners, *Hughes* 4125-4142.

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LOCAL AUTHORITIES:

1. *Advocacy of the Creation of Small Holdings through the Action of the Local Authorities; Exceptions taken thereto.*
2. *Question of Profit being made by the Local Authorities, in the Interests of the Ratepayers; conflicting Evidence as to the Risk to be incurred.*

1. *Advocacy of the Creation of Small Holdings through the Action of the Local Authorities; Exceptions taken thereto:*

Argument that the required facilities for the extension of small holdings can best be given through the local authorities, rather than directly by the State, *Collings* 171-176—Explanation that the local authorities would be merely quit-rent receivers, through the tax collectors, but should enforce provisions against sub-letting and for the cultivation of the land, *ib.* 571-583.

Advocacy of extensive powers in the local authorities with reference to commons and uncultivated lands, charity lands, Crown lands, and glebe lands, *Collings* 686 *et seq.*—Entire confidence of witness in local authorities, as at present constituted for carrying out the proposed scheme, *ib.* 757-761—Non-objection to some limit to the extent of operations of the local authorities, *ib.* 785—Approval of the local authority buying holdings of from twenty-five to fifty acres as well as large holdings, *ib.* 1601-1604.

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Advantages of the plan proposed by Mr. Jesse Collings for the creation of small holdings through the local authorities, the occupiers having security of tenure upon payment of one-fourth of the purchase money and being liable for interest on the remaining three-fourths, *Ripley* 2399-2407.

Value of Mr. Collings' Bill in so far as it would help those who already had some money to start with; numerous class on the other hand without any means, *Holman* 2898-2905. 3166-3190—Advantage to be conferred by a Bill giving permissive powers to local authorities to acquire land for conversion into small holdings, though witness would prefer compulsory powers, 3089-3099. 3150-3190.

Voluntary action contemplated in connection with loans from the local authority to intending purchasers, *Owen* 4454-4458. 4552—Decided opinion that the best plan for creating small holdings is for the local authority to acquire lands and to let them; suggestions in detail as to the course to be adopted by the local authorities in carrying out this duty, *Dodd* 5462. 5487-5490. 5497-5534. 5625-5642. 5707-5715.

Proposal that there should be a double form of public action to facilitate the founding of small holdings; suggestion that besides the central authority the local authority should be charged with the duty of purchasing land about small towns and villages to be afterwards let in small quantities, *Fyffe* 6087-6095. 6097-6099. 6149-6152. 6165-6171. 6199, 6200. 6276-6291. 6297-6299.

Suggestion

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LOCAL AUTHORITIES—continued.

1. *Advocacy of the Creation of Small Holdings, &c.*—continued.

Suggestion that the local authorities should be empowered to take land for the purpose of providing small holdings; approval also, if it were possible, that the local authority should provide money for the purpose of stocking the land, *Robertson* 6547-6560. 6626-6634.

Approval of the local authorities taking the land in the first instance to let out to the tenants; suggestion that the former should advance the whole of the purchase money and allow the labourers to become the owners at the end of a term of years, *Johnson* 6770-6825.

Conclusions as to the inexpediency of empowering the local authorities to advance money for the creation of small holdings; belief that the tenants would prefer their present landlords to the local authorities as landlords, *Punchard* 7038-7068. 7103-7106. 7167-7173. 7183. 7248-7270—Suggestions as to the best system for facilitating the purchase of the holdings through the local authorities; inexpediency of their advancing the whole of the purchase money, *Rigby* 7298-7320.

Summary of reasons in support of the conclusion that the proposition of Mr. Jesse Collings for a system of loans to small cultivators, through the local authorities, is very imprudent and impolitic, *Druce* 7450-7468.

Grounds for the opinion that Corporations are very bad landlords, but that good local authorities such as parochial boards would select and control the tenants' properly, *Ross* 8347-8363. 8384-8388. 8487 *et seq.*, 8512-8530—Proposal that the district councils when established, instead of the sanitary authorities, shall be made the authority under the Allotments and Small Holdings Bill; reason for the interposition of the local authority, *ib.* 8557 *et seq.*

Non-existence of any special facilities for the creation of small holdings; disapproval of the local authority being introduced to create them, and becoming a large owner of them, *Birkett* 8898-8924. 8953, 8954. 8968-8971. 8975-8987. 9012-9017.

Inability of witness to suggest any legislation that would materially increase the number of small holdings, except perhaps that the local authorities might be allowed to acquire land on reasonable terms in suitable localities, and let it in lots, *Alexander* 9071-9078. 9088-9095. 9138-9153—Grounds for the opinion that the local authorities should purchase land and sell or let it to small holders; approval of the parochial authorities undertaking the duty, *Duncan* 9181-9205. 9317-9321. 9380. 9389-9392. 9417-9419.

2. *Question of Profit being made by the Local Authorities, in the Interests of the Ratepayers; conflicting Evidence as to the Risk to be incurred:*

Conclusion that the only way in which it would be just to transfer public land to the local authorities, for the purpose of small cultivation, would be by authorising the local authorities to pay its ascertained value, and so become the absolute owners; admission that any profit or loss on the transaction would go to the rates, *Arnold* 255-273. 398-400.

Justification of the profit to be made by the local authority by receiving one per cent. more than they pay on loans from the State; proposed investment of this amount so that in forty-seven years the debt to the State might be paid off, *Collings* 563-565. 567. 570—Provisions proposed as to the local authority getting the benefit of the increased increment, as where land is required for buildings; fair compensation to be made to the tenants in such cases, *ib.* 587-592. 788-801—Large reduction expected eventually in the rates from the operation of witness' scheme, *ib.* 786, 787.

Examination to the effect that under witness' scheme of loans by local authorities to small cultivators there would be no such risk of loss to the ratepayers, even in times of depression, as should militate against the adoption of the scheme, *Collings* 1065-1083.

Important advantage in so far as the ratepayers would be benefited by the scheme; examination hereon as to the rate at which the local authority can borrow, and the excess rate to be charged to the cultivator, *Collings* 1546. 1548-1563—Further statement as to there being ample security against loss to the ratepayers in the event of bad cultivation by the tenant, *ib.* 1565-1576.

Consideration of the proposed power in local authorities to buy land, by means of the rates, and to advance one-fourth of the purchase-money to small holders, receiving a perpetual quit-rent; objection mainly on the score of risk to the ratepayers, *Pell* 1248 *et seq.* 1334-1349. 1413 *et seq.*—Belief that local authorities could raise loans and administer a system of small holdings with a profit of 4 or 5 per cent., *Lord Wantage* 1956-1959. 1967—Sufficient security of local authorities under a rent-charge system, *Ripley* 2569-2585. 2606, 2607.

Proposition that the local authority should provide not only the land for agricultural labourers but loans for stocking and working it; examination hereon as to the degree of risk to be incurred thereby by the ratepayers, *Holman* 2813-2826. 2903-2929. 2975-2991. 3012-3031. 3059-3078. 3125-3127—Question considered whether a baker or other

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2. Question of Profit being made by the Local Authorities, &c.—continued.

other tradesman has not as much right as an agricultural labourer to assistance from the local authority towards stocking the land; admitted difficulty on the score that the rate-payers' money must not be unduly risked, *Holman* 2911-2927.

Discrimination to be exercised by the local authority as to the class of men to be assisted with loans; considerable advantage even if advances be restricted to men already holding allotments, and to the security offered by the land exclusively, *Holman* 2943-2946. 2974-2982. 3008-3078. 3123-3127.—Entire concurrence in the view that the local authority as lending the ratepayers' money must see to the goodness of the security, *ib.* 3150-3165.

Entire approval of farm labourers and others who have saved some money being helped by the local authority to obtain small holdings; objection, however, to a system of loans out of the rates to men without some capital, on account of the risk of loss, *Wimpenny* 3401-3409. 3437-3445. 3456-3460. 3493-3511. 3519-3521.—Question for consideration whether the local authority might not incur some risk in promoting small holdings as adding to the food value of the country, and as diminishing the poor rates, *Squarey* 3964-3968.

Expediency of local authorities not making any purchases of land for speculative purposes, *Dodd* 5530-5534.—Decided opinion that if the local authorities were empowered to lend the people three-quarters of the purchase-money it would be an entirely safe transaction, *Littleton* 6430-6445.

Conclusion that in any system adopted by which facilities would be given by local authorities, the ratepayers should be secured against loss, *Robertson* 6627-6630.—Strong opinion that the risk of the local authorities in lending the whole of the purchase-money would be very small, *Johnson* 6793-6802. 6808, 6809. 6896-6907.

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Provision in the Bill by which the local authority will, in the long run, make a profit out of the transaction; power of the local authority to resume possession of the holdings if the land be required for public purposes, *Reid* 8562-8575.

Opinion that in buying land and letting it out to small holders, the local authority would incur a certain small risk, and that in the alternative proposition of a peasant proprietary, there would be practically no risk, *Alexander* 9080-9095. 9157-9163.—Conclusion that the letting of land by the local authority would be a risky transaction, *Duncan* 9217-9224.

See also *Buildings.* *Compulsory Powers.* *Crown Lands.* *Mortgages.*
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Long Sutton. See *Lincolnshire.*

Longley, Sir Henry, K.C.B. (Analysis of his Evidence.)—Evidence to the effect that the policy of the Charity Commissioners as regards the sale of charity land is regulated by the Charitable Trusts Acts of 1853 and 1855, the principle of that legislation being that no sale or exchange shall take place that is not advantageous to the charity, 8738-8741. 8813, 8814. 8840, 8841.—Report of 1872 read by witness setting forth the views of the Commissioners on the subject and showing that the observance of the Acts was insisted upon; the report expresses their present views generally, the main change being that the readiness to sell land has been slightly lessened, 8742-8747. 8804 *et seq.* 8826.

Opinion that if restrictions be imposed on the trustees of charities, as regards sales, the market value of the land will be depreciated; also, that any restriction in letting land will tend to diminish the rent, 8748-8754. 8763-8765.—Non-objection, as regards charity lands, to the areas of allotments under the Allotments Act being extended from one to five or fifty acres, 8755-8759. 8773, 8774. 8794, 8795.

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Power of the Commissioners to revoke the certificate of exemption which prevents land being cut up into allotments; absence of facts showing whether land under a revoked certificate of exemption has depreciated in value, 8769-8772.—General impression

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pression that land let in allotments or in very small holdings brings in a higher rent than land let to large farmers, 8777-8783. 8789.

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Machinery (Agricultural Implements). Belief that machinery (with the exception of the steam-plough) is used quite as much on small as on large farms; reference hereon to the practice in Belgium, *Collings* 46-49—Facility in small holders hiring machinery, ploughs, &c., from their neighbours or combining to have machinery between them, *ib.* 804. 961-967.

Difficulty in some parts of the country through small holders not having sufficient horses and machinery; interchange of help, as a rule, between neighbouring tenants, *Owen* 4388-4390—Disadvantages of small holdings as regards the use of machinery, such as drills, threshing machines, &c., *Druce* 7492-7495—Increasing tendency of farmers to hire threshing and other machines instead of buying them, *ib.* 7675-7681.

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Manure. Extra amount of manure on small as compared with large holdings, *Collings* 803. 999-1001.

Market Gardens. Want of increased facilities for a still further extension of market gardens; difficulty as to transit of the produce, *Collings* 809-811.

Markets. Contention that to make small holdings popular they must be located near large villages or market towns, *Beck* 5422-5429. 5453-5455—Situation of the small farms chiefly in the grass counties, near the large towns, *Druce* 7430—Relative facilities of small and large farmers for sending butter and other produce to market, *ib.* 7671-7674.

Matheson, Sir Alexander. Details of the small holdings recently erected in Strathrusdale by Sir Alexander Matheson; opinion that the land would have paid better as a sheep farm, *Ross* 8280-8294. 8356-8362. 8462-8467. 8531-8533.

Merionethshire. Varying size of farms in the district about Bala, large farms being the exception; different crops grown, *T. Jones* 4686-4693—Great diminution of small holdings in the locality; check of late to further consolidation, *ib.* 4694-4696. 4724, 4725—Objection in witness' district that there is not security of tenure; instances of unjustifiable evictions by bad landlords, *ib.* 4734. 4838, 4839. 4883-4893—Objection also as to rents having been unduly raised, though abatements have been allowed, and improvements have generally been made by the landlords, *ib.* 4735-4743. 4843-4846. 4937-4939.

Considerable difficulty with regard to ground game in parts of the county, *T. Jones* 4744-4749. 4840-4842—Obstacle to the acquisition of small holdings in the Bala district through the want of capital or of facilities for obtaining loans at a low rate of interest, *ib.* 4750-4762.

Migration of Labour. Twofold benefit from the creation of small holdings in so far as occupiers in villages and rural districts would not only obtain a living locally, but would no longer migrate to the large towns in displacement of labour there, *Collings* 14, 15—Strong desire of the labouring classes to remain upon the land instead of being forced into the towns, *ib.* 124—Tendency generally of the extension of small holdings to prevent migration to towns; increasing migration in France ever since 1846, the rural districts having been excessively populated, *ib.* 1138-1144.

Various attractions by which young men are induced to leave the country for the towns, *Pell* 1477—Gradual emigration for years past from the country to the towns, it being highly expedient to apply legislation for preventing any further depopulation of the country districts, *Lord Wantage* 1746 *et seq.*—Tendency to a return of population from the towns to the country, and the re-creation of small holdings if there were additional facilities of purchase, *ib.* 1736-1740. 1746-1754. 1886.

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General tendency of labourers to migrate to the towns; expediency of their productive employment on the land, *Holman* 3000, 3001—Frequent emigration of the children of agricultural labourers into the towns, witness strongly approving of facilities whereby they may obtain small holdings so long as State intervention and subsidies are not resorted to, *Squarey* 3952-3959. 4071-4075.

Several causes to which the migration of small occupiers in Montgomeryshire to the towns is due, *Owen* 4572, 4573—Belief that the creation of small holdings would stop the influx of the rural population into the towns and be a great social improvement, *Duncan* 9404-9410. 9431-9434.

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Milk. Reference to the want of pasture near towns, and the difficulties in some places as to supplies of milk, *Fell* 1311, 1312—Grounds for not attaching much importance to milk as an article of food for the agricultural classes, though it is an excellent diet for children, *ib.* 1368-1371. 1471-1476. 1490-1493—Profitable production of milk and eggs on small as compared with large farms, *Lord Wantage* 1871. 1926-1931. 1945-1949.

Miners. Desire of the miners in Haddingtonshire for a more secure tenure of their houses rather than for small plots of land, *Haldane* 8156-8158. 8168-8175.

MINSTER LOVELL (OXFORD):

Situation in this parish of the estate bought by Fergus O'Connor in 1847 for the creation of small holdings, *Ripley* 2233-2245. 2241, 2242—Total of about 252 acres in the parish let out in eighty small holdings, varying from two to four acres each, there being thirteen men who occupy more than one holding, *ib.* 2235-2240—Information as to the original cost of the estate and the heavy tithe upon it, the arrangements made by the National Land Company for its division into small holdings, the erection of buildings, and the terms upon which let, *ib.* 2241-2252—Explanation respecting the eventual failure of the Land Company and the purchase of the estate by different owners; entire change also in the class of occupiers, *ib.* 2253-2267. 2598-2600.

Considerable rate of payment per acre by those of the present holders who have not become freeholders; very high rent-charge upon the land over and above the rent, *Ripley* 2268-2280. 2288-2290. 2562-2565. 2519-2529—Advantage of the system of rent-charge, in so far as it operates in preventing evictions; three different classes of holders, 2281-2290. 2566-2583—Large decrease in the selling value of the holdings; local demand for them, thirty having been purchased by twenty-one of the occupiers, *ib.* 2291-2295. 2327. 2578-2580.

Evidence to the effect that the small holders are doing fairly well, and are far better off than the large farmers; particulars hereon as to the character of the soil, mode of cultivation, and produce raised, *Ripley* 2293 *et seq.*; 2471, 2472. 2557—Importance of the production of potatoes and the keeping of pigs as the chief items which make the small holdings pay, *ib.* 2289, 2290. 2302, 2303. 2325. 2472. 2505-2513. 2557—Extraneous employment, or other sources of income, in the case of almost all the small holders; their efficiency in different employments, *ib.* 2311-2323. 2353-2355. 2363. 2515. 2609.

Exceedingly sober and well-conducted character of the small holders in witness' parish; several respects in which superior to ordinary agricultural labourers, whilst they very rarely become paupers, *Ripley* 2334-2336. 2425-2433. 2475-2489. 2545. 2604, 2605—Very little capital of the small holders; mortgages raised on many of the buildings, *ib.* 2340-2352. 2513, 2514—Considerable distance of the holdings from good markets, *ib.* 2360, 2361. 2443. 2473, 2474. 2550-2552.

Beneficial operation of small holdings in Minster Lovell in preventing pauperism, though the population is largely increased, *Ripley* 2362-2364. 2376-2378—Increased production of the small holdings by reason of the care and labour in their cultivation; estimate of 7*l.* 10*s.* as the value of the annual produce per acre, *ib.* 2365-2375. 2550-2546.

Excellent school attendance of the children of small holders in Minster Lovell, *Ripley* 2447-2449—Sources whence fodder is provided for the horses of the small holders, there being no common lands or pasture available, *ib.* 2453-2455—Several disadvantages under which the system of small holdings labours in the case of Minster Lovell, *ib.* 2550-2557. 2598-2600—Statement as to the holdings not having been sub-divided, *ib.* 2601-2603. 2608.

Witness, who is a mason's labourer at Minster Lovell, occupies a holding of two acres (with a cottage), upon which he works in his spare time, and is assisted by two sons, the rent being 8*l.* a year; particulars as to the cultivation, production, &c., the result being satisfactory, *Dalton* 2611 *et seq.*

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Distinct failure formerly of the system of small holdings at Minster Lovell, *Squarey* 3800, 3801.

Montgomeryshire. Ownership by witness, who is chairman of the County Council of Montgomeryshire, of some 6,000 acres of land of various qualities; large number of small holdings on his property, *Owen* 4347-4352—Various occupations of men who have very small holdings under witness, *ib.* 4359-4360. 4543-4549. 4641, 4642.

Series of questions sent by witness to members of the Montgomery County Council; general effect of the replies that the small holders are in a very satisfactory condition save where they have raised mortgages, *Owen* 4393-4397. 4560-4565. 4616, 4617. 4650.

Less depression in Montgomeryshire among the small cultivators than the larger farmers, *Owen* 4415, 4416—Special instances of profitable cultivation and production by small holders in the county; room for large extension in this direction, *ib.* 4417-4429. 4481-4488. 4493 *et seq.*; 4542-4551. 4558, 4559. 4612-4624. 4637-4644—Amicable arrangements between owner and small holders in witness' district in respect of buildings and repairs, *ib.* 4518, 4519. 4645-4652. 4661, 4662—Strong complaint in the county as to the exercise of manorial rights, *ib.* 4669, 4670.

Morgan, Sampson. (Analysis of his Evidence.)—Is Secretary of the National Fruit Growers' League; has had large experience in regard to the profitable culture of English fruit, 5765-5767. 5876-5878. 5937-5939.

Information generally as to the difficulties experienced in this country through want of opportunities for fruit culture; the greatest impediment to successful culture in England is that people cannot get the land, 5768-5780. 5794-5796. 5814-5834. 5855-5875. 5888-5910. 5926-5928. 5940-5945. 5953-5956—Contention that a long tenure is absolutely essential for the cultivation of fruit; opinion that twenty-one years is the shortest term that would be useful, 5770-5774.

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Complete suitability of the English climate and soil for the successful culture of fruit; willingness of witness to produce choice fruit grown in the open air in Kent in proof of this assertion, 5800-5813—Neglect of the English Government to foster the agricultural industries of the country, as is done in every country but our own, 5833.

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Favourable opinion of witness respecting the Small Holdings Bill; belief that it will lead to greater facilities for the cultivation not only of fruit but also of vegetables throughout the country, 5846-5854. 5957-5961—Indifference as to the terms upon which the land for fruit growing is obtained so long as the rent is fair, and the tenure is secure, 5866-5874. 5899—Statement that any amount of land can be bought in England in large quantities, but very little in small quantities, 5904-5907.

Great importance of establishing a satisfactory system of compensation for improvements, in regard to fruit growing, 5911-5916—General statement as regards fruit, that for every 100*l.* worth of produce sold in the markets only 25*l.* find their way into the growers' pockets, 5931.

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small holders under the local authorities being allowed to mortgage their holdings, and as to the rate at which they can borrow, *Collings* 748-755—Limited power of mortgage to be given to the cultivating owner, *ib.* 1148.

Grounds for witness' aversion to any proposal to limit the right of mortgage, *Arnold* 332-336—Prejudicial effect of the facility of mortgaging in leading to the diminution of small holdings, *Lord Wantage* 1732-1734—Doubt as to the advantage of facilitating mortgage of the land as a means of enabling tenants to provide the purchase money, *ib.* 1977-1981.

Special objection to Mr. Collings' scheme in so far as it affects the right of mortgage; great difficulty on this score, *Druce* 7464-7466. 7535, 7536. 7807-7812—Grounds for the conclusion that the power of mortgaging, though undesirable in the case of small proprietors, has not militated against the distribution and sub-division of land, *ib.* 7535-7555.

Belief that the negotiation of mortgages in England tends to keep the farms large, *Ross* 8326-8328—Doubt as to the power of mortgaging for specific debts being a great impediment to the distribution of land, *Birkett* 8942-8947.

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Mortmain. Condemnation by a Select Committee of 1863 of the holding of land in mortmain by the Ecclesiastical Commissioners and other corporations; considerable sales in consequence, *Arnold* 237-239. 528—Approval of the main proposals of the Mortmain Law Amendment Bill introduced by Lord Randolph Churchill in 1884, especially as to the compulsory sale of public land, preference being given to sales to small holders; objection to perpetuity leases, it being desirable to give the holder the fullest power that the State can grant (in the form of freehold), *ib.* 254. 497-503.

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New Forest. Extensive area of uncultivated land in the forest which might be more or less utilised by small holders, *Collings* 697, 698. 1062.

Considerable number of small freeholders near the New Forest who (or whose forefathers) were originally squatters on the Crown land; exceedingly industrious character and prosperous condition of these people, *Squarey* 3750-3756. 3759. 3924-3938—Expediency of a very large increase in the number of small holders like those near the forest, *ib.* 3756, 3757—Bad state of the buildings of the small holders on the edge of the forest; very little poverty among this class, though they do not save money, *ib.* 3924-3938. 4000-4003.

Norfolk. Few instances of small holdings in Norfolk on account of the nature and quality of the land; statement that these are in the neighbourhood of the large towns and are chiefly occupied by tenants, *Beck* 5331-5334—Strong objection in Norfolk on the part of the larger class of tenant farmers to small holdings, *ib.* 5343. 5345-5348. 5420-5422.

NUMBER OF SMALL HOLDINGS (OWNERSHIPS AND TENANCIES):

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Decided decrease in the number of small holdings during the last thirty years; causes to which owing, *Squarey* 3807-3815. 3960-3963. 4004—Considerable diminution for several years, down to a recent period, in the number of small holdings; several causes to which due, *Owen* 4371-4376. 4399, 4400.

Statement that as regards the numbers of owners there are no reliable data; general impression, however, that there has been a diminution over a considerable period, *Craigie* 4957. 4961. 4965-4969—Suggestion that there should be a combination of our fiscal returns with the Ordnance Survey, with the object of having an accurate return of the numbers of owners of land in this country, *ib.* 4967—Information as to the number of occupiers who farm land in this country which they themselves possess; grounds

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grounds upon which Wales and Scotland are excluded from the return handed in by witness, *Craigie* 4970-4988.

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Grounds for the contention that the production generally on large farms is not greater relatively than on small holdings, below fifty-acres; that is, taking into consideration not only corn but vegetables, poultry, eggs, &c., *Collings* 136-160—Evidence in detail to the effect that the total productiveness per acre is greater in the case of small than of large holdings, *ib.* 656-671—Exception taken to the conclusion that more corn is grown per acre on large than on small farms, *ib.* 670, 671.

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Evidence to the effect that as regards cereals and root crop the relative production is much greater on large farms than on small holdings, whilst in the latter case the production is greater and more profitable as regards poultry, pigs, and vegetables, *Squarey* 3760-3779, 3889-3901, 4062-4066—Better and larger production per acre on small than on large farms, *Hughes* 4163-4167.

Information as to the amount of production on small holdings in England as compared with larger ones; increasing amount of stock on the large farms, whilst on the other hand stocks are decreasing on small farms, *Craigie* 5078-5080—Belief that a large increase in the number of cultivating holders would tend to supplying more largely the small articles of food, *Beck* 5448-5452—Conclusion that the circumstances of social life in England are remarkably favourable to the existence of small holdings; assertion that if the land be not suitable for one commodity it will be for another, for which there will be a certain market, *Fyffe* 6063.

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PROFITS (SMALL HOLDINGS):

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Punchard, Frederick. (Analysis of his Evidence.)—Witness, who is a land agent and surveyor, is agent for the Underley Estates in Westmoreland, belonging to the Earl of Bective; experience of witness also on estates in the Midlands and in the Eastern Counties, 6921-6924.

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Q.

QUIT-RENT :

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Examination upon the question whether under witness' scheme the interest or quit-rent in addition to one-fourth of the purchase-money would not represent a far heavier charge than the rent now paid, and thus render the scheme inoperative; dissent from this view on the ground of the great value attached to ownership and security of tenure, *Collings* 608-629—Dissent also from certain calculations purporting to show that the small cultivator would have to pay about sixty per cent. more rent in order to obtain security of tenure *ib.* 619-629.

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Reid, R. T., q.c. (Member of the House.) (Analysis of his Evidence.)—Statement that witness and Mr. Dodd drafted the Allotments and Small Holdings Bill, which has been split in two, and the small holdings portion re-introduced last year, 8553-8556.

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Reid, R. T., Q.C. (Member of the House.) (Analysis of his Evidence)—*continued.*

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Rent-charge (Quit-Rent). Advocacy of a system of small holdings, subject to a rent-charge, *Ripley* 2337-2339. 2385. 2569-2585. 2606, 2607.—*See also Quit-Rent.*

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Gradual way in which many men work up from small allotments to larger holdings; difficulty on the score of buildings where the plots are small, 2434-2442—Excellent school attendance of the children of small holders in Minster Lovell, 2447-2449—Advantage to the State as well as to the rural classes in these being retained in the country, and in production being thereby increased, 2450-2452—Sources whence fodder is provided for the horses of the small holders in Minster Lovell, there being no common lands or pasture available, 2453-2455.

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Roadside Pastures. Explanation on the subject of roadside pastures, witness submitting that the people have no right to turn out cattle on them, *Pell* 1313-1316—Approval of placing the roadsides under the district council, giving them power to decide as to the pasturage of animals, &c., *Dodd* 5594. 5602-5608. 5724-5727.

Robertson, William. (Analysis of his Evidence.)—Is an estate agent at Claydon, near Winslow (Bucks); former experience as agent in Scotland, 6527-6530. 6580-6582. 6611.

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Ross, John M'Gilchrist. (Analysis of his Evidence.)—Witness farms, as tenant, about 300 acres near Allness, and carries on a distillery at Teaninich; is a justice of the peace for Ross-shire, and a member of the council of the Land Nationalisation Society, 8258-8262.

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Details of the small holdings recently created in Strathrusdale by Sir Alexander Matheson; opinion that the land would have paid a better price as a sheep-farm, 8280-8294. 8356-8362. 8462-8467. 8531-8533—Refusal of Mr. Ferguson, of Novar, to turn out the tenants of the small holdings in certain glens, 8294—Suitability of the land in the glens for turnips, potatoes, oats, and two years' grasses, the people living entirely out of the land; great value of these small holdings to the large farmers, 8295-8300. 8413-8418. 8456-8461.

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villages; the agitation in the Highlands will never be satisfied until such land is again re-peopled, 8344-8346.

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of the Settled Land Act, which exists in England, in order to remove the difficulties in the way of small sales of land, *Haldane* 8094, 8095.

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Emphatic statement that the compulsory acquisition of land by the local authority when necessary, at a moderate price, is part of the Land Nationalisation and other societies' programme; belief that the risk of financial failure, under such a scheme, is very small, but that there is decidedly more security in Scotland than in Ireland, *Ross* 8365-8383. 8389-8398. 8402-8412. 8534-8540—Disapproval of any small holder being dispossessed of their land, *ib.* 8399-8401—Admission by witness that he has taken a very active part in the land agitation in Ross-shire, *ib.* 8402-8407.

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Security of Property. Considerable value attached to a multiplication of small freeholds in increasing the security of property, *Lord Wantage* 1754-1759. 1787. 1834—Desirability on social and political grounds that there should be a large number of landholders dotted about the country; belief that the large landowners would themselves be only too glad to see an increase of small holdings, *Punchard* 7008-7012. 7019.

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Sheep. Consideration of certain agricultural returns for Scotland and for England, with reference specially to the number of sheep on holdings of different sizes, the results being somewhat at variance with the conclusions arrived at from the statistics submitted by witness, *Collings* 973-990.

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SIZE OF HOLDINGS:

Suggestions as to the size, respectively, of self-contained holdings for agriculturists exclusively, and of holdings for men having other occupations as well, *Collings* 846-861—The holdings might be from about thirty to fifty acres, there being considerable quantities of land suitable for sub-division, *Lord Wantage* 1786-1796. 1806. 1884. 1921—Expediency of separate holdings being from ten to forty or fifty acres in extent, it being impossible for a man to support himself and family on four acres; instances of success where more than ten acres are held, *Ripley* 2327-2333. 2380-2382. 2386-2396. 2423—The holdings should not be less than ten nor more than fifty acres, *ib.* 2423.

Expediency of facilities for the acquisition of holdings of from two or three up to sixty or seventy acres, according to the circumstances of each case, *Holman* 2808-2812—Suggestions as to the varying size of the holdings to be taken in the first instance by men according to the number in family, the money at their disposal, and other circumstances; conclusion that in course of time many of the labouring classes would, with the proposed help, gradually and successfully extend their holdings from very small beginnings, *ib.* 2952 *et seq.*

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Number of holdings of different classes, according to acreage, in the counties of Lincoln and Norfolk as compared with Devon and Somerset, *App.* 498.

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Small Farm and Labourers' Land Company. Favourable conclusion as to the operation of the Small Farm and Labourers' Land Company; reference especially to an estate of the company at Cottenham, in Cambridgeshire, *Pell* 1219-1224. 1236-1239.

Explanations in detail respecting the constitution, objects, and operations of the Small Farm and Labourers' Land Company (of which witness is chairman); particulars with special reference to the Lamborne Estate of the company, the Cottenham and Histon estate, and the Foxham and Chippenham estate, *Lord Wantage* 1669 *et seq.*—Information as to the financial results; average dividend of 3 per cent., *ib.* 1672-1702. 1836-1840. 1887, 1888. 1950-1961.

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in full in the former case, and by deferred payments in the latter, *Lord Wantage* 1677-1679. 1696-1702. 1710-1723. 1836-1838—Infinitesimal influence of the company, though adding considerably to the increase of small cultivators in a few localities, *ib.* 1756. 1836-1840. 1847. 1850-1865.

Explanations in detail of the terms upon which witness purchased nineteen acres of land on the Lamborne estate (Berkshire), the provision of buildings, the mode of cultivation, and amount of stock, and the satisfactory results generally, the land being worked entirely by himself, *Warrack* 1982 *et seq.*

Statements as to the difficulty of the Small Farm Company in obtaining purchasers, this not applying to tenants, *Squarey* 3826-3862. 3915-3923. 4005-4015. 4076-4078.

Smith, Henry Herbert. (Analysis of his Evidence)—Is a land agent and surveyor, carrying on business in London and Chippenham; is agent to Lord Lansdowne and other large landowners, 6333-6335. 6343.

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Smith, Joseph Alfred. (Analysis of his Evidence.)—Witness is honorary secretary of the East Suffolk Chamber of Agriculture; is also managing director of the Eastern Counties Dairy Institute, 7335-7338.

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Soil, &c. (Small Holdings). Several obstacles to the creation and satisfactory working of small holdings in the chalk districts of England, the soil and the surroundings being unsuitable, *Squarey* 3733-3741. 3762—Conclusion that the key of the question of small holdings is the fact that the best land is already taken; inferior land never found where there are small holdings, *Bidwell* 5187-5190. 5273, 5274—Decided view that land for small holdings ought to be of the value of 30 s. an acre, *Beck* 5446—Great importance that the land offered for small holdings should be a very good quality, *Fyffe* 6061-6068.

Spade Labour. Great value attached to spade labour as on small holdings, *Collings* 733-735.—See also *Cultivation. Labour.*

Squarey, Elias Potts. (Analysis of his Evidence.)—Practice of witness as a land agent, chiefly at Salisbury; he is President of the Institute of Surveyors, and a director of the Small Farm and Labourers' Land Company, 3727-3730.

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Full approval of a very large extension of small holdings throughout the country, but for the economic difficulty, and the want of buildings, &c., 3867-3869. 3920-3923. 3949. 3956-3959—Advantage if the cultivation of the Downs by small farmers could be discontinued, so that the land might revert to sheep walks, 3882-3885—Very exceptional erection of buildings by tenants in England, these being liberally provided by the landlords, 3922, 3923.

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Further explanation that witness would welcome a great extension of small holdings, but is opposed to State interference, 4071-4075—Statement with further reference to the difficulty of the Small Farms Company in obtaining purchasers, this not applying to tenants, 4076-4078.

Standring, J. (Analysis of his Evidence.)—Witness is a small farmer at Epworth, in Lincolnshire; is also a hay, straw, and potato dealer, and a collector of rates, 3191, 3192.

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Means of raising money for buying small holdings when for sale, many being mortgaged, 3214-3216, 3235-3238—Numerous instances of agricultural labourers at Epworth largely increasing their holdings, 3217, 3218, 3261-3267—Excellent production in the small holdings; particulars hereon as compared with larger farms, 3219, 3220, 3256-3258, 3262-3267, 3311-3323.

Satisfaction expressed with Mr. Jesse Collings' Bill if it be made compulsory; examination hereon to the effect that some limit of area should be drawn in applying compulsion, and that witness is not prepared to submit detailed suggestions on the subject, 3221-3224, 3276-3301—Disadvantages of a system whereby holders might borrow three-fourths of the purchase money, being thus tied to the spot; belief that the bulk of the small farmers would prefer to be tenants rather than buy under such conditions, 3240-3243.

Several generations for which the system of small holdings has prevailed in the Isle of Axholme, 3244-3249, 3325-3336—Excellent result in the case of a small common at Epworth, let out to labourers at 1 s. an acre on condition of their providing a cottage, 3247—Depreciation of the conversion of waste or inferior land into small holdings, 3272-3275, 3302, 3322-3324—Information respecting the relative proportion of owners and tenants at Epworth; preference of many for continuing as tenants, 3337-3345, 3355-3357.

Explanation as to the small holders at Epworth living in cottages in the village which is close to the holdings, 3349-3353—Great want of a simple and cheap system of transfer of land, 3354, 3362, 3363.

Local custom or tenant-right at Epworth, whereby men on leaving their holdings get compensation for improvements, 3357-3361—Security against pauperism under the system of allotments and small holdings at Epworth, 3363-3365.

STATE LOANS:

Evidence in approval of State loans to local authorities or county councils with a view to the acquisition of land by the latter for sale to small cultivators; that is, provided the county rate and borough rates be liable for the risk, so that the area of risk may be as large as possible, *Lord Wantage* 1759-1772, 1808-1812, 1848, 1849, 1919, 1920.

Depreciation generally of State subsidies for the assistance of any one class of the community; opinion, moreover, that an advance of 75 per cent., as in Ireland, is too much, *Squarey* 3839-3862, 3870-3881, 3910-3914, 3949, 3969-3983—Explanation that witness would welcome a great extension of small holdings, but is opposed to State interference,

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interference, *Squarey* 3867-3869. 3920-3923. 4071-4075—Necessity of prompt payment by holders of their instalments under a system of advances from the State, *ib.* 4022, 4023.

Examination in support of the conclusion that the State should lend money at the lowest possible rate of interest for the purchase of small holdings, and also for the erection by the landlords of the required buildings; inexpediency of any loss by the State, *Hughes* 4095-4124.

Conclusion that the Legislature can best intervene in the creation of small holdings by the grant of public loans, as under the Ashbourne Act, to intending purchasers on as easy terms as possible, the loans to be repaid over a lengthened period, *Owen* 4434-4436. 4450-4453. 4671-4685.—Neglect of the English Government to foster the agricultural industries of the country, as is done in every country but our own, *Morgan* 5833.

Desirability of a plan by which the State should advance a portion of the price of the land, the purchaser paying down a certain proportion as security, *Littleton* 6516, 6517—Suggestions for remedying the difficulties in regard to unlocking the land; proposal that the State should become the owner, and place men on the land as tenants, *Johnson* 6766-6825. 6842-6855—Proposal that the necessary funds should be issued by the State to the landowners to enable them to give the required facilities for subdividing the land, without the intervention of the local authorities, *Punchard* 7149-7152. 7182. 7240-7246.

Wrong principle in the advance of money by the State for the purchase of land (but not for its improvement), whether by large or small owners, *Druce* 7799-7806. 7834, 7835.

Opinion that the advance of Government money is necessary in the case of allotments, but not for the creation of small holdings; non-objection, however, of witness to the latter, *Ross* 8432-8444. 8544-8552—Non-objection to the advance of public money in connection with small holdings if the purchaser pays down part of the money as security; belief, however, that in Scotland anything like the Ashbourne Act would be useless, *Sir G. Campbell* 8714, 8715.

See also *Ashbourne Act*.

“*Statesmen*” (*Cumberland and Westmoreland*). Great reduction in the number of “statesmen” in Cumberland and Westmoreland, these small freeholders having sold their properties to large landowners in good times, *Arnold* 421-425.

Stock (Horses, Cows, Sheep, and Pigs). Statistics and calculations as to the much larger number of horses, cows, sheep, and pigs per acre on farms under 100 acres than on larger farms, *Collings* 667, 668—Large amount of stock on small holdings further adverted to, witness reiterating that there are in proportion more horses, cows, sheep, and pigs on farms under than over 100 acres, *ib.* 802, 803. 825-829. 968 *et seq.*—Consideration of exceptions taken to witness’ conclusions as to the greater relative number of cattle, horses, sheep, and pigs on the smaller than the larger farms, *ib.* 920, 921. 968 *et seq.* 1015, 1016.

Opinion that it would not be expedient to give the local authority at present power to advance money for the purchase of stock or for starting a man in his farm, *Dodd* 5621-5624.

Explanations in connection with returns of the number of horses, cattle, sheep, and pigs on holdings of different sizes in England; more horses, cows, and pigs on small than on large farms, *Druce* 7481-7485. 7522-7529. 7605-7607. 7813-7815—Great improvement in the breeds of stock due mainly to the large farmers, *ib.* 7496, 7497.

Paper, supplied by Mr. Jesse Collings, showing the number of horses, cattle, sheep, and pigs in each class of holding, *App.* 497.

Statement showing the increase or decrease of live stock on groups of holdings in England, as between the years 1875 and 1885, *App.* 505.

Sub-Division of Holdings. Full power proposed to be exercised by the local authority in the matter of subdivision, *Collings* 767, 768—Expediency of maintaining a continuous cultivating ownership without any power of subletting or subdivision, *ib.* 819, 820. 837-839—Suggestion hereon that the holding, when dealt with by will, must be left to one person, *ib.* 1157-1160.

Exorbitant rents apprehended if there were a great number of small owners, with full powers as to subletting; restriction required on this point, *Ripley* 2412-2418. 2586—Expediency of a restriction upon the reconsolidation of small holdings, after creation through the local authorities, *Holman* 3175-3181; *Hughes* 4238-4244. 4326-4328.

Consideration of the objection that under a system of loans to small owners the land might, in course of time, be again aggregated into large holdings or be sublet to

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new occupiers, *Owen* 4525-4540—Concurrence in the proposal to prevent any sub-letting, subdivision, or consolidation of the small holdings created by the Bill; belief that the local authority would do its duty in respect of any infringement of the law, *G. Jones* 9523-9531. 9559, 9560.

Succession Duties. Advocacy of a graduated succession duty upon inheritance as one means of checking large accumulations of land under one ownership, *Arnold* 306-309. 506-511.

Suffolk. Examination as to the existing system and extent of small holdings in East Suffolk; conclusion that the tendency of late is to increase the number, *J. A. Smith* 7339-7353. 7371-7394.

SUPPLY AND DEMAND:

Great and growing desire of the rural classes for the possession of small holdings, *Collings* 6—General demand for small holdings, *ib.* 782—Other classes besides agricultural labourers among whom there is a demand for small holdings; doubt as to this demand being met to any appreciable extent, *ib.* 806-808. 818.

Admission that if there were a larger supply of land in the market, and the cost of transfer cheapened, there would still be a slight tendency towards the absorption of land by large capitalists, but that under reformed laws, land would be purchased by those who could make the best economic use of it, *Arnold* 205, 206. 393, 394. 462-464. 481-496—Increased desire on the part of the landlords to grant allotments, but not small holdings, *ib.* 465-472.

Statement to the effect that in witness' experience there is very little demand for small agricultural ownerships, though there is a demand for small tenancies; difficulty in the former case through the additional annual payments or instalments of purchase money, *Fell* 1225-1235. 1240, 1241. 1419-1423. 1451-1456—Experience of witness to the effect that there is no unsatisfied demand for small holdings, and that compulsory powers are unnecessary and inexpedient, *ib.* 1391 *et seq.*—No applications have been made to witness for the purchase of small holdings, *Lord Wantage* 1655.

Inexpediency of too many small holdings in the same locality, though in every parish there should be facilities for agricultural labourers and others to obtain them to a limited extent, *Ripley* 2383, 2384. 2516-2518—Conclusion that a percentage, though a small one, of rural and village populations would find means to acquire small holdings if aided thereto by the local authorities, *ib.* 2587-2593—Great demand among labouring men in witness' district, Warwickshire, for land to be hired; growing desire to purchase, *Holman* 2800-2807. 2934-2942. 2947-2951. 2997-2999. 3004-3006. 3132-3135.

Instances of large areas in this country having been bought as a speculation for conversion into small holdings; results in this and other cases as regards the prices obtained, *Squarey* 3819, 3820. 4036-4043—Result of witness' experience as a director of the Small Farms Company that there is no great demand in England for small freeholds, whilst the landowners are now perfectly ready to sell sufficient land for meeting any demand that may arise without State intervention, *ib.* 3826-3862. 3915-3923. 4005-4015. 4048-4053. 4076-4078—Instances of the cultivating tenants having to compete with outsiders when the farms are put up for sale; obstacle thereby to the former becoming freeholders, *Hughes* 4321-4324—Demand for small holdings far in excess of the supply; that is, as tenants rather than owners, though many would doubtless avail themselves of facilities to purchase, *Owen* 4377-4387. 4433. 4493-4506. 4520-4524—Statement that any amount of land can be bought in England in large quantities, but very little in small quantities, *Morgan* 5904-5907.

Very great demand to rent small holdings of a suitable character; belief also that if facilities were afforded the demand to purchase them would also be very great, *Fyffe* 6076—Instance in which witness advertised a small farm of his own of thirty-three acres, and within three days he had applications from twenty-three persons, *ib.* 6076. 6271-6275—Explanation as to the difficulties in establishing small holdings at the present time; considerable desire on the part of the labourers, notwithstanding these difficulties, to obtain small holdings, *Smith* 6364-6376. 6380-6385.

Great demand in the neighbourhood of Long Sutton for small holdings; there is quite a land hunger in the district, *Johnson* 6757-6765. 6837-6841—Considerable difficulties which exist in regard to obtaining land for small holdings in the district; tendency to increase the size of farms rather than to encourage small holdings, *ib.* 6760-6765. 6908-6910.

Conclusion that farms of all sizes are required, and are now to be had, without artificial legislation, *Druce* 7498-7500. 7617-7619. 7649-7656. 8008-8019. 8029-8053—Practice of farmers who as owners have sold their holdings, not to take other farms; outside competition for the farms sold, *ib.* 7630-7635—Several instances of landlords' estates being sold in lots for small holdings, *ib.* 7657-7670.

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Examination in further support of the conclusion that under existing laws a sufficient number of small holdings are available to meet the natural demand, and that landowners are quite ready to sell to small purchasers at a fair price, *Druce* 8003-8053.

Conclusion that in addition to giving advantages to those already able to pay the required proportion to become small holders, the proposed Bill would open up a new career to the rising generation in rural districts, *Reid* 8650-8652. 8672-8675—Great demand, in counties where commons exist, for allotments, the demand for ownerships being considerably less, *Birkett* 8972-8974.

Belief that in Scotland there would be a demand to rent lands from the local authorities, and some desire to purchase in the immediate neighbourhood of the towns, *Alexander* 9078 *et seq.*—Statement that there is a very great demand among the labourers of Perthshire for small holdings both in the town and country districts, but great difficulty in obtaining them; feeling that there would be no objection to paying a little more to be owner than to the tenant, *Duncan* 9169-9180. 9250-9255.

See also *Axholme, Isle of. Lincolnshire. Minster Lovell. Number of Small Holdings. Ownerships or Tenancies. Scotland. Size of Holdings. Small Farm and Labourers' Company. Sub-Division of Holdings. Transfer of Land.*

T.

Technical Education (Rural Schools). Great advantage if technical agricultural education were given in the rural schools, *Ripley* 2594-2597.

Thrift. Decided encouragement to thrift under a system of small holdings, *Collings* 778; *Ripley* 2590-2593; *Holman* 3166-3169. 3174. 3182-3184—Favourable opinion as to the character of the smaller tenants in respect of industry and thrift; assertion that the smaller farms are worked better, in proportion to the larger holdings, *Bidwell* 5104-5109.

Prejudicial effect of loans from the rates as regards the independence of the agricultural classes and habits of thrift and industry, *Druce* 7452, 7453. 7461, 7462. 7556-7560. 7599-7604. 7833. 7962-7969.

Tithes. Suggestion for the redemption of tithes by the surrender of portion of the land, which might be converted into small holdings, *Collings* 728—Full powers of the Ecclesiastical Commissioners in dealing with tithes and with their redemption, *Porter* 2788-2795—Very heavy tithes upon part of witness' holding, *Wimpenny* 3449-3452.

Title. Impossibility of having simplicity of title upon the 52,000,000 acres of settled land under the present condition of the law, *Arnold* 209—Disagreement of witness with the proposal in the Lord Chancellor's Bill that there shall be three kinds of titles; desire that in every case with which the register deals there shall be an indefeasible title, *ib.* 297-302—Instance of the great want of simplification of title, *Lord Wantage* 1757—Requirement of only forty years' title, instead of sixty, whilst deeds have been much shortened, *Druce* 7443—See also *Registration, &c. Transfer of Land.*

Towns. Probability that in Birmingham, Leicester, and other towns, the local authority might succeed better than in country districts in the creation of small freeholds, *Pell* 1263-1275.

Towyn District. See *Merionethshire.*

Transfer of Land. Reference to the difficulties and expense of land transfer as a great barrier to the creation of small holdings, *Collings* 64, 65—Decided approval of the transfer of land being cheapened in the interest of owners as well as purchasers, *Pell* 1455-1457—Strong approval of a multiplication of small landowners; facility and economy in the transfer of land being essential for this purpose, *Lord Wantage* 1665-1668. 1746-1758. 1811-1817.

Difficulty generally as to the sub-division of land on account of the great expense and delay of transfer; amended legislation in contemplation, *Squarey* 3741-3747. 4024-4031. 4058-4061—Entire approval of a system of transfer of land similar to that which exists in some of the colonies and in America; strong feeling that there should be in this country a simplification of transfer, *Bidwell* 5319-5321.

More moderate costs now charged in the conveyance of small holdings to purchasers; special reference hereon to the Isle of Axholme, *Druce* 7437, 7438. 7443-7446. 8008—Restrictions imposed upon small holders, as regards mortgaging, &c., by Mr. Jesse Collings' Bill; opinion that under that Bill the transfer of land can be accomplished without much legal expense, which is a very important advantage, *Reid* 8589-8594. 8676, 8677.

See also *Registration, &c. Settlement, &c.*

U.

Unearned Increment. Proposal that the local authority, having obtained possession of the land, should be compelled to sell it in small freeholds, and that the unearned increment should be obtained by a payment in the form of a succession duty upon the capital value of the land, *Arnold* 278-280. 401. 504, 505—Consideration of the question of unearned increment, and of the circumstances under which the occupying owner or the local authority should be entitled, *Collings* 587-592. 788-801—Desirability of the unearned increment going to the community rather than to individuals; doubt, however, as to whether the terms of the Allotment Act with guaranteed perpetuity of tenure at a just rent added, would satisfy the Scotch peasant, who wants a freehold, *Haldane* 8200-8214. 8247 *et seq.*

United States. Tendency to smaller farms in the States, *Collings* 1033-1041—Difficulty in applying to this country the homestead law in force in the States, *ib.* 1631-1634.

University College (Oxford). Information with regard to the character of the property owned by University College; the average size of the individual allotments let by the College has increased from one and a-quarter to two acres, *Fyffe* 6139-6148. 6207-6210—Statement that at Linton (Yorkshire) the property of the College is not leased but held on annual rents; disinclination of the College authorities to disturb those tenants whose families have held the farms under these terms for hundreds of years, *ib.* 6143-6148.

V.

Value of Land. High value of good land, *Collings* 762-764—Great fall in the price of bad land, but not of really good land, *Pell* 1334-1336.

Examination as to the powers given under various Acts for settling the valuation and compensation to be paid for compulsory purchase; desirability in these valuations of having the Income Tax returns produced, *Dodd* 5480-5496. 5643-5646—Importance, in view of the extension of municipal life, that land for municipal and public purposes should be got at a fair price, *ib.* 5488, 5489.

Vegetables. Large extent to which vegetables are imported from countries which supply them earlier than we can grow them, *Craigie* 5087-5089.

See also *Channel Islands.* *Production.*

Village Committees. Suggestions for a system of village committees in every parish for administering the scheme proposed in regard to letting the land in small holdings, *Johnson* 6853-6855. 6911-6913.

Voluntary Effort. Conclusion as to the entire inadequacy of private efforts or the operation of companies as a means for the extended creation of small holdings throughout the country, *Collings* 166-170—Entire inadequacy of voluntary efforts for the subdivision of land among the poorer classes; illustration in the case of witness' company, though its operation has been very salutary, *Lord Wantage* 1756. 1845-1847. 1850-1865.—See also *Compulsory Powers.*

W.

WALES:

Entire dissent from the views of one of the Assistant Commissioners adverse to small holdings in Wales, *Collings* 186—Great obstacles to the creation of small holdings in North Wales, the landlords being unwilling to sell, the cost of transfer being great, and the difficulty of borrowing the purchase-money at a low rate of interest being considerable, *Hughes* 4083-4094. 4230-4233—Necessity of compulsory powers in order to create additional small holdings in Wales by subdivision of the larger farms; consideration of objections to the working of this proposal, *ib.* 4143, 4144. 4168. 4226-4228. 4280-4293.

Information as to the number, size, and rent of small holdings in the Towyn district; diminished number of late years through consolidation, and in former years through inclosures, *Hughes* 4146-4162. 4204-4212. 4223-4225. 4234-4253—Statement on the subject of landlords not sub-dividing their estates, and providing the required buildings, it being difficult for them to raise money for the latter at moderate rates, *ib.* 4195-4203. 4213-4222—Earnings of agricultural labourers in witness' district adverted to in connection with the prospect of their becoming small farmers or freeholders, *ib.* 4294-4312—Prejudicial effect upon small farmers when deprived of sheep-walks on the mountains, *ib.* 4313-4315.

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Result of witness' experience in Wales that a rent of about 50 *l.* a year would represent the holding sufficient for a man to live upon in the case of ordinary agricultural land, *Owen* 4353-4356. 4409—Belief that in the case of hill land a holding rented at about 20 *l.* a year would suffice for subsistence, *ib.* 4356-4358. 4409—Complaint in some districts of North Wales as to insecurity of tenure; this does not apply to Montgomeryshire, *ib.* 4391, 4392.

Reference to the evidence of Mr. Doyle before the Richmond Commission as not correctly representing the state of things in Wales in the matter of small buildings, *Owen* 4410-4413. 4429—Beneficial working in North Wales generally of cultivation by small holders; great importance of facilities to these to utilise portions of mountain or hill land in connection with their holdings, *ib.* 4589-4603. 4637-4640—Satisfactory social condition in the hill-side districts, *ib.* 4613, 4614.

Evidence in strong approval of the maintenance of small holdings, witness supplying sundry details as to their satisfactory cultivation and production and as to the thrifty and prosperous condition of the occupiers or owners, *T. Jones* 4697 *et seq.*

Explanation that in Wales only 60 per cent. of the whole surface is accounted for in the Agricultural Returns, *Cragie* 4981.

Variation in the value of land in Wales from a few pence to a sovereign per acre, the selling price being about thirty years' purchase, *G. Jones* 9544-9548.

See also *Cardiganshire. Merionethshire. Montgomeryshire.*

Wantage, The Right Hon. Lord, K.C.B., V.C. (Analysis of his Evidence.)—Ownership by witness of land in Berkshire and Northamptonshire; he farms largely and successfully in both counties, 1643, 1644—Objection of the late Lord Overstone (from whom witness and his wife inherit) to a system of allotments, 1645, 1646—Encouragement of allotments and small holdings by witness; large number of allotments upon his estates, there being also some holders up to fifty acres, who are doing well, 1647-1651. 1654.

Varying practice of witness as to the provision of buildings on small holdings; economy in their being erected by the cultivators, 1652-1654. 1745. 1807. 1830, 1831. 1881-1883—No applications have been made to witness for the purchase of small holdings, 1655—Stipulation by witness as to allotment holders paying rent in advance; this is not enforced, 1656. 1832. 1875-1878:

Result of witness' experience that the old class of yeoman farmers have almost entirely disappeared, their extinction being attributed by him to the operation of free trade; belief that this class can never be revived, 1657-1663. 1834, 1835. 1968-1970—Strong approval of a multiplication of small landowners, facility and economy in the transfer of land being essential for this purpose, 1665-1668. 1746-1758. 1811-1817.

Explanations in detail respecting the constitution, objects, and operation of the Small Farm and Labourers' Land Company (of which witness is chairman); particulars with special reference to the Lamborne Estate of the company, the Cottenham and Histon Estate, and the Foxham and Chippenham Estate, 1669 *et seq.*; 1818-1829. 1836 *et seq.*—Information as to the financial results; average dividend of 3 per cent., 1672-1702. 1836-1840. 1887, 1888. 1950-1961—Very limited applications to the company for the purchase of land, tenants, as a rule, preferring to hire; statement hereon as to the terms of purchase on the Lamborne and other estates; the arrangements as regards cottages and farm buildings, &c., 1677 *et seq.*; 1836 *et seq.*

Importance attached to ownership of small holdings as a great stimulus to improved cultivation, 1705-1707. 1729-1731—Prejudicial effect of the facility of mortgaging in leading to the diminution of small holdings, 1732-1734—Advantage in the smaller holdings or allotments being taken by village artisans and tradesmen, who have other occupations, 1735. 1905-1908. 1921-1924.

Tendency to a return of population from the towns to the country and to the re-creation of small holdings if there were additional facilities of purchase, 1736-1740. 1746-1754. 1886—Opinion that a small cultivator will produce twice as much per acre on his own land as a large farmer produces, 1741, 1742. 1773-1785—Much more labour put into the land when a man has a holding of his own than when he is hired, 1742-1744. 1778-1785. 1942, 1943—Cheapness with which buildings are put up and repairs carried out by small cultivators, 1745, 1789. 1802, 1803.

Gradual migration for years past from the country to the towns, it being highly expedient to apply legislation for preventing any further depopulation of the country districts, 1746 *et seq.*; 1866, 1867. 1965, 1966—Entire inadequacy of voluntary efforts for the sub-division of land among the poorer classes; illustration in the case of witness' company, though its operation has been very salutary, 1756. 1845-1847. 1850-1865—Instance of the great want of simplification of title, 1757.

Evidence in approval of State loans to local authorities or county councils, with a view to the acquisition of land by the latter for sale to small cultivators as an experiment;

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Wantage, The Right Hon. Lord, K.C.B., V.C. (Analysis of his Evidence)—continued.

ment; that is, provided the county rate and borough rate be liable for the risk, so that the area of risk may be as large as possible, 1759-1772. 1808-1812. 1848, 1849. 1919, 1920—Immense value attached to a multiplication of small freeholds as increasing the security of property, 1754. 1759. 1787. 1834—More profitable results from small than from large holdings, 1778-1785. 1834. 1879, 1880. 1884, 1885. 1940-1949.

Suggestion that the holdings might be from about thirty to fifty acres, there being considerable quantities of land suitable for sub-division, 1786-1796. 1806. 1884. 1921—Statement to the effect that on a holding of fifty acres all the required buildings could be provided through the freeholder for about 100 l.; 1797-1807. 1962-1964—Equally good quality of the produce of small as of large farms, 1868-1870—Profitable production of milk and eggs on small as compared with large farms, 1871. 1926-1931. 1945-1949—Necessity of suitable land and convenient markets in order to grow fruit at a profit, 1873, 1874.

Doubt as to the necessity of any further legislation in respect of compensation to tenants in the matter of fruit trees, buildings, &c., which they have provided, 1909-1919—Frequent success of Scotchmen as small cultivators where Englishmen would fail, 1925.

Belief that local authorities could raise loans and administer a system of small holdings, with a profit of four or five per cent., 1956-1959. 1967—Question whether the system of a perpetual quit-rent would be satisfactory to small holders, 1972-1976—Doubt also as to the advantage of facilitating mortgage of the land as a means of enabling tenants to provide the purchase money, 1977-1981.

Warrack, James. (Analysis of his Evidence.)—Explanations in detail of the terms upon which witness purchased nineteen acres of land on the Lamborne Estate (Berkshire), the provision of buildings, the mode of cultivation and amount of stock, and the satisfactory results generally, the land being worked entirely by himself, 1982 *et seq.*

Former experience of witness upon a small farm in Aberdeenshire, where he was badly used by the landlord, so that he resolved to work for himself in future if he could obtain the land, 2051-2054. 2134-2136. 2230-2232—Belief that land in Aberdeenshire might suitably be cultivated by small holders, though the climate is not so good as in Berkshire, 2227-2229.

Waste and Uncultivated Lands. Very large area of waste and uncultivated land available to be dealt with by the local authorities; proposal that there be a commission of inquiry as to their extent, character, and fitness for reclamation, *Collings* 692-707. 815. 1054-1064—Deprecation of the conversion of waste or inferior land into small holdings, *Standring* 3272-3275. 3302. 3322-3324—Strong opinion that any person should have power to enter upon uncultivated lands for the purpose of cultivation on condition of paying a fair price; definition of the exemptions to be allowed, *Dodd* 5557-5581. 5609-5620. 5716-5720. 5745.—See also *Dartmoor. Inclosures.*

Wellingborough (Northampton). Acquisition by the Wellingborough Permanent Allotment Association five years ago of a farm of 183 acres on lease, at a rent of 320 l. 5 s. a year, which they have let out in plots of from ten poles to seven or eight acres, there being about 200 holders, *Gibbon* 3534-3543. 3651—Information respecting the working of the foregoing arrangement and the very successful results achieved; great increase of production whilst the farm is worth about 1,000 l. more than it was before sub-division, *ib.* 3544-3554. 3595. 3651-3659.

Total of about 500 acres of allotments and small holdings around Wellingborough; great boon if there were 5,000; *Gibbons* 3550-3555. 3597 *et seq.*—Large number of men in Wellingborough who could utilise holdings up to thirty acres, *ib.* 3723-3726.

Westmoreland. Explanations respecting the large reduction in the number of small holders in Westmoreland during the last 100 years; several causes of this reduction, the tendency having been against sub-division of the land, *Punchard* 6925-6937. 6952, 6953. 6985-7007. 7093, 7094. 7221—Beneficial results on the whole from the consolidation of farms in the county, *ib.* 6938-6940. 6985-6994. 7135-7142. 7196-7200—Absence of difficulty in letting large farms when they become vacant, *ib.* 6942.

Examination as to the general character of the farms and holdings; large extent to which farms which were formerly arable have now become mainly pasture, *Punchard* 6943-6967. 6978-6996. 7095 *et seq.*; 7184-7189. 7218-7221—Absorption of small holdings in the county due to economic causes and not to legislation, *ib.* 6964, 6965.

Statement that, on the whole, the small farmers do as well as the larger ones; exceptional cases, however, where the small holdings are as productive as large ones, *Punchard* 7081*-7083. 7124-7128. 7271—Instances in which small farms are held as adjuncts to other employments, *ib.* 7086-7091—Information as to the rents per acre in the county, *ib.* 7153-7158. 7274-7278.

See also *Bective Estate. Inclosures. Number of Small Holdings. "Statesmen."*

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Wilburton. Information as to the inclosure of the parish of Wilburton in 1847, nearly the whole of the waste having been divided among the commoners as compensation, *Fell* 1199-1208. 1442-1450.

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I N D E X
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S E L E C T C O M M I T T E E
ON
S M A L L H O L D I N G S

*Ordered, by The House of Commons, to be
printed 9 August 1889.*

[Price 7½ d.]

H. 4 1. 002

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