

# While The World Endureth



A History of the Worcester Municipal Charities  
The first 460 years from 1559

*Written and compiled by Paul Griffith MBE*  
*Foreword by Dr. Pat Hughes*



Berkeley's Hospital Almshouses and Chapel, founded 1692, built by 1708



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## FOREWORD

I heartily recommend this 460 year old story of the various Worcester charities as an excellent source of information about the establishment of these funds. Originally administered by the Corporation of Worcester and now consolidated and known as the Worcester Municipal Charities (CIO), the City charities were established by benefactors whose intention was either to aid the very poor, through providing almshouse accommodation or by charitable hand outs, or to promote education and to establish young tradesmen in their chosen occupation.

Information about the charities has been scattered, difficult to locate and to put together. The author has done an amazing job sifting through the reports and collating the facts. The book charts the ups and downs of the City's involvement, from its munificent post Reformation founders through the vicissitudes of the 17th century Civil Wars, and the deliberations of the 17th century Charity Commissions set up to rectify abuses.

In particular, it examines the inquiries of the nationwide 19th century Charity Commissions, when the charities were forcibly removed from the old unelected Corporation and handed over by Act of Parliament to independent Worcester Trustees in 1836.

It goes on to deal with the changes that have taken place, more recently when the Charity was rescued from what seemed like impending bankruptcy in the 80s, and was then built back up to its former glory by careful budgeting and imaginative investment changes. Switching from agriculture to shops and offices in the 1990s quadrupled the Charity's income. When the High Street bubble burst in the 21st Century, this was followed by investment in affordable homes for the homeless, which helped the Charity keep pace with inflation as well as providing a new life for many homeless people.

It is particularly appropriate that the author of this history was also a progenitor of this financial revolution, having been a Trustee of the Charity since 1984 and Chairman since 1985. Long may the Charity remain financially sustainable and continue to help the poorest in society, "While the World Endureth".

**Dr. Pat Hughes** Worcester 2019



*At an informal presentation at Worcester Hive in June 2019, Paul Griffith MBE, Chairman of the Charity, presented Pat with a silver brooch of a bee, appointing her (unofficially) as "Queen Bee of the Worcester Hive", and thanked her most gratefully for her unique contribution to our understanding of the history of the Worcester Municipal Charities. Dr. Adrian Gregson, Archive Manager was also present.*



*This book is dedicated:*

to the benefactors who originally endowed the ancient charities that now comprise the Worcester Municipal Charities, listed individually on pages 57 - 63;

and

to the Trustees throughout the ages, but especially to those since 1985, who have helped turn the charities' fortunes around, and substantially increased the benefits available. The present seventeen are printed first below, and pictured on page 2:

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The Trustees express their grateful thanks to the following officers, contractors and advisers who have served the Charity in more recent times:

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	<b>2013 - date</b>	<b>Maggie Inglis</b>
	<b>2014 - date</b>	<b>Margaret Green</b>
	<b>2017 - date</b>	<b>Sarah Bradnick</b>

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Maggie Inglis for her photographs and painstaking typesetting and graphics.

Margaret Green for her eagle-eyed proof reading.

Sarah Bradnick for working magic with ancient tables.



# While The World Endureth

A History of the Worcester Municipal Charities The first 460 years - from 1559

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301	<b>Large and increasing “organisational” grants</b> were given annually to other like-minded charities helping Worcester’s poorest e.g. MAGGS, Armchair and Citizens Advice Worcester.
	<b>In 1996 the Trustees set up a Social Investment Programme</b> (Chapter 9 below)
301	<b>In 2001 the Trustees adopted a new grant-making policy</b> that focussed on helping those in greatest financial need and the organisations that helped them. From this time on, the Trustees have been concentrating on providing the basic necessities of modern day life for the poor who are unable (without expensive borrowing) to afford e.g. washing machines, fridges, fridge freezers, cookers and carpets etc. In earlier days it was doles, food, coal, coats, gowns, and shoes.
304	<b>2011 onwards a post of “Money Management Adviser”</b> was sponsored at Citizens Advice Worcester to provide support to the Charity’s Grants Committee and the Worcester community at large.
304	<b>In 2013 the Charity won the contract with the City Council</b> to administer the Discretionary Welfare Assistance Scheme (DWAS) to administer and distribute free white goods to people in emergency need in Worcester.
304	<b>In 2013 the “Free Legal Aid Scheme</b> with the Law School” was established, supervised by Citizens Advice Worcester, now in partnership with the University, and is sponsored annually by the Charity.
304	<b>In 2017 a “NILS”</b> (no interest loan scheme) <b>was established</b> in partnership with Citizens Advice Worcester for people able to repay the capital.
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	<b>The Charity eventually focussed its relief in need sponsorship of grants and rent free offices</b> for the <b>Citizens Advice</b> with free offices in Lowesmoor and Inglethorpe Court, the <b>Armchair Furniture Re-Cycling warehouse</b> in Checketts Lane, the <b>Maggs Day Centre for the Homeless</b> in St Alban’s, Deansway, and its <b>Free Clothing and Client Training Project</b> at 59/60 The Tything.
	<b>The Charity concentrated its educational property sponsorship on the “Tudor House Museum”</b> (free-entry) in Friar Street, (Worcester Heritage and Amenity Trust), and on the <b>“Medway Community Centre”</b> for Worcester Action for Youth and All Sorts of Performing Arts;



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**The buoyant days of the High Street shops and City Centre offices were clearly on the wane in 2012.** Shifting from agricultural holdings to commercial investments had led to huge rental increases, but the bubble was bursting, and new sustainable investment strategies had become urgent.

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**Some of the Charity's City centre shop tenants were struggling to pay the rent.** The Trustees responded to the problem by asking the tenants to surrender the empty rooms over the shops, reduced their rents accordingly, and created its first 10 flats for the homeless. A further 27 followed between 2013 and 2018 and a further 27 are in the pipeline in 2020.

**The Trustees are delighted to have found an investment strategy that combines reasonable returns on their investments whilst, at the same time, providing affordable homes for the homeless** - "a Programme Related Investment" producing a reasonable financial return.

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## Chapter 11 "COMING HOME" TO BERKELEY'S - ALL CHANGE IN 2013

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**After 177 years based in solicitors' offices,** the Charity was uprooted and moved to the former Chaplain's 5 bedroom House at Berkeley's Court.

**The Charity agreed at the same time** to continue managing the office administration for **Laslett's Charities** on a contractual basis.

**On July 1<sup>st</sup> 2016** the two WMC unincorporated Charities were merged, by transferring all their assets and liabilities into a newly registered CIO (Charitable Incorporated Organisation).

**On August 1st 2017** the Charity registered with the Homes and Communities Agency as a 'Not for Profit' Private Housing Association and began claiming grants towards the cost of the new or re-furbished affordable housing for the homeless.

**By 2018,** as well as the existing **32** "retirement almshouses", an additional **37** "affordable almshouses for the homeless" had been developed in just 5 years, over the shops, in empty offices, and in an office car park.

**In 2019/20** a further 27 flats for the homeless are planned subject to planning consents and grants from Homes England.

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## PREFACE

This book attempts to answer a number of questions about the Charity. Where did this large amount of money come from; why was so much given to the poor; what has happened to the money since; how is it being spent now; and what can we learn from the past?

It comprises historical research with information from a number of authors including principally, **C.H. Hebb**, the Charity's first independent Chairman in 1836, **Frederick Corbett**, the Trust's 2<sup>nd</sup> Secretary 1899, **Alan Dyer** 1971, **Dr. Pat Hughes 2019**, **Tony Mountford 2004**, and **Paul Griffith**, its author, compiler and Trustee since 1984.

**C.H. Hebb**, the first elected Mayor of Worcester City, wrote the 1842 book "An Account of the Public Charities in the City of Worcester that are under the control of the Worcester Charity Trustees" of which only 3 or 4 copies remain. The writer found a copy in the County Archives but the book could not be borrowed, and copying a page at a time was tedious. The Charity has since found an original in a website bookshop who had bought it at a County Council Library sale. It is re-printed in full as Chapter 3. Due to ill health Hebb retired as a Trustee in 1847 but a new Trustee updated the book in 1860, mainly in respect of updating the various accounts. The Charity was fortunate to be loaned probably the only copy remaining in existence by David Hallmark.

**A.J. (Tony) Mountford**, 2004 "The Administration of Worcester Municipal Charities in the Age of Reform. The Impact of Two Commissions of Inquiry" provides a down to earth, fascinating political and financial analysis prepared for his degree in History (B.A. Hons. Worcester, previously unpublished) which was awarded the David Hallmark Prize.

**Alan Dyer's** 1973 book "the City of Worcester in the Sixteenth Century" is an amended version of his 1966 PH. D. thesis (University College of North Wales for the University of Birmingham.)

**Dr. Pat Hughes'** 5 published books, and a section in this book entitled "**The Charity Money-Go-Round**" and numerous other contributions.

The Charity was managed by solicitors between 1836 and 2014, and virtually none of the "non-legal" documents e.g. letters and minutes, prior to 1934 have survived.

"**29/04/1964** - Destruction of correspondence - the Trustees decided that all the correspondence before 1958 should be destroyed for reasons of lack of space, except for important documents."

**In 1984** there was a small one page history of the Charity for sale in the Chapel at 10p a copy of which the writer bought, and which is printed in Appendix 18. The leaflet was written by a former Trustee Jack Collins who was an antiquarian bookseller.

When the writer requested the history of the St. Thomas's Day Charity, he was told that Sir Thomas White's history was contained in a book, and there was a painting of him, both of which he was given but nowhere could "**Sir**" Thomas Day be found.

In 1991 he asked to see the Charities' ancient records and was shown a city centre, first floor, un-indexed repository in Angel Street, where, due to insufficient shelves, there were files literally all over the floor. He stumbled across a small, bound, 1899 report of 16 pages, on the floor, entitled "**the Constitution, Management, and Nature of the Trust**", by Mr Frederick Corbett, the 2<sup>nd</sup> Secretary and Treasurer to the 1836 independent Trust. The mist began to clear, as this document represents a quite brilliant snapshot of the Charity as it had become by 1899. **Chapter 4 (1) has a complete copy.**

The Clerk had retained in his desk drawer a copy of the "**Worcester Charity Trustees' Plan Book**" being **22 pages of hand drawn plans of "Household and Other Premises" belonging to the Worcester Charities' Trustees in 1857**". (**Chapter 4 (3) is a complete copy.**)

**Following the dissolution of the monasteries** there was little trust in the new church, and the citizens nationally preferred to give their legacies and donations to the local Corporations instead. The Worcester Municipal Consolidated Charities, eventually comprised a number of these 30

or so independent trust funds, donated “for the poor” from 1559 onwards to the old un-elected Worcester Corporation to manage.

In the 17<sup>th</sup> century there were three Commissions of Charitable Use in Worcester chaired by the Worcester Bishops due to breaches of trust, first by the Six Masters, then by the Corporation itself.

By about 1800, however, it had become apparent nationally that the control of these “public” charities was not safe in the hands of the old unelected freemen/councillors, and corruption of the ancient charities was rife throughout the land. Lord Henry Brougham led a parliamentary campaign that culminated in a “Commission for Inquiring concerning Charities” (1818-37). This led to the passing of the 1835 “Municipal Corporation Reform Act,” removing all public charities from the corporations and handing them over to independent Trustees in 1836, a situation that still pertains.

Relief in need for the poor and the provision of education throughout the ages has come from a combination of national, local, religious, private and charitable sources, with the relationship varying between the five main providers, depending on the politics of the day and the local circumstances.

Generally, the view in earlier days was that charities and churches augmented the work of National and Local Government. These days the reverse is gradually taking effect, with a return to Victorian values of “meet your own needs or go without”, or “try the food banks and charities.”

This book will not cover statutory relief in any detail. Under the Poor Law the “parish overseers” provided “indoor relief” in the 5 parish workhouses and gave cash “outdoor relief”. In 1834 Boards of Guardians came into being and the parish workhouses were replaced by one at Hillborough, which became the “House of Industry”. <http://www.workhouses.org.uk/Worcester>.

Numerous parish relief in need charities, mainly in the parish of St. Nicholas, were handing out food, coal, coats, gowns and shoes. Appendix 23 describes them.

There was also a number of independent charities like the Parish schools, and in 1908 the Worcester Consolidated Municipal Charities had the following seventeen representatives on their Board:

The Mayor, ex officio; six representatives from the City Council; four Co-optative Trustees; two representatives from the Board of Guardians; one representative from the Charity Organisation Society, one by the Governing Body of the Worcester General Infirmary; one by the Governing Body of the Worcester Dispensary and Provident Medical Society; and one by the Governing Body of the Worcester Amalgamated Friendly Societies Medical Association.

Books in the bibliography, like “English Philanthropy” provide ample description of the national picture. Locally, Worcester City had the immensely good fortune to be chosen by Alan Dyer for his Ph.D. thesis “The City of Worcester in the Sixteenth Century”. His book is a masterful “attempt to reconstruct a rounded picture of sixteenth-century urban history”, which puts the local charitable contribution into context. Given its existence, I have tried to explain the perspective of these “public” charities from the “inside” using the records that survive, and from in-house and private research.

Another book worthy of special mention, is “Medieval Worcester” – Worcester Archaeological Society 1980, especially the section written by Dr. Pat Hughes, whose outstanding contributions to Worcester’s historical records are in a class of their own. Her magnificent portrayal of the visit of Queen Elizabeth I to Worcester in 1575 is unique. This is reproduced on page 27 and copies are on sale at the Tudor House Museum.

This book itself is intended primarily as a reference book to record what has been learned so far and in the hope that other researchers may wish to add to the knowledge.

**Paul Griffith MBE, 2019**

**Chairman of the Charity**

# While The World Endureth



## A History of the Worcester Municipal Charities The first 460 years - from 1559

“***While the World endureth***”, the chosen theme of the book, is a phrase first coined in 1577 by Sir Thomas White,<sup>1</sup> to explain his philosophy of an everlasting charity that uses the income from its original endowed funds to keep the Charity going in perpetuity. Charities, like mortals, can do little without money, and need year on year inflationary increases in order to survive.

Financial mismanagement, which in the writer’s view, includes leaving the money in the bank, rather than investing wisely, preferably in property, will inevitably lead to the gradual decline and final demise of an endowed charity like this one, unless new substantial outside funding is sourced, or a way is found to keep pace with inflation by reducing expenditure.

In 1899 Frederick Corbett, the Charity’s Secretary, Treasurer and Steward of Berkeley’s helpfully pointed the Trustees in the right direction when writing:

***“Charities are intended to be durable, but money is no permanent standard of value. Geary’s Charity, which was endowed with a fixed rent charge, has been impoverished by the gradual diminution of the purchasing power of money; while the endowments of Inglethorpe’s and Nash’s Charities, consisting of buildings and land, are more than sufficient to fulfil the intentions of their Founders.”***<sup>2</sup>

Sadly his advice fell on stony ground and by 1985 the Charity was in terminal financial decline and seemed doomed.

The book explains how the Charity was rescued from decay and given a new lease of life.

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1 Bib 6 p 62

2 Chapter 4 (1) Report upon the Constitution etc. p 189



# Chapter 1

## The Early Years 1559 - 1836

### THE DISSOLUTION OF THE MONASTERIES

After Henry VIII dissolved the monastery in 1534, it was suggested that previously the unemployed poor of Worcester relied largely on the monks for their free shelter, health care, education and alms then available.

***“The homeless always knew where to find a bed, and the starving were never allowed to go without a meal. For every Monastery had its “Guesten Hall” and its daily dole.”***<sup>3</sup>

Dyer however suggests that:

***“the cathedral aided the City in the provision of poor relief – much more than the monks had given.”***<sup>4</sup>

Undeniably the economy was unstable, as the City was almost entirely dependent on cloth, and due mainly to business fluctuations, weavers, spinners and walkers were often thrown out of work, resulting in poverty and distress.

In addition, the lack of sanitation, poor hygiene and contaminated water supplies resulted in epidemics of plague and cholera. In Worcester, a major source of drinking water was the River Severn, which was also, until Victorian times, the sewer and rubbish tip.<sup>5</sup>

According to “former Catholic” sources, with the sweeping away of the monastery, and the dispersal of its lands, this ministry of alms ended abruptly, and the streets of Worcester, like many other cities, were besieged by a swarm of beggars. It may also have been a period of plague, or serial recession due to the vagaries of the cloth trade.

Either way it seems that the Clergy nationwide, who had seen their institutions vanish, and their lands given away, entreated the “nouveau riche” wool traders and merchant clothiers to rescue the cities from their “ruin and decay”.

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3 Bib 5 the Commandery p xi

4 Bib 1 Dyer p 232

5 Bib 1 Dyer p 207

## NEW TRUSTS FOUNDED AFTER THE DISSOLUTION OF THE MONASTERIES

During the latter part of the 16th Century, after the dissolution of the monasteries, Worcester had several very rich citizens, who for “*eccentric*” reasons that are unclear, *spent, as a proportion of charitable giving, more on founding charities for the poor than London and most similar provincial towns or cities.*<sup>6</sup>

According to Alan Dyer there were several unusual, “*eccentric*” features to the charitable bequests made in 16<sup>th</sup> century Worcester.

In summary, Dyer concludes:

- **first**, the citizens gave to Charity between 1550 – 69, substantially more than in the same period in the 17th Century; [principally due to three benefactors Heywood, Prestwood, and Youle;]
- **second**, there was a collapse in bequests to the church after the Reformation;
- **third**, a pronounced preference for the relief of poverty, rather than religious benefaction;
- **fourth**, no inclination to help anyone outside the City boundary, and
- **fifth**, “the national pattern would suggest that Worcester should have been giving up to four times as much by the 1620s”
- **finally** he says, “The citizens, hard headed and ‘tight-fisted’ to the last, showed little inclination to increase the proportion of their wealth which they left to Charity” ...”rather “... a great interest in the repair of roads shows the experience of a class frequently travelling in the course of their business.”

Dyer does not comment in any great detail on the relationship between the pattern of giving to the church or the poor, and the extraordinary upheaval nationally when Queen Mary reversed the Reformation during her 5 years’ reign 1553 – 1558 and persecuted Protestants, burning bishops at the stake for heresy.

**The first major donor Kateryn Heywood** with her gift of 100 Marks <sup>7</sup> for the poor in 1559 was the mother-in-law of **Rowland Berkeley**, a wealthy Squire and clothier from Spetchley who was the first Master of the Company of Clothiers of Worcester in 1590. (Rowland’s wife was also a Kateryn Heywood).

Thomas Prestwood, also a clothier, followed in 1559 with his £10 gift for the poor.

In 1560 Robert Youle, one of the “capital citizens” (Councillors) and also a clothier, took these two gifts into his hands, and “therewith”, made purchases of 19 <sup>8</sup> properties for the benefit of the poor.<sup>9</sup> Over the next 150 years about 35 other like-minded Christians, principally clothiers, followed suit,

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6 Bib 1 Dyer p 243

7 A mark was worth 13s 4d. It was not a coin but a ‘unit of account’

8 Chapter 3 Hebb pp 141-142

9 Appendix 7 Domesday Book (1828) p 386 & Chapter 3 Hebb pp 141-144

all making their gifts for the poor to the Corporation, rather than to the new church.

Alongside the donations to the Corporation, about 37 smaller donors made gifts in trust to the parishes. These included Jarvis's Almshouses <sup>10</sup> and Walsgrove's Almshouses <sup>11</sup>. They also included about 35 Parish trusts (mainly in St. Nicholas) providing bread, coal, coats, gowns, and shoes, and paying for apprentices etc.<sup>12</sup>

None of these were passed to the Municipal Charities Independent Trustees in 1836. There are details of the St. Nicholas trusts in Appendix 23.

A closer examination of the three later major municipal hospital almshouse benefactors, Inglethorpe (1618), Nash (1661) and Berkeley (1692) reveals that all were Christians, none of them apparently had children to whom they might pass on their wealth, and two derived their prosperity directly from the weaving trade, with Inglethorpe originally being a broadloom weaver who married Margaret Howton, a wealthy brewer's widow, whose beer the weavers inevitably drank! Nothing is known about Michael Wyatt's family circumstances but the Corporation appears to be the sole beneficiary of his will.

**The contribution of just these six extraordinary donors, and their Christian motives, may help explain Worcester's "eccentric" pattern of giving.**

The apparent absence of offspring referred to in one of the wills of the three major almshouse donors, and the detailed "forget me not" wording of the other two legacies, may provide insights into the familial and religious motives to the donations. Was it pure Christian philanthropy? Were they expressing a debt of gratitude to their former workforces? Did they want to ensure their earthly immortality? Was it a passport through the gates of Heaven? Perhaps a mixture of these, or just guilty consciences making some amends for the huge gap between the richest and poorest in Society at the time - we shall never know.

- **1618 Inglethorpe:** "a table ... and a register ... should be made ... and once every year [the Corporation] shall make and yield up a wise and perfect account in the Chamber of the said City before the Common Council in the Council Chamber ... to show everyone ... whether this my gift ... be employed according to the true intent of my present will and testament ..."<sup>13</sup>
- **1661 Nash:** "the will was ordered, as far as related to the said charitable bequests, to be publicly read by the town-clerk at the Guildhall of the same city on the first Friday in Lent, who was to receive 5s. for his trouble."<sup>14</sup>
- **1692 Berkeley:** "for default of any issue of his body"<sup>15</sup>

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10 Chapter 3 Hebb p 181  
 11 Appendix 7 Domesday Book (1828) p 381  
 12 Appendix 7 Domesday Book (1828) pp 401-405  
 13 Appendix 11 Inglethorpe's Will p 443  
 14 Appendix 7 Domesday Book (1828) p 361  
 15 Appendix 7 Domesday Book (1828) p 407



## **THE MONEY CASCADED DOWN THE CENTURIES - BUT A SMALL FORTUNE WAS SQUANDERED**

The monetary gifts of Heywood, Prestwood, and Youle, the many that followed, and the Hospital Almshouses of Richard Inglethorpe, John Nash, Michael Wyatt and Robert Berkeley were immense by today's standards, amounting in the last case to £6,000, worth £1,267,000<sup>16</sup> in today's money. Much of these ancient donations as a whole have cascaded down through the ages in the Municipal Charities' coffers, although a small fortune was lost through financial mismanagement, mainly in the 20<sup>th</sup> Century:

- Of the original 64 municipal almshouses in 1899, 32 had gone by 1985, through lack of maintenance, becoming uninhabitable, slum clearance, demolition and sales.
- The number of commercial investment properties had also fallen from 50 real properties with income (including 9 agricultural), to 18 real properties with income (including 11 agricultural) many having been sold off to prop up an inadequate income. Those sold included e.g. all 6 of Wyatt's endowed city properties, the Stacking House, 21/23 Sansome Street, the W.R.I. site, Wheeley's Gardens, Walnut Tree House, Greyfriars, the Cadena Café etc.<sup>17</sup> There are no records of sales of properties before the permanent Charity Commission came into existence in 1853.
- Huge losses were also incurred through a Trustees' decision to let the almshouse residents continue to live "rent-free", despite the availability of rent money from Social Security (the "Beveridge" Welfare State reforms) in the late 1940s, because residents:

***"might feel that instead of owing gratitude to the Trustees, that they were in the almshouses as of right, like normal tenants."***<sup>18</sup>

- Finally, the numerous farms which constituted the major part of the Charity's endowed investments, produced relatively low rents, and were also subsidised by the Charity as landlords, through maintenance, modernisation and insurance, compared to most commercial farms which by then were leased on a full repairing and insuring basis.

### **"THE GENERAL" OR "ST. THOMAS'S DAY (DOLE) CHARITIES"**

*"A large number of charitable gifts were made for the benefit of the poor of Worcester, without, for the most part, any specific directions as to the mode of application. The income was formerly mainly applied in money doles of two shillings each upon Saint Thomas's Day, an annual sum of £260 being so distributed amongst 2,600 recipients supposed to represent the same number of distinct families".*<sup>19</sup>

The money was distributed indiscriminately, without reference to assessed need, (other than thirst!) and it was always possible to re-join the disorderly queue outside the Guildhall.

***"This very objectionable system was discontinued in the year 1867.... since which time a large part of the income has been diverted to educational purposes"***<sup>20</sup>

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16 Bank of England inflation Calculator  
17 Appendix 5 Charity Commission Orders pp various  
18 Bib 46 the Charity Minutes 26/2/1968  
19 Chapter 4 (1) Report upon the Constitution etc. p 189  
20 Chapter 4 (1) Report upon the Constitution etc. p 189

Some of these numerous gifts were specific for Worcester’s poor to buy e.g. bread, corn, coats, gowns, coal; some were for money to be given as doles on certain days; some were specific repayable loans for tradesmen (mainly clothiers) starting up in business; two were for poor prisoners in the City Gaol. (see the total list of donors on page 57 onwards).

Sometimes “the poor’s money” was used to invest in property with the rent from it being allegedly used for the annual doles. “Youle’s Rents” was the largest such single investment. (more of this later)

***The practice of charities’ letting property for long periods, for less than it was worth, was commonplace in those days. However, one charity lease in Worcester in 1600 stood out as quite extraordinary, due to its longevity, and fixed rent, with no increases when the value of property increased over 4 centuries!***

**Greyfriars purchased in 1600 for £100 and leased for £5 a year for 400 years.**

Greyfriars House, 7-9 Friar Street, once incorrectly thought to have been part of the Franciscan Friary, was built about 1490 and came into the ownership of Francis Street, senior, in the mid 16<sup>th</sup> century. The Streets were brewers. In 1601 Francis Street, son of Francis, sold the property to Worcester Corporation for £100 and it was then leased back to the Streets on a 400 year lease for £5 annual rent. This continued to be paid for almost 4 centuries by the Street

family and subsequent tenants, and went into the funds of the St. Thomas’s Day Charity. The property was split into 4 tenements and is listed as part of St Thomas’s Day Charity in the 1899 Charity Commission Scheme <sup>21</sup>. This lease completely escaped the Commissioners’ attention in their 1827 visit over 200 years later. Greyfriars was eventually sold to the tenants in 1948 for £686 after the Charity Commission insisted that the £200 suggested by the Trustees was not enough.<sup>22</sup>



*Francis Street’s transfer of Greyfriars ►*

21 Chapter 4 (2) 1899 Charity Commission Scheme Property list at end p 213  
 22 Appendix 14 Greyfriars pp 466-467

### **The Stacking House, purchased In 1635 for £90 and leased for £5 a year**

This water driven fulling mill on the river Severn at Stourport, was purchased by the Corporation for £90 as “an investment for the poor”. At the time the tenants were “the Clothiers of Worcester” many of whom were the Councillors and Trustees of the Charity concerned (hence behaving illegally).

The rent is believed to have been £5 a year at the time. The site was already in use by the Worcester clothiers who were long term sitting tenants remaining in situ after the purchase.

According to the Domesday Charity Commissioners <sup>23</sup> the purchase money was taken from the following 3 charities:

- 1. George and Joice Sherriffe 40s. each.**
- 2. Mary Warmstree £10.**
- 3. Edmond Simonds £5.**

Recent research by Dr. Pat Hughes, however, suggests otherwise. An entry in the St. Thomas’s Day Accounts dated December 21st 1634 says:

***“Paied unto the Chamberlaines that was borrowed the last audit out of Mr Youle’s money £52.10s.0d.”***

Dr. Hughes says:

***“It seems likely from the juxtaposition of the date, St Thomas’s Day Charity, Youle’s Charity and the City Chamberlains, that this is at least part of the Stacking House transaction. However, as the corporation was in the habit of juggling with Peter’s money to pay Paul this may be another such transfer. It is a quite substantial sum, beyond the resources of the three charities above.”***

**A typical example of weekly doles was “Lady Booth’s Bread Charity”** which was “applied in supplying weekly two shillings worth of penny loaves to a number of the City Churches, in rotation, for distribution amongst the poor.”

On the last enquiry by the [1827] Charity Commissioners, it was stated that:

***“The accustomed recipients followed the loaves from Church to Church, and, in consequence, became authorities as to the comparative merits of the City Clergy.”*** <sup>24</sup>

**Robert Youle** was a wealthy clothier, freeman and MP for Worcester on 4 occasions (1547, 1554, 1555 & 1558), and was one of the 48 “capital citizens” (Councillors) of Worcester, influential and powerful.

At times he was appointed Auditor, Chamberlain, Alderman, Bailiff, Trustee of the Six Masters’ Charity and Governor of the Free School and the Trinity Almshouses.

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23 Appendix 7 the Domesday Book (1828) p 510

24 Chapter 4 (1) Report upon the Constitution p 3

By two Chamber Orders he and others were given authority to receive and manage gifts to the Council providing that in doing so, they complied with the donors' intentions in spending them.

8 December 1559

Chamber and common council in council chamber. [Latin and English]

*Fyrst hit is ordered that the names of Robert Youle, John Rollande, Thomas Collinge, Richard Wheler, Christofer Dighton and William Gybbes shalbe certyfyed to the Quenes counsell to the intent they shalbe putt in comyssion and in trust to see all renew and money geven and to be geven to the cytye to be receaved, ordered and bestowed, accordinge to the intents of the gevers therof.*

21 June 1560

*Allso it ys agreed Roberte Youle, John Rollande, Thomas Collinge, Rychard Wheler, Christopher Dyghton and William Gybbes aucthorysed by the chambre to collecte and gether the renewes and money geven and to be geven to this citie. And to bestow the same accordinge to the entent of the gevers thereof have deputed in theyr place the sayd John Roland to do therein as to them doth apperteyne. And he to make his accompt thereof ones every yere.*

In 1560 Youle took Heywood's (1559) 100 Marks,<sup>25</sup> and Prestwood's (1559) £10 gifts into his hands, and "therewith" made purchases of 19 properties for the benefit of the poor<sup>26</sup>. His creation of this consolidated fund started what was eventually to become the Saint Thomas's Day Charity.

Clearly this was a wise decision, but It led to immense confusion subsequently about which charities were "municipal" and which were transferred in 1836 to independent Trustees like the Six Masters of which Youle was originally in the 16<sup>th</sup> Century, a leading Trustee.

This seems to have happened because, at the time, he had a foot in both camps – that of the overarching Corporation, and the Six Masters who were then carrying out the day to day management of the trust money belonging to 4 Charities, viz *Thomas Wylde, Robert Youle, Kateryn Heywood, and Margaret Brown*.

In 1627 all 4 charities were removed from them by a decree of a Commission of Charitable Use, chaired by John Thornborough, Bishop of Worcester, and handed over to the Corporation to manage, due to undervalue leases made to their friends and family.<sup>27</sup>

By 1841 the "Youle's rents" from the properties (many of them still greatly undervalued) amounted to £47. 2s. 4d annually (see below).

Hebb's book<sup>28</sup> provides the following details for the Corporation's income and expenditure of St. Thomas's Day Charities for 1841, including "Youle's Rents" as follows on the next page ►

25 A mark was worth 13s 4d. It was not a coin but a 'unit of account'  
 26 Appendix 7 the Domesday Book (1828) p 386  
 27 Appendix 8 Stillingfleet p 416  
 28 Chapter 3 Hebb p 144

**Income & Expenditure of the General, or St. Thomas's Day Charities, for 1841.**

INCOME			EXPENDITURE		
Lord Coventry's gift	25.	0. 0.	Given in small sums to the poor on St. Thomas's Day	113.	11. 5.
A year's rent from Palmer & Chappell's Charity	33.	14. 0.	Maiden money given on the same day	21.	14. 0.
Year's rent from Heywood, Prestwood, and Youle's	47.	2. 4.	Good Friday Bread	18.	6. 0.
Year's rent from Stacking House	0.	12. 0.	To the parishes for bread for the poor	20.	5. 6.
Year's rent from Hiller's	6.	0. 0.	Year's rent of Soup House	15.	0. 0.
Year's rent from Mr Hooper	22.	2. 0.	To Almswomen in the Trinity	3.	5. 6.
Year's rent from Mr Poynton	26.	2. 0.	Repairs	28.	14. 1.
Year's annuity from Birmingham Canal Company	22.	9. 3.	Share of general expenses	11.	10. 0.
Year's rent from Rev. E. Feild	30.	0. 0.	Sundries	4.	10. 0.
Year's rent from Severn Stoke Estate	25.	0. 0.			
Year's rent from Mr D. George	5.	0. 0.			
Year's Interest of £250 on Cattle Market, at 4½ percent.	11.	5. 0.			
*Year's Interest from Bonner's gift	2.	0. 0.			
Year's Interest from Archbold's gift	1.	10. 0.			
Year's Interest from Randolph's gift	1.	19. 0.			
Year's Interest from John Palmer's gift	1.	0. 0.			
Year's Interest from Mary Freeman's gift	0.	10. 0.			
	<u>£261.</u>	<u>5. 7.</u>		<u>£236.</u>	<u>16. 6.</u>

\*These last gifts are paid by the Corporation to the Charity Trustees

Following the 1827 visit of the "Domesday Commissioners" and the subsequent democratic 1836 reforms of the previous incestuous arrangements, the property rental income of the St Thomas' Day Charities had risen from £261. 5s. 7d. to £1,483 10s 2½d by 1898<sup>29</sup>, including the original 19 Youle's Rents, bought with Heywood's and Prestwood's gifts.

Youle also left a will of his own in 1561 with money and property to "the commoners" of Worcester "as far as it would stretch, of such taxes, subsidies, fifteenths, contributions, *harnessing of men for the wars*, and the payments which should from time to time be laid upon the poor commoners of the said city, and to none other use or employment."<sup>30</sup> Stillingfleet comments at length in relation to the will in respects of the rights of his heirs to seize the Six Masters' property if it was not responsibly managed by the Trustees and the Visitor.<sup>31</sup>

29 Chapter 4 (1) 1899 Report upon the Constitution etc. p 196

30 Appendix 7 Domesday Report p 375

31 Appendix 8 Stillingfleet pp 421-422



The 1828 Commissioners reporting on his Trust, and commenting on the improper intermingling of Charity money with the Corporation's own funds said:

***“The [Youle’s Charity] house in Baxter-street now makes part of the shambles in the meat market. The total rent arising from these premises is £18 17s. 6d which the corporation have treated as part of their own income, but they allege and show by their books that they have disbursed many large sums, at various times, towards the internal defence of the country; and we find among other such payments a voluntary contribution of £500 for prosecuting the late war”.***<sup>32.</sup>

Research by Dr. Pat Hughes has identified that the “late war” was the Napoleonic War and that this £500 was actually borrowed from Berwick’s Bank by the Corporation.

### **THE INFLUENCE OF SIR THOMAS WHITE - “WHILE THE WORLD ENDURETH”**

This new concept of philanthropy by wealthy merchants in the 16th Century had been given a great boost by merchant clothier Sir Thomas White.<sup>33</sup> He was an outstanding figure in the City of London in Tudor times, and particularly so during the short reign of Queen Mary (1553-1558). A deeply committed Catholic, he was unhappy with the rape of his church by Henry VIII, and hoped Mary would restore the situation. He used his wealth from the cloth trade, for the benefit of posterity, by generous educational endowments, in London to begin with. He was involved in the foundation of the Merchant Taylors’ School, and also purchased Gloucester Hall in 1560 as a hall of residence for scholars which became the basis of the later foundation of Worcester College, Oxford.<sup>34</sup>



*Sir Thomas White, Merchant-Taylor’s hall, London.*

***“No-one in his time rivalled him in love of literature, charity, and true piety. Sir Thomas bought the Benedictine College, at Oxford, then called Gloucester-hall and founded it by that name. It has since been advanced into a college, by the name of Worcester.***<sup>35</sup>

32 Appendix 7 DomesdayBook p 376  
 33 Bib 6 Briscoe “a Marian Lord Mayor” pp 62-73  
 34 Chapter 3 Hebb p 132 footnote  
 35 Bib 21 Valentine Green p 67

White then turned his attention to some provincial towns and cities, and in 1542 gave Coventry Corporation £1,400, the interest from which was to be paid out on loan to apprentices. After thirty years the interest of £40 was to go in turn, annually, to the cities of Coventry, Northampton, Leicester, Nottingham and Warwick. Undoubtedly word of this generous philanthropy spread round the Country, and in 1559 Kateryn Heywood, a member of the Berkeley farming and clothier family, was the first large benefactor in Worcester. In her will of 1559, she

***“gave unto the Corporation of Worcester, 100 marks, to be delivered to the Chamber of the said City, to the end that it might be bestowed in lands for the poor people for ever.”***<sup>36</sup>

White’s thoughts turned next to an even wider concept of benevolence, and in 1566 he founded a “rotatory” charity in Bristol that would eventually radiate throughout England to cover 23 cities and towns. In giving Bristol Corporation £2,000, he ordained that they were to purchase lands and buildings to produce income, out of which freemen clothiers were to be loaned interest-free £25 each, repayable after 10 years.

Sir Thomas died in 1567 but had ordained that he expected Bristol to have accumulated sufficient funds to hand over, first to the City of York, and then to the other 22 beneficiaries mentioned, £104 on the feast day of Saint Bartholomew, in the Merchant Taylor’s Hall, between 2 o’clock and 6 o’clock, ***“while the world endureth”***.<sup>37</sup>

The money was to be lent in sums of £25 to help young poor men, preferably freemen clothiers, with the £4. being for administration.

**Sir Thomas White’s timetable was:**

1577	City of York	1589	City of Winchester
1578	City of Canterbury	1590	City of Oxford
1579	Town of Reading	1591	City of Hereford
1580	Merchant Taylor’s Company	1592	Town of Cambridge
1581	City of Gloucester	1593	Town of Shrewsbury
<b>1582</b>	<b>City of Worcester</b>	1594	Town of Lynn
1583	City of Exeter	1595	City of Bath
1584	City of Salisbury	1596	Town of Derby
1585	City of Chester	1597	Town of Ipswich
1586	City of Norwich	1598	Town of Colchester
1587	Town of Southampton	1599	Town of Newcastle
1588	City of Lincoln	1600	<i>Continuing annually</i>

Over the centuries this gift generated much animosity between the beneficiary towns and cities, and the donor Corporation of Bristol, due to non-payment and loss of interest. The Charity was eventually made subject to voluntary redemption in 1974 by the Charity Commission. The annual payment of £104 once every 23 years, was finally redeemed by a single payment to each of the remaining Charities ***“within six months from the date of this Order”***, of the Redemption Price of not less than £57 and a sum equal to £4.33 for each year since the periodical payment was last made to the Charities and all their proper expenses in connexion with the release.<sup>38</sup>

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36 Appendix 7 Domesday Book (1828) p 386

37 Bib 6 Briscoe “a Marian Lord Mayor” p 67

38 Appendix 20 Sir Thomas White Redemption pp 485-487

In 2018 the Charity created 10 almshouses in Sansome Place in his memory, called “*Sir Thomas White Court*” “*to give 10 local, younger, homeless people a fresh start in life, on the bottom rung of the housing ladder, in city centre apartments of good build-quality, that engender self respect.*”



***16 November 2018 - The official opening of Sir Thomas White Court with:***

*Robin Walker MP and  
Jabba Riaz, Worcester Mayor  
Back row left to right:  
Martyn Saunders, Charity Vice Chairman  
Paul Griffith MBE, Charity Chairman  
Peter Jones, Homes England  
Frazer Bufton, Architect and  
Shaun Wood, Builder*



## THE WOOL TRADE AND CLOTH MANUFACTURE

In 1540 John Leland travelled throughout the country surveying monastery property for the King; as he rode through Worcester he observed that:

***“the welthe of (the towne of) Worcester standithe most by draping and noe towne in England, at this present tyme, maketh so many cloathes yearly as this towne.”***<sup>39</sup>

“Of Worcester’s manufacturing activities, the production of woollen cloth was by far the most important, in the number of families engaged in it, the wealth it produced and in its general effect on the character and prosperity of the whole community.” ... “Half of her citizens were engaged in the industry, which was a source of great wealth to a few, and of a moderately high standard of living to many.”<sup>40</sup>

*“It was untroubled by rural competition.”*<sup>41</sup> as the 1533 Act had stated that the urban cloth industry of Worcestershire was being severely damaged by competition from the countryside and that in future only in the city of Worcester and the market towns of Evesham, Droitwich, Kidderminster and Bromsgrove might cloth-making be practised.”<sup>42</sup>

In practice

***“Worcester specialized in high-quality broadcloth which these country weavers were unable to produce, for lack of both equipment and capital resources. The country weavers were making low quality cloth, linen as well as woollen, for local consumption.”***<sup>43</sup>

The later Statute of 1551, unpopular in Worcester, which regulated the cloth industry on a national scale, in an attempt to stave off a slump by enforced quality standards, prescribed that *‘long Worcesters’ and ‘short Worcesters’ should be considerably heavier for the same given area of cloth than the rest of the western broadcloth producing area, Gloucestershire and Wiltshire.*<sup>44</sup>

As a direct result of its prosperity from cloth, it is believed that the population of Worcester virtually doubled between 1563 and 1646 from about 4,250 to c. 8,300.<sup>45</sup>

In 1575 when Elizabeth 1 visited Worcester, the City’s broadloom cloth was described by William Bellu (Deputy Recorder) as the output from:

***“three hundred and fourscore great loomes whereby 8,000 persons wer well meyntened in wealth and abilitie, besides mothers and their children.”***<sup>46</sup>

In 1576, *“The claim by a Worcester clothier named Richard Maie that he had given her the finest cloth in the worlde, was by no means far-fetched.”*<sup>47</sup>

*Illustration of Queen Elizabeth I’s, visit to Worcester on 13th August 1575, by Dr Pat Hughes ►  
Large copies on sale at the Tudor House Museum*

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39 Bib 42 Hughes Blackfriars p 24  
40 Bib 1 Dyer p 93  
41 Bib 1 Dyer p 118  
42 Bib 1 Dyer p 108  
43 Bib 1 Dyer p 118  
44 Bib 1 Dyer p 113  
45 Bib 1 Dyer p 26  
46 Chapter 3 Hebb p 119 footnote  
47 Bib 14 Kerridge p 21





THE QUEEN rode into Worcester from Hartlebury. The City Fathers, with representatives of the Guilds, were lined up in Foregate Street to meet her. Speeches and presentations were made and the procession moved through the Foregate to the Cross & then to St Helen's Church where pageants were set up and more speeches made. It was 'foule & rainy weather' but she called for her cloak & hat and carried to the side. Then she went on to the Cathedral where Church dignitaries waited to welcome her. She dined & was entertained at Bacterhall, Mallow & Hirdlip & left on August 19th.



# The Visit of HER GRACIOUS MAJESTY ELIZABETH I to the City of WORCESTER on August 13th 1575



Trinity Altarpiece re-built by the Queen. Long ago this was the altar of the people from the taking of Queen Elizabeth's tower which was made a place of refuge to the north of the original site.

As Elizabeth rode through the city, the Bishop's Palace was the Queen's stop. The Bishop, Governor Wilson, & other lords of the Queen, were with her. The rain did not prevent the visit.



This is an attempt to show what Worcester was like when Elizabeth I visited it. The details of her visit are from a contemporary account in the Guildhall. The map is reconstructed from a mass of wills, leases, accounts & other 16th & 17th century documents, together with a survey of existing buildings & archaeological evidence. Of the churches only the Cathedral, St Helen's & St Alban's remain. The others have either been demolished or were rebuilt entirely & are here reconstructed from plans and paintings.

- These buildings still exist in what is part
- These appear in price photographs or paintings
- These can be reached through the town
- Archaeological evidence exists
- Suggested by evidence elsewhere
- The highest Worcester Borough & Design 1877



Sir Thomas Smith  
Lady Mary  
Lady Susan  
Lady Warwick  
Lady Graham  
Sir Charles Howard  
Sir Francis Mordaunt  
Sir William Cecil  
Lord Robert Dudley

Servants in "Turkish" attire  
The banner belongs to the Queen  
The coat of arms of the Queen  
The 30th in the Queen's  
The City Fathers meet the Queen at "Belle Lane end" near Castle Street with all occupations standing on a row on the west side of the Foregate street in their best apparel.



“Worcesters” were in great request on the Continent, especially in the first half of the 16th Century. The mercers used horse and cart carriers or packhorses for most of the trade, and the River Severn provided cheap bulk transport to other large cities like Gloucester or Bristol, where the produce could be exported or sold. However, the vast majority of Worcester cloth went to London, some being sold on from there. One particular Worcester mercer, William Mucklowe, traded largely at the Flemish Fairs. In one 6 months’ period he received an immense total of £2,000 from sales in the Low Countries mainly to Antwerp with some to Brussels.<sup>48</sup>



Queen Elizabeth 1st, 1590, Clothiers' Charter<sup>49</sup>

48 Bib 1 Dyer p 105  
49 With Grateful thanks to WAAS for a copy of the original

“The circumstance that clothiers or weavers are so particularly mentioned in this will [John Nash]<sup>50</sup> and that of Richard Inglethorpe,<sup>51</sup> can be readily accounted for from the fact, that in the days of those testators the clothing was the staple, if not the only, manufacture of this city. Its most wealthy citizens were engaged in it, and it gave employment to great numbers of its industrious population.

...In proof of which may be adduced ‘the charter’, granted to the clothiers of Worcester in 1590, by Queen Elizabeth. The charter commenced by stating that:

***“the Queen, in compliance with the petition of our well beloved of the mysteries or faculties of weavers, walkers, and clothiers, of our city of Worcester, constituted them one body corporate and politic, by the name of ‘Master, Wardens, and Community of Weavers, Walkers, and Clothiers, of the City of Worcester;’ and ‘appointed our wellbeloved Rowland Berkeley, citizen and weaver, of the said city to be the first and present Master of the Commonalty aforesaid’.”***<sup>52</sup>



*Rowland Berkeley's tomb, All Saints' Church, "by kind permission of the Churches' Conservation Trust and the Berkeley Family"*

Locally, as well as the clothiers and associated weaving trades, estate owners, like the Berkeleys of Spetchley, (including Robert Berkeley, the great grandson of Rowland (above), and the founder of the Charity) were also very much part of Worcester's relative wealth, and family members had branched out into cloth production and sales.

***Virtually all of the "Municipal" almshouses and trusts founded over the 150 years' period from 1559 onwards were essentially derived from the fruits of the city's broadloom cloth.***

Nationally, after Henry VIII dissolved the monasteries (1536 - 40) the new Church of England inspired little confidence, and benefactors began leaving their legacies and gifts in trust to their local Municipal Corporations for the benefit of the poor instead, thereby filling the gaps that the Catholics claimed the Dissolution had created. These secretly loyal Catholics probably did not want the new church to get their money and chose the Corporation as beneficiary instead.

In giving the money to the Corporation, the new charities' founders were probably reacting with emotion to the loss of their church. The larger donors were industry related, weavers, clothiers, brewers and sheep farmers who, not unnaturally, often specified that the almshouses were to be for the benefit of their former workforces.

50 Appendix 9 Worcester County Infirmary Act 1835 - containing most of John Nash's Will p 433

51 Appendix 11 Richard Inglethorpe's Will p 443

52 Chapter 3 Hebb p 118 footnote



As it turned out, their trust was misplaced and when the intentions of the original donors gradually faded in the Corporation's collective memory, the greed of the unelected "48 and 24 Capital Citizens and Councillors" led to their favouring themselves for illegal, long and ridiculously low rents of the commercial properties concerned. It was, and still is, illegal for Charity Trustees to benefit from their own trusts.

**The ancient Law of Mortmain**, strictly enforced by Henry VIII, by which corporate bodies that never died were not entitled to own property, with the money going to the Crown on the donor's death, effectively also put an end to legacies to religious foundations. However, with the creation of "feoffments" or trusts, a new way was found to avoid the feudal dues. The device, which had to be agreed before death, made a bequest instead to named Trustees, "feoffees", who were to "use" the money "for the benefit of the poor". Large numbers of benefactors chose members of the local Municipal Corporation to hold their gifts in trust in perpetuity in this way. Feoffees who died were to be replaced by those remaining but this didn't always happen.

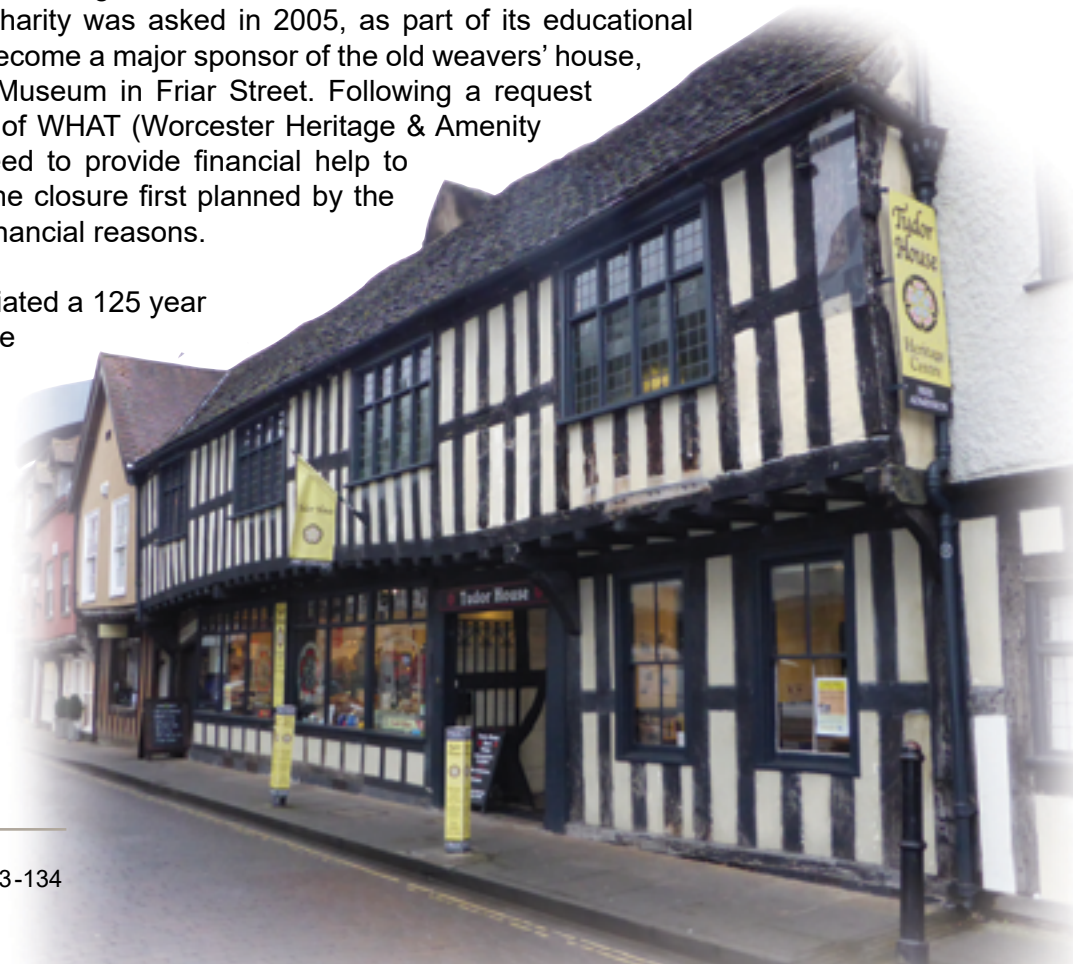
According to Dyer, between 1560 and 1569 the amount of money left to Worcester charities was £514, virtually doubling that of £278 from 1550 to 1559.<sup>53</sup> These relatively large sums however were eclipsed by the very large gifts of property from John Nash in 1661, and the £6,000 given by Robert Berkeley in 1692.

In addition to the money given to Worcester Municipal Charities, it is believed that the Company of Clothiers administered at least four revolving loan funds amounting to a total of £200, available to men setting up on their own for the first time<sup>54</sup>, in the manner of the Sir Thomas White Trust.<sup>55</sup>

### **The Tudor House Museum**

Given that its main source of original donations came from weavers, walkers and associated trades, this Charity was asked in 2005, as part of its educational provision for the City, to become a major sponsor of the old weavers' house, called the Tudor House Museum in Friar Street. Following a request from two of the Trustees of WHAT (Worcester Heritage & Amenity Trust), the Trustees agreed to provide financial help to save the museum from the closure first planned by the City Council in 2003 for financial reasons.

In 2008 the Charity negotiated a 125 year lease of the house with the City for a premium of £100,000 with WHAT as sub-tenants on a peppercorn rent of £1 a year. The Charity also makes a generous annual payment towards Tudor House's educational programme, salaries and running costs on a continuing basis.



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53 Bib 1 Dyer p 241  
54 Chapter 3 Hebb pp 133-134  
55 Bib 6 Briscoe p 62

### THREE “COMMISSIONS OF CHARITABLE USE” IN WORCESTER 1627, 1694 and 1695

From the 17<sup>th</sup> Century onwards, concern began to arise that public charities were often not spending the money left in trust as intended by the donors. The law in force was the 1601 “Statute for Charitable Uses” which was eventually repealed by section 13 (1) of the Mortmain and Charitable Uses Act 1888.

Under the 1601 Act, the Court of Chancery could appoint a local Commission to inquire into the management of a charity where it was suspected that it was not being managed in accordance with the will of the original donor, and where this had not been corrected by the “Visitor” if there was one appointed.

Worcester City, probably uniquely, experienced three Commissions of Charitable Use in the early part of the 17<sup>th</sup> century. The City’s immense wealth from cloth undoubtedly spawned opportunistic “hangers-on” wanting a cut, often through illegally long, cheap leases of charity owned property, with up-front premium payments followed by very cheap annual rents.

#### THE FIRST COMMISSION OF CHARITABLE USES IN WORCESTER 1627

This was led by **John Thornborough**, Bishop of Worcester. His Decree, which removed 4 charities from the control of the Six Masters and handed them to the Corporation, was challenged by the Six Masters.

*“But the Lord Chancellor upon full hearing confirmed the Decree... for a Complaint was made in the Time of Jac. I. that there were **Leases lett at an Undervalue** of the Charities of Thomas Wylde, Robert Youle, Katharine Heywood, and Margaret Brown : Upon which a Commission was granted to John, Bishop of Worcester, and others; and upon full hearing the Leases were set aside, and the Decrees confirmed by the Lord Keeper. But as to some of these, there was another Fault, viz. That whereas they were given to the Corporation of the City, the Supervisors of the Free-school and Alms-houses, called the Six Masters, took upon them **to make Leases of them to their Friends and Relations.**”*<sup>56</sup>

#### THE FIRST AND SECOND STILLINGFLEET COMMISSIONS OF CHARITABLE USES IN WORCESTER 1694/5

Much has been written about the consequences of the Civil War on Worcester, but little has been recorded about the disastrous effects it wrought on the numerous Charities left in Trust to the Corporation. This may be because the details of these commissions were not widely published until 1735 when Stillingfleet’s son, the Rev. James Stillingfleet D.D., Dean of Worcester arranged for their first general publication.<sup>57</sup>

These early Commissions of Charitable Use were focused on allegations that the Mayor and Aldermen of the Corporation, who were also Trustees of the money held in trust for the charities, had abused charity funds by spending them other than on the express wishes of the original donors, and had used the money instead, during and after the Civil War, to repair the City’s gates and bridge, and fortifications generally, and to contribute to other Civic debts resulting from loans and gifts to the King and Queen and their followers, and payments made on their behalf.

56 Appendix 8 Stillingfleet p 416

57 Appendix 8 Stillingfleet p 411

**The First Commission**<sup>58</sup> took place at the Town Hall in 1694 when Stillingfleet began by explaining that:

- The 1601 Statute for Charitable Uses was a law that became necessary after the Reformation because the designed Abuse of Charity is a Violation of natural Justice and Equity, a Breach of Trust, an Injury to the Poor, an Offence to the Rich, a Hindrance to the Charity of others, and a great Dishonour to our Religion, our Nation, and our Government, all of whom are concern'd in preventing the Abuses of Charity.
- The intentions of the donors were paramount and their wills had to be followed by the Trustees.
- When the rents of property rose over time, this "surplus" must be spent on the original intent of the donor, unless the will said otherwise.
- Bishops had an **ordinary Right** to visit Hospitals, and such Charitable Foundations, and to reform such Abuses as they found in them.
- Where there were Charitable Foundations, and no special visitors appointed, there the King used to send out Commissions for Enquiry, and the Jury were to make a Return.
- When Commissions for Enquiry were established by the Court of Chancery they would be chaired by Bishops who would act not as an "**ordinary**" visitor but as a visitor "**jure speciali**, a Commissioner empowered by Act of Parliament to make Inspection into these Matters."
- "The Bishop would summon a Jury of twelve Men of the same Country [County], in order to assist this Enquiry; but the Commissioners are not tied to them only, but they are to make Use of all other good and lawful Ways and means; such are Witnesses, former Inquisitions, Persons' own Knowledge, Accounts, Rentals, &c. But they cannot examine the Party upon his Oath.
- Upon a full Hearing and Examination of the Matter, the Commissioners are to make Orders, judgments, and Decrees, which are to be certified under their Seals into the Chancery; and to abide firm and good, **not being contrary to the Will of the Donors or Founders.**

Stillingfleet then gave examples of historical cases of abuse that had been corrected by Commissions in the past, including the 1627 Worcester Commission above, and asked the Corporation, to put right the wrongs on a voluntary basis.

### **BISHOP STILLINGFLEET'S SPEECH AT THE OPENING OF A 2<sup>ND</sup> COMMISSION FOR CHARITABLE USES AT WORCESTER, SEPT. 26. 1695.**<sup>59</sup>

*"There are two Things to be consider'd ; the Gifts, and the Uses. The Gifts are of two Sorts:*

**FIRSTLY.** *Such as remain'd in the City's Hands, even in and after the time of the Wars.*

*I begin with Katharine Heywood and Thomas Prestwood's Charity ; which, by the Commission in the Beginning of Charl. I . was taken out of the Six Masters, and put into the City's Hands, and was then valued at £62. 7s. 8d. per annum which was 1627.*

***We desire an Account what is become of the Profits ever since that Time : For it is not pretended [not a figment of our imagination] that this was taken up and lent for the King's Service in the time of the Wars.***

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58 Appendix 8 Stillingfleet pp 412-418

59 Appendix 8 Stillingfleet pp 419-432



### **STILLINGFLEET HOUSE**

*This handsome Georgian listed building, owned by the Charity since 1994, which originally housed the Probation Service, received planning consent in 2019 for conversion into 25 flats for the homeless. It was named after Edward Stillingfleet, Bishop of Worcester 1689 – 1699 in recognition of his two Commissions of Charitable Use which led to a Decree in 1696 ordering the Worcester Corporation to repay the money they had “borrowed” illegally from the Municipal Charities to help subsidise the Royalist Army of King Charles during the Civil War and generally pay the Corporation’s debts in the aftermath of the war. Stillingfleet’s decisive actions undoubtedly saved a number of the municipal charities from complete extinction.*



### **THE NEXT**

*which was settled by the same Commission, was the Charity of **Margaret Brown** ; which was likewise put into the City’s Hands, and then valued at £9 per Annum and was to be distributed twice a Year to the Poor ; and there is no Mention of poor Travellers in the Decree, under which Pretence we have been told it is swallow’d up.*

*There is **Thomas Bonner’s** Gift of £80. (besides £20. taken up in the Wars) 20 Feb. 1607. £40. to be lent to young Tradesmen, and the Interest to go to the Poor, and £40. more for the Benefit of the Poor.*

*The **Lady Booth’s** gift of £100. 27 Dec. 1623. which £100. was to be let to ten poor Tradesmen for one Year, and the Interest to be given to twenty-four aged Persons every Sunday. £20. of this was taken up in the Wars, but the £80. to be still accounted for.*

***Lewis Randolph’s** Gift of £100. £80 of it to be lent to four young Clothiers for two Years. £20. to four Butchers for two Years freely. £20. of this taken up in the Wars. What is become of the rest ?*

**Laurence Palmer and John Chappel** gave £20. apiece to buy Corn at the best Hand for the Use of the Poor : I have been told this was Part of the Purchase Money for Longdon Marches. But is the Profit applied to the Use it was given for?

**Alderman Nash**, besides his Hospital gave £300 to be lent freely for five years to two Weavers, £200 to ten young Beginners, and the Interest to be laid out in Land, and the Will to be read every Year.

There are other Charities not so considerable, which were not in the Accounts I have seen of the money taken up in the Wars ; as

**Maurice Hillar's** Gift of £50, **Mr Eliot's** of £20. **Sturley's** of £25. **George Nashe's** of £30. **Mr Tomkins** of £50. **Mrs Anne Stayners** of £20. and several others.

None of these can be pretended to be discharged by the Feoffment..

**SECONDLY.** There were other Monies taken up in the Wars, which amounted to a considerable Sum but it was Charity-Money; and it being the City-Act [Chamber Order] that must be answerable for it.

I need not mention all, but some I have already, and the, far greatest Part of the rest was Chandler's and Houghton's Money. To clear this, we are told, "**That a feoffment hath been made AD 1672** (which was somewhat late) towards paying the Poor's Debts, as to these Charities".

This was a very good Design, if it were well pursued and the Money did not pass into another Channel. I must speak plainly in this Matter :

If the monies designed for Payment of the Poor were employed for any other Uses, than what they were given for, it is a double Misemployment of the Charity, as to the Original Donors, and as to the new Feoffment, and consequently it is a **double Breach of trust** in those who Were guilty of it.

But while we are pleading for Charity, we must exercise it too, and hope and believe the best, till We see plain Evidences to the contrary.

But this I must let you know, who are concerned in these Matters, that the Commissioners expect a speedy and clear Answer, and will not be put off with affected Delays, and trifling Excuses; and the more openly and freely you deal in this Matter, the more you will vindicate your own Honour and the City's, and give Satisfaction to the Poor of this City, who need all the Assistance we can give them.

And I hope when these Charities are set right, their Condition will be made much easier than otherwise it is likey to be, especially if they should suffer under the Extremities of a hard Winter. Which Consideration I hope will make you more ready to prepare a satisfactory Answer, and the Gentlemen of the Commission to attend it that before Winter comes the Poor of this City may be convinced that we take all possible Care to prevent their suffering any great Hardships in it.

As to you, who are concerned for the Country [County], I am to let you know, that you are bound to give in an Account of any Complaints that are made to you, or any just Cause for them that you know of yourselves, as to any Charities misemploy'd, as to Hospitals, poor Schools, Churches, Bridges, High ways, &c. and whatever Complaints are brought in, we shall carefully examine them, and make such Orders about them, as shall seem to us most agreeable to Justice and Equity."

## THE CORPORATION APPOINTED “SIR F. W.” A BARRISTER TO REPRESENT THEM

Sir F.W.’s written representation is not available but we do have Bishop Stillingfleet’s “Answer”<sup>60</sup>:

***“The main thing I hear he insisted upon was, that this was a meer Lay-Charity or Beneficence, and therefore I as Bishop had nothing to do in it.”***

***“That the Case was wholly mistaken by him. For it is not grounded on the Nature of the Charity, as it would be understood at common Law, but upon the Statute for Charitable Uses, 43 Eliz. c. 6. And I can hardly think the Gentleman ever looked on that Statute, when he made such a Plea.”***

***“But we have been told, that the Law of England is otherwise. That would be strange indeed, if the Law should be against the Law, i. e. common Law against express Acts of Parliament.”***

***“Surely no Lawyer could ever say such Things?”***

It is abundantly clear from Stillingfleet’s “Answer” that the Corporation’s Barrister was ignorant of the provisions of the Statute for Charitable Uses and unaware that the Commission had been appointed by the Court of Chancery.

The Corporation attended the Second Stillingfleet Commission and listened to the Speech below, which set out the allegations that they had spent Charity money improperly, and in a way that departed from the donor’s intentions.



*Bishop Edward Stillingfleet 1635-1699*

## BISHOP STILLINGFLEET’S REASONS FOR THE DECREE JUNE 25<sup>TH</sup> 1696<sup>61</sup>

Stillingfleet found in favour of the complaint of mismanagement and abuse against the Corporation. However, the Corporation had decided not to attend, presumably because they already knew there was little point as they had been caught fairly and squarely by the Good Bishop acting as the City’s conscience.

Stillingfleet concluded, perhaps a little generously in the circumstances:

***“That it hath been only the Misfortune of the City in the late Wars, which hath plunged it into these Difficulties, and not any Mismanagement of the Trust reposed in them.”***

***“We have taken Care to set this Matter right, and to do Justice and Honour to the City, by putting the Charitable Gifts into such a Method, as they may be better disposed of according to the Will of the Donors.”***

Details of the accounts of Youle’s Charity are provided in some detail<sup>62</sup> including the amount of “fifteens” (taxes) taken. Most notably, however is that the two charities, **Chandler’s** and **Houghton’s**, that Stillingfleet named above as having suffered the greatest losses in the Civil War, and were said to have been sorted out by a new feoffment in 1672, had completely disappeared by 1827 when the “Domesday” Commissioners arrived in Worcester. All their funds had been taken by the Corporation to help pay their debts it seems.

Was this, as Stillingfleet suggested, **a double breach of Trust** by the Corporation?<sup>63</sup>

60 Appendix 8 Stillingfleet pp 428-430

61 Appendix 8 Stillingfleet pp 431-432

62 Appendix 8 Stillingfleet p 432

63 Appendix 8 Stillingfleet p 427

## THE FINANCIAL AFFECT OF THE CIVIL WAR ON THE WORCESTER CHARITIES (BEFORE, DURING AND AFTER)

**“IN BELLO ET PACE SEMPER FIDELIS – SED SINE PECUNIA” (FAITHFUL BUT PENNILESS!)<sup>64</sup>**

**“THE CHARITY MONEY – GO – ROUND”**

**By Dr. Pat Hughes**

It seems that the City Charities have, from their first days until recent years, suffered from situations in which excellent motives lost out to mismanagement, self seeking and the wrong sort of attention from Kings!

The first enquiry into the misuse of City Charity money was requested by the Corporation in 1623/4 and set up in 1627<sup>65</sup> but the causes of the problems were rooted in events which took place more than 60 years before, in the aftermath of the suppression of religious houses, chantries and charitable guilds.<sup>66</sup>

Three main contributory factors can be identified:

- **firstly the problems with land granted to John Callowhill by the Crown;**
- **secondly the ambiguous position of the City and its Governors in relation to the Corporation and**
- **thirdly confused and inconsistent accounting on all sides. The Corporation was at the time very concerned about the need to ensure that the ‘church money’ from the dissolution of religious establishments, was used to benefit the city.**

The Corporation was particularly anxious about the upkeep of the free school which had been supported by the now dissolved Trinity Guild, and which, after the demise of the guild, had run out of money and ceased to function. The Guild had also paid towards the upkeep of The city bridge and walls and was responsible for the Trinity Almshouses.<sup>67</sup>

One of the results of Henry VIII’s break with Rome and the dissolution of the monasteries was the mass of property that flooded on to the market as the King confiscated church property and sold it off for his personal gain. The King granted the White Ladies’ Nunnery land which lay in The Tything and elsewhere in Claines to John Callowhill, a wealthy Worcester clothier.

Callowhill himself did not found a charity but he leased land to others who, in their turn, gifted the rents to the poor. One of his lessees was Thomas Wylde, who in 1558, left money to re-found the City free school to teach the boys of the city, ‘A, B. matins and evensong’. He granted the rents from Little and Great Pitchcroft, i.e. the lands he leased from Callowhill, to fund the schoolmaster and usher at the city free school. [https://en.wikipedia.org/wiki/Thomas\\_Wylde\\_\(clothier\)](https://en.wikipedia.org/wiki/Thomas_Wylde_(clothier))

In order to sublet the property, Callowhill had to obtain a licence to alienate and pay a fine to the King. Unfortunately his descendants neglected to pay the fine and get the licence, thus rendering the lease void, unless a further fine was paid. The account book of the Governors and Supervisors

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64 The author has added “sed sine pecunia” as the ironic outcome of the faithfulness.

65 Commission of Charitable Uses Worcester 1627 chaired by Bishop John Thornborough

66 The National Archives (henceforth TNA) C90/2

67 Worcs. Archives and Archaeology Service (henceforth WAAS) 496.5 BA 9360/A10/1 Chamber Order Book I, 21 March 1545, 9 October 1556, 8 December 1559, 21 June 1560. I am grateful to NAD Molyneux for the use of his transcript of the 1st Chamber Order Book.



of the free school, (otherwise known as the VI Masters) contains the complaint that despite the land at Little and Great Pitchcroft being a gift from Wylde, they had had to pay £15 to John Callowhill. This presumably was to cover the fine.<sup>68</sup>

Two years later, in 1561, following the humble bequest of the 'Baylyffs, Aldermen, chamberlains, cyttizens and all other inhabytantes' Queen Elizabeth I issued a charter, re-founding the school and requiring that:

***'vi, v or iiiii of the discretiste citizens of the Cyttie of Worcester aforesaide nowe and for the tyme beinge and from henceforthe be and shalbe one body corporate ...by the name of governors and supervisors of the free scoole and almshouses'***<sup>69</sup>

By the Queen's decree they were given complete responsibility for the upkeep of the school.<sup>70</sup> Thomas Wylde's bequest therefore became part of the VI Masters' property and was used to pay the schoolmaster and usher.

Margaret Brown was one of the first that we know of to give money specifically to benefit the poor. She also donated Callowhill property; the Fort, the Harp and Hangman's Acre, three pieces of land that she had on very long leases and which were also subject to the fines required by the Crown. She stipulated that the rents should be administered by the City Corporation but, by 1561 her bequest, like Wylde's, had been transferred to the Governors of the free school.



◀ ***The Book of the Poore's Money,***  
*the account book for the property  
bought by Robert Youle with the  
money left by Katherine Haywood  
and Thomas Prestwood*

Other money given to the Corporation for the use of the poor was entered in the Book of the Poore's Money<sup>71</sup> and ended up in the VI Masters' hands. In 1559 Kateryn Heywood gave 100 marks and Thomas Prestwood, £10.<sup>72</sup> As instructed and authorised by the Corporation, Robert Youle, High Bailiff at the time, took the money and bought leases of land.<sup>73</sup> At least some of that land, the property in Mealcheapen Street, in Foregate Street, and probably the property in High Street, was part of the White Ladies'/Callowhill holding and subject to licences of alienation and fines to the Court of Wards and Liveries.<sup>74</sup>

68 WAAS b261.1 BA3617/7 inside front cover

69 WAAS 26.1 BA3617/7

70 Leach A.F., ed., *Early Education in Worcester* (1913 Worcs. Hist. Soc.) pp. 203 -208, 217-218

71 The Book of the Poore's Money WAAS 496.5 BA 9360 A19

72 A mark was worth 13s 4d. It was not a coin but a 'unit of account'

73 WAAS 496.5 BA 9360/A10/1 Chamber Order Book I ff.79, 80v

74 The Court of Wards and Liveries was a court established during the reign of Henry VIII. It existed to ensure the Crown revenues and feudal dues were collected.



Further leases were granted by the Callowhills to the Governors and Supervisors of the free school and Almshouses. For all of these leases the family, for several generations, was responsible for the licence fines despite claiming that the rents were being used for charitable purposes.<sup>75</sup> They seem to have passed these fines on to their lessees. It was probably for this reason that it seemed convenient for Robert Youle, just before his death in 1560, to hand the property he had purchased with the Heywood/Prestwood bequest 'in his own name', to the Governors of the free school. The Governors were already prepared to take the matter to the Court of Chancery in an effort to get the fines revoked.

When considering this it must be remembered that the free school Governors were appointed by the Corporation and were all members of the 24, the upper chamber of the Corporation; they were therefore effectively a sub-committee of the same body. Only as time went on and the VI Masters became more powerful in their own right did their interests diverge.

Robert Youle himself left a lengthy will, dated 5<sup>th</sup> November 1561 in which, as well as providing liberally for his daughters and their families, he left £100 to the free school over and above the £12 per annum the school was already receiving in his lifetime. He also left the rents from his house in Broad Street, the Antelope, together with the rents of property in Cooken (Copenhagen) Street to pay the taxes of 'Commoners of the Citie', in particular the levies called the 'fifteens' and the extra dues required for the '**harnessing of men for the wars**'. This last bequest was set against a background of the Irish Wars of the 1540s, 50s and 60s as soldiers were being repeatedly kitted out for military service.

***Anxious for the money to go to the truly poor, Youle was careful to stipulate that they should not be 'of the Chamber' nor should they be assessed for the subsidy (a government tax) at £5 or above. He also threatened the Corporation that his heirs were every year 'to call the chamblens to accompt' and that if they were found wanting the money would revert to the family.***<sup>76</sup>

The VI Masters apparently took their case against the Crown fines to Chancery and in 1613 the Court found that 'the said Leases being made for such Charitable uses as aforesaid ought to have a favourable Construction and to receive allowance of this Court'. They also stated that the 'Leases are not preiudiciall to the King's Ma[jes]tie', which was presumably the reason why the fines had continued to be imposed.

However, it seems that the Court of Wards and Liveries had not yet thrown in their hand and after a new Master of the Court was appointed the findings of the Court of Chancery ceased to apply. For the next ten years the Six Masters battled to get the fines lifted. In 1623 they achieved their goal and rejoiced to find that 'we and our lands were at quiet touching y' [that] business having spent the greater part of ten years in suites for defense therof.'<sup>77</sup>

It appears that this was what the Corporation had been waiting for. After the vexed question of the fines was settled once and for all, the Council immediately took action and requested a "Commission of Charitable Uses" to examine 'the true intent of the givors'.<sup>78</sup> A search for the deed by which Robert Youle's money came to the city had already been put in hand.<sup>79</sup> The Commission was set up under the auspices of Bishop John Thornborough of Worcester and it investigated thoroughly the origins of the charities in question, those of Robert Youle, Thomas Wylde, Margaret Brown, Katherine Heywood, Thomas Prestwood, and Thomas Walsgrove/Fleet.

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75 WAAS 26.1 BA3617/7 ff.12v -13

76 WAAS 496.5 BA9360 A16/4 Record of Benefactors of Worcester Charities (described in 1828 Charity Commission Report as 'Book of Charities')

77 WAAS 261.1 BA 3617/7 f.15

78 Bib 26 Bond, S., ed. *The Chamber Order Book 1602 -1650* (1973 Worcs Hist. Soc.) p. 189

79 Bib 26 Bond p. 188



The Commissioners found that:

***Robert Youle purchased lands ‘to perform and fullfill the good intentions of the foresaid Katherine Heywood and Thomas Prestwood’ but by his deeds 30<sup>th</sup> June 3<sup>rd</sup> Elizabeth, [1561], he conveyed the land to the free school Governors, ‘wheras in trueth by the intent of the said will he should have enfeoffed the said land to the Corporation of the Cittie or to others to their use in due forme of lawe’.***<sup>80</sup>

There was also what the Commission called ‘misemployment’. The rents took no account of any increase in land values. In one instance the Governors had not ‘answered to the poore above the sume of sixteene pounds fourteen shillings and foure pence out of the whole rent of the said lands tenements and gardens’ purchased by Robert Youle, ‘wheras the yearly value therof amounteth to the sume of sixty two pounds seven shillings and eight pence over and above the charges and reprises that the Governors and their predecessors had granted. Furthermore the rents from

Margaret Brown’s Charity land had not been spent on the poor. The lease of Little Pitchcroft was ‘misemployed ... contrary to the will of the donor’ by ‘Mr Coucher’, the city’s MP. The Antelope, 13 houses in Cooken Street and a house in Baxter Street, which were ‘confirmed to the Corporation by the heirs of Robert Youle had been misemployed by Thomas Hemming’. All these leases were declared void and new leases made out for these and other properties.<sup>81</sup>

The VI Masters’ Treasurer, Mr Thomas Moore was required by the Lord Keeper, to render up his key to the VI Master’s treasury, (effectively their safe) and the Corporation was empowered ‘to make search ... for all such evidences as doe concerne the cittie for them and their uses’. It was after the findings of this Commission that a separate account book (“the Book of the Poore’s Money”) was instituted for Katern Heywood’s and Thomas Prestwood’s Charities.<sup>82</sup>



When the Commission had finally reported and the properties concerned had been returned to the Corporation, all the bequests were recorded in a book. This still survives, having been rebound, probably about 1900, and is labelled on the spine, ‘**Record of Benefactors of Worcester Charities 1627**’<sup>83</sup>. The records are sometimes a word for word transcript and sometimes an abstract of the bequests that had been given to the Corporation before 1627, hence the date. However, although the original entries only went up to 1627, the Corporation had kept the book up to date and added bequests as they came in. It is this book, then known as the “**Book of Charities**”, that was used as reference on 29 occasions by the Charity Commissioners’ Report 19 in 1828.

80 TNA C90/2

81 Bib 26 Bond pp. 210-212; TNA C90/2

82 Bib 26 Bond p.213; WAAS 496.5 BA 9360/A19/2

83 WAAS 496.5 BA9360 A16/4 Record of Benefactors of Worcester Charities (described in 1828 Charity Commission Report as ‘Book of Charities’)

Tabula		Page
1	Thomas wild	1
2	Robert powle	1
3	S <sup>r</sup> Thomas jobite	1.2
4	Katherine Daywood	2
5	Thomas Prestwood	2
6	Margaret Worwne	3
7	John flete <i>alias Hylmer</i>	4
8	John Elliot	5
9	George Mashe	5
10	Hugh Atwell	5
11	Johnny Sturley	5
12	Thomas moore	5
13	Saurante Palmer	6
14	John Chappell	6
15	John Norton	6
16	Thomas Lowe	6.9
17	Thomas Hoastynbe <i>alias Park</i>	7
18	Henry Goffborrow	7.3
19	Scaris Dandolgh	8
20	William Wefely	6.1
21	George Sberise	9
22	M <sup>rs</sup> Mary warburty	9
23	Jane, Elizabeth Booth	9
24	M <sup>rs</sup> Mary freeman	10
25	Edmund sumend	10
26	William Swaddon	10
27	John ...	10

28	William Woodward	10.2
29	Thomas moore	10.3
30	Thomas Powell	10.3
31	Margaret ...	10.3
32	Edward Hindman	10.3
33	William Solley	10.3
34	Thomas Tompkins	10.3
35	M <sup>rs</sup> Mary Warburty	10.3
36	S <sup>r</sup> John Warburty	10.3
37	Nicholas Strabols	10.3
38	John Haslocke <i>alias Haslocke</i>	10.3
39	John Warburty	10.3
40	Richard ...	10.3
41	Thomas ...	10.3
42	John ...	10.3
43	M <sup>rs</sup> Anne ...	10.3
44	John Worfele	10.3
45	...	10.3
46	Samuel ...	10.3
47	John ...	10.3
48	John ...	10.3
49	John ...	10.3

▲ Indexes from the Record of Benefactors of Worcester Charities 1627<sup>84</sup>

It is of some concern to note that, notwithstanding the findings of the Commission and their own expressed intent of abiding by the wishes of the donor, the Councillors agreed that the expenses should be paid out of 'Mr Youle's money', although there is no evidence that this actually happened, and that the same Thomas Hemming who had previously 'misemployed' the Cooken Street leases should be granted a new lease<sup>85</sup>

In spite of the Commission's recommendations, the Chamberlains remained less than scrupulous with the money they administered; in the 1630s there are several instances of malpractice. In 1633 the Corporation borrowed money from Mr Youle's money to fund their own distribution to the poor at Christmas. Worse, £100 was borrowed from the poor's money (the Heywood/Prestwood bequest) to pay the city's debts and £60 of Mrs Chandler's money was taken by the Chamberlains 'for the City's use'.<sup>86</sup> There are also records of complicated transactions where money from one Charity was borrowed to pay debts due to another.<sup>87</sup>

The loans charities were particularly vulnerable to abuse and the Chamber Order Book is full of examples of those who borrowed from the loan, did not pay back and were taken to court.<sup>88</sup>

84 WAAS 496.5 BA9360 A16/4 Record of Benefactors of Worcester Charities (described in 1828 Charity Commission Report as 'Book of Charities')

85 Bib 26 Bond pp.201,223

86 Bib 26 Bond p. 280

87 eg Bib 26 Bond pp. 288, 300

88 eg Bib 26 Bond p. 124



## THE 1<sup>st</sup> CIVIL WAR

The strategic position of Worcester in the Civil Wars, on the main crossing point on the River Severn, between east and west, meant that it became involved, not only to a greater or lesser degree in the fighting' but in sieges and in occupations by both sides, placing the city under severe financial stress.

From the very beginning of the hostilities, in August 1642, the corporation was assessing the amount of armour held by the citizens and making provision for powder shot and match. The aftermath of the Battle of Powick, actually a mere skirmish which took place in September, shows that they were right to be alarmed. By October they were complaining about the 'extraordinarie providing of soldiers' and double fiftens were collected towards funding 'coles and fuwell and other common charges ... for the defence of this cittie'<sup>89</sup>. The same month five sums of ten pounds of Lady Booth's Charity money, lent out to 'poor tradesmen' were called in, although for some reason this was deferred for two years.<sup>90</sup> Meanwhile the Earl of Essex who, with his brother Governor Thomas Essex, presided over the brief Parliamentary occupation, was rewarded with £40. In March it was the turn of Houghton's Charity to be milked and £50 'in Mr Mayor's hands' was lent to the chamberlains at 6% per annum.<sup>91</sup>

These issues were typical of the economic burdens the city had to face over the next four years, with the constant drain of fortifying and otherwise providing for defence of the city, and the expenses of the army. The corporation's response was also typical; following earlier precedent, a combination of raising taxes and of raiding the city charities was employed.

The city's defences were strengthened as a result of the 1643 occupation. The walls and gates were not defensible and squads of citizens were drafted in to work on the fortifications. The following spring the corporation agreed to pay £180 a month as its contribution to the defence of the county. Work on the fortifications continued to be required, and sums continued to be filched from the city charities. Even the lecturer employed by the city to preach in the Cathedral at £40 a year lost his stipend and became the responsibility of the parishes. The money saved was to be used towards the city's debts.<sup>92</sup>

The fact that the city's charities were often administered by the city chamberlains made their resources particularly tempting to a cash hungry corporation. The entries for the 1640s in the Chamber Order Book strongly suggest that the accounts were in a real muddle with confusion between city and Charity money and even what was owed to individual lenders. The entry for 31<sup>st</sup> March, 1645, is typical of the confused accounting.

***'That whereas Mr Solley did owe £20 of Mr Chaundler's [Charity] money, and that he hath payd the same unto Sir Martin Sandys for money due unto him which he disbursed for fortification of this cittie that the said £20 is allowed, and whereas Mr Mayor Hackett hath payed unto the said Sir Martin Sandys £25, whereof £10 was the Ladie Boothe's [Charity money], £10 was the fine received of Mr Richard Tayler for the leaving of his place, and £5 disbursed out of his owne purse, which said sumes were disbursed by Sir Martin Sandys for the fortificacion of this cittie, that the said payments be allowed by this house'.***<sup>93</sup>

There are several other similar entries which make it impossible to assess who is borrowing from whom.

In addition to the military expenses, there were extraordinary amounts such as the gift of £100 in gold and a 'rich velvet purse', given to the Queen when she visited the city in July 1643. In January 1644/5, £50 was to be paid to Prince Maurice and the following May £100 had to be raised as a gift to the King, but the City jibbed at providing £200 for Ann, the wife of the Royalist Governor Gerrard, requiring that an account should be made of what they had already received.<sup>94</sup>

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89 Bib 26 Bond p.359  
 90 Bib 26 Bond p.389  
 91 Bib 26 Bond p.362  
 92 Bib 26 Bond p.366 et passim  
 93 Bib 26 Bond p. 393  
 94 Bib 26 Bond pp.368, 392

All this pales into insignificance against the loan of £4000 demanded by the King in September 1643. The Corporation declared that 'so great a sum cannot be raised' and it seems to have been reduced to £1500 in December at the request of the city.<sup>95</sup> Another loan of £2000 was demanded by the King in person when he visited the city in 1644. The Mayor, Daniel Tyas, convinced the King that the sum could not be raised and it was reduced to £1000 'by tomorrow night.'! It looks as though much of the £1000 was funded by loans totalling £600 from various private individuals. Mrs Evett, Edward Ashby, Thomas Rashly, Henry Wakeman, William Whorwood and Mrs Elizabeth Brown all lent sums and the city acknowledged the debt. The lenders were granted the rents out of certain houses belonging to the city until the loan was paid off in 1660.<sup>96</sup>

In 1645 Prince Rupert demanded 'horses saddles and bridles' for his troops at a cost of £8 16s.<sup>97</sup> The chamberlains intended to repay this out of a fifteen, but the £84 14s.4d for cloth for the royalist army was paid by George Hemming, who was Sheriff the following year. He offered to bear the cost for two years and there is no apparent evidence of his being paid. He fell from grace in 1649 during the Parliamentary occupation that followed the surrender of the royalist garrison after the 1646 siege.<sup>98</sup>

### THE 2<sup>nd</sup> CIVIL WAR

All these outgoings were dominated by the needs of King Charles I. The next monarch to visit Worcester and make demands was his son Charles II. In 1651, before the Battle of Worcester, wealthy drapers, **Henry Wright the elder, Henry Wright the younger, Richard Whittington, Richard Salwey and William Swift** were the unfortunate merchants required to supply the King with cloth to clothe his ragged Scots army.

These men probably lost their entire stock of suitable cloth. It has been popularly supposed that all the cloth demanded and supplied was red, as stated in the later petition to the Crown, (see below) but this was not the case, according to the accounts.

Henry Wright the younger supplied two pieces of red broad cloth, eight pieces of narrow red cloth, four pieces of grey cloth and two pieces of frieze<sup>99</sup>. The rest appears to have been un-dyed.

Cost: £85. 18s. 03d.

His father supplied only one piece of narrow red cloth, ten pieces of undyed narrow cloth and five pieces of narrow red cloth and five of 'medley'<sup>100</sup>.

£91.10s.02d.

Most of the red broad cloth came from Richard Whittington who supplied seven pieces of red, four pieces of grey and another three pieces of un-dyed.

£57.02s.00d.

Only one of the 29 pieces of cloth supplied by Richard Salwey was described as red; the rest was apparently un-dyed.

£108.04s. 11d.

William Swift described his cloth as ends or ells;<sup>101</sup> only two of his seven pieces were of red cloth but his small stock was worth -

£112. 06s.01d

more than any of the other drapers' stock was worth, since he stocked longer lengths of each type of cloth.

The accounts for this cloth were written up in 1657 but most of it was delivered on either the 2nd or 3rd of September, 1651, so, although the cloth disappeared, it is unlikely that the uniforms were ever completed.<sup>102</sup>

**Total amount still owing in 1657 for the cloth supplied in 1651:**<sup>103</sup>

**£455. 01s. 05d.**

95 Bib 26 Bond pp. 370, 375,382

96 Bib 26 Bond p.380; WAAS 496.5 BA9360 A14/2 Chamber Order Book III f45

97 Bib 26 Bond p. 390

98 Bib 26 Bond p. 447

99 Frieze – a coarse wool cloth

100 Medley – cloth of different coloured wools

101 An English "ell" was 45 inches. Bib 14 Kerridge

102 WAAS 496.5 BA9360 A10/3 City Audit Book 1640 – 1660 ff.11-15

103 Note the discrepancy between this amount and the £453 3s claimed from the King by the drapers.









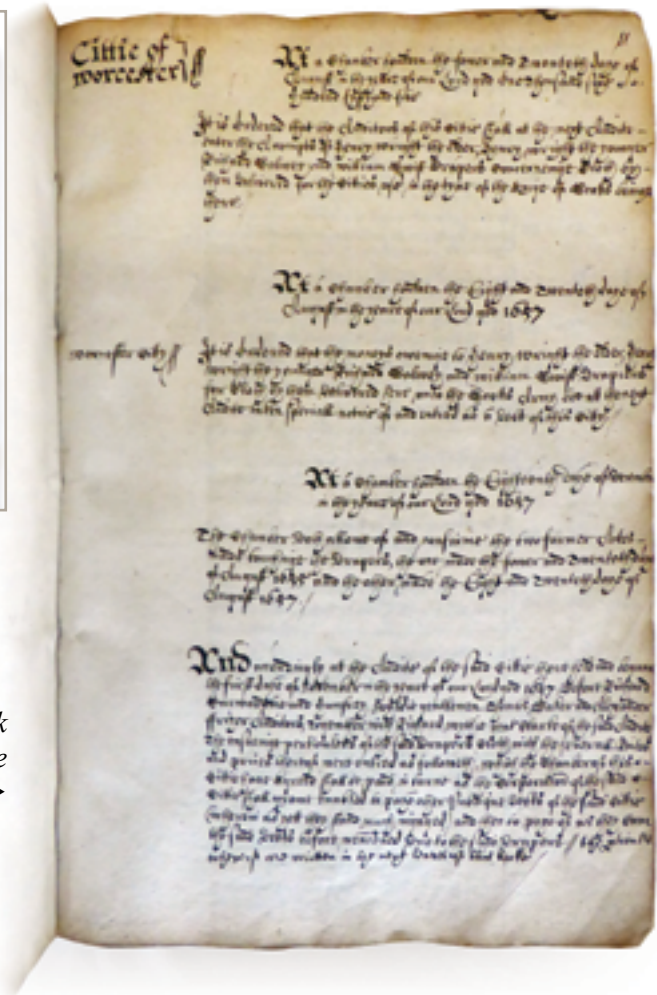
▲ The accounts of Richard Whittington



▲ The accounts of Richard Salwey



▲ The accounts of William Swift



The page in the city audit book stating their intention to pay the Drapers what they were owed ►

The drapers had been led to believe that the King would pay for the cloth that had been supplied and when, in 1660, they found that no payment was forthcoming, they petitioned the newly restored Charles II for the money they had lost, asking for a return of £453 3s.<sup>105</sup> The King, however, was also in financial difficulties and remained so for most of his reign. No money was forthcoming.



## *The Kings most Excellent Maiesty*

The Humblest Petition of the Company of Drap[er]s within yo<sup>r</sup> Maiestyes Cittie of Worcester

### *Most humbly Sheweth*

In the year 1651 when yo<sup>r</sup> Majestie was at Worcester his Grace the Duke of Buckingham and the Earle of Cleveland did declare to the Maior and Aldermen that it was yo<sup>r</sup> Maiestyes Comande that a Certaine quantitye of Red Cloath should be provided for the Cloathing of yo<sup>r</sup> Maiestyes life guard of Foote, and that the same should be satisfied by some Taxe to be levyed or security be given. In Obedience to the Comande aforesaid the said Maior and Aldermen did Comand yo<sup>r</sup> Petitionors forthwith to provide the same which was done accordingly amounting to the sume of Foure Hundred Fifty three pounds and three shillings at an appraised value, And before yo<sup>r</sup> Petitionors could receive money or security yo<sup>r</sup> Maiestyes army was defeated, and yo<sup>r</sup> Petitionors miserably Plundered, and yet unsatisfied as by Certificate from the then Maior and Sheriffe with other persons of quality then pr[e]sent appeareth

It is their humble suite that yo<sup>r</sup> Maiesty would be graciously pleased to take yo<sup>r</sup> Petitionors into yo<sup>r</sup> Princely consideration whereby they may be satisfied for the said Cloath according to yo<sup>r</sup> Maiestys Royall Intention by such way or means as yo<sup>r</sup> Princely Wisdom shall be thought meete

And yo<sup>r</sup> humble Petitionors shall ever pray for yo<sup>r</sup> Maiestyes long happy and peaceable reign over us



**The Corporation on the other hand, believed it had a duty to repay its citizens** (particularly influential and vocal citizens!) for the money they had disbursed, and in 1657 they stated that it should **'be at the next audit taken special notice of and entered as a debt of this city'**.<sup>106</sup>

Annotations in the margins of the accounts claim that three out of the five drapers were repaid in full by the city in the 1670s but this was not the case.

Henry Wright senior had died, aged 84, in 1664 and the Wright family was paid in dribs and drabs. Far from having the account settled in 1673 as the audit book states, Henry junior was still being paid off at a rate of £6 a year for 12 years in 1676 and his brother, Edward, was acting for his mother who was granted £6 a year for 10 years.<sup>107</sup> Whittington seems to have been more fortunate. He collected £20 from John Stirrop, chamberlain, in 1674/5 in 'full discharge' of all the money due to him.

Wm Swift was finally compensated with the lease (for free) of the house he lived in on the corner of Bank Street and High Street, which was a St Thomas's Day Charity property.

Daye the Receiver for extraordinary the Quittes	00	02	06
Daye the Receiver for making proclamations on St. Thomas the Day	00	02	00
Daye the Receiver for making proclamations at the Court of the Chamberlaine	00	02	06
<b>Rents paid</b>			24 11 00
To the Kings Petitioner for the South of the City	01	06	08
To the Deans and Chauncers Bayliffe	00	01	08
To the Bishop's Bayliffe for the Tower and Broad Streets tenement	00	11	06
To the Mayor for Bayliffe's house	00	01	04
To the four Sergeants for Sergeants acres	00	08	00
To Mr. Richard Salway out of the Court's grants granted him by the Chamberlaine for 14 years in satisfaction of a debt due to him from the Corporation (with should have been paid last year and was deducted by Mr. Nicholas Baker out of the Court) this being the 24 <sup>th</sup> paymt	00	00	00
To the Mayor for the 14 years being the last paymt due was paid to the Chamberlaine as receivd by his order	00	00	00
To the Schoolmaster of St. Mary's School for a year	06	00	00
<b>Quittes &amp; Presents</b>			24 11 00
Daye the Receiver for the Judges house, also of Booro at	00	09	00

▲ The final payments made to Richard Salway in 1689<sup>108</sup>

106 WAAS 496.5 BA 9360/3 City Audit Book III back of book. f.11

107 WAAS 496.5 BA 9360/ A14/2 Chamber Order Book ff, 9,47,48,62.

108 WAAS 496.5 BA 9360/ A10 /4 City Audit Book III 1689 under Rents paid



Richard Salwey was another whose claims were supposedly settled in 1673. He should have been paid during 1674 when, as Mayor, he was granted £8 out of leases for land belonging to the City. Eventually, he, like the Wright family, was paid in instalments and received 14 instalments of £8 with the final three being entered in the Chamberlain's account in 1689 and 1690.<sup>109</sup> In addition, he seems to have collected leases connected with Suckley School and had a finger in the land at Severn Stoke, part of which was bought with £20 of Chandler's money!<sup>110</sup> I think Salwey was either fiddling the books or a very poor business man. He eventually went bankrupt.

**To summarise, by 1689, some 38 years after the cloth was first demanded for the King in 1651, it had all been paid for, although very belatedly, by the Corporation.**

It can therefore be safely maintained that the drapers were paid twice. The first occasion was in the 17th century when the City Chamberlains paid over cash or kind to the agreed value of £455. 01s. 05d. The second occasion was in 2008 when His Royal Highness the Prince of Wales visited Worcester and handed over a silk embroidered purse containing £453 on behalf of the Crown. This was a "token" payment,<sup>111</sup> without interest, but represented a Royal acknowledgement of "unfinished business" that the King had not replied to the Drapers' Petition in 1660 for "the sume of Foure Hundred Fifty three pounds and three shillings at an appraised value."<sup>112 113</sup>

On 27 August 1675, the Corporation provided in a Chamber Order what should happen if the King did eventually pay up, in part or in full, in response to the 1660 Drapers' Petition:

*"Likewise it is ordered that Mr Richard Salwey now Mayor shall have 8L of the rent Reserved upon Mr Mathew Waltons Leases ev[er]y yeare for the tearm of 14 yeares to commence from Michaelmas next for the full sattisfacton of his debt due from this Cytty hee giving a full discharge to the said Cytty of the said debt And Likewise it is further ordered that in case his Maj[es]tie shall ev[er] pay to this Cyttye all or any part due from his said Maj[es]tie to this Cytty That then notwithstandinge the p[re]cedent {preceding/previous Ox.Eng.Dict.} order the said Mayor shall be considered as the re[in]sta[to]r"<sup>114</sup>*

The national report of the "Domesday" Commission, however, led to the Municipal Corporation Reform Act 1835 being passed which abolished the old Corporation and replaced it with a democratically elected one in 1836. The new Mayor C.H. Hebb was also appointed as the first Chairman of the independent Worcester Municipal Charities.

The Act introduced one momentous clause, specifically relating to charitable Trustees:

**Section 71 directed that [the old] corporate charitable Trustees were to remain so: "until the 1st day of August 1836, or until Parliament shall otherwise order, and shall immediately thereupon utterly cease and determine".**

109 WAAS 496.5 BA 9360/ A10 /4 City Audit Book IIII. 1689 under Rents paid

110 WAAS 496.5 BA 9360/ A14 /2 Chamber Order Book 1669 -1721. 1679 Dec 19<sup>th</sup>, 1680. Dec 17<sup>th</sup>, 1690, 1692 April 22<sup>nd</sup>.; also f.47

111 The Bank of England inflation calculator values £453 in 1660 as £68,266.00 in 2008.

112 David Hallmark, ed., "The Battle of Worcester 1651 (2012 The Battle of Worcester Society)

113 The information that prompted this repayment originated from historian Antonia Fraser. In her book Charles II (1979) p. 188, she draws attention to the Worcester drapers' petition of 1660, but understandably was not aware of the later payments which were made to the drapers and recorded in the Worcester City Archives.

114 WAAS 496.5 BA 9360 A14/2 Chamber Order Book 4 1669-1721 p.53. This is heavily abbreviated, partly crossed out and adorned with unnecessary flourishes. I think the final word is re[in]sta[to]r with a number of letters missing (quite normal practice at this date - 'Majestie' also has missing letters.)

## **BISHOP STILLINGFLEET'S SECOND COMMISSION OF CHARITABLE USES 1695**

It can hardly be a coincidence that the money owing to the drapers was paid after the setting up of a feoffment to clear the City's debts. This feoffment is mentioned in a speech written by Bishop Edward Stillingfleet, who, as has already been discussed, presided over the two Commissions of Charitable Uses, first set up in 1694 to enquire into the misuse of Charity money. The Bishop believed that money given by donors for the use of the poor and intended for specific purposes was being diverted to pay the city's debts. The speech contains the words '...we are told that a feoffment hath been made AD 1672 towards paying off the Poor's Debts, as to these Charities'. He applauded the scheme, provided 'it were well pursued and the money did not pass into another Channel'.<sup>115</sup>

This 1672 feoffment is quoted in the decree held in the National Archives, but the text is disappointingly faded and partly illegible. The legible portion of the preamble states that it is:

***Their 'deed of trust made or mentioned to be made ... part being direction to pay part of the several sums ... the interest thereof out of part of the revenue of the said city ... one as the same ... be raised did thereby covenant and promise and grant to and with the said (list of Feoffees' names) that it should be declared lawful ... to take ... the rents and profits of the severall messuages lands and tenements in the schedule annexed ...'***<sup>116</sup>

Apart from this document the feoffment is only known from the re-eneffment in 1690 when new Trustees were appointed, and in this case again, it is without its schedule of property.

The preamble to the re-eneffment of 1723 is more specific as to its aims.

***'Recyting that Whereas the Mayor, Aldermen and Citizens of the city of Worcester in the late unhappy wars and rebellions out of their duty towards their Majesty King Charles the first and King Charles the Second to serve them on their urgent occasions ... the Treasury of the City exhausted were forced to take up severall sums of money in a schedule thereunto annexed and given to charitable uses by worthy donors ... desirous to pay out of the Rents and Revenues of the city ... as soon as they might or could'.***

It ends 'until the Debts are fully satisfied or least ways as far as the same will goe'. As a statement of intent it leaves a lot to be desired and suggests that the whole intention was to pass it in the Bishop's phrase, 'into another Channel'. The 1723 schedule of debt indicates that there were still outstanding debts as does an even later document produced with similar wording in 1779.<sup>117</sup>

Some of the money seems to have been taken from the Charity loans funds. In 1723 £20 was owed to Lady Booth's fund and another £20 out of Mr Randolph's gift of £100. Lady Booth's loan fund also suffered but the Corporation continued to supply bread to the value of £5 per year to the poor of the city parishes according to her wish. Chandler's £100 loan fund was completely missing in 1723 and John Houghton's bequest, worth £900 in 1622, was not only owed £145 16s but the interest had been in arrears for an unknown number of years.<sup>118</sup> Bishop Stillingfleet had noted the

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115 Appendix 8 Stillingfleet pp 426-427

116 TNA93/49/4 The inquisitions and decree for this Commission are both faded and dirty with parts totally obscured by dirt and wear. The readable parts confirm what Stillingfleet is reported to have said.

117 WAAS 496.5 BA9360 Cab 14/40

118 Bib 26 Bond p 182

damage to these funds in 1695 and believed that the enfeoffment of 1672 was designed to clear these debts. In this he was disappointed. Both these latter gifts had totally disappeared by the beginning of the 19<sup>th</sup> century and the 1828 Commissioners' Report makes no mention of them at all.<sup>119</sup>

**“The Charity Money - Go - Round”**

**End of section**

**By Dr. Pat Hughes**

## **THE NEXT INQUIRY BY THOMAS GILBERT WAS IN 1786:**

*“Thomas Gilbert’s efforts led to a parliamentary select committee on ‘Certain Returns relative to the state of the poor and to Charitable Donations’”<sup>120</sup>*

## **THE “BROUGHAM” INQUIRY (OR “DOMESDAY BOOK/REPORT”) 1818 - 1837**

Eventually, following widespread concern nationally about the mismanagement of charitable funds, Lord Henry Brougham headed the Parliamentary “Brougham Inquiry” whose report by the Commission for Inquiring concerning Charities (1818-37)<sup>121</sup> found a considerable number of financial irregularities throughout the country.

From the inquiries they did make, the Commissioners who inspected the Municipal Charities in Worcester in 1827, found that in a number of instances the Trustees had leased property to their own members on very favourable terms.

Detailed evidence of this has come to light recently with the discovery of an 1860 reprint of Hebb’s 1842 book<sup>122</sup> which provides details of the effect of the abuse of charitable funds in the following section:

### **“Revenues Past and Present - 1860 Update to Hebb’s book of 1842**

When the newly-constituted trust succeeded to the old Corporation in 1837 as administrators of the foregoing Charities, they found a large portion of the Charity Property, inequitably let on leases for long terms of years at merely nominal rentals. And, to make the matter worse, some of these advantageous leases had been granted by the Corporation to the principal members of their own body, who were thus pecuniarily benefited to the detriment of the Charities [which was an illegal breach of trust].

These leases have now for the most part fallen in, and the consequence is that the aggregate annual revenue of the Charities, which barely reached £1,500 in the year 1836, is at present £2,500. The annual income of Inglethorpe’s Charity has risen from £37 to £521, that of Wyatt’s from £49 to £127, and that of the St. Thomas’s Day Charities from £176 to £443.

Under the old regime the inmates of Inglethorpe’s Almshouses had only a weekly allowance of 3s., without any relief in kind; now they are allowed 5s. a-week, and have a ton of coal, a pair of shoes, and 16s. for linen yearly, in addition to small gardens, which have been carved out of some other property of the Charity abutting on the almshouses. The inmates of Wyatt’s Almshouses,

119 Appendix 7 Domesday Report

120 Chapter 5 Mountford p 247

121 Appendix 7 Domesday Report

122 The only known copy of this CH Hebb book updated by a Trustee in 1860 was very kindly loaned to the Charity by David Hallmark in 2019. The Charity has a pdf copy

and those of Geary and Hackett's, have now 5s. a-week instead of 3s. and the St. Thomas's Day Fund is becoming almost too large for distribution in the shape of two shilling or half-crown tickets.

It may be added, that when the present Municipal Charity Trustees succeeded to the management of the property, much of it, the almshouses included, was in a decayed and dilapidated state, At present, it may be stated, without fear of contradiction, that the almshouses are thoroughly comfortable and in good condition, and that the buildings belonging to the Trust are almost invariably in substantial repair."

### **Dole Charities**

The Commissioners did not approve of "dole" charities, where money or goods were given to the poor on fixed days, usually without any consideration of need.

***"These doles, they reported, often found their way, without delay, into neighbouring gin shops which regularly employed extra help for these bonanza days."***<sup>123</sup>

They reported: "It appears from the Corporation books that the incomes derived from various bequests 'for the general or best benefit of the poor', or where no specific object had been mentioned, were usually classed under the common term "St. Thomas's Day Charities", as it was the custom to distribute the balance remaining, after other charitable donations, in small sums [two shillings] among the poor on that day. The Commissioners then observed that: "the mode of distribution hitherto adopted, with respect to these general money and bread-charities, cannot be regarded as useful and beneficial ..., without the opportunity for inquiry and discrimination"<sup>124</sup>

### **Serious Fraud**

The Commissioners found several cases of serious fraud of the charities' property by the Councillors (Trustees) themselves, a general "muddling up" of Charity funds with the Corporation's own money, and improper 41 year low cost leases to each other. There was also a number of missing charities whose, mainly "loan funds", had been completely "lost" by the Corporation.

As already mentioned, it was, and still is, illegal for Charity Trustees to benefit from their own trusts. However, it was commonplace then for Trustees who were also the un-elected councillors, to let Charity property to themselves for 41 years or even longer (instead of the maximum 21 years then allowed legally) in return for a one-off small "fine" or "premium" and a low annual rent.

Mountford<sup>125</sup> has investigated this improper behaviour thoroughly - extracts from Chapter Five as follows:

### **Worfields Charity**

In 1737, John Garway, a principal member of the Corporation, was granted two leases under Worfield's Charity for a combined rent of £50 per annum for a period of ninety-nine years, on condition that he 'lay out £200' on the premises. The leases according to the Commissioners also contained an 'extraordinary covenant' giving him power to cut down timber on the estate. The Commissioners found that 'the terms of these leases appear to have been censurably low and inadequate', and, furthermore, when the Corporation took them back in 1810, the £200 had not been spent. Whilst the rent varied after 1810, in 1814, it was re-assessed at £310-00-00 per annum.

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123 Bib 3 Owen p 196

124 Appendix 7 Domesday Report p 385

125 Chapter 5 Mountford



### Inglethorpe's Charity

John Garway agreed in 1732 to build 7 new almshouses in Taylor's Lane, in lieu of the old 7 decayed Inglethorpe Almshouses in the Town Ditch, in exchange for the almshouse site and a newly constructed hop warehouse. He did eventually build the new almshouses.

Garway also leased property [formerly the White Hart and premises in Goose Lane] from Inglethorpe's Charity in 1732 for £3 10s. per annum for a period of forty-one years. This interest eventually devolved to a Lady Gresley and was renewed by a lease dated 1 November 1823, to commence from March 1817 on the same terms, with a one-off renewal fee, known as a fine, of £96 10s. In July 1827 she attempted to sell this lease to a John Hall for £3,000. In the light of the imminent visit of the Commissioners the following month, the Corporation refused to grant the licence until the outcome of the inquiry was known .

The Commissioners assessed the rent of the property to be £100 per annum on a twenty-one year lease and determined that:

***“the Corporation have pursued an improper course in the disposition of this property. We have considered this a fit case therefore to be submitted to the Attorney General”***<sup>126</sup>

The last remarks prefaced a further two leases of this Charity: one lease vested in James Bowyer in 1813 for an annual rent of £20 and fine of £130 valued by the Commissioners at £220 per annum, and another let to William Reddinge for forty-one years in 1817<sup>127</sup> with a fine of £132 9s. and annual rent of £5 was valued at £60 per annum. Both premises had been improved, and the leases had in fact been purchased for 'valuable considerations'. However, in earlier paragraphs, the report commented separately on both the leases of James Bowyer and William Reddinge in similar terms "so that when his lease expires, the Corporation having determined not to renew, it will be a profitable part of the Charity-property at rack-rent".

Whether or not the Attorney General received details of all three leases is not clear, but what is known is that proceedings in Chancery were only commenced in respect of the lease to Lady Gresley, and that the Charity eventually recovered the property concerned.

### Loan Charities

The Corporation's administration of loan charities came in for scathing criticism from the Commissioners. Loan charities were those where a bequest had stipulated that a sum of money be loaned, usually interest free, to a person satisfying certain conditions, and to be repaid, usually after a predetermined period of time. Sir Thomas White's was one such Charity, and it was subject to observations such as:

***“The oblivion into which transactions respecting this Charity have fallen appears to have arisen from omission to keep a book for recording the payments and loans made under it.”***<sup>128</sup>

After the Inquiry had started in September 1827, a previous deputy Town Clerk paid £104 into the account that he had received for the Charity in 1825.<sup>129</sup>

Another concern regarding this Charity, though not one recorded by the Commissioners was that of the outstanding loan bonds; all were for larger sums than that specified by Sir Thomas White.

126 Appendix 7 Domesday Book (1828) p 359

127 Appendix 7 Domesday Book (1828) p 358

128 Appendix 7 Domesday Book (1828) p 383

129 Appendix 7 Domesday Book (1828) p 383

Sir Thomas White's Charity existed in twenty-four boroughs, and appears to have been particularly vulnerable to abuse, for example in Coventry, Cambridge and Northampton .

In general, for the loan charities, they had this to say:

***“It is impossible not to see in the treatment of these loan charities a very culpable remissness on the part of the Corporation. They appear to have, till within these few years, employed officers and agents unqualified for the discharge of their duty in their several departments, and to have suffered loss in their own property by such improper appointments”.*** <sup>130</sup>

By the time of the Commissioners' visit, most of the loan charities had disappeared. They identified seven different charities where: **“The fate of this Charity is like that of the last reported. The fund is supposed to have been lost by being lent out and never repaid”.** Others which remained in existence had been severely depleted for the same reasons. Most of the £100 given by Lewis Randolph in 1613 <sup>131</sup> had been lost, and only £200-£220 of the original £400 of Samuel Swift's bequest in 1710 could be identified in outstanding loans. Perhaps this is not unexpected considering the lengthy period over which loans had been made, and uncertainties over repayment.

### **Youle's Charity**

The Commissioners reporting on this Charity and commenting on the commonplace muddling up of Charity money left in trust for the poor, with the Corporation's own funds said:

***“The [Youle's Charity] house in Baxter-street now makes part of the shambles in the meat market. The total rent arising from these premises is £18 17s. 6d., which the corporation have treated as part of their own income, but they allege and show by their books that they have disbursed many large sums, at various times, towards the internal defence of the country; and we find among other such payments a voluntary contribution of £500 for prosecuting the late [Napoleonic] war”.*** <sup>132</sup>

### **Nash's Charity**

In his will of 1661, John Nash had stipulated that no lease should be longer than twenty-one years. However, the Corporation, (and incidentally the Dean and Chapter), followed its usual custom from the beginning of the eighteenth century of letting its properties for forty-one years renewable by fine every fourteen years.

In 1762, the **Artichoke field**, (part of the “Windmill Field”), a city centre site [“Salt Lane” now “Castle Street”], was leased to Joseph Millington, a leading member of the Corporation and one-time Mayor, for £5 per annum and a fine of £30 for forty-one years. <sup>133</sup>

In 1766, just under four years later, the governors of the Worcester Infirmary gave Millington £200 to relinquish part of this lease, so that they could build what was eventually to become the Worcester Royal Infirmary. **The Commissioners thought that this was worthy of ‘severe animadversion’.** <sup>134</sup>

In 1811, information was filed in Chancery on behalf of Nash's Charity against the Corporation,

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130 Appendix 7 Domesday Book (1828) p 383

131 Appendix 7 Domesday Book (1828) p 381

132 Appendix 7 Domesday Book (1828) p 376

133 Appendix 7 Domesday Book (1828) p 364

134 Appendix 7 Domesday Book (1828) p 364

Sir Anthony Lechmere and J. Wheeley to set aside leases of part of the Artichoke field. The two individuals were both members of the Corporation and the then lessees of the remaining part of the field. **In 1826 the Vice-Chancellor duly obliged and cancelled the leases.** At the time of the Commissioners' visit, the costs against the lessees had not been determined.

**A private Act of Parliament** was needed, at great expense, in 1835,<sup>135</sup> to unscramble this horrendous muddle of an illegal lease, and sub-lease, of land on which the Infirmary had by then been built and had opened in 1771. The Infirmary Trustees were clearly exceedingly anxious to regularise their occupation of the land, whatever the cost, and subsequently in 1864 <sup>136</sup> they bought out the freehold from the Charity for £2,120 – £265,000 in today's money.

### **Dole Charities**

"It appears from the Corporation books that the incomes derived from various bequests 'for the general or best benefit of the poor', or where no specific object had been mentioned, were usually classed under the common term "**St. Thomas's-day Charities**", as it was the custom to distribute the balance remaining, after other charitable donations, in small sums [two shillings] among the poor on that day. The Commissioners then observed that: "the mode of distribution hitherto adopted, with respect to these general money and bread-charities, cannot be regarded as useful and beneficial ..., without the opportunity for inquiry and discrimination"

### **Conclusions**

Mountford concludes: <sup>137</sup>

***"Overall, it appears that the Commissioners found little to praise, but much to be critical of in the administration of the Municipal Charities."***

"Charitable accounts for the years following 1835 do not appear to exist" he adds, "but from the accounts for 1898-99, the rents of some of these premises appear to have increased between ten and twentyfold. This leads to a reasonable conclusion that these and other premises were likely to have originally been let on a beneficial basis."<sup>138</sup>

The National Inquiries culminated in the 1834 "Further Report of the Commissioners for Inquiring Concerning Charities" which recommended removal of all public charities from the control of the old Corporations. This didn't happen in Worcester until the 1835 Reform Act was implemented in 1836.

### **A Nine Day Wonder ?**

It seems that at the time of the Brougham National Inquiry, many of the local Charity Trustees took it all "with a pinch of salt". Most of them were hard-headed, unelected "Freemen" running the old Corporations, and thought it was just another nine day wonder; so the 41 year leases, with paltry premiums and low rents to each other, carried on as usual.

"The typical "Brougham" investigating team was composed of two Commissioners and a clerk. On arriving at a new place, they first attempted to take an accurate inventory of the charities to be studied, and then issued summonses to those who were presumably best able to supply the necessary information. In this routine, the Commissioners were beset by a variety of difficulties, one of the most puzzling being that of a simple lack of information."<sup>139</sup>

135 Appendix 9 1835 Worcester County Infirmary Act of Parliament p 433

136 Appendix 10 1864 Order to redeem Rent Charge on Worcester County Infirmary p 442

137 Chapter 5 Mountford p 258

138 Chapter 5 Mountford p 262

139 Bib 3 David Owen p 189

In the contemporary novel 'Crotchet Castle'<sup>140</sup> by Thomas Love Peacock, which mocks the whole legal process, he describes the dialogue of a local inquiry thus.

"The Chief Commissioner politely requested the Reverend Doctor Folliott to be seated, and after the usual meteorological preliminaries had been settled by a resolution 'nem. con.' that it was a fine day but very hot, the Chief Commissioner stated that "in virtue of the Commission of Parliament, which they had the honour to hold, they were now to inquire into the state of the public charities of this village."

The Reverend Dr. Folliott remarked:

***'The state of public charities, sir, is exceedingly simple. There are none. The charities here are all private, and so private, that I for one know nothing of them.'***

"The Commissioners were constantly learning of lost records or of records alleged by their custodians to have been lost, and occasionally were met by a flat refusal to produce documents."<sup>141</sup>

### **THE MUNICIPAL CORPORATION REFORM ACT 1835**

However, following the appointment of the "Domesday Municipal Commissioners", who visited Worcester in 1827, a second Commission was appointed entitled the "Commission Inquiring into Municipal Corporations." They visited Worcester in 1833, but paid scant attention to the administration of the charities. The Report by Peregrine Bingham and David Jardine is printed in full at Appendix 13.

The national report of this Commission, however, led to the Municipal Corporation Reform Act 1835 being passed which actually made it all happen nationally and led to a much improved position in Worcester. The Act introduced one momentous clause, specifically relating to charitable Trustees:

***Section 71 directed that corporate charitable Trustees were to remain so: "until the 1st day of August 1836, or until Parliament shall otherwise order, and shall immediately thereupon utterly cease and determine".***

If Parliament took no action prior to August 1<sup>st</sup>, then the matter was to be referred to Chancery for the appointment of the Trustees. From that point on, the management of the charitable assets was to be kept separate from the business of the Worcester Corporation.<sup>142</sup>

As a result, the old self elected Corporation of Worcester went out of existence in 1835 and was replaced by the first elected Town Council, although only Freemen were allowed to vote. Universal male suffrage was still a long way off, and female suffrage further still. The first elected Mayor was Christopher Henry Hebb, a local and well-respected physician.

### **WORCESTER TRUSTEES APPOINTED BY THE LORD CHANCELLOR 1836**

Lord Cottenham, the Lord Chancellor, who was required "to make such orders as he shall see fit for the administration of such trusts", received three Petitions. One from two members of the newly elected Town Council, a second from the old unelected Corporation, and a third from the Six Masters who claimed they were not a Municipal Charity, so were exempt. Lord

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140 Bib 11 Peacock p 222

141 Bib 3 David Owen p 189

142 Chapter 5 Mountford p 264



Cottenham decided in favour of the new town council's 15 nominees and against the old corporation. He also agreed the Six Masters were exempt.<sup>143</sup>

The new body of Independent Worcester Charity Trustees has been in existence since that date. Both Christopher Hebb, the first elected Mayor, and later, Sir Charles Hastings, founder of the BMA and William Laslett who subsequently founded his own Charity, became Trustees of this new Charity. Hebb was the first Chairman and Charles Hastings was appointed Chairman in 1857. The newly appointed 15 independent Worcester Charity Trustees, all of whom met for the first time on December 28th 1836, were:

Allies, George, Esq.,	Hall, Joseph, Esq.,
Berkeley, Robert, Esq.,	Hebb, C.H., Esq.,
Corles, William, Esq.,	Howell, Mr John.,
Chamberlain, H. Esq.,	Lavender, J.P., Esq.,
Dent, John Esq.,	Nash, John Esq.,
Evans, Richard, Esq.,	Shaw, W., Esq.
Gibb, Francis, Esq.,	Williams, John, Esq.
Grainger, Mr Thomas	

Secretary and Treasurer, Mr Edward Corles, Solicitor

#### **CHARITIES REMOVED FROM THE CONTROL OF WORCESTER CORPORATION AND TRANSFERRED TO THE WORCESTER CHARITY TRUSTEES IN 1836**

As best as can be ascertained from the "Domesday Book" (Various Reports of the Commissioners for Inquiring Concerning Charities (1818 - 1837), and the Charity's own Chancery records, the accumulated funds and property remaining from the following original charities/trusts, in chronological order, were transferred to the control of the new independent body, "The Worcester Charity Trustees" in 1836.

The writer has summarised and amended the wording of the donations and hopefully has retained the essence of the original gifts, which can still be read in their original form in the Commissioners' Reports.<sup>144</sup>

There is also an ancient record entitled "Record of Benefactors 1627" at The Hive in the City of Worcester Archives.<sup>145</sup>

The "Book of Grants" which is referred to regularly by the Commissioners in their "Further Report 19" is actually the early 18th century volume of Extracts from the VI Masters' Order Book, 1695 - 1846, and contains documents relating to the city free school and other charities.<sup>146</sup>

Based on the views of the Charity Commissioners (1818-1837), the ones to be transferred were all "public" charities, managed by the old un-elected Corporation, rather than by "private" charities managed by e.g. the Parishes, the Diocese, or Independent Trustees like the Six Masters, or Shewringes and Gouldings, or having a "visitor" like the Diocese for St. Oswald's Hospital Almshouse. Originally the Commissioners concluded in their "Further Report 19"<sup>147</sup> that Berkeley's was not a public charity because the founder had directed that "the said hospital to be annually visited by the diocesan" which led them to believe they were precluded from inquiring into its management.

143 Chapter 3 Hebb p 145

144 Appendix 7 Domesday Book (1828).

145 WAAS Box 5 Shelf A 16

146 WAAS 261.1 BA 3617/2

147 Appendix 7 Domesday Book (1828) p 369

However, this restriction was subsequently removed in 1831 and also because “it does not appear that in point of fact, any formal visitation of the diocesan has taken place within the memory of any persons living”.

Parliament therefore changed its mind and the Commissioners subsequently reported on Berkeley’s again in the “County of Worcester Report”<sup>148</sup> and it was then included in Lord Cottenham’s 1836 transfer order to the new independent Trustees. There were no concerns about its management.

The process was complex and nationwide, the Charity Commission was not set up until 1853, and mistakes were made.

The Court of Chancery, as evidenced by documents held by the Charity,<sup>149</sup> failed several times to record the names of some of the first Worcester Charity Trustees.

The Lord Chancellor’s written transfer<sup>150</sup> comprised 28 separate charitable bequests.

### **Major Errors by the Court of Chancery**

Appendix 2 details the queries that arose in respect of 10 charities, incorrectly included or excluded from the Municipal Charities transfer list, but briefly the following major errors arose:

- *The Lord Chancellor, having decided, on 24<sup>th</sup> December 1836<sup>151</sup> to uphold the petition from the Six Masters claiming that they were exempt from the operation of section 71 of the Corporation Reform Act, then proceeded to give away their most valuable possessions to the new Worcester Municipal Charities viz “The Free School, and the Trinity Almshouses” and “John Steward’s 1792 Gift of £50” for the Almswomen living in the latter.*
- *To make matters considerably worse, Lord Cottenham omitted Dame Elizabeth Booth’s 1623 £100 Bread Charity altogether, and also handed over Kateryn Heywood’s 1559 gift of 100 Marks, and Thomas Prestwood’s 1559 gift of £10, to the Six Masters, instead of to the Municipal Charities. His rationale for doing so was probably that Booth’s £100 had long since been “lost” or more likely “was taken up in the Wars by the Corporation”.<sup>152</sup> Robert Youle, one of the “capital citizens” of Worcester, and also one of the Six Masters “took Heywood’s and Prestwood’s gifts for the poor into his hands”, and “therewith”<sup>153</sup> made purchases of c. 19 properties<sup>154</sup> for the benefit of the poor.*
- *A majority of the 19 “Youle’s Rent” properties, e.g. St. Swithin’s Street, do not appear to have been actually transferred. The Charities’ 1857 Plan Book does not show most of them under St. Thomas’s Day.<sup>155</sup>, but they do all finally turn up in the 28/03/1899 Charity Commission Scheme<sup>156</sup> (More detail of this appears in Appendix 1).*
- *Shewringes and Gouldings described as “Municipal” was managed independently after 1836 until they were wound up in 2014 and the assets and liabilities were transferred to Worcester Consolidated Municipal Charity.*

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148 Appendix 7 Domesday Book (1828) p 407

149 Appendix 1 Governance p 332

150 Appendix 1 Governance p 332

151 Chapter 3 Hebb p 145

152 Appendix 8 Stillingfleet p 426

153 Appendix 7 Domesday Book (1828) p 386

154 Chapter 3 Hebb p 141

155 Chapter 4 (3) Property Booklet pp 233-236

156 Chapter 4 (2) 1899 Scheme p 218

### The Charity Commission Cleans up the “Act”

The Charity Commission, established in 1853,<sup>157</sup> then began the immense task of tidying up the muddle that the Court of Chancery had left behind.

The “relief in need” charities, were consolidated into one holding Charity in the Scheme of 28/03/1899 as “the Worcester Municipal Charities”. This Scheme seems to have corrected a multitude of errors from the 1836 Transfer. Ultimately, all the trusts concerned were amalgamated and eventually became the Worcester Consolidated Municipal Charity in 1977, and then finally the Worcester Municipal Charities (CIO) in 2016.

Appendices 1 - 5 set out the detailed history of the chronological changes to the Charities’ governance, including the separation out of the educational charities, and the creation with them of the “Worcester Municipal Exhibitions Foundation” in 1909.

**This list effectively updates the Court of Chancery’s Order of 23/12/1836 appointing Trustees for the charities transferred from the Corporation to the Worcester Charities by deletions and additions subsequently agreed by the Court and the Charity Commission from 1853. There are now 27.**

1. **KATERYN HEYWOOD** - Will of 1559

Gave unto the Corporation of Worcester “100 Marks, to be delivered to the Chamber of the said city, to the end that it might be bestowed in lands for the poor people for ever.”<sup>158</sup> (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO). This gift was apparently not transferred by the Lord Chancellor in 1836 probably because it had become associated with Robert Youle’s own gift and had been passed to the Six Masters’ instead as Youle was originally a Trustee of theirs. This was corrected and the Charity appears in the 1899 Scheme as Youle’s Rents and part of the St. Thomas’s Day Charity<sup>159</sup>.

2. **THOMAS PRESTWOOD** – 1559 £10., “to the end that the same might be bestowed in lands to and for the best benefit of the poor of the said City.”<sup>160</sup> (Originally part of the St. Thomas’s Day Dole Charities). This gift was apparently not transferred by the Lord Chancellor in 1836 probably because it had become associated with Robert Youle’s own gift and had been passed to the Six Masters’ instead as Youle was a Trustee of theirs. This was corrected and the Charity appears in the 1899 Scheme as Youle’s rents and part of St. Thomas’s Day<sup>161</sup>.

**Robert Youle** (Worcester) - 1560 - One of the “capital citizens” of Worcester, and one of the Trustees of the Six Masters “took Heywood’s and Prestwood’s gifts for the poor into his hands, and “therewith”<sup>162</sup> made purchases” of c. 19 properties for the benefit of the poor. By 1837 the rents from the properties (many of them greatly undervalued) amounted to £47. 2s. 4d annually.<sup>163</sup>

In his own will of 1561 Youle left money and property to “the commoners of Worcester as far as it would stretch, of such taxes, subsidies, fifteenths, contributions, harnessing of men for the wars, and the payments which should from time to time be laid upon the poor commoners of the said city, and to none other use or employment.”<sup>164</sup>. This Trust was transferred to the Six Masters.

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157 Appendix 2 Charity Commission p 340  
 158 Appendix 7 Domesday Book (1828) p 375  
 159 Chapter 4 (2) p 16 1899 Charity Commission Scheme p 218  
 160 Appendix 7 Domesday Book (1828) p 375  
 161 Chapter 4 (2) 1899 Charity Commission Scheme p 218  
 162 Appendix 7 Domesday Book (1828) p 386  
 163 Chapter 3 Hebb p 144  
 164 Appendix 7 Domesday Book (1828) p 375

3. **SIR THOMAS WHITE** (Coventry) - Indenture of 1566 <sup>165</sup>  
£104 from Bristol Corporation every 24 years, from 1582 onwards, for 10 year loans of £25 to 4 poor young men, freemen clothiers preferred. Redeemed <sup>166</sup> in 1974 for £57 and a sum equal to £4.33 for each year. (Now consolidated as part of the CIO).
4. **LAWRENCE PALMER** (Alcester) - Deed of 1604  
£20 “to be used and employed for the best benefit of the poor of the said city for ever.” In 1635 the gifts of George Sherriffe, Mary Warmstree and Edmond Simonds were used to purchase the Stacking House Fulling Mill at a cost of £90 <sup>167</sup> (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO)
5. **JOHN CHAPPEL** (Worcester) – 1604  
£20 “for buying corn for the poor.” (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO)
6. **THOMAS BONNER** - Will of 1607  
£40 “to be lent to four young men, two freemen of the Company of Mercers, two of the Company of Clothiers, each to have £10 for three years, paying for the same yearly; ten dozen of white bread, to be given upon Christmas Eve to the poor.” (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO)
7. **LEWIS RANDOLPH** - Deed of 1613  
£80 “to be lent to four clothiers, being freemen, £20 each, for the space of two years at the rate of 10s. yearly for every £20, which interest, amounting yearly unto 40s., was to be annually distributed to the poor.” (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO)
8. **GEORGE AND JOICE SHERIFFE** (Grimley) - Will of 1616  
“Forty shillings, to be employed for the best use of the poor of the said city”, to which Joice Sheriffe, his widow and executrix, at her decease, added forty shillings more for the same purpose. In 1635 the gifts of George Sherriffe, Mary Warmstree and Edmond Simonds were used to purchase the Stacking House Fulling Mill at a cost of £90 <sup>(82)</sup>. George was on the Chancellor’s list but Joice was not and was added later. (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO)
9. **RICHARD INGLETHORPE** (Worcester) - Will of 1618  
Bequeathed 15 houses and other property in the City and County of Worcester to build and endow Inglethorpe’s Hospital for six poor men and one poor woman and pay pensions to them. Clothiers and Brewers were preferred. (Now consolidated as part of the CIO) (Please see also the section about the 4 main Worcester Municipal Hospital Almshouses, Inglethorpe’s, Nash’s, Wyatt’s and Berkeley’s - page 73 onwards.)
10. **WILLIAM & ELIZABETH SWADDON** - Deed of 1623 <sup>168</sup>  
“£4 per annum for ever, issuing out of certain lands in Singleberrow in the county of Bucks, to be distributed amongst the poor of the said city, yearly.” (Originally part of the St. Thomas’s Day Dole Charities. William was on the Lord Chancellor’s list, but Elizabeth was not, but was added later. (Now consolidated as part of the CIO)

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165 Appendix 7 Domesday Book (1828) p 382

166 Appendix 20 Sir Thomas White Redemption p 485

167 Appendix 21 Stacking House p 488

168 Appendix 7 Domesday Book (1828) p 377



11. **DAME ELIZABETH BOOTH** (Bath) - 1623  
 “£100 to be let out at 12d. in the pound, to ten poor tradesmen, housekeepers and artificers, for one whole year. The interest of which, £5, was to be given at stated periods to the poor in bread.” This gift was apparently not transferred by the Lord Chancellor in 1836 because it had long since been lost by the Corporation so nothing could be found to transfer. However, the bread was still being distributed by the Corporation and by the Municipal Trustees from 1836 onwards. Eventually it was corrected and transferred but without the missing money.<sup>169</sup>
12. **MARY FREEMAN** - (Bockleton, Worcs.) - Will of 1624 <sup>170</sup>  
 “£10 to be put out to the best use, the one half of the benefit in bread for the use of the poor people there, for ever, to begin in All Saints and so to go through the city.” (Now consolidated as part of the CIO)
13. **JOHN PALMER** - (Suckley) - Will of 1628 <sup>171</sup>. “£120., the sum of £100 whereof £6 a year was to be for the maintenance of a schoolmaster in Suckley and £20 was to be laid out in corn for the poor when it was cheap and to be kept in store, and when corn should be dear, to be sold to the poor in the city at such moderate rates as that the said £20 might again be raised.”  
 The John Palmer Educational Foundation was created with a Scheme by the Charity Commissioners in 21/01/1910 <sup>172</sup> to be run independently in Suckley, with an annual income of £5 from this Charity.  
 At the request of this (WMC) Charity’s Trustees, the original £5 a year was converted in 1985 by the Charity Commission to 1% of the Worcester Municipal Exhibitions Foundation’s clear income and paid annually to the John Palmer Foundation for the benefit of Suckley Primary School and needy pupils in the Parish. (Now c. £1,000 p.a.) (Now consolidated as part of the CIO with 0.1% of the endowed property net income)
14. **EDMOND SIMONDS** - (Hartlebury) - Deed of 1636 <sup>173</sup>  
 “£5 to be employed for the best benefit of the poor within the city of Worcester.” In 1635 the gifts of George Sherriffe, Mary Warmstree and Edmond Simonds were used to purchase the Stacking House Fulling Mill at a cost of £90. (Originally part of the St. Thomas’s Day Dole Charities. Now consolidated as part of the CIO)
15. **MARY WARMSTREY** (Worcester) Deed of 1636 <sup>174</sup>  
 “£10 to be employed for the best benefit of the poor within the city of Worcester.” Originally part of the St. Thomas’s Day Dole Charities. In 1635, the gifts of George Sherriffe, Mary Warmstree and Edmond Simonds were used to purchase the Stacking House Fulling Mill at a cost of £90. (Originally part of the St. Thomas’s Day Dole Charities. (Now consolidated as part of the CIO)
16. **JOHN WORFIELD** (Allhallows, London) - Will of 1642 <sup>175</sup>  
 All his property in Powick, Wick, Leigh, and Bransford, “for ever for and towards the maintenance and bringing up in learning of fourteen poor male children, (No bastards) whose parents are dead, or towards the maintenance of such children whose parents are of very mean ability and have not wherewith to allow maintenance unto them.” That part,

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169 Appendix 7 Domesday Book (1828) p 377  
 170 Appendix 7 Domesday Book (1828) p 377  
 171 Appendix 7 Domesday Book (1828) p 377  
 172 Appendix 4 p 346  
 173 Appendix 21 The Stacking House p 488  
 174 Chapter 3 Hebb p 140  
 175 Appendix 7 Domesday Book (1828) p 370

not passed over as part of the Endowed Schools Act, 1869, was included in the Worcester Municipal Exhibitions Foundation. (All now consolidated as part of the CIO)

17. **ALDERMAN JOHN NASH** (Friar Street) - Will of 1661 <sup>176</sup>  
Land, property and tithes in Worcester and Powick “to set up and endow Nash’s Hospital Almshouses for eight of the most impotent, decrepit, single poor men and 2 poor women, and pay pensions to them. Three to be weavers and five of other trades. “Nash’s Almshouses, were condemned as slums and rebuilt in 1959/60 on the original site at 15 New Street. Four new Wyatt’s almshouses were re-built there in 1964 in front of Nash’s Almshouses and the site was renamed “Nash’s and Wyatt’s” (Now consolidated as part of the CIO). (Please see also the section about the 4 main Worcester Municipal Hospital Almshouses, Inglethorpe’s, Nash’s, Wyatt’s and Berkeley’s page 73 onwards.)
18. **THOMAS, LORD COVENTRY** - Deed of 1667 <sup>177</sup>  
“One yearly rent of £25 from meadow-ground lying in Powick called the Great Hamme, to be paid at the Feasts of the Annunciation of the Virgin Mary and Saint Michael the Archangel, by equal portions, to inhabitants of Worcester.” (Now consolidated as part of the CIO)
19. **ROBERT BERKELEY** (Spetchley) (Grandson of Rowland Barklay) - Deed Poll/Will of 1692 <sup>178</sup>  
he bequeathed £6,000, which he instructed his Trustees to raise over a period of 15 years by annual sums of £400, out of the rents of his manor, lands and premises. The sum of £6,000 included £2,000 to build Berkeley’s Hospital Almshouses, and £4,000 to buy property to endow the Hospital, for 12 poor men and one poor woman and to pay pensions to them. Berkeley’s Almshouses and Chapel still stand as Grade I listed buildings on the same site in Foregate Street, modernised twice and added to twice, now having 7 residents. (Now consolidated as part of the CIO). (Please see also the section about the 4 main Worcester Municipal Hospital Almshouses, Inglethorpe’s, Nash’s, Wyatt’s and Berkeley’s page 73 onwards.)
20. **SAMUEL SWIFT** - Will of 1710 <sup>179</sup>  
“£400, to be lent out, gratis, to ten honest tradesmen, such as were young beginners and freemen of the said city, by ten equal portions, for five years.” (Now consolidated as part of the CIO)
21. **BENJAMIN THORPE** (St Swithun’s) - Will of 1716 <sup>180</sup>  
“The yearly sum of £5 to be applied in buying ten coats for ten poor men of the city on All Saints Day.” (Now consolidated as part of the CIO)
22. **WILLIAM NORTON** - Will of 1722 <sup>181</sup>  
“The interest on £200 to be given to poor prisoners in the gaol of this city.” Merged with Shepherd below no. 24. (Now consolidated as part of the CIO)
23. **MICHAEL WYATT** (Friar St) - Will of 1725 <sup>182</sup>  
Six houses and gardens in Fryars’ street for Wyatt’s Almshouses, for six aged honest poor men, £300 to repair them and six tenements and gardens in Worcester; three in Cooken

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176 Appendix 7 Domesday Book (1828) p 360

177 Appendix 7 Domesday Book (1828) p 378

178 Appendix 7 Domesday Book (1828) p 407

179 Appendix 7 Domesday Book (1828) p 382

180 Appendix 7 Domesday Book (1828) p 380

181 Appendix 7 Domesday Book (1828) p 379

182 Appendix 7 Domesday Book (1828) p 366

Street, one in Powick-lane, one in the Broad-street and one adjoining the Bishop of Worcester's Palace, the rents to be used to pay for the upkeep and inmates' pensions. (Now consolidated as part of the CIO). (Please see also the section about the 4 main Worcester Municipal Hospital Almshouses, Inglethorpe's, Nash's, Wyatt's and Berkeley's page 73 onwards.)

24. **THOMAS SHEPHEARD** (Hallow) - 1734 <sup>183</sup>  
 £100 on trust at an interest of five per cent per annum, for the releasing and discharging of poor prisoners for debt or gaol fees. Merged with Norton above. By 1871 a change in the law had "rendered the Charity unnecessary". As a result, in 1890, Norton's and Shepheard's were transferred to the Visitors of Worcester Prison to be used by the Worcester Discharged Prisoners' Aid Society.<sup>184</sup> (Now consolidated as part of the CIO)
25. **CHARLES GEARY** - Will of 1789 <sup>185</sup>  
 Two tenements in Taylor's Lane, called "Nash's tenements", and two tenements on land belonging to "Wyatt's Charity", for the habitation of four poor impotent women, an annuity of £15 per annum, charged on certain premises in Pershore to pay for repairs, and interest on £300 for ever for their fuel, maintenance, support and pensions. Both sets of almshouses were sold when the main almshouses on the two sites were sold (Inglethorpe's 1899, and Wyatt's 1968). (Now consolidated as part of the CIO)
26. **LETITIA HACKETT** - Will of 1804 <sup>186</sup>  
 "£140 and that out of the interest arising therefrom should be purchased two tons of coal, to be divided in four equal parts among the 4 poor persons in "Geary's Hospitals", so that each person might receive one ton of coal instead of half a ton, the quantity then given and the residue of such interest-money to be distributed and divided in equal weekly payments amongst the four persons to make their pension up to at least 3s. per week." The funds went into the General or St. Thomas's Day Fund when Geary and Hackett's Almshouses were demolished with Inglethorpe's in 1899. (Now consolidated as part of the CIO)
27. **MAURICE HILLER** (or Hillier) - Date unknown <sup>187</sup>  
 "Six acres, called "Hooper's", lying in Kempley, in the county of Gloucester, the profits thereof to be, yearly, on the 1st day of November, laid out in buying necessaries and warm clothes for such and so many poor people as were not of ability to buy for themselves, as the Mayor, Aldermen and Citizens, in their discretion, should think fit" (Now consolidated as part of the CIO)

#### **PAROCHIAL CHARITIES** (Not Municipal)

Alongside the donations to the Corporation, about 37 smaller donors made gifts in trust to the parishes <sup>188</sup>. These included Jarvis's Almshouses and Walsgrove's Almshouses. They also included about 35 Parish trusts (mainly in St. Nicholas) providing bread, coal, coats, gowns, and shoes, and paying for apprentices etc. None of these were passed to the Municipal Charities' Independent Trustees in 1836.

183 Appendix 7 Domesday Book (1828) p 379

184 Appendix 3 15/05/1860 – Charity Commission Order – William Norton and Thomas Shepheard – order authorising payments pending a Scheme p 343

185 Appendix 7 Domesday Book (1828) p 369

186 Appendix 7 Domesday Book (1828) p 370

187 Appendix 7 Domesday Book (1828) p 378

188 Appendix 23 Ancient Charities in St Nicholas p 501

**The Charity Commissioners observed that:**

**“THE GIFTS OF WILLIAM BALLARD, EDMUND HARRIS, ROBERT STIRROP,  
Rev. DUNNE, HUMPHREY LONGMORE, Mrs BOWEN, Mr SAVAGE,  
Mr OLDNALL, JOHN HEMMING, JAMES BROWN, JOSEPH CARWARDINE,  
ALDERMAN SHEWRING, AND STEPHEN ASHBY”**

“As all the principal monies arising from the gifts of the above-mentioned donors have been invested in the same manner, it has been judged proper to include them in one Report. They are stated upon different benefaction tables in the church of this parish.”  
[The benefaction tables have all gone, possibly at the same time as the money went ?]

**MUNICIPAL CHARITIES ENDOWED - POST 1835 MUNICIPAL REFORM ACT**

Five additional Charities (viz., Hebb's, Corles', Farley's, Tyler's and the Victoria Relief Fund) are of later foundation.

28. **CHRISTOPHER HENRY HEBB** (Britannia Square) - Will of 1861 <sup>189</sup>  
Hebb's Charity Almshouses were intended as an Asylum for four decayed Members of the Municipal Council, and for two poor Widows of Members of that Body. The almshouses were never used and, as a result, a Scheme for amalgamating the two endowments was established by an Order of the Board of Charity Commissioners dated 1st August, 1899, under which the income may, in the discretion of the Trustees, be applied by way of pensions. Four Almshouses at 18, 20, 22 and 24 South Street, Arboretum, were sold for £115 to Worcester Corporation in 1955. The other two near Britannia Square at 3/5 were sold in 1962 for £110 to a private purchaser for garages. Hebb's Municipal Anniversary Gifts took the form of tickets, distributable on the 9th of November and were of the value of seven shillings each, in tea and sugar. Recipients must be poor widows, or married women with large families. The tickets were divided amongst the Trustees for distribution. (All merged with Worcester Municipal Charities in 1899) (Now consolidated as part of the CIO)
29. **EDWARD CORLES** - Will of 1866 <sup>190</sup>  
Connected with the Almshouses is the Charity founded by the former Secretary of the Charity (Mr Edward Corles), under which each inmate receives annually five shillings' worth of "Christmas fare." (Merged with Consolidated in 1899) (Now consolidated as part of the CIO)
30. **THOMAS FARLEY** - Scheme of 1869  
**£361 16s 2d in investments at 3% to be spent on two pensions of 2s.** per week to two poor deserving men, preferably Freemen residing in St Andrew's, St Alban's or All Saints. (Merged with Consolidated in 1899) (Now consolidated as part of the CIO)
31. **J.H. TYLER** - Deed of 1894 <sup>191</sup>  
Tyler's Charity consisted of the interest of £86. 1s. 3d., given by the late Mr J. H. Tyler, for distribution on the 24th of December, among twenty of the poor and deserving members of the congregation of the Roman Catholic Church of Saint George, in the City of Worcester, to purchase groceries. (Merged with Consolidated in 1899) (Now consolidated as part of the CIO)

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189 Chapter 4 (1) p 2 Report upon the Constitution etc. p 187

190 Chapter 4 (1) Report upon the Constitution etc. p 188

191 Chapter 4 (1) Report upon the Constitution etc. p 189



32. **THE VICTORIA RELIEF FUND** - Founded in 1932. By 1967, producing just £7. 14s. 8d. a year. (Merged with Consolidated in 1977) (Now consolidated as part of the CIO)
33. **THOMAS SHEWRINGE'S (1702) & ROBERT GOULDING'S CHARITY (1814)** <sup>192</sup> Two Schemes originally to provide almshouses, pensions and relief in need for Worcester citizens. The joint scheme was wound up and the assets and liabilities transferred to Worcester Consolidated Municipal Charity in 2014 <sup>193</sup>

### **CHARITY COMMISSION ESTABLISHED 1853**

The Charity Commission was established in 1853 as the Regulator of Charities and began bringing order to the chaos left by the Court of Chancery. <sup>194</sup>

A major reorganisation of the Municipal Charitable Trusts became necessary in the 1870s following the passing of the Endowed Schools Act, 1869. The Trustees met in 1871 <sup>195</sup> and decided the specific amounts to be taken for educational purposes from Worfields, the General (or St Thomas's Day Charities), the Norton and Shepheard's Charities, Swift's and White's Loan Charities and the Apprenticeship Fees. In 1909 they were amalgamated and collectively renamed as **Worcester Municipal Exhibitions Foundation** whose "objects", with greatly reduced funds, eventually became in 1995:

***"the advancement of education in promoting education in the area of benefit as the Trustees see fit".***

In 1909, the Trustees of the Municipal Exhibitions Foundation became the same Trustee body as the Worcester Consolidated Municipal Trustees and the two unincorporated charities were administered separately, by a single body of Trustees, until 2016 when the CIO was established to join the two charities and incorporate them.

### **Amalgamation of Relief in Need Charities**

In 1899 most of the relief in need charities were amalgamated under a single new Trust Deed. More of the separate individual charities were added in 1908, 1913, 1931, 1953 and 1977. In the 1908 Scheme, the body of Trustees was renamed as Worcester Consolidated Municipal Charity whose "objects" then were:

***(a) to maintain almshouses in Worcester***

***(b) to provide financial relief to cases of need, hardship or distress in Worcester City***

***(c) to pay pensions to needy Worcester residents***

In May 2016 the Trustees registered "The Worcester Municipal Charities (CIO)" and then on July 1<sup>st</sup> transferred the assets and liabilities of both former unincorporated charities to the Charitable Incorporated Organisation. The new constitution prescribes that up to 12% of the income shall be spent on educational purposes with the remainder dedicated to relief in need, which includes the almshouses. **Appendices 1 - 5** set out all the Governance changes.

192 Chapter 3 Hebb pp 178 & 181

193 Chapter 2 p 70

194 Appendix 2 Charity Commission p 340

195 Appendix 2 Trustee Minutes p 341

**WORCESTER'S PRE 1700 ANCIENT ALMSHOUSES THAT HAVE SURVIVED**



**St. Oswald's Hospital** – Worcester's first almshouse for the poor. Founded by the Diocese in the 13th Century in "Forest Street" now Foregate Street. Rebuilt 1873.



**Berkeley's Almshouses and Chapel** – Founded 1692 and built by 1708. Modernised twice. The first refurbishment of the Almshouses was in 1965 when each bed sitting room had a bed which was hinged to the wall. There was also a coal cupboard and sink. Outside there was a block of communal privies by the chapel. Each bedsit was given a new kitchenette, bathroom and toilet. The second refurbishment in 1981/2 when each two almshouses were turned into one, to provide separate bedrooms, kitchens and toilets.



**Queen Elizabeth's Almshouses** – confirmed in 1561 by Queen Elizabeth in letters patent together with the Free School and the Trinity Guild. Re-built in Barbourne 1876/7. Known as the Six Masters.



**Throckmortons/Frogmortons now Nash's and Wyatt's Almshouses** first described in 1531/2 as "Thorgmortons Almys hous" next to the tenement of Thomas Walker. They received bequests from the wills of James Jordan in 1525 and Robert Youle in 1561. They were apparently still in use in 1623. The site was bought by John Nash In 1639 from Brome Whorwood of Sandwell, Staffs. They then comprised 'fourteen cottages, more or less, with the little gardens thereunto..' which were pulled down and rebuilt in 1664. They were condemned as uninhabitable and rebuilt again in 1959/60. Wyatt's 6 almshouses in Friar St were also condemned as uninhabitable and 4 Wyatt's Almshouses were rebuilt on the Nash's site in 1964 and the whole was renamed "Nash's and Wyatt's".



**Walsgrove's Almshouses** – the first post Reformation almshouses were founded in Powick Lane by John Walsgrove (alias Fleet) in 1567 and managed by St. Andrew's Parish. They were rebuilt in 1825 for 16, then rebuilt again in Infirmary Walk after the original site in Powick Lane was developed for the Blackfriars shops.

## Chapter 2

# The Ancient Almshouse Charities in Worcester

A list originally prepared by Canon Buchanan Dunlop in 1952 has been used as an initial basis for this summary overleaf, and amended where necessary.

The list contains all the old almshouse charities, including the “municipal” ones, Inglethorpe’s, Nash’s, Wyatt’s and Berkeley’s, managed by the old Corporation, and the “non-municipal” ones managed independently by the parishes e.g. Jarvis’s and Walsgrove’s. Other almshouse charities were managed by the Diocese with the Bishop as “visitor” e.g. St Oswald’s. Others were managed by independent Trustee bodies, e.g. Queen Elizabeth’s (Six Masters,) and Shewringe’s and Goulding’s, (independent).

Shewringes and Gouldings was managed independently after 1836 until they were wound up in 2014, and the assets and liabilities were transferred to Worcester Consolidated Municipal Charity.

In those days, the word “Hospital” Almshouses was used not in the medical sense, but because they offered hospitality to the poor.

The control and management of the “Municipal” Charities which had been always vested in the late Corporation until August, 1836, ceased to be so by the operation of the 71st section of the “Municipal Corporation Reform Act,” which directed that all bodies corporate seized or possessed of any hereditaments or personal estate, in trust, for certain charitable purposes, shall remain as present Trustees “until the 1st day of August, 1836, or until Parliament shall otherwise order and shall immediately thereupon utterly cease and determine;”

The Lord Chancellor accepted the named Trustees proposed by the new democratically elected City Council and rejected those nominated by the old Corporation.

He also upheld the Six Masters’ claim that they were independent and should retain the property they managed.

**A more detailed historical description of the 4 Worcester Municipal Charities’ Almshouses appears after the following list:**



- 1) **ST. OSWALD'S HOSPITAL, THE TYTHING** - An ancient foundation; after the reformation, the property was dispersed and the buildings allowed to decay; in 1631 when the rebuilding of the hospital buildings commenced, there were only 4 almsmen; the new buildings were badly damaged during the Civil wars; reconstructed in 1663 by Dr. John Fell, Dean of Christchurch Oxford, and Master of the Hospital; rebuilt in 1873 at a cost of £12,000 for 37 aged poor. Still on the original site. Now 21 one bed flats, modernised since by the Worcester Diocese.



- 2) **THE TRINITY GUILD, THE TRINITY** - An ancient foundation; confirmed by Queen Elizabeth I in 1561 for 48 poor persons; rebuilt 1876-7, in Barbourne, as THE FREE SCHOOL AND QUEEN ELIZABETH'S ALMSHOUSES but known as the "SIX MASTERS." Modernised by the Six Masters. 3 one bed, 1 two bed, 6 bed sits.





- 3) **THE CATHEDRAL** - Under King Henry VIII's Foundation provision was made for 10 bedesmen with lodgings; by the latest statutes 10 bedesmen, without lodgings. Now gone <sup>196</sup>
- 4) **THROCKMORTON'S ALMSHOUSES, NEW STREET** - Buchanan-Dunlop says: "Little is known of these; perhaps they were subjected to the confiscation measures of Henry VIII. They received bequests from the wills of James Jordan in 1525 and Robert Youle in 1560. They were still in use in 1623. <sup>197</sup> In 1639 they were bought by John Nash, <sup>198</sup> who incorporated them in his own Almshouse Charity (see 9 on the next page).

- 5) **THOMAS WALSGROVE (alias Fleet), POWICK LANE** - in 1567 Thomas Walsgrove left 8 Almshouses to St. Andrew's Parish, <sup>199</sup> followed by his son Thomas in 1590, and grandson John in 1613, who both added to the legacy. Walsgrove's, the first post Reformation almshouses in Worcester, were parish almshouses, not controlled by the Corporation, so were not handed on to Worcester Municipal Charities in 1836. They were rebuilt in 1825 for 16, then rebuilt again in Infirmary Walk after the original site in Powick Lane was developed for the Blackfriars shops. The almshouses are still independently managed by Walsgrove's Charity and now comprise 8 one bed, and 2 bedsits managed by the independent Trustees.



- 6) **THOMAS FLEET, "BETWEEN FROG GATE AND FROG MILL"** - Founded in 1613 for 4 persons. Now gone <sup>200</sup>

196 Bib 10 Buchanan - Dunlop p 31  
 197 Bib 26 Bond p 189  
 198 WAAS BA 5589/99  
 199 Chapter 3 Hebb p 182  
 200 Chapter 3 Hebb p 169; App 7 Domesday Book (1828) p 387

- 7) **RICHARD INGLETHORPE'S HOSPITAL ALMSHOUSES, THE TOWN DITCH** - Inglethorpe's almshouses had a long and chequered history. Founded by Inglethorpe's will in 1618 for 6 men and 1 woman, they were not available for occupation for 14 years due mainly to the need to evade the Mortmain Law by appointing "Feoffees". Margaret, his widow, then supervised the building work which was completed in 1632. In 1645 during the Civil War, they were burnt down by the King's forces to prevent the Parliamentarians taking cover and sniping at the Royalists in the City. The former residents petitioned for replacement almshouses, the almshouses were rebuilt in the Dolday and the residents were re-housed there in 1646. In 1648, after the Civil War, the Dolday almshouses were taken down and rebuilt on their original site in the Town Ditch. By 1732 the almshouses were in a decayed state and John Garway, a Worcester Councillor and Charity Trustee, bought the site (including a hop warehouse) on the condition that he built replacements in Taylor's Lane. In 1892, in preparation for the sale of the Taylor's Lane site to the Corporation, Inglethorpe's Trustees bought a new site for them in Henwick, next to the Royal Albert Orphan Asylum (later the YMCA). In 1899, the Taylor's Lane almshouses were sold to the Corporation as part of a site for the Victoria Institute. In 1962 the Worcester Municipal Charities sold the remaining 3.9 acres, having a frontage to Henwick Road, for £7,000 to the Worcester Corporation for educational purposes [St. Clement's School].

Please see also the Plan Book 1857, page 227. <sup>201</sup>

**Please see also the section at the end of Chapter 2, about the four main Worcester Municipal Hospital Almshouses: 1) Inglethorpe's, 2) Nash's, 3) Wyatt's and 4) Berkeley's page 72 onwards.**

- 8) **THOMAS MOORE, SILVER STREET** - Founded in 1626 for 10 male children under 12 years of age; demolished during the Civil War, later rebuilt. Now gone.
- 9) **JOHN NASH'S MUNICIPAL ALMSHOUSES, NEW STREET** - Founded in 1661 for 8 men and 2 women; "The New Street Hospital", as it was originally known, was not an altogether original foundation. Almshouses known as Throgmorton's or Throckmorton's or Frogmorton's, had previously stood on the same site. (See 4 on previous page). Throgmorton's Almshouses became derelict and Alderman Nash's endowment provided an opportune resource for restoration.) <sup>202</sup> Hebb <sup>203</sup> says of Nash's will: that he left: "all his tenements or cottages, being heretofore seven tenements or cottages, and are part of those cottages that are called Frogmorton's Almshouses" They are the earliest known secular almshouses in Worcester.

In 1964 Nash's merged with Wyatt's as NASH'S AND WYATT'S ALMSHOUSES – now 25 almshouse flats in Nash's Passage. Please see also Chapter 4 (3) 1857, page 230, Plan Book page 7.

**JOHN NASH'S MUNICIPAL ALMSHOUSES CROFT WALK** - 9 in Croft Walk; now gone. Almshouses offered to the City in 1966 for the cattle market. The repairs would be expensive and money was needed for additional farm buildings by the Charity for its tenant farmers.

**JOHN NASH'S MUNICIPAL ALMSHOUSES – WHEELEY'S GARDENS** - 9 sold to the Royal Infirmary. (28/07/1893 - NASH - order to sell Walnut Tree House, garden, lodge, yard, dwelling house, stables, garden, gardens, site of occupation, road from railway to Croft Road for £17,045.)

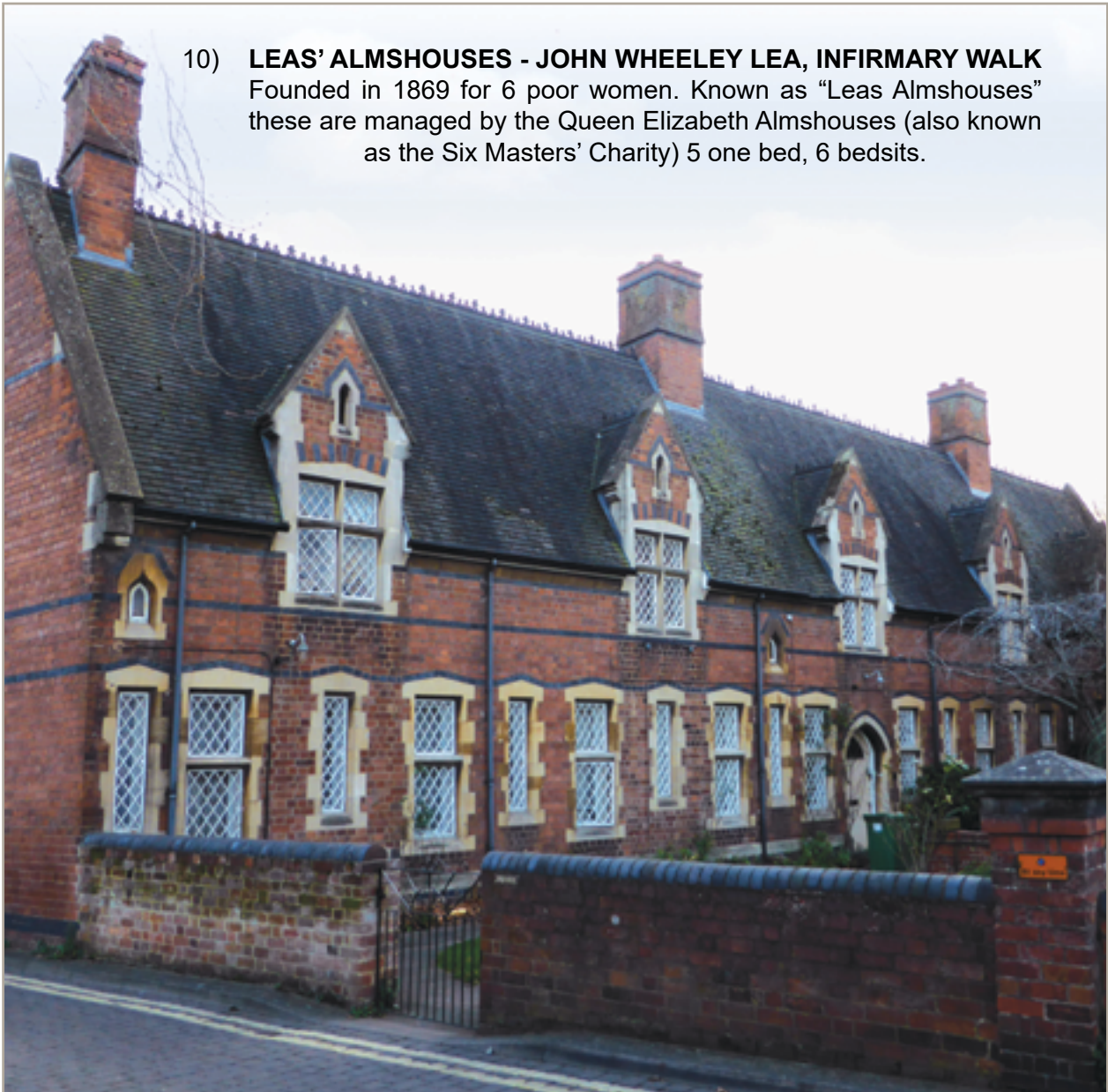
**Please see also the section at the end of Chapter 2, about the four main Worcester Municipal Hospital Almshouses, 1) Inglethorpe's, 2) Nash's, 3) Wyatt's and 4) Berkeley's page 72 onwards.**

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201 Chapter 4 (3) 1857 Plan Book p 227

202 Bib 10 Buchanan - Dunlop p 32

203 Chapter 3 Hebb p 118

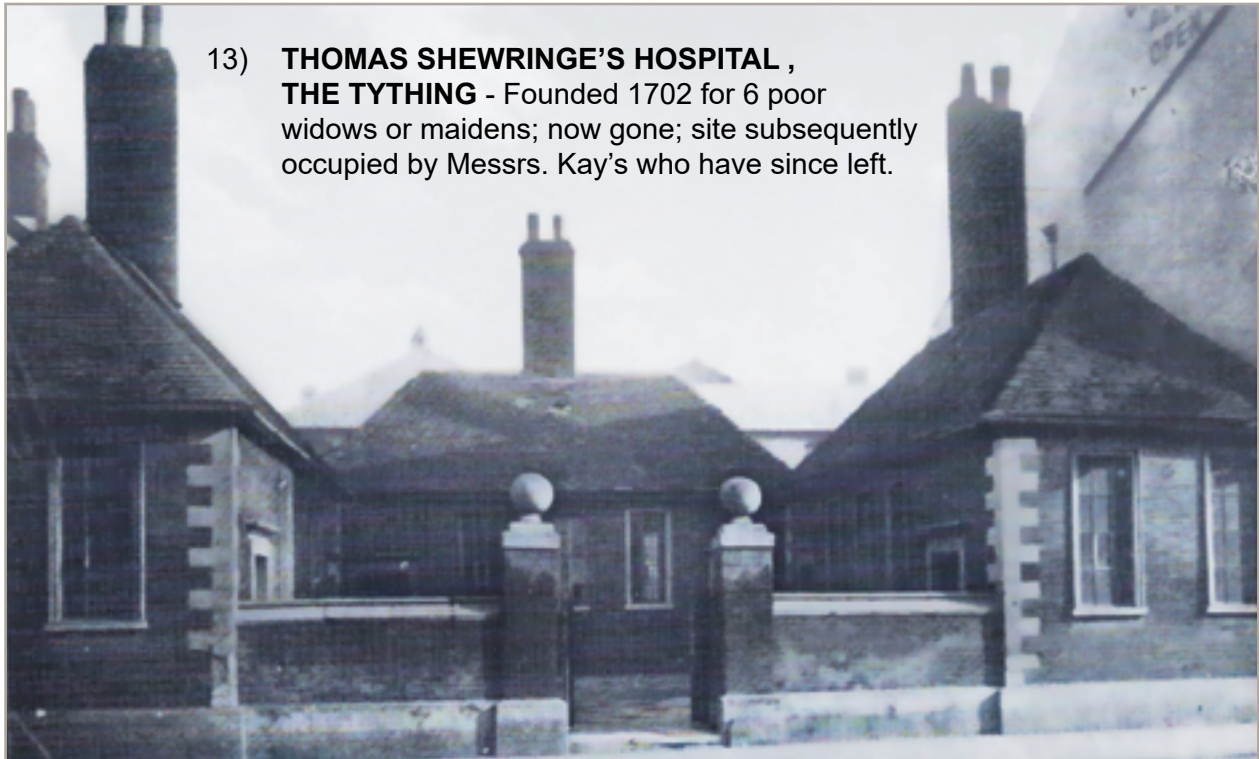


- 10) **LEAS' ALMSHOUSES - JOHN WHEELLEY LEA, INFIRMARY WALK**  
 Founded in 1869 for 6 poor women. Known as "Leas Almshouses" these are managed by the Queen Elizabeth Almshouses (also known as the Six Masters' Charity) 5 one bed, 6 bedsits.

- 11) **THOMAS HAYNES, ST. OSWALD'S** - Founded in 1684 for 6 men; reckoned part of St. Oswald's Hospital. Now gone.
- 12) **ROBERT BERKELEY (Spetchley) MUNICIPAL HOSPITAL ALMSHOUSES** (Grandson of Rowland Barklay) Deed Poll/Will of 1692. He bequeathed £6,000, which he instructed his Trustees to raise over a period of 15 years, by annual sums of £400, out of the rents of his manor, lands and premises. The sum of £6,000 included £2,000 to build Berkeley's Hospital Almshouses, and £4,000 to buy property to endow the Hospital, for 12 poor men and one poor woman, and to pay pensions to them. Berkeley's Almshouses and Chapel still stand as Grade I listed buildings on the same site in Foregate Street, modernised twice, and added to twice, they now have 7 residents.

**Please see also the section at the end of Chapter 2, about the four main Worcester Municipal Hospital Almshouses, 1) Inglethorpe's, 2) Nash's, 3) Wyatt's and 4) Berkeley's page 72 onwards.**





- 14) **THOMAS GOULDING'S HOSPITAL, THE TYTHING** - Founded in 1814 for 3 poor men and 3 poor women; now gone. The money remaining in trust when the almshouse was demolished to make way for the Kay's office building in The Tything was passed to the Trustees of Shewringe's Hospital Almshouse; also demolished for the same reason.

"Shewringe's & Goulding's" – The land on which both sets of almshouses were built originally belonged to St Oswalds Hospital but was sold by the Dean and Chapter in the late 19th Century for development, and the two almshouses demolished. Shewringe's was in The Tything and was demolished for Kay's new office building. Goulding's was behind Kays on the site that became the Worcestershire C.C. Motor Taxation offices, since demolished, and now residential housing called "Sansome Mews". There is a Goulding's plaque pictured left in the entrance to the Mews in Sansome Walk.



The Charities continued to be managed independently until 2013 when the Trustees decided it was no longer financially valuable and transferred its remaining liabilities and assets, including the farmland at Welland, and smallholdings at Bricklehampton, to Worcester Consolidated Municipal Charity. The value of the smallholdings was maximised by regularising their leases and they were then sold with vacant possession for a greatly enhanced price.

In 2017, the Bricklehampton receipts were used to create six new almshouses for the homeless at 19 Foregate Street, which were named "Shewringe's and Goulding's House" to recognise that the original charities' assets were used to purchase and refurbish the office building as almshouse flats. (See page 317)



- 15) **17) WILLIAM JARVIS, WARMSTRY SLIP** – Parish Almshouse founded in 1722 for 3 men and 1 woman. <sup>204</sup> The 1860 edition of Hebb (p77) says they have lately been enfranchised but they seem to have disappeared by about 1900, possibly with the development of the large new site for the Worcester Porcelain.
- 16) **MICHAEL WYATT'S MUNICIPAL ALMSHOUSES, FRIAR STREET** - Founded in 1725 for 6 freemen of the city; number increased later for men and women; (sold 1968 for £3,250 as a motor bike shop and housing, as the necessary repairs could not be afforded); four rebuilt 1964 at Nash's in New Street and the whole site re-named "Nash's and Wyatt's"

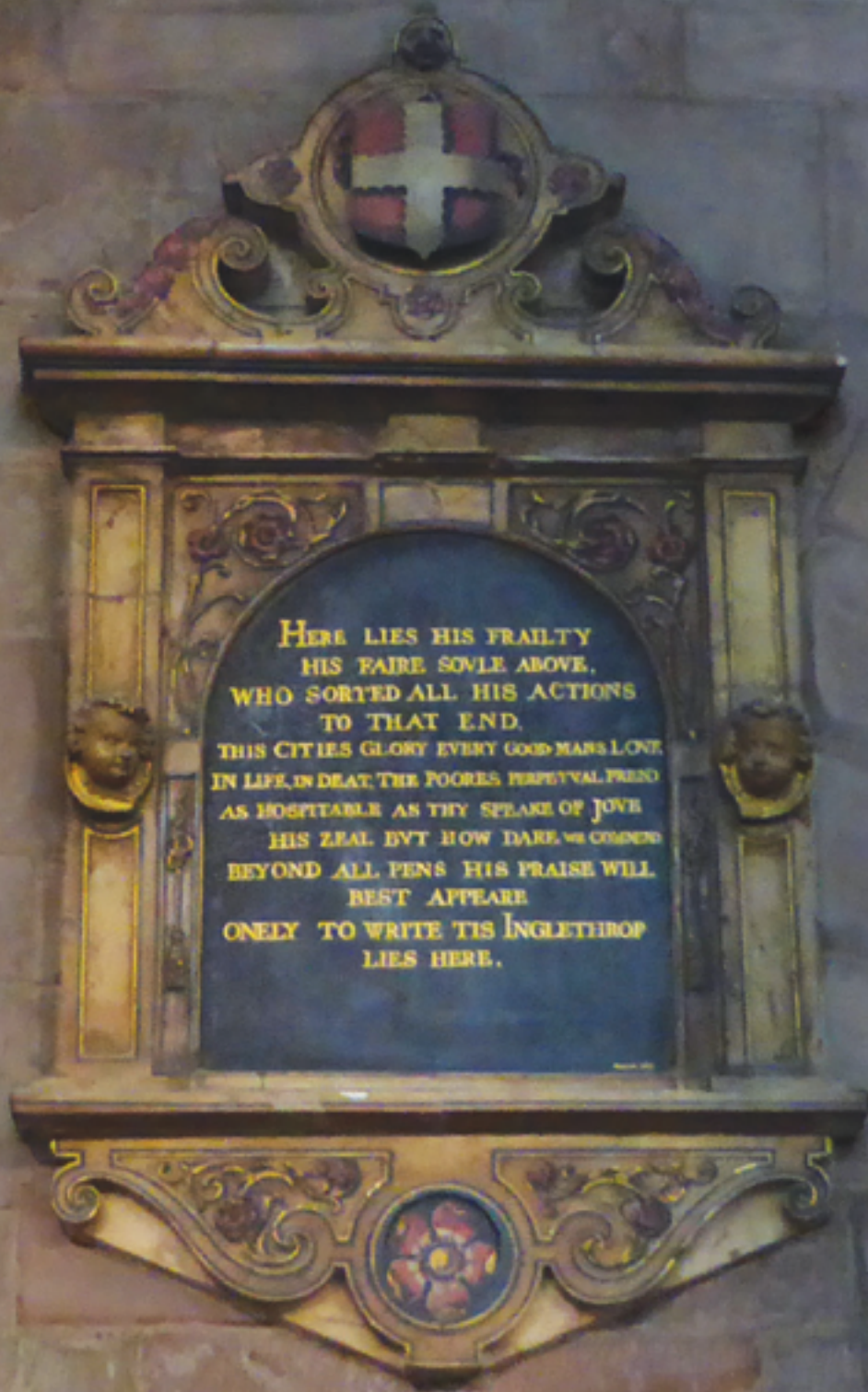
Please see also the section at the end of Chapter 2, about the four main Worcester Municipal Hospital Almshouses, 1) Inglethorpe's, 2) Nash's, 3) Wyatt's and 4) Berkeley's page 72 onwards.

- 17) **WILLIAM LASLETT'S ALMSHOUSES, FRIAR STREET**  
 Founded in 1868 for 33 men and women on the site of the Worcester City prison; rebuilt in 1912. Now 16 one bed almshouse flats.



The following two Worcester Municipal almshouses were omitted from Buchanan-Dunlop's list

- 18) **HEBB'S ALMSHOUSES** – Six almshouses – Founded 1861 - four of Hebb's for decayed Members of the Council were at 18,20,22 & 24 South Street; the sites were sold to the Corporation for £115 in 1955. The other two Hebb's were at 3 & 5 Leicester Street and the site was sold for £110 for garages in 1962 to a private purchaser.
- 19) **GEARY'S & HACKETT'S ALMSHOUSES** – Founded 1804 - two of Geary and Hackett's were formerly situated on the North side of Taylor's Lane with Inglethorpe's – demolished. Two of Geary and Hackett's were on the East side of Friar Street; Demolished.



*Richard Inglethorpe was buried in the Cathedral with this attractive gilt and coloured monument with delightful wording.*



## WORCESTER MUNICIPAL CHARITIES' FOUR MAIN HOSPITAL ALMSHOUSE DONORS, INGLETHORPE, NASH, WYATT AND BERKELEY

### 1. INGLETHORPE'S HOSPITAL ALMSHOUSES (Town Ditch) - Will of 1618

He was buried in the Cathedral where there is an attractive gilt and coloured monument with delightful wording. (pictured left)

#### Summary of the History

- 1) 1618 Richard Inglethorpe's Will
- 2) 1632 Six Poor Men and 1 Poor Woman appointed to the 7 almshouses in the Town Ditch.
- 3) 1645 - Almshouses burnt down by the King's forces to prevent the Parliamentarians taking cover and sniping at the Royalists in the City during the Civil War
- 4) 1645 – Petition from almspeople for replacement almshouses
- 5) 1645/46 - Almshouses rebuilt in Dolday
- 6) 1648 - Almshouses rebuilt on the original Town Ditch site
- 7) 1678 – “The almshouses were still there in 1678, for in that year there were seven persons living in the Town Ditch, who were exempt from chimney tax.”<sup>205</sup>
- 8) 1732 - John Garway bought the newly erected hop warehouse and the 7 Inglethorpe “decayed tenements” and agreed to replace them with 7 almshouses in Taylor's Lane.
- 9) The almshouses were rebuilt in Taylor's Lane some considerable time after 1732.
- 10) 1892 - The Charity Trustees bought land at Henwick adjoining the Orphan Asylum for a site for new almshouses from the Ecclesiastical Commissioners.<sup>206</sup>
- 11) 1899 - Sale of almshouses in Taylor's lane to the Corporation as a site for the Victoria Institute.
- 12) 01/10/1962 - Charity Commission Order. Worcester Municipal Charities to sell 3.9 acres having a frontage to Henwick Rd for £7,000 to Worcester Corporation for educational purposes [St Clement's School].

**Richard Inglethorpe** was a broadloom weaver, the son of a brewer. He married Elizabeth More of Powyck in 1583 but it seems she died without children. The Inglethorpe's original house was in the Parish of All Saints, but it is not known where. Upon marrying Margaret Howton in 1611, it seems he moved in with her at 57 Broad Street known as “the Antelope”. Margaret was the widow of John Howton, a wealthy brewer and an important person in civic circles. Undoubtedly the marriage brought Richard considerable wealth and influence and he later became one of the 48 “Capital Citizens” (Councillors) of Worcester and held office as City Chamberlain and High Bailiff.



*The Antelope*

<sup>205</sup> Bib 10 Buchanan - Dunlop p 29

<sup>206</sup> Chapter 4 (1) Report upon the Constitution p 188

**The history of the Antelope** has been researched by Dr Pat Hughes.<sup>207</sup> It was originally Chantry property until the Reformation. After the Chantries were suppressed in 1548 and their property was confiscated by the Crown, Robert Youle bought the Antelope and eventually willed the property to the Corporation for the poor with the money going into St. Thomas's Day Charity for doles. John Howton originally rented the Antelope from Youle's Charity in the late 16th century for £4. 10s a year until he died in 1618. The property is described as 'his howse' which probably means he and his wife lived there as distinct from merely owning it as an investment. John may well have brewed his beer in a malthouse at the back of the plot. Part of the 16th century Youle/Howton/Inglethorpe house remains behind the present brick facade.

Richard Inglethorpe made his will in 1618 being then "sicke in bodie and desirous to set my house in order". He directed that "the corporation of the said city should nominate and appoint six poor men of the said city of Worcester, being of honest life and report, and such as by reason of their age or infirmity were not able to work for their living, and also one poor woman, being of honest life and report, which woman should wash the clothes of the six poor men, make thier beds, and attend upon them in times of sickness;"

His will provided "that a table should be made of the manner of disposing of the said gift, and a register kept of the remainder and overplus yearly, which table and register he entreated the bailiffs of the said city might be set up and continually kept in the council-chamber."<sup>208</sup>

Inglethorpe bequeathed 15 houses and other property<sup>209</sup> in the City and County of Worcester to build and endow Inglethorpe's Hospital for six poor men and one poor woman and pay pensions to them. Clothiers and Brewers were preferred.

The original almshouses were built by Margaret Inglethorpe, Richard's widow, in 1632, in Sansome Street, (then the Town Ditch), roughly where the Arts Workshop now stands.

The Town Ditch (now Sansome Street) was a sort of "dry moat" running alongside and outside the old City Wall, as part of its defences. When land inside the City Wall ran out, houses were erected in the ditch, weakening the walled city's defences.

It is apparent that it took from 1618 when Richard died, to 1632 for Margaret Inglethorpe, the Corporation and the feoffees (property Trustees) to erect the seven almshouses in the Town Ditch, because the first appointments of the six poor men and the one poor woman to look after them, did not actually take place until then. This conflicts with Buchanan Dunlop's account<sup>210</sup> who seems to have the incorrect date of 1622, and probably confused the letting of Inglethorpe houses with the appointment of 6 beneficiary almsmen and one almswoman later in 1632.

Certain legal requirements had to be fulfilled before the will could be implemented which were necessary to ensure that the property left in trust would be safe from "escheatment" (confiscation) by the Crown, with the local appointment of "feoffees" – property Trustees to hold the property for the benefit of the poor for all time.

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207 Bib 49 The Antelope Dr Pat Hughes (unpublished)

208 Appendix 11 p 443

209 Chapter 3 Hebb pp 113-115

210 Bib 10 Buchanan - Dunlop p 28



**The references below with a paragraph number in brackets are taken from the Chamber Order Book of Worcester 1602 - 1650** <sup>211</sup>

**January 1618/9 (156)**

**Licence in mortmain etc**

“Att this chamber it is condiscended and agreed, that whereas Mr Richard Inglethorpe hath given a charitable guift of land unto the poore of this cytty for ever for the perfectinge of which guifte there must be a licence in mortmaine sued forth and other assurances to be made from Margarett wife of the sayde Richard Inglethorpe deceased and Mr William Warmstrey unto the city the charges whereof for soe much as concerneth the cityes parte, that mony shalbe taken upp soe much as shalbe needefull thereunto and the use thereof to be payed by the chamberlins of this city for the tyme beinge and they to be allowed the same againe out of the poores mony.”

**19 March 1618/9 (157)**

**Feoffees appointed**

“And it is further agreed that whereas there is a conveyance to be made by way of feofment to certayne feoffees of Mr Inglethorpes lande given to the poore which feoffees some are of the county and some of the cytty, this chamber is nowe contented that a feoffment shalbe executed by the feoffees agreed uppon with a covenaut for the reenfeoffinge of the corporacion after the death of Mrs Margaret Inglethorp accordinge to the uses of the last will and testament of the sayde Richard Inglethorpe deceased.”

**17 March 1619/20 (162)**

**Land let to Margaret Inglethorpe**

“At this chamber yt is graunted that whereas the cytty hath lately purchased a certaine meadowe for the use of the poore, that a lease shalbe made thereof unto Mrs Margaret Inglethorp and John Howton her sonne of the said meadowe for the tearme of 21 years yf the said Margaret and John soe longe live, with the reservation of £10 rent per annum with a clause of reentry for non payment of the said rent and that they quicke and inclose the said medow.”

**By a Chamber Order 1 June 1632: (266) – Tenancies Granted**

“George Bancroft and Margerie Stynton daughter of the said widdowe Stinton shall bee tenantes to the two houses built by Mrs Inglethorp dureinge the good pleasure of this house.”

**First “One Poor Woman” appointed**

“Att this chamber yt is likewise agreed that Margery Stynton widdowe, dwelling in one of the houses, to have the benifit of Mr Inglethorps guift of one of the houses and 2s. weekly for her life.”

**Inglethorpe’s will specified “one poor woman being likewise of honest life and report and of the age of 50 years at the least or upwards which woman shall wash the clothes of the said six poor men, make their beds and attend upon them in all times of their sickness to help them and provide things necessary for them..”**

**First “Six Poor Men” appointed to the Almshouses**

“Att this chamber with the assent of the whole house William Hart, John Hancox, Maurice Camme, Richard Etheridge, William Fisher, and John Smith are nominated and elected to bee the sixe poore men to take the benifit of Mr Inglethorps guifte.”

### **The 7 almshouses were taken down in 1645 for the fortification of the City for the forthcoming Civil War.**

“In 1645 Worcester was garrisoned by a Royalist army and, for the better defence of the city, it was decided to demolish many of the houses which stood just outside the walls. This was a wise precaution for these same houses had given cover to the enemy in the fighting of 1642, and interfered seriously with the defenders’ field of fire. Among the houses so destroyed were those belonging to Inglethorp’s Charity in the Town Ditch, and to Moore’s Hospital (Silver Street).

In 1645 Symonds wrote describing the fortifications on this side of the city.”<sup>212</sup>

“At Worcester Prince Maurice hath made without the ditch (that is dry on the side that goes to Droitwiche) a low breast work, and a stockade without, the top of the breast work is not a foot above the ground on the outside. Very necessary to safe-guard a dry ditch and wall.”<sup>213</sup> “A plan of Worcester City, made in 1651, shows that these Inglethorp cottages were situated in open country, before Sansome Street was made; and that a gun emplacement covered the ground upon which they stood.”<sup>214</sup>

#### **20 June 1645 (396)**

##### **Petition for new almshouses to replace the ones to be taken down**

“Whereas the almsmen placed in Mr Inglethorpes almshouse have petitioned for habitacion in respect the almshouse is to be taken downe for the fortificacion of this citty, it is ordered that they shal be provided for by their severall parishes where they did last inhabitant, when they were chosen into their severall places and ther to be provided for, with the help of the allowance of the almshouse landes and revenues untill there shall be care taken for some other habitacion for them, and that Mr Phillip Davies and Frauncis Houlder and Thomas Fones are desired to take care for the taking downe of the said almshouse and other the landes belonging unto the same, and for the preservacion of the materialls thereof.”

#### **The almshouses were rebuilt in Dolday in 1645/6**

#### **4 November 1645 (403)**

“That whereas a lease made of a garden in Dolday unto Johan Skinner for 21 years from the 30th day of September 22 Jacobi being now expired, it is ordered that the said garden plott shall be employed for building of almeshowses in the place of Mr Inglethorps howses which are burnt, and that Mr George Fleming, Mr William Tayler, Gervase Blurton, and Thomas Pearceie are desired to enquire after the materialls of the buildings belonging unto the said almeshowses and what profit is made thereof, and to agree with some honest workman presently to undertake and goe about the building thereof, and what agreement they doe make shall be made good by this howse.”

#### **28 August 1646 (416)**

“That the chamberlaines doe speedilie take a course for the finishing of the new frame erected for the poor people late of Mr Inglethorps almeshowse.”

#### **24 September 1646 (417) [f. 243]**

“That the Mayor and Aldermen or the greatest parte of them are desired to looke into the booke of guiftes and to see what money may be called in of the poores money that may be bestowed upon the repaire of Mr Inglethorpe almeshowse, and that they doe call the same in, and doe dispose of it accordingly.”

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212 Bib 10 Buchanan - Dunlop p 28

213 Bib 10 Buchanan - Dunlop p 28

214 Bib 10 Buchanan - Dunlop p 29

**15 December 1646** (421)

“That Henrey Suche is elected an almesman into the Almshouse of Mr Inglethorpe in the place of William Dickens”

**1647** - “*The Old Clochium* or Leaden Steeple, which stood in the College Churchyard was sold in 1647, and out of the proceeds of the sale Parliament made a grant to Inglethorp’s Charity of £113 3s. 1d. for the repair of the almshouses, which had been “burnt to the ground during the unhappy wars”, together with a further £246. 3s. 8d. with which to purchase a revenue.”<sup>215</sup>

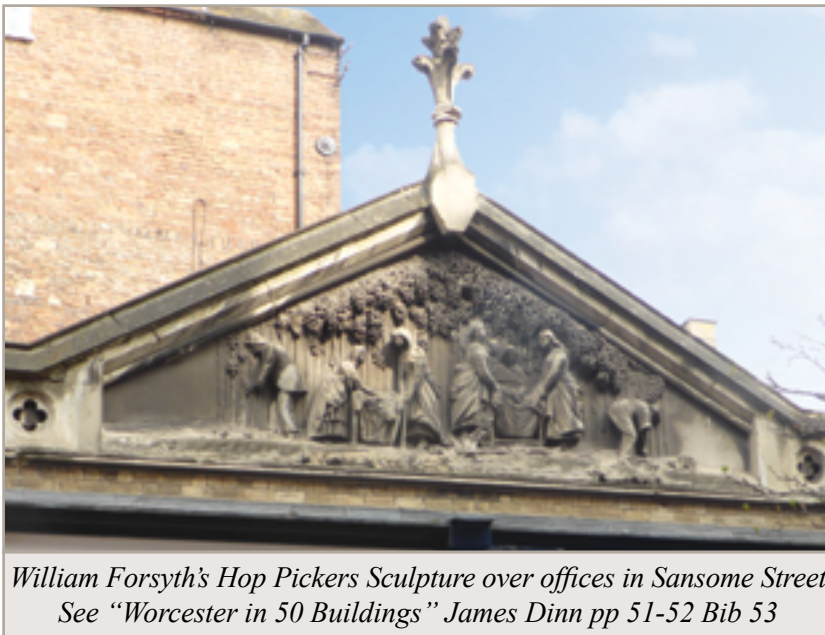
The almshouses were rebuilt on their original site in the town ditch subsequently, in 1648, with the foundation stone and the other building materials being moved from Dolday.

The site is now occupied by the Worcester Arts Workshop, a dessert restaurant and offices. Before that, Gascoyne’s Hop Warehouse stood here, previously owned by John Garway see right ►



*Original Sansome Street site of Inglethorpe’s Almshouses*

“**The almshouses were still there in 1678**, for in that year we find seven persons living in the Town Ditch, who were exempt from chimney tax”.<sup>216</sup>



*William Forsyth’s Hop Pickers Sculpture over offices in Sansome Street  
See “Worcester in 50 Buildings” James Dinn pp 51-52 Bib 53*

“By an Indenture, made 14th December 1732, between the Mayor, aldermen, and citizens of Worcester, of the one part, and John Garway, merchant, of the other part, the said corporation, by virtue (as it is therein expressed) of a Chamber Act made in the council of the said city, in consideration of the surrender of a former lease, and that the said John Garway had agreed at his own costs and charges to build seven new almshouses according to a plan produced, in a certain lane called Taylor’s Lane, adjoining to four new

almshouses already built; and also in consideration of the sum of 3/-, paid as a fine for the renewal of the said premises which he the said John Garway had lately purchased of Richard Cooksey, demised unto the said John Garway the new-erected warehouse, being late three messuages or

215 Bib 45 p 391  
216 Bib 10 Buchanan - Dunlop p 29



tenements therein described, with the garden thereto belonging, in a street called the Town Ditch, in the parish of St. Nicholas ; and also all those seven decayed tenements adjoining to the said warehouse and garden, used as almshouses belonging to Inglethorpe's Charity." <sup>217</sup>



The almshouses were rebuilt in Taylor's Lane some time after 1732. The plan Book of 1857 <sup>218</sup> shows the site plan. There is also a drawing done prior to the sale of the land for the Victoria Institute. An extract from the drawing pictured above has 6 chimneys and 13 doors.

**By 1791** according to Valentine Green, <sup>219</sup> the almshouses in Taylor's Lane comprised as follows:

"Inglethorp's (2) hospital, situated on the north side of Taylor's-lane, in the Foregate-street, (see the Plan of the city, ref. (1) originally was endowed for six poor men, and one woman, (3) but hath since been augmented by the addition of two men; their allowance is 2s. per week. On a stone in the front of this hospital, between the lodges, No. 8 and 9, is inscribed, 'Richard Inglethorp, Gent.' On another stone placed between No. 9 and 10 is this inscription, 'This improvement of the charities of Mr Alderman Nash, and Richard Inglethorp, Gent. was made by a chamber order, anno 1730.' On a third stone, placed between the two lodges, No. 10 and 11, is inscribed, 'Mr Alderman Nash's and between the two last doors of the thirteen lodges, built on an uniform plan from west to east, as their numbers occur, 'C.G. 1773' is inscribed, denoting an addition of two other lodges provided for the accommodation of two poor people, by the liberality and benevolence of Mr Charles Geary. It seems there were 13 almshouses with the land and 9 belonging to Inglethorpe's with Nash and Geary & Hacketts having two each."

**1899** - Mr Frederick Corbett, the Secretary and Treasurer to the Trust writes:

"Inglethorpe's Almshouses (for 9 men and 2 women) and two of Geary and Hackett's, all formerly situate on the North side of Taylor's Lane, between Foregate Street and Sansome Walk, were sold to the Corporation of Worcester for the purposes of the Victoria Institute. The Endowment of Inglethorpe's Charity originally consisted entirely of town property, which has largely increased in value, and the income is more than adequate to the purposes of the Charity. Out of the surplus income of this Charity a considerable reserve fund has been accumulated, as a provision for repairs and re-buildings. The purchase money derived from the recent sale of the old Almshouses in Taylor's Lane, might, if thought desirable, be applied towards the cost of building new Almshouses of a better type; and the Charity could easily, out of accumulations and surplus income, supply any deficiency. A suitable site for Almshouses adjoining the Orphan Asylum at Henwick has been purchased." <sup>220</sup>

**24/08/1899** – Newspaper Report - repairs needed to vacant almshouses in Friar Street belonging to Wyatt's Charity with a view to fitting them for the reception of inmates from Inglethorpe's Almshouses, Taylor's Lane on the sale of the latter for the purposes of the Victoria Institute.

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217 Bib 10 Buchanan - Dunlop p 29

218 Chapter 4 (3) Property Plan Book 1857 p 227

219 Bib 21 Valentine Green p 71

220 Chapter 4 (1) Report upon the Constitution etc. p 188

**01/10/1962** Charity Commission Order. Worcester Municipal Charities to sell 3.9 acres having a frontage to Henwick Rd for £7,000 to Worcester Corporation (for educational purposes) [St Clement's School]. Some of the money was used to modernise Berkeley's Almshouses in 1967.

### **Original Inglethorpe's Town Ditch Foundation Stone re-erected by the Charity, the City Council and Wimpey's in Taylor's Lane in 2001**

The original foundation stone has led a charmed life and only survived due to an amazing sequence of events. The original Inglethorpe Almshouses were built by Richard Inglethorpe's widow Margaret, in Sansome Street in 1632, which was then the "Town Ditch". The original 7 almshouses were burnt to the ground then taken down for the better defence of the City during the Civil War as they offered cover for snipers. They were rebuilt in Dolday in 1645/6 then taken down and moved back to the town ditch site in 1647/8 with the plaque unaltered.<sup>221</sup>

When the third almshouse rebuilding was commissioned by John Garway in 1732, in Taylor's Lane, the old foundation stone went "walkabout", probably to the yard of the builder who carried out the Town Ditch Almshouses' demolition work. Nothing was heard of it until over 200 years later when it was found at "Upton House"<sup>222</sup>, Upton Snodsbury, by the owner of the house, a Mrs Florence Piller. During house renovations before the war, she noticed the strange writing on the underneath of the fireplace hearth stone which was broken during some building alterations. She carefully preserved the fragments and showed them to the County Archivist, Mr E.H. Sargeant who traced the stone's history and, with historian Vivian Collett, then researched the full history of the almshouses and its Town Ditch ancestry. Until then it had always been assumed, wrongly, including by Hebb,<sup>223</sup> that the almshouses had always stood in Taylor's lane.

By a strange coincidence, the President of the Archaeological Society at the time was hop-merchant George Gascoyne. He personally paid for the stone's repair and re-erection in 1951 on his own land close to its original site in the Town Ditch which had become Sansome Street.



The Hopmarket Yard where the hops were bought and sold was just over the road from Gascoyne's warehouse in Sansome Street, shown on page 77. It was the largest market of its kind in the country and is shown here on a busy day. The Trustees had found themselves having to sell assets to balance the books due to poor financial management and had sold all the old Inglethorpe charity land in Sansome Street to the Gascoyne's.

221 Bib 10 Buchanan - Dunlop pp 27-31 Much of the information on this page comes from Buchanan-Dunlop's chapter in the book; apparently incorrect details have been corrected, mainly in respect of the dates of almshouse occupation.

222 Bib 52 WAS vol xxviii 1951 pp 64-65

223 Chapter 3 Hebb p 115

The Gascoyne's had become wealthy from hops and in 1921, had purchased a large parcel of Inglethorpe charity land from for £10,947 6s. 10p., (£526,404.79 in today's money.)

It was a father and son business, George Senior, who died in 1931 and George Junior who took over the business. They were operating from various premises in the City, including Sansome Street.

The 1857 Charity Plan Book provides the site details <sup>224</sup>. There is a Charity Commission Order dated 22/02/1921 for Worcester Municipal Charities to sell: 23 Sansome Street, two furniture warehouses, stabling, yards, the Hop Warehouse at 21 Sansome Street, the store rooms, cellars and dwelling house at the rear of 21 Sansome Street, all to George Gascoyne.



*George Gascoyne Senior*

This land is now occupied largely by the Friends' Meeting House, Worcester Arts Workshop, a dessert restaurant and offices, all in Sansome Street.

When the Gascoyne's Hop Warehouse in Sansome Street was itself also demolished in 1977, Willie Scott the City's Conservation Officer at the time, rescued the Inglethorpe foundation stone and placed it in the Commandery for safekeeping. The stone had lain there for some 30 years waiting for a suitable site, until the writer heard about its existence and asked the Municipal Charity Trustees to agree a joint project with the City Council and Wimpey's to re-erect it on the Victoria Institute site which they were refurbishing as luxury town houses.



*The Gascoyne family home at Barbourne Terrace 1909-1950  
It became the City Church, Lindisfarne House in 1995*



**INGLETHORPE’S FOUNDATION STONE RE-ERECTED 2000**

Following discussions with Wimpey Homes and the City Council, the stone found its present resting place in Taylor’s Lane alongside the new luxury apartments where the tiny cottages for the poor stood from c.1732 until 1899 when they were demolished.

Inglethorpe’s will <sup>225</sup> specified that one of the 7 almshouses should be allocated to:

***“one poor woman being likewise of honest life and report and of the age of 50 years at the least or upwards which woman shall wash the clothes of the said six poor men, make their beds and attend upon them in all times of their sickness to help them and provide things necessary for them..”***



**Dr. Pat Hughes**, Worcester Historian, kindly officiated at the unveiling ceremony in 2001.

Commenting on the customary treatment of women as subservient in those days, Pat remarked that:

*“times have changed and that a number of social revolutions had taken place since, including giving women the vote, and some men actually making their own beds and doing their own washing!”*

***“The maintenance for the poore people of these howses were given by the Charytye of Richard Inglethorpe of this City, gentleman, and howses were bylte at the desire of Margaret his wyfe in her lyfe tyme burnt June 8 1642 and rebuilt 1646”***

**“INGLETHORPE COURT” NAMED IN MEMORY**



In 2000, two ancient buildings in the Hopmarket Yard were leased from the Hopmarket Charity and refurbished by the Charities for eventual use as offices by Citizens’ Advice Worcester. They were named “Inglethorpe Court” as a permanent memorial to Richard and Margaret Inglethorpe’s immense generosity, the benefits of which are still being felt 400 years later.



**JOHN NASH Esq. Alderman of WORCESTER,**  
born in the Year 1590, gave various Charities to the Citizens.



*To honest young Tradesmen 500L. to be lent without Interest.*

*To the Parishes of S<sup>t</sup>. Martin & S<sup>t</sup>. Helen 8L. yearly to apprentice young Lads. To Trustees named, he gave sundry Estates in Powick & S<sup>t</sup>. Martins, together with the Tythe of Powick, as a perpetual Fund for the building & Endowment of an Hospital for eight poor Men & two poor Women, preferring always such as shall be of his Name or Kindred.*

*He orders the overplus & savings of his Estate, before bequeathed (whilst it is a small sum) to be lent to young Tradesmen without Interest, but when it shall amount to a sum sufficient to purchase Lands of the clear yearly value of 8L. the same to be given to the Parishes of S<sup>t</sup>. Andrew & S<sup>t</sup>. Nicholas, for the apprenticing young Lads; & so in like manner 4L. yearly to the several Parishes of S<sup>t</sup>. Peter, All Saints & S<sup>t</sup>. Swithin, & to S<sup>t</sup>. Clement & S<sup>t</sup>. Alban 2L. each yearly: The next savings from his Estate, when under 100L. to be lent to young Tradesmen gratis, when it amounts to that sum, to be laid out in Land, & the produce applied to the clothing poor Freemen for ever.*

*He orders that no Lease of his Estates thus bequeathed, be made in Reversion or for a term exceeding 21 Years from the commencement thereof in possession.*

*He orders that the Corporation of the City of Worcester shall use their best means, at the charge of his Executors, to have his Charities settled by act of Parliament.*

*He orders likewise his Will so far as relates to his charitable bequests, to be publickly read by the Town Clerk at the Guildhall of the said City, on the first Friday in Lent & he to receive for his trouble five Shillings.*

How well these his wife Directions have been observed, a strict enquiry will best declare.



## 2. NASH'S HOSPITAL ALMSHOUSES 1664 (Now Nash's and Wyatt's 1964)

Alderman John Nash was born in 1590 and died in 1662. Pictured left.<sup>226</sup> He was Mayor in 1633 and twice represented the city in Parliament. He was born of a wealthy family of clothiers at a time when Worcester was the largest cloth manufacturing town in the country.

He lived in Nos. 4 and 5 New Street, and owned Nos. 6 and 7. "Nash's House" is a fine half-timbered building typical of the era. When it was left to John Nash in his father's will (1605), it was in pieces in Warndon Woods, so it's actually James I, early 17<sup>th</sup> century, and is typical of that period.<sup>227</sup>



*Nash House, New Street, 1900*

In the civil war Nash sided with the Parliament and was a Roundhead Captain of Horse in its service.<sup>228</sup>

"Like many families, loyalties were politically divided by the War. Dr. Treadway Russell Nash, a subsequent family member and well-known author of the "History of Worcestershire," in writing of John and his two brothers, observed:

**"The family quarrel, on political accounts, which was carried on with the greatest animosity and most earnest desire to ruin each other, together with the decline of the King's affairs and particularly the execution of his person, so affected the spirits of Mr Thomas Nash (the third brother) that he determined not long to survive it."**<sup>229</sup>

226 Portrait published with the kind permission of the National Portrait Gallery transaction 6944689799

227 Dr Pat Hughes' personal note

228 Chapter 3 Hebb p 117

229 Chapter 3 Hebb p 117 footnote

As a JP, during the revolutionary days of the Protectorate when England was declared a “Commonwealth”, Nash married couples in the Cornmarket, a church being regarded as unnecessary. It is recorded in the Register of St. Martin’s parish, where he lived, that on the 26<sup>th</sup> May, 1656, he married Thomas Baker and Anne Wallford.<sup>230</sup>

In his will dated 1661, he gave and devised to 16 Trustees, immense property to be held in trust for pious and charitable uses. **Appendix 9** sets out the will in more detail in a Private Act of Parliament, in respect of the illegal lease from Joseph Millington of the Nash Castle Street site to the Trustees of the Worcester Infirmary.

“**John Nash**, Esq. Alderman of Worcester, born in the year 1590, gave various charities to the citizens. To honest young tradesmen, £300 to be lent without interest. To the parishes of St. Martin and St. Helen, £8 yearly, to apprentice young lads.

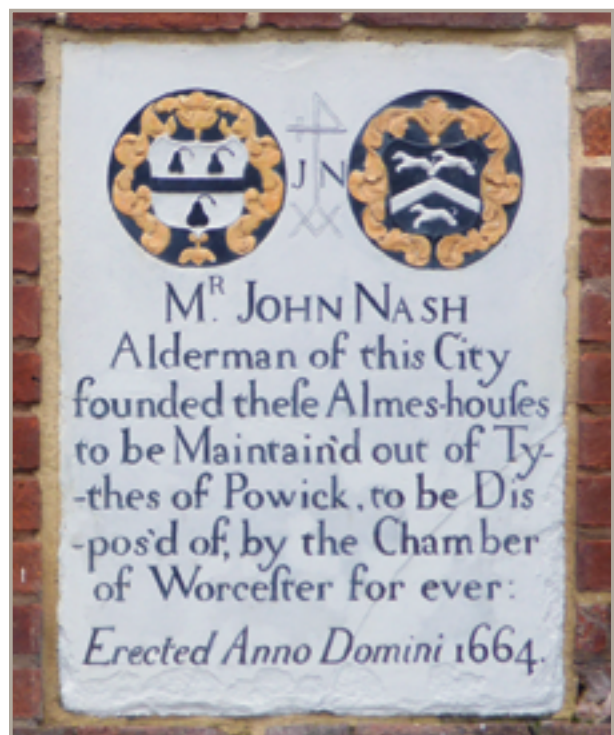
To Trustees named, he gave sundry estates in Powick and St. Martin’s, together with the tithe of Powick as a perpetual fund for the building and endowment of an hospital for eight poor men, and two poor women, preferring always such as shall be of his name or kindred.

He orders the over plus and savings of his estate before bequeathed, (whilst it is a small sum) to be lent to young tradesmen, without interest; but when it shall amount to a sum sufficient to purchase lands of the clear yearly value of 8s, the same to be given to the parishes of St. Andrew and St. Nicholas, for the apprenticing young lads ; and so in like manner £4 a year to the several parishes of St. Peter, All Saints and St. Swithin ; and to St. Clement and St. Alban £2 each yearly. The next savings from his estate, when under £100 to be lent to young tradesmen, gratis; when it amounts to that sum, to be laid out in land, and the produce applied to the clothing of poor freemen, for ever. He orders that no lease of his estates thus bequeathed, be made in reversion, or for a term exceeding twenty-one years from the commencement thereof in possession.

He orders, that the corporation of the city of Worcester shall use their best means, at the charge of his executors, to have his charities settled by act of parliament. He orders, likewise, his will, so far as relates to his charitable bequests, to be publicly read, by, the town-clerk, at the Guildhall of the said city, on the first Friday in Lent, and he to receive, for his trouble, five shillings.”<sup>231</sup>

**Nash’s Hospital** situated on the east side of New-street, and near the south end, is endowed for eight poor men, and two women, at 2s. per week. The foundation stone is fixed on the centre of the building.<sup>232</sup>

This recently restored plaque recording the gifts can still be seen at the New Street almshouse site.



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230 Bib 10 Buchanan - Dunlop p 29

231 Bib 21 Green p 74

232 Bib 21 Green p 73



“**The New Street Hospital**”, as it was originally known, was not an altogether original foundation for almshouses known as “Throckmortons”, “Throgmorton’s” or “Frogmorton’s” had previously stood on the same site.

**These are the earliest known secular almshouses in Worcester.** They were described in 1531/2 as “Thorgmortons Almshous” next to the tenement of Thomas Walker <sup>233</sup> They received bequests from the wills of James Jordan in 1525 and Robert Youle in 1560. They were apparently still in use in 1623. <sup>234</sup>

In 1639 they were bought by John Nash from Brome Whorwood of Sandwell, Staffs. They then comprised ‘fourteen cottages more or less with the little gardens thereunto...now or late in the tenure or occupation of Richard Murrall of the same parish and City of Worcester, Clothier or his undertenants. <sup>235</sup>

By 1664 Throckmorton’s Almshouses had become derelict and Alderman Nash’s endowment provided an opportune resource for restoration.)<sup>236</sup> Hebb <sup>237</sup> says of Nash’s will: “all his tenements or cottages, being heretofore seven tenements or cottages, are part of those cottages that are called “Frogmorton’s Almshouses”. John Nash incorporated them in his own Almshouse Charity and the accounts <sup>238</sup> because his rebuilding refers to the pulling down of the houses.

The accounts also list the cost and progress of the buildings, the payment for John Nash’s portrait to hang in the Great Chamber (of the Guildhall) and the obtaining, inscribing, colouring, and installing of the stone plaque. The work was overseen by the City Chamberlain Henry Longmore, who was given £5 11s 11d ‘for his care’. It was begun in July 1664 once the profits from the rents were sufficient to cover costs and completed by the end of December 1664. In the 3rd Chamber Order Book (1650 -1669) there is a list dated March 16<sup>th</sup> 1664/5, of the names of those admitted to the almshouses, and another with slightly different names and spellings for the women entered (retrospectively) as receiving the gift in the 1666 Nash Charity accounts. <sup>239</sup>

Nash’s Trustees subsequently used surplus income to purchase more land and build additional almshouses in Wheeley’s Gardens and Croft Walk. They also purchased the Artichoke Field off Salt Lane (now Castle Street).

Former Worcester Mayor Joseph Millington, Councillor, Charity Trustee, and plumber & glazier, was given a forty one years’ lease in 1762, of 4½ acres of the Artichoke field, for £5 per annum and a one-off payment of £30. In 1766, just under four years later, the governors of the Worcester County Infirmary gave Millington £200 to relinquish the 4½ acres of this lease, so that they could build what was to become the new Worcester Royal Infirmary in Salt Lane, now Castle Street. The lease was then ruled illegal by the Charity commissioners because Millington was not allowed to take a personal lease from the Charity of which he was a Trustee. The Commissioners thought that this was worthy of “severe animadversion” <sup>240</sup>

A private Act of Parliament <sup>241</sup> was eventually necessary in 1835 to unscramble it, and the land on which the Infirmary had already been built was finally sold to the W.R.I. in 1864 for £2,120, (£264,595.06 in today’s money) with the agreement of the Charity Commission.

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233 Cath Library C 870.  
 234 Bib 26 Bond Chamber Order Book p 189  
 235 WAAS BA5589/99  
 236 Bib 10 Buchanan - Dunlop p 32  
 237 Chapter 3 Hebb p 118  
 238 WAAS BA9360/A12  
 239 Dr Pat Hughes’ personal note  
 240 Appendix 7 Domesday Book (1828) p 364  
 241 Appendix 9 p 433

The site plan <sup>242</sup> shows the 1857 disposition of the Nash's almshouses and there appear then to be 15 almshouses. "15 of Nash's are situate in and adjacent to Nash's Passage, on the East side of New Street; the remaining nine of Nash's were in Wheeley's Gardens, near the Cattle Market".<sup>243</sup>

"The Charity was originally augmented by an additional provision for two poor men, who have had [Inglethorpe] houses built for them adjoining to Inglethorp's Hospital in Taylor's Lane".<sup>244</sup>

The Charity Commissioners' Report in 1828 <sup>245</sup> described the New Street site thus:

- *"The almshouses have been increased by additions made at various times from their original number of 10, as first erected under the will, to the number of 17, at an expense of 1000L. Fifteen of these are in or near New-street, and two in Tailor's-lane, in St. Nicholas's parish. Each of the tenements in New-street consists of two apartments, for the accommodation of each poor person ; the two in Tailor's-lane, of one apartment only in each. The 15 tenements above mentioned run at right angles with New-street, at the back of the same, having each a small slip of garden-ground annexed. Several of the 10 houses appear to have been at no great distance of time very substantially repaired, if not wholly rebuilt; and the other five in New-street are recent erections.*
- *Near the same place the Charity has the property of a garden, with some small buildings at one end, appearing to contain about the eighth of an acre.*
- *Another small garden and a yard, with a brewhouse and workshop upon it, comprising about the sixteenth of an acre.*
- *And a third garden and yard, with similar buildings upon it, of the same dimensions as the last.*
- *All which premises are held under several leases for 41 years ; the rent of the first-mentioned premises being 19s. 8d., of those secondly mentioned, 9s. 5d., and of the third, 14s. 7d., with capon-money, as it is called, to the Mayor for the time being upon each.*
- *It has been the practice to renew the above leases on the termination of every 14 years, at a fine equivalent to the improved value for one year, which is the course taken by the corporation with respect to their own property in the city of Worcester, as also by the dean and chapter of the cathedral.*
- *The above-mentioned gardens, which are situate in or near New-street, all lie at the back of houses belonging to the dean and chapter, and are occupied therewith."*

By 1899 <sup>246</sup> there were 24 (8 for men and 16 available for either sex)

The Nash's Almshouses in New Street were rebuilt in 1959/60 and 4 Wyatt's Almshouses were rebuilt on the same site in 1964. Renamed "**Nash's and Wyatt's**" there are now 25 for poor people of either sex who have lived in Worcester for 12 months or more.

The Nash's Almshouses in Wheeley's Gardens were sold to the Royal Infirmary in 1893, together with other property, land and "Walnut Tree House" for £17,045 - £2,151,543.86 in today's money.

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242 Chapter 4 (3) Property Plan Book 1857 p 230

243 Chapter 4 (1) Report upon the Constitution etc. p 187

244 Bib Green 21 p 73

245 Appendix 7 Domesday Book (1828) p 362

246 Chapter 4 (1) Report upon the Constitution etc. p 187

The Nash's "Croft Walk" Almshouses were sold to the City <sup>247</sup> for the Cattle Market to raise money for farm repairs by the Charity. In 2012 the site was re-developed again and became the Worcestershire Hub, who have a history trail of these almshouses.

Alderman John Nash "lies buried in the church of St. Helen in which, on the north side of the altar, is fixed his monument. He is represented as "large as life", recumbent in his alderman's gown, his head resting on his left hand, and a book in his right." <sup>248</sup>



*The tomb is just across the aisle from his old Civil War enemy, Colonel Dud. Dudley! <sup>249</sup>*

247 Appendix 24 WMC minutes 26/10/1977  
 248 Bib 21 Green p 73  
 249 Bib 21 Green p 73





*The front of Nash's and Wyatt's Court, New Street*



*Inside Nash's and Wyatt's Court*



### 3. MICHAEL WYATT'S ALMSHOUSES, FRIAR STREET.

Hebb writes that:<sup>250</sup>

“Michael Wyatt, by his will, dated 13th May, 1725, devised to the Mayor, Aldermen, and Citizens of the city of Worcester, ‘all that his freehold messuage, or tenement and gardens, situate in the Fryars’ street, in the parish of St. Helen, in the said city of Worcester, to hold the same to the several uses therein expressed,’ viz.

“that six convenient houses be, and shall be erected, and well built, and made firm and substantial with good materials;” and “that £300 or upwards of lawful money of Great Britain be, and shall be expended and laid out, and paid by my executor, to perform the same upon the most convenient back part of the aforesaid tenement, together with the brick, timber, and materials now upon the ground, as soon as conveniently may be, after my decease.”



It seems he lived in this property and it was where the almshouses were actually to be built subsequently.

“For the further and better endowing and relieving of his said six almspeople, the testator gave, to the Mayor, Aldermen, and Citizens of the said city, six freehold messuages or tenements and gardens in the said city of Worcester;

- three whereof are lying in the Cooken-street, [Copenhagen Street] in the parish of St. Andrew,
- and one lying in Powick-lane, in the said parish of St. Andrew;
- and one messuage lying and being in the Broad-street, in the parish of All Saints;
- and one more messuage and garden lying and being in the parish of St. Alban, adjoining to the Bishop of Worcester’s Palace, [Deansway] which said six tenements were then set at £50. per annum,

to have and to hold all the said six messuages or tenements and gardens and premises from and after his decease, to the said Mayor, Aldermen, and Citizens of Worcester aforesaid, and their successors, to and for the use, benefit, and relief of the six poor men inhabiting and placed to dwell in my said six almshouses for ever, the rents and profits thereof to be received by the Chamberlains of the said city for the time being, or either of them, and the whole profits be and shall be given and disposed to every of my said almspeople by paying two shillings weekly every Saturday to every of them, towards their relief and sustenance.”

250 Hebb’s Book Chapter 3, pp 125-127

The Charity Plan book of 1857 <sup>251</sup> shows these 6 City centre properties but they have all been sold. The sale records (save for Copenhagen Street) no longer exist as they were sold prior to the Charity Commission's foundation in 1853.



*The rear of the Wyatt's 6 Almshouses*

The almshouses and property were all transferred to the Worcester Municipal Trustees in 1836, but by 1899 the Clerk writes: <sup>252</sup>

“Wyatt's Almshouses are temporarily rented by Inglethorpe's Charity; but are of unsatisfactory construction; and the site which is very confined should ultimately be disposed of. There are no funds available for re-building the houses, the income of the Charity having always been inadequate, necessitating frequent subsidies from the Dole Charities. Wyatt's Charity was for many years in debt. This has been cleared off, and the future income should be applied in out-door pensions.”

As part of the “slum clearances” in the 1960s they were condemned by the Medical Officer of Health and a demolition order was placed on them, but despite that, the original Almshouse buildings still remain on the East side of Friar Street opposite the Tudor House Museum.

They were sold on 28/2/1968 for £3,250 for John Skellern's motor bike shop as the necessary repairs could not be afforded.

The new owners of Wyatt's Court built considerable extensions, modernised the 6 little cottages and they can still be seen by walking down Wyatt's Court opposite Tudor House Museum.

The Charity built four new Wyatt's almshouses in 1964 on their site at 15 New Street, in front of the 21 Nash's Almshouses and the site was renamed “Nash's and Wyatt's”.

The only sales record of Wyatt's endowed property is of the last one. “23/11/1921 WCMC order to sell 10 Copenhagen Street, workshops, storeroom and land to Messrs Edward Webb & Sons for not less than £400.” <sup>253</sup>

The accounts for 1898 show only this one property remaining with a rent of £25 p.a. from Webbs, but with about £100 p.a. coming from investments, 25 x 170<sup>ths</sup> shares in Avenbury Court Farm. The Trustees had clearly decided to sell commercial property and invest it in farmland, as was their policy at the time. Capital from sales of £226 12s 3d was invested with Government “Consols” shares bringing £6 4s 8d p.a.

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251 Chapter 4 (3) Property Plan Book 1857 Book pp 237-242

252 Chapter 4 (1) Report upon the Constitution etc. p 188

253 Appendix 5 - 23/11/1921





This memorial to his father Edmund Wyatt, his wife Alice, and Michael is in the old St Alban's church, Deansway, (MAGGS). The inscription reads:

“HERE LIES THE BODY OF EDMUND WYATT LATE OF THIS CITY, GENT. WHO DEPARTED THIS LIFE AUGUST 28TH ANNO DOM. 1684 AGED 78. AS ALSO OF ALICE HIS WIFE WHO DEPARTED THIS LIFE TIME MONTH ? 30TH ANNO DOM. 1711 AGED 91. LIKEWISE HERE LIES THE BODY OF MICHAEL WYATT OF THIS CITY GENT. SON OF THE AFORESAID EDMUND AND ALICE WYATT WHO DEPARTED THIS LIFE NOVEMBER 10TH ANNO DOM. 1727 AGED 67.”

Canon Buchanan-Dunlop writes extensively about St Alban's Chapel which is presently owned by this Charity on a 150 years' lease from the Diocese from 2009 until 2159 and sub-let to MAGGS for £1 a year until 21/12/2043 which will be renewed.<sup>254</sup>

254 Bib 51 Worcesterhire Archaeological Society Transactions vol XXVII 1950 pp 1-14 p 10 for Michael Wyatt's memorial.





#### 4. ROBERT BERKELEY - HOSPITAL ALMSHOUSES AND CHAPEL

**BERKELEY'S HOSPITAL**, consisting of almshouses for fourteen poor men and one poor woman, with a Chapel and a house for the Chaplain, and also apartments for the Steward, is a handsome building, situated at The Cross near the Foregate Street, and forms a quadrangle. It was founded by Robert Berkeley, Esq., of Spetchley, in the County of Worcester who, by his will, dated 13th December, 1692, directed his Trustees therein named, "in default of any issue of his body, to raise by annual sums of £400 out of the rents of his manor, lands and premises, the sum of £6,000."<sup>255</sup>

"Robert Berkeley, Esq., the munificent founder of this Charity, was grandson of Judge Berkeley, who sustained so much loss and persecution during the civil war, in consequence of his attachment to the cause of Charles 1st, and as having been one of the twelve Judges who gave their opinion in favour of the Monarch's right to levy ship-money. Mr Berkeley died at Spetchley in 1693, leaving a widow, but no children, to lament his death. Mr Evelyn, in his "Diary," thus speaks of him":<sup>256</sup>

"13th Oct., 1683. Came to visite me my old and worthy friend Mr Packer, bringing with him his nephew Berkeley, grandson to the honest judge. A most ingenious, virtuous, and religious gentleman, seated neere Worcester, and very curious in gardening. His widow was a lady of great piety and learning, and author of a pious book which passed through many editions, entitled "A Method of Devotion, or Rules for Holy and Devout living." She married, after a widowhood of seven years, Dr. Gilbert Burnet, Bishop of Salisbury, the celebrated author of the "History of the Reformation,"-"An Exposition of the 39 Articles," "The History of his own Times," and other valuable works."<sup>257</sup>

"Mr Green, in his "History of Worcester," ascribes the foundation of this Hospital to Judge Berkeley, who died, as he and Dr. Nash state, in 1692. Both these statements are incorrect, Judge Berkeley died in 1650, aged 72, and this Charity was founded in 1692 by Robert Berkeley, Esq., and not Sir Robert Berkeley."<sup>257</sup>

And by deedpoll, of even date with his will, he directed the said £6,000

***"to be laid out, by his Trustees, in erecting an Hospital in or near the city of Worcester, and purchasing lands for the maintenance thereof; the said Hospital to consist of twelve poor men and one poor woman, to be all of the city of Worcester, and to be of the age of 60 when admitted, and to each of them £10 per annum, to be paid them quarterly; and £20 per annum to a Chaplain to officiate and say prayers morning and evening, and also to administer to the sick; and £20 per annum to a steward to take care of the Hospital and lands thereunto belonging; the said chaplain and steward to have lodgings built and assigned them to reside in; and likewise a Chapel to be built near the almshouses for Divine service."***

He, moreover, directed "the sum of £2,000 to be expended in erecting a chapel and almshouses for the poor people, and lodgings for the Chaplain and Steward; and the remaining £4,000 to be laid out in lands of inheritance in the names of such feoffees as his said Trustees should approve;" and that, "after the repairs of the Hospital and premises thereunto belonging, (the annual salaries, allowances, &c. being of course paid,) the overplus of the revenue of the Hospital lands to be given to the poor of the parish where the said Hospital stands."

255 Much of the text in this Berkeley section, apart from the 20th Century updates, and the more recent history of the Chapel, has been taken directly or edited, or paraphrased from Hebb's Book Chapter 3 pp 122-125. Appendix 7 the Domesday Book pp 797-799 is the original text.

256 Footnotes Hebb Chapter 3 pp 12-13

257 The Domesday Book (1828) Appendix 7 pp 407-409



And finally, he directed that the control and management of this Hospital should be vested "in the Mayor, Aldermen, and Town Clerk of the city of Worcester for the time being, and Henry Arundell, Esq., T. Coventry, Esq., Gilbert Coventry, Esq., Sir John Pakington, Sir Edward Seabright, Sir Francis Russell, Robert Donner, Esq., William Bromley, Henry Jefferes, Arthur Warren, Robert Wylde, Thomas Dorrell, Thomas Berkeley, Rowland Bartlett, Thomas Wylde, Thomas Chetle, George Harris, and John Astleley, and such new ones as the survivors of those persons should nominate to succeed them." But no "new ones" have been appointed within the time of legal memory; during which the management of the Charity has always rested with the city magistrates.

The offices of Chaplain and Steward not being incompatible, and the salary of the former being small, they have (as far as can be ascertained from documentary evidence) always been filled by the clergyman who held the situation of Chaplain. The present Chaplain is the Rev. Edwin Faulkner.

There are no documents extant to prove the precise period when Berkeley's Hospital was built. It appears, however, that the site was purchased in 1705 and cost £322. 3s., a considerable portion of which sum, more than one third, was paid to the tenant, probably to induce her to give up a lease. The ground measured 300 feet in length and 60 in breadth, about 9-tenths of which was corporation property, and £34, was paid "to the city for making it free." The remaining tenth was freehold, and purchased of Mr Baddeley for £62 3s.

As in the old account book of this Charity, it is stated that the vault belonging to the Hospital was let (and this is the first item of the kind) at LadyDay, 1711, to a Mr Baddeley for three years, at a rent of £4 per annum, it may be presumed, in the absence of more certain evidence, that the Hospital was not completely finished till the year 1710.

Recent accounts from the Berkeley family's private records in 2018 show that the Chapel was probably built between 1705 and 1708. Given that the money was raised from the estate at the rate of £400 a year it would take 15 years to complete the buildings and purchase the endowment to pay the running costs, pensions for the almspeople and salaries for the chaplain and nurse.

The Trustees, in 1819, having found that the funds of the Charity were capable of extending the benefit of it, and the founder having directed the surplus to be given to the poor of the parish in which the Hospital stood, built two new houses at an expense of £212 13s., which they directed should always be occupied by two poor men of the parish of Saint Nicholas. And a mutual arrangement was made at the time between the Governors of the Hospital and the Parochial authorities, as to the manner in which these almshouses should always be filled up. It is as follows:

"That on every vacancy the rector for the time being shall nominate one person - the acting churchwarden for the time being another - and the parishioners at a meeting to be called, with due notice, to nominate a third person. And from these three candidates, who must in other respects be qualified according to the founder's will, the Trustees must select one. It appears from the Charity books that the inmates of this Hospital have always been paid weekly, and never quarterly, as directed by the founder. Their weekly pay was only 2s. 6d. till 1799, when it was increased to 3s. In August, 1801, it was farther augmented to 4s. aweek, and in January, 1817, it was raised to its present amount, 5s. aweek."

The income of this Charity is derived from an estate, called Garlesford Court, in the parish of Malvern, containing 121A. 1R. 30P. It was purchased in 1706 for £2,240, and is now let to Mr Bullock, on lease, at £150 per annum, from which, however, the land tax, £11 7s. 9d., must be deducted. And from one other estate, called the Hay's farm, in Cakebold, in the parish of Chaddesley Corbett, containing (with the additional four acres of land, called Bergis Green, purchased in 1718 for £121 ls.) 131A. 0R. 19P. Hay's Farm was purchased in 1708 for £1,680, and is now let, including Bergis Green, to Mr Corbet, on lease for £195 per annum, deducting the land tax of £8 18s. 6d. To these must be added the rent of the vaults under the Hospital let to Messrs. Hill, Evans, and Co., British wine and vinegar manufacturers, at £5 per annum.

**Income and Expenditure of Berkeley's Hospital for 1841.**<sup>257</sup>

INCOME	£.	s.	d.	EXPENDITURE	£.	s.	d.
Year's Rent of "Hay's Farm"	195.	0.	0.	Weekly payments to the 15 Inmates	195.	0.	0.
Year's Rent of "Garlesford Court"	150.	0.	0.	Salaries	40.	0.	0.
Year's rent of vault under the Almshouses to Hill	5.	0.	0.	Repairs	28.	0.	2.
Evans Vinegar Works				Land Tax	20.	6	3
				Assessed & other taxes	9.	5.	4½.
				Insurance	5.	4.	7.
				Sundries	18.	18.	1.
	<b>£350.</b>	0.	0.		<b>£316.</b>	14.	5½.

1702	The Foregate and part of the old City Wall demolished leaving the site clear.			
1705	Site purchased from the City Council for	322.	3s.	0d.
1706	For Garlesford Court, in the parish of Great Malvern	2,240.	0s.	0d.
1708	For the Cakebold Farm, in Chadsley Corbett,	1,680.	0s.	0d.
1718	For land at Bergis Green, part of the Cakebold Farm	121.	1s.	0d.
		<b>£4,363.</b>	4s.	0d.

*With the site not being purchased until 1705, the date of 1703 on Robert Berkeley's statue is puzzling - possibly a mistake by more recent decorators - perhaps originally 1708? The white "polar" bears at the gate may be victims of the same brush?*



There is no record of the architect, but American author and historian John Fitzhugh Millar in a book to be published, "The First Woman Architect", suggests it was Elizabeth, Lady Thomas Wilbraham from Shropshire, whose work was strongly influenced by Flemish architecture. The design similarities with Hanbury Hall, which Millar believes was also a Wilbraham project, are striking. However, there may have been an influence from Robert Berkeley himself who was ambassador to the Stadtholder of Holland (later King William III of England).

◀The accounts <sup>258</sup>, show that the builder was probably a Mr John Hughes. The photograph also shows the payment of £1,700 which is probably the payment for Cakebold Farm in 1708.

Whoever it was that designed Berkeley's Hospital Almshouses and Chapel, the result was described by Jack Collins, former Trustee and antique bookseller, as "a happy marriage between the native architecture of the Netherlands and the domestic style of the England of Queen Anne".

257 The Domesday Book (1828) Appendix 7 pp 407-409

258 Reproduced from ancient private accounts with the kind permission of the Berkeley family.

**1836** - All the Municipal Charities were transferred by Act of Parliament from the old unelected Worcester Corporation to an independent body of Trustees. The transfer included 27 charities, principally Berkeley's Almshouses, Nash's Almshouses, Wyatt's Almshouses, Inglethorpe's Almshouses, Geary's & Hackett's Almshouses, Worfield's Educational Charity, and the numerous "St. Thomas' Day" Charities.

**1899** - Berkeley's Almshouses are "deficient in accommodation, damp, and badly lit." The Clerk's 1899 report also states "When it becomes necessary to re-build them, the cost could no doubt be defrayed by selling the valuable site and moving to a less central situation."<sup>259</sup>

**1952** - Courtyard laid out and cherry trees felled by the Corporation to admit more light and air to the almshouses. Lawns and rose beds created all at a cost of £270. 9s. 4d.

**1953** - Pulpit disposed of. Minutes say it was difficult to find a new home for it.

**1953** - Carved notice board erected by the Trustees for visitors just inside the gate at a cost of £49. 10s. 0d. Moved into the chapel in 1998 as part of the restoration.

**1954** - Refurbishment of pews, woodwork and redecorating to match the new Altar and Panels. (Red felt is finally chosen for the pews at a cost of £41 5s 0d). Anonymous gift of paten and chalice, and oak alms plate.

**1961** - Worcester Model Railway Club give up lease of cellar under almshouses. (Previously used as a shooting range for a Worcester rifle club). Midlands Electricity Board to have it instead for a sub-station, with a large rent increase.

**1963** - After the destruction of the old Theatre Royal by fire, Colmore Depot had demolished the building and excavated the site next door to the chapel to a depth of 15 - 20 feet to build a car showroom (now a closed Co-op supermarket). The wall between had collapsed and the chapel and two almshouses were at serious risk of collapsing. An Injunction was obtained forcing the Colmore Depot to shore up the land and pay for any permanent damage.

**1965** - First refurbishment of the Almshouses. Each bed sitting room had a bed which was hinged to the wall. There was also a coal cupboard and sink. Outside there was a block of communal privies by the chapel. Each bedsit was given a new kitchenette, bathroom and toilet – Architect Martin Jones, builders Pardoes. The cost was £4,574 10s which was taken from the £7,000 receipts for the sale to the City of land for St Clement's School in Henwick Rd near the Old Royal Albert Orphanage (YMCA). The land was originally purchased in 1892 as a site for rebuilding Inglethorpe's almshouses.

**1972** - Chapel roof re-slatted by Broads at a cost of £720

**1973** - Chapel closed for 11 weeks for extensive repairs. Re-panelling £1,768 by Antique Reproductions. Re-paving at a cost of £554.66 by Barratt & Robbins.

**1981/2** - Second refurbishment of the Almshouses. Each two almshouses were turned into one to provide separate bedrooms, kitchens and toilets – architect Martin Jones, builders Spicers.

**1985** - Chapel becoming unusable due to broken leaded window panes and inadequate noisy electric fan heating. Services irregular.



## THE REFURBISHMENT OF BERKELEY'S HOSPITAL CHAPEL



*Pictured above the Almshouses and Chapel at the turn of the 20th Century. The Courtyard was laid out and the new cherry trees felled in 1952 "to admit more light and air to the almshouses." Lawns and rose beds were created all at a cost of £270.9s 4d.*

### **1986 - Chapel Falls into Disuse**

By 1986 it was apparent that the residents were attending Chapel Services very infrequently and with the resignation of the Chaplain in 1987 the Trustees decided not to make a re-appointment.

**1987** - By now the Chapel was in a poor state of repair, with window panes missing, inadequate electric heating, an unattractive false ceiling, an intrusive porch, smelling musty and looking generally very down at heel. Even the Trustees themselves rarely visited as their meetings were held in their Clerk's office at The Avenue on The Cross.



*The altar in 1994*

### **1988 - Finding the Money**

In 1988 the newly appointed Trustees had commissioned a value for money audit and adopted an ambitious reinvestment policy which involved moving the endowment funds out of agricultural and stock-market holdings and shifting the investments into commercial properties with much better financial returns.

### **1994 - Conversion Plans Agreed**

In the belief that an ancient building has no future unless a modern day use can be found, the Trustees took a pragmatic decision to convert the Chapel into a community room for the residents, a meeting room for themselves and other city based charities, and for occasional use as a Chapel when required.

The Reverend Canon John Everest, Rector for the City Parish, and also a Trustee at the time, gave his complete support to the proposals.



*The porch to the door in 1994 with noisy electric fan heaters on top*

### **Planning Consent Opposed**

However, the planning and listed building application proved hotly contentious with local preservation societies alarmed by the alleged "vandalism" to a 17th Century building of national importance. An alternative proposal was put forward to site the planned kitchen

and toilets in the middle of the rear lawn rather than next door on the site of the old privies. The main concern was the destruction of part of the rear wall, the creation of a new doorway there, and the construction of a modern kitchen and toilets as a wart-like annexe, spoiling a beautiful old building.

**1994** - Will Scott, the City's conservation architect, was very supportive and the City Planners eventually agreed to give their consent in 1994. The Trustees had no funds immediately available to start the work which was estimated at £150,000.



*The rear of the chapel in 1994 before the door to the kitchen area was created. Note the false ceiling which was removed and the window which was reduced in size to make space for the new door*



*The rear of the chapel after work was completed*

**1997** - The first call on the newly found surpluses was the repair of the rooves of the two main houses at Berkeley's but, after that, a decision was taken to plough some of the proceeds into a chapel refurbishment sinking fund. By the end of 1997 the necessary funds had been accumulated.



*The original almshouses' privies in use as sheds but replaced by the kitchen and toilets in 1997*



*The new kitchen and toilets built in 1997*

#### **1997/8 - The Programme of Works**

The conversion and refurbishment went ahead in late 1997/8 under the careful supervision of the Charities' Architect, Martin Jones.

A.E. Probert, local master builder, was appointed as contractor, with proprietor David Healey personally supervising the work. The following work was accomplished:

- Altar and pews removed
- Earthen floor under the old pews covered with matching tiles
- False ceiling removed and the old plasterwork restored
- New entrance formed in the South wall with new door
- New kitchen and toilets constructed
- Windows restored using original glass
- Curtains fitted to old door and windows
- Rewiring, new chandeliers and uplighting
- Gas fired central heating installed
- Hearing aid loop installed
- Wooden notice board refurbished and moved inside



**1998 - Re-opening Ceremony**

Worcester City Mayor, Councillor Derek Prodger, officiated at the formal re-opening on 27th November 1998.

**1999 - A Welcome Guest**

In 1999 the Trustees welcomed Miss Juliet Berkeley, a direct descendant of the founder, to Christmas Lunch with the residents. Robert Berkeley's family still lives at Spetchley Court. Miss Berkeley became a regular Christmas guest.

**2008 - A Royal Visitor**

In 2008 the Princess Royal, HRH Princess Anne, visited the Chapel to meet volunteers, staff, Trustees, partners and funders from the Citizens Advice Bureau.



*Paul Griffith, Chairman of Worcester Municipal Charities, greets the Princess Royal in 2008*



*Princess Anne is seen above talking to Anthony Glossop, Chairman of CAB/Whabac. The late Lord Lieutenant, Michael Brinton, follows behind, 2008.*





*Christopher Henry Hebb the first elected Chairman of the independent Charity 1836*

*Photograph Mick Pugh*

## Chapter 3

# Writer's 2019 foreword to “An Account of all The Public Charities in the City Of Worcester, that are under the management of the Worcester Charity Trustees” by C.H. Hebb - 1842 Christopher Henry Hebb, Esq<sup>r.e.</sup>,

*“Was born in London Jany 22, 1772. He was admitted a member of the Royal College of Surgeons in 1794, and for many years successfully practised the art of healing in this City. He was the first elected Mayor, under the Municipal Reform Act, and served the Office two succeeding years. He presided as Chairman of the Board of Charity Trustees, and acted as senior Magistrate and Alderman with great ability. Throughout a long and virtuous career, he manifested great independence. He was benevolent, upright, and of unsullied honour. He died in Worcester, on the 26th of Octr, 1861, aged 89 years. By his will he left nearly £8000 to usefull and educational objects, of which the greatest part was bequeathed to the Municipal and other Charities of his adopted City.”*

◀ *Christopher Henry Hebb in 1837, hanging in the Guildhall, Worcester* <sup>260</sup>

Hebb's striking mayoral portrait by Worcester artist Solomon Cole still hangs in the lower chamber of the Guildhall. The obituary was added in 1862. The date of the portrait is 1837 on his retirement from office as first elected Mayor, as recorded in “Worcestershire in the 19th Century”.<sup>261</sup>

This book was first published in 1842 by its then “anonymous” author Christopher Henry Hebb (1772 - 1861) who was appointed the first Chairman of the Worcester Charity Trustees in 1836. He was also the first democratically elected Mayor of Worcester. It is a snapshot of the Municipal Charities' activities in 1841, together with a review based largely on the findings of the Charity Commissioners who visited Worcester in 1827 as part of “The Commission for Inquiring concerning Charities (1818-37)” <sup>262</sup>

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260 Bib 35 No.16

261 Bib 34 pp 180 201

262 Appendix 7 Domesday Charity Commissioners p 355-409

The book has been reprinted here as part of the Charities' history. Three original copies of this little book <sup>263</sup> in small print are known to have survived. One is in the County Records Office, on which Hebb has handwritten his name as the apparent author. He has annotated the front page of his book "For the servants' kitchen library. C.H. Hebb December AD1856."

One assumes his motives were benevolent, and that their wages were sufficient! The charity has one copy, purchased from a bookseller following a sale of unwanted stock by the County Library. The third copy is one he presented to Joseph Hume MP, a fellow surgeon and this is annotated as a gift from himself as the author.

He resigned as a Trustee in 1847 due to ill-health but, in 1860, one of the current Trustees edited a re-print version of the book, the main amendments being an 1859 update of the accounts figures and a glowing tribute to Hebb's achievements in his lifetime. The large financial changes resulted from the expiration of a number of beneficial property leases which the members of the old Corporation had granted to each other illegally. A copy of the 1860 book, probably the only one in existence, was kindly loaned to the Charity by David Hallmark, a retired local solicitor, and the Charity has a pdf copy.

Christopher Hebb was an eminent Worcester surgeon who practised from 6 Mealcheapen Street. <sup>264</sup>. By 1836, when he became the first elected Mayor of the new Town Council, he was probably reducing his practice and, in 1837, <sup>265</sup> there is a William Hebb, Surgeon, presumably his son, listed at 6 Mealcheapen Street. By 1840 C.H. Hebb is listed as a surgeon at his home address - 49 Britannia Square. <sup>266</sup>

Hebb was the President of the Literary and Scientific Society, and a contemporary of Sir Charles Hastings, founder of the BMA. (Hastings himself also chaired the Worcester Charity Trustees in 1857.)

Hastings hosted a banquet for 306 people in Hebb's honour at The Guildhall on October 6th 1836, during his two mayoral years of 1836/7. In his toast to Hebb <sup>267</sup>, Hastings praised him for his work for the community and described him as "a benevolent medical man, an author of some celebrity – having translated the works of some French pathologists at a time when there was little communication with the Continent – and the constant advocate of the diffusion of useful knowledge. As their Chief Magistrate he had laid them all under a great debt of obligation."

At the age of 71, in 1843, Hebb achieved national notoriety when The Guardian "took the shine out of" his donation of £10 to the Infirmary in gratitude for its lending his surgeon some surgical instruments. It was falsely alleged that the instruments had been bought specially for his operation, <sup>268</sup>

Hebb lived to be an old man, dying in his 90<sup>th</sup> year on 26<sup>th</sup> October 1861 at his home in Britannia Square. He is long since forgotten but in the first half of the nineteenth century was a well known Worcester character, politically committed to the "Age of Reform."

In his will of 1861 he left Hebb's Charity Almshouses which were intended as an "Asylum for four decayed Members of the Municipal Council, and for two poor Widows of Members of that

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263 Chapter 3 Bib 4  
264 Bib 30  
265 Bib 31  
266 Bib 32  
267 Bib 34  
268 Bib 34



Body.” The almshouses were never used and, as a result, a Scheme for amalgamating the two endowments was established by an Order of the Board of Charity Commissioners, dated 1st August, 1899, under which “the income may, in the discretion of the Trustees, be applied by way of pensions.”

The four Almshouses at 18, 20, 22 and 24 South Street, Blockhouse, were eventually sold for £115 to Worcester Corporation in 1955. The other two near his own house in Britannia Square, at 3 and 5 Leicester Street, were sold in 1962 for £110 to a private purchaser and are now garages.

Hebb’s other bequest, “The Municipal Anniversary Gifts” took the form of redeemable tickets, distributable on the 9th of November and were of the value of seven shillings each, in tea and sugar. Recipients were poor widows, or married women with large families. The tickets were divided amongst the Trustees for distribution.

The 1835 Municipal Corporation Reform Act removed the control of those public charities without a “visitor” (official trust-appointed supervisor) from the old unelected council bodies and handed them over to new boards of trustees appointed by the Lord Chancellor, Lord Cottenham.

In Worcester it was several notorious examples of fraudulent mismanagement of charitable funds that ensured that none of the original Councillor/Trustees survived in office. Hebb’s book (p145) describes in detail the trustee appointment process that took place. All the old Trustees were removed and their replacements were the nominees of the newly elected Town Council. Hebb, as the new reforming Mayor, was an obvious and popular choice to clean up the act.

Hebb was a strong advocate of greater transparency in the management of charitable funds. In 1837 he had two letters published in the Worcester Herald under the signature ‘Custos Vigilax’ giving details of eligibility for all the Municipal Charities.

In 1842 he published this book anonymously. In his preface he argues that greater openness was important for ensuring the propriety of the Trustees: “Besides, a consciousness that knowledge so diffused affords the means through which a moral supervision may be exercised over the distribution of the Charities, forms, perhaps, the best security for the vigilance, impartiality and integrity of those who have the management of them. For the question, quis custodiet ipsos custodes (who shall watch the watchmen themselves?) may, it is presumed, involve a useful lesson, equally in these days as in those of Juvenal, some seventeen or eighteen centuries ago.”

Some of the financial irregularities uncovered by the Commissioners are referred to in Hebb’s book, but he was undoubtedly anxious to restore the public’s faith in the charities of which he was the first independent Chairman. For example, he glosses over the “Artichoke Field” scandal, requiring a private Act of Parliament <sup>269</sup> which was a classic instance of misappropriation of charity funds by Trustees’ improperly granting a long, cheap lease to one of the Trustees of the charity.

Former Worcester Mayor, Joseph Millington, a charity Trustee, plumber & glazier, was given an illegal forty one years’ lease in 1762, of part of the Artichoke field, for £5 per annum and a one-off “payment” of £30. In 1766, just under four years later, the governors of the Worcester Infirmary gave Millington £200 to relinquish the lease, so that they could build what was to become the new Worcester Infirmary in Salt Lane, now Castle Street. The Commissioners thought that this was worthy of ‘severe animadversion’.

Hebb mentions, in passing only, the Private Act of Parliament <sup>270</sup> which was needed in 1835 to unscramble this horrendous muddle of an illegal lease and sub-lease of land on which the Infirmary had by then been built and had opened in 1771. The Infirmary Trustees were clearly exceedingly anxious to regularise their occupation of the land, whatever the cost. Subsequently, in 1864, they bought out the freehold for £2,120 worth £264,595 in 2018.

Hebb describes in somewhat more detail in his book (p114) the Lady Gresley £3,000 lease scandal, in which, following the Commissioners' recommendation that the opinion of the Attorney-General should be taken, court proceedings were instituted for putting aside the lease granted in 1817. The premises were eventually recovered by the charities.

In complete contrast, Hebb describes in intricate detail (pp155-162) the St. Oswald's Hospital land and cash swindles by the Steward. St. Oswald's was not a Municipal Charity as it had its own "visitor" – the Bishop. This issue also went to Court and over the next 50 years the lawyers lived well off the legal proceedings - but St Oswald's immense wealth, originally worth more than all of Worcester's other charities put together, was greatly diminished as a result.

In the Preface, Hebb says: "The writer" has not deemed it expedient to extend this publication to those Charities which exclusively belong to individual parishes, because to have included them would have added considerably to its price, without, probably, affording a proportionate addition to its interest or circulation."

Hebb obviously enjoyed researching and writing this book in his retirement, and writes (p181) "Here ends the task, not an ungrateful one, in connection with its object which I had imposed upon myself, of compiling an "Account" of all the public Charities and Almshouses in the City of Worcester, with the sole exception of those belonging to individual parishes;

"Finding, however, that there are only two sets of almshouses (receiving any pecuniary allowance) of this parochial character, I will introduce them here, that this publication may contain a complete, though concentrated, monograph of all the almshouses in this ancient city."

He then writes about Jarvis's and Walsgrove's, the only two parish almshouses in the City but omits to mention that about 35 smaller donors made gifts in trust to the parishes. These included about 35 Parish trusts (mainly in St. Nicholas) providing bread, coal, coats, gowns, and shoes, and paying for apprentices etc.<sup>271 272</sup> None of these were passed to the Municipal Charities' Independent Trustees in 1836.

Hebb's book is incorrect in relation to the original site of Inglethorpe's Almshouses. He says (p 5) that: "It is not quite clear, although highly probable, that the present (Taylor's Lane) was the original site of Inglethorpe's Hospital or Almshouse; as in the Corporation "Chamber Order Book," from 1602 to 1650, "it is stated, that on June 20th, 1645, the poor in Inglethorpe's Almshouse petitioned for an habitation, instead of that Hospital which was ordered to be taken down for the fortification of the city. They were severally ordered to the parishes they were received from, and the allowance of the Hospital given to those parishes for their support till the house should be rebuilt for them."

Canon Buchanan-Dunlop,<sup>273</sup> says that Vivian Collett established that the original 1632 almshouses stood in Sansome Street, originally the Town Ditch. The site is the land in Sansome Street on which hop merchant John Garway built the hop warehouse, eventually owned by George Gascoyne and subsequently demolished. (page 77 this book)

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270            Appendix 9  
271            Appendix 23  
272            Appendix 7 pp 398-405  
273            Bib 10 p 28

Hebb's enthusiasm for the task also led him to write extensively (pp 146-183) about other Worcester almshouse charities below that were definitely not part of the Municipal Charities. He also wrote about Bishop Lloyd's Charity School and even wrote at length about the gift from Sir Charles Trubshaw Withers of Sansome Fields Walk in the Arboretum. This was Worcester's favourite promenade in the 18th Century. He particularly mentions "Cynthia", one of "the belles of the day" who frequented the walk, and added to its attractions.

The following non "Municipal charities" therefore are included, apparently in error.

Sansome Fields Walk (not a charity)	36.
Saint Oswald's Hospital (Diocese)	38.
The Free School, the Almshouses in the Trinity, and Fleet's Almshouses, under the Management of the Six Masters	53.
Bishop Lloyd's Charity Schools (Diocese)	62.
Shewringe's Hospital *	68.
Goulding's Hospital *	71.
Jarvis's Almshouses (Parish)	71b
Walsgrove's Almshouses (Parish)	72.

\* Shewringe's & Goulding's Charities were merged with Worcester Consolidated Municipal Charity in 2014 as the independent Trustees decided that, with an income of about £17,000, they had become uneconomic to manage on their own.

### **Paul Griffith MBE**

Chairman

Worcester Municipal Charities 2019

### **GLOSSARY**

Adjuvant – increasing the effectiveness of

Animadversion – censure

Appurtenances – rights attaching to land or property

Assigns – persons to whom any property or right is transferred

Bring down to (a date) – to report the period up to (a date)

Capon money – a one-off payment, equivalent to the price of a chicken, to secure a lease, originally paid to the Mayor to help with his expenses of entertaining

Consols – Government securities

Eleemosynary – charitable, relating to the provision of alms or almshouses

Enfeoffed – gave a "fief" or land to

Feoffees – property Trustees

Fine – a premium or one off payment to secure a lease

Demised – land or property legally transferred to another person

Devised – bequeathed

Messuage – a dwelling and offices and adjoining land

Modus – a fixed payment rather than a tithe

Orthography – spelling

Rack-rent – maximum commercial market place rent currently obtainable

Redacteur – an editor who draws material together

Representation – assumption of succession

Testator – a male who made a will

Testatrix – a female who made a will

Walker – a person employed in fulling cloth



AN ACCOUNT  
OF ALL THE  
**PUBLIC CHARITIES**  
IN THE  
**City of Worcester**  
THAT  
ARE UNDER THE MANAGEMENT  
OF THE  
WORCESTER CHARITY TRUSTEES,  
WITH  
**AN APPENDIX,**  
CONTAINING A FULL AND  
CAREFUL SUMMARY OF ALL THE OTHER CHARITIES  
IN THAT CITY,  
EXCEPT THOSE  
WHICH BELONG EXCLUSIVELY TO INDIVIDUAL PARISHES.  
  
BY A CHARITY TRUSTEE.

# PREFACE

THE writer or rather “Redacteur” of the following account of the Public Charities and Almshouses in the city of Worcester, was, in a great degree, induced to undertake the task of compiling it, from the conviction, that it is desirable that all classes in any given place should possess the means of becoming acquainted with the nature and extent of the charitable gifts and establishments in such place. It being, in his opinion, a species of knowledge highly useful to those who have to solicit as well as to those who have to appropriate, them; and also to those who do not belong to either of those classes, yet who must surely feel, constituting as they do the great community of every place, an interest in the careful and just appropriation of its Charities.

Besides, a consciousness that knowledge so diffused affords the means through which a moral supervision may be exercised over the distribution of the Charities forms, perhaps, the best security for the vigilance, impartiality, and integrity of those who have the management of them. For the question, *quis custodiet ipsos custodes* (who shall watch the watchmen themselves?) may, it is presumed, involve a useful lesson, equally in those days, as in the days of Juvenal, some seventeen or eighteen centuries ago.

He has commenced his account with the almshouses and has taken the relative antiquity of each as the order in which he has treated them. In most cases - and in all where he considered it of importance that every individual should have the opportunity of judging for himself of the intention, from the words of the

## PREFACE

donor, he has quoted those identical words, and in some three or four instances he has also adopted his orthography.

If the Account of the Charities that were formerly under the management of the late Corporation *as a body*, and now of “the Charity Trustees,” and which is brought down to the end of 1841, be more full and, possibly, more correct than that of the other Charities, it has arisen from the writer having possessed, through his late office of Mayor, the means of examining all the Wills and Documents relating to them, of which he, having ample leisure, fully and carefully availed himself, and minutely compared them with the “Report of the Charity Commissioners.” while his subsequent experience as one of the Charity Trustees, has enabled him still farther to secure the correctness of this part of the “Account.”

The “Summary” here given of those Charities which constitute the “Appendix,” has, for the most part, been derived from “The further Report of the Commissioners for inquiring concerning Charities,” which inquiry took place in this city in 1827, although the “Report” itself was not printed by the order of the House of Commons till 1834. As regards, however, ST. OSWALD’S HOSPITAL, the Appendix will be found to contain the essence of a still later and more voluminous Report of the Commissioners, bringing down the affairs of that Charity to 1838.

The writer has not deemed it expedient to extend this publication to those Charities which exclusively belong to individual parishes, because to have included them would have added considerably to its price, without, probably, affording a proportionate addition to its interest or circulation. Moreover, every parish, doubtless, possesses documents evidential of its own specific Charities, and which can be consulted, at proper times, by any parishioner who may desire to do so. He has been informed, as respects parochial Charities, that a most excellent plan has long been acted upon in the parish of St. Nicholas.



## PREFACE

It consists in having a book *exclusively* appropriated to matters connected with the charitable gifts and benefactions belonging to the parish, in which their origin - respective amounts - objects - and annual distribution, are carefully and fully recorded. It also contains various tables, rules, and regulations, all solely adjuvant to the general objects of the Charities.

The writer cannot conclude these few prefatory remarks without expressing his sincere and deep regret at one fact arising out of almshouses, which has, beyond a question, a strong tendency to disturb - sometimes even to *corrupt* - the pure stream of charity, at its very source. He alludes to the fact, that a poor man by being placed in an almshouse becomes, ipso facto, converted into a *freeholder*.

Now can any one doubt, that the parliamentary suffrage so conferred will too frequently bring into the minds of those who have the power so to confer it, the political past and the political future, when they should, as far as possible, be occupied by such considerations alone as spring from the plain, unmingled, and relative claims of poverty and distress, which their misfortune, not their fault, may have imposed on the applicants for almshouses.

Nor can he consider it *just*, though lawful, that a total and permanent dependence as the occupant of an almshouse, on eleemosynary support, should give to one poor man a parliamentary suffrage not by him before possessed, - if it be lawful and *just*, that a temporary and partial dependence on eleemosynary aid, in the shape of parochial relief, shall deprive, as it does, another poor man of that parliamentary suffrage which he previously possessed and valued; for surely, as regards so important a privilege, sheer poverty ought not, in the one case, to be the source of its existence, and in the other of its destruction; and this in the inverse ratio of its intensity !

WORCESTER, MAY 1842

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\* Wyatt's Charity was omitted from the original index

## 1. INGLETHORPE'S CHARITY.

RICHARD INGELTHROPP,\* or INGLETHORPE, by his will, dated “the fourthe day of Julye, in the yeares of the Raigne of our Sovraigne Lord James, by the Grace of God of England, France, and Ireland Kinge, defendor of the Faith, &c., the 16th, and of Scotland the one and fiftieth, Annoque Dni 1618,” gave and bequeathed “unto the Corporation of the City of Worcester, all his houses, edifices, buildings, lands, tenements, and hereditaments, with all and singular their and every of their appurtenances, situate in the city or county of Worcester therein respectively described, to hold the same immediately after the decease of Margaret his wife, to the uses thereinafter specified.”

He declared his intent to be, that “the said premises should be let and improved for yearly rents, according to the full worth and value, and that the Chamberlains of the said city should receive the rents and profits thereof, and should once every year yield up a just account in the chamber of the said city, before the Common Council, as well of the rents, and improvements of rents, and profits by them received and the arrears thereof, as of the monies laid out by them in the precedent year, and should pay what remained in their hands into the said chamber, there to remain in stock, to be disposed of as thereinafter mentioned;” and

“that a table should be made of the manner of disposing of the said gift, and a register kept of the remainder and overplus yearly, which table and register” he entreated “the Bailifs of the said Cittye for the time being, may be sett up and continually kept either in the Council chamber or in the chamber over the Towlesshoppe of the said Cittye, to shewe every one, that shal be desirous, may understand, whether this my gifte be employed accordinge to the true intent of my present will and testament,”

“and I do hereby will and appointe that the companies of the four and twenty and eight and fourtye (being the \*Governors of the said Cittye) immediately after the decease of my sayde wife, shall electe, nominate, and appointe, six poore men of the sayde Cittye of Worcester, being of honest life and reporte, and such as

\*At the date of Rd. Inglethorpe's will (1618) the Corporation of Worcester was designated, under a charter granted in 1554 by Philip and Mary, “the Bailiffs (2), Aldermen, Chamberlains, and Citizens of the City of Worcester.” In 1622 a new charter was granted by Jame<sup>3</sup> the 1st, in which that body was designated “the Mayor, Aldermen, and Citizens of the City of Worcester.” This charter confirmed all previous charters, and for the first time, constituted the City and Liberties of Worcester a County by itself, separate from the county of Worcester. Rd. Inglethorpe, who filled the office of “High Bailiff” of Worcester in 1610, was buried in Worcester Cathedral, where there still may be seen a small gilt and coloured monument, commemorative of his benevolence, in founding the almshouses bearing his name.



## INGLETHORPE'S CHARITY

2.

are either very aged, blinde, lame, sicke of the palsey or fallinge sicknes, and by reason of their age and infirmitye of body are not able to worke and labour for their livinge; and also one poore woeman being likewise of honest life and reporte, of the age of (50) yeares at the least or upwards, which woeman shall washe the cloathes of the sayde six poor men, make their bedds and attend upon them in all tymes of their sicknes, to helpe them and to provide things necessary for them.

He moreover directed "that as often as any of the said poor men or the said woman should die or be discharged from their places by the said corporation or the greater part of them, which should be done upon any just cause, then the said Corporation should nominate and appoint others in their place, of the estate, infirmity, and condition aforesaid, so that there might be continually the just number of six poor men and one poor woman to every one of which and their successors, he bequeathed and appointed 2s. weekly a-piece for ever, to be paid to them every week out of the rents and profits of the said premises;" and he desired "that in the appointment of the poor men, the kindred of himself or his wife, and weavers or brewers of the said city, should have the precedence."

He further directed "that concerning the disposing of the said stock which should accrue by the yearly remainder and overplus of the said rents, or which should thereafter be made out of the said hereditaments and premises, some part of the same should be employed in the reparations of the houses and buildings on the said premises, unless where the tenants were bound to repair the same, and also upon the needful and necessary reparations of such houses and buildings as shall be hereafter erected and built or otherwise provided for the habitations and dwellings of the said six poor men and one woman and their successors."

And his will further was, "that the residue of the said stock, as the same shall arise and increase, should be kept in the chamber of the said city, or be otherwise employed for the increase and benefit thereof, until it should amount to the sum of £100, which sum of £100 should be laid out in the purchasing of other houses, lands, or tenements of inheritance, to be employed to the like uses; and as often as the said stock should again be increased to the sum of £100, other houses and lands should in like manner be purchased and employed; and that on every such purchase so to be made, the said Corporation should elect and appoint one other poor man, of the like estate, infirmity, and condition, so that there might be a perpetual succession of such poor men so to be added and elected upon every purchase as aforesaid for ever, and every person so added to receive 2s. weekly for ever."

The weekly pay continued at 2s. till the Charity Commissioners were here in 1827, since which it has been 3s. 6d.

The following is a schedule of the different premises devised by the testator to the Corporation of Worcester, for the erecting and endowment of almshouses as before specified; and to which no addition has since been made:

### 3. INGLETHORPE'S CHARITY

1. One messuage, called the White Hart, with its appurtenances, in the city of Worcester, in the parish of St. Swithin, near the Grasse Crosse; and another messuage, with a little close behind it, adjoining the said White Hart. These now constitute the two houses on the east side of the Cross, and on the south side of the bank of Messrs. Farley and Co., and are occupied by Mr. Birley and Mr. Cox. They are held on a lease, renewed to James Bowyer, a purchaser for a valuable consideration, for a term of 41 years, commencing from the 25th March, 1813, at a reserved annual rent of £20, and 4s. capon money.\*

2. Two several messuages adjoining together, in Goose Lane, in the said parish of Saint Swithin. These now constitute one house, with warehouses attached, which warehouses probably include the premises and little close stated to have been behind or near the White Hart, and are in the occupation of Messrs. Williams and Edgecombe. These premises were let to Edward Archer and Francia Williams upon a similar lease to the above, bearing the same date, and for the same term, at a reserved rent of £10 per annum, and 2s. capon money. The two above named properties were estimated, in 1827, when the Charity Commissioners were here, to be worth £220 per annum at a rack rent.

3. Another messuage in a street called Fryars Street, in the parish of Saint Helen, in the city of Worcester. This house was pulled down on the building of the City Gaol, and now forms part of that edifice, and for which the city pays the sum of £3. 10s. annually to the Charity.

4. A close of land, containing by estimation one acre, in the parish of Saint Nicholas, in the said city, near unto the Foregate Street, abutting on a lane called Taylor's Lane on the south side, the land of Frogme on the north, and Sansom Fields on the east. About one half of this land was sold in 1834, under the authority of an Act of Parliament, for the purposes of the newly-erected County Courts, for the sum of £600; which sum has been invested in the Three per Cent. Consols, producing a capital of £656 12s. 8d., and affording an annual interest to the Charity of £19 14s. The other half is let to Mr. Rising, solicitor, whose premises it adjoins, at an annual rent of £8 8s.

5. Four several messuages or tenements, with gardens thereto belonging, "situate in the parish of St. Nicholas, and abutting on the land of Robert Steyne, on the north side of the common highway leading from the Foregate Street unto the Sansom style on the south side, and land belonging to the school of Stourbridge on the west side, and Sansom Fields on the east side." These premises now form together one good

\* Capon-money is a modus or fine paid in lieu of capons - a species of annual present, secured for centuries past in all the Corporation leases, to the Mayor of Worcester for the time being. It amounted of late years to something less than £30 per annum, and was paid to the Mayor to cover, in part, the extra expenses which his office imposed upon him. By the 92nd section of "the Municipal Corporation Act," it now goes, with all other fines, into "the Borough Fund." In Charity property capon-money is now paid into the fund of each respective Charity, on account of whose property it is received

## INGLETHORPE'S CHARITY

4.

dwelling-house, with a large brick warehouse in front, and a coachhouse, with a considerable curtilage and yard belonging to it, and are, or were lately, in the occupation of Mr. Robertson and Mr. Bloxside. The annual rent payable to the Charity (but none has been received since 1829) is only £2 10s., as £1. of the reserved rent of £3 10s. is claimed by the Corporation of Worcester, in consequence of a small building at the eastern end being an encroachment upon the waste belonging to the said Corporation.

The Charity Commissioners in "their Report," as connected with this property, state, "that the above premises were demised to John Garway by an indenture made in 1732, of which the following is an abstract:-

"By an indenture made 14th December, 1732, between the Mayor, Aldermen, and Citizens of Worcester, on the one part, and John Garway, merchant, of the other part, the said Corporation, by virtue (as it is therein expressed) of a Chamber Act made in the Council of the said city, in consideration of the surrender of a former lease, and that the said John Garway had agreed, at his own costs and charges, to build seven new alms-houses according to a plan produced, in a certain Lane called Taylor's Lane, adjoining to four new almshouses already built, and also in consideration of the sum of £3 paid as a fine for the renewal of the said premises, which he the said John Garway, had lately purchased of Richard Cooksey, demised unto the said John Garway the new erected warehouse, being the late three messuages therein described; with the garden thereto belonging, in a street called the Town Ditch, in the parish of St. Nicholas: and also all those seven decayed tenements adjoining to the said warehouse and garden, used as almshouses belonging to Inglethorpe's Charity; and also a piece of waste ground near Sansom Field, bounded as therein mentioned: to hold to the said John Garway, his executors, administrators and assigns, from Lady-day next then ensuing, for the term of 41 years, at the rent of £3 10s. per annum, with a condition of re-entry by the Corporation on the non-payment of the rent for the space of 14 days; or if the lessee, his executors or assigns, should at any time during the term, assign over his or their interest, unless to a wife, child or children, without the license of the Corporation, in writing, under their common seal."

The Commissioners add, with respect to the lease now vested in Lady Gresley, and which was renewed to her in 1817 for 41 years upon the surrender of the former lease, and the usual reserved rent of £3 10s., the following facts seem worthy of particular notice:-

"The lease in 1732, above referred to, was made to a leading member of the Corporation, from whom it has devolved by representation to Lady Gresley, the present owner, who therefore has not the claim of a purchaser for a valuable consideration; and moreover has derived her interest under a trustee of the Charity, to whom, as such, the demise ought not in propriety to have been made."

They moreover recommended that the opinion of the Attorney-General should be taken on the subject, who advised that proceedings should be instituted for putting aside the lease granted in 1817. In pursuance of this advice, these proceedings were commenced more than 11 years ago, since which time the Charity has ceased to receive even its reserved rent, and has had to pay, from its small resources, the solicitor's bill (£57 2s.) of the late Corporation in this matter. As two additional Vice-chancellors have lately been appointed, it may be hoped that the "law's delay" will not much longer operate to the injury of this Charity. These premises were valued at the



## 5. INGLETHORPE'S CHARITY

same time with the others before mentioned, and were estimated to be worth £100 per annum upon a lease of 21 years at rack-rent.

6. Lastly, five other messuages or tenements, with four gardens unto four of them belonging, "situate together in the said parish of Saint Nicholas, adjoining to a Malt-house and brick-wall lately built by the said Richard Inglethorpe on the north side, another brick-wall, parcel of the premises on the south side, a little alley, called Ginger Alley, on the east side, and the common highway leading from Sansom style on the west side." These messuages and gardens now consist of fifteen houses or messuages (two of which have been substantially rebuilt), garden ground, yard, and premises, and are bounded on the south or west sides or front part thereof by a certain street or streets called Town Ditch, otherwise Sansom Street, and Lowesmoor, on the east side or back thereof by a certain narrow passage, called by the name of Pearce's Alley (formerly Ginger Alley), and on the north by premises formerly belonging to Andrew Robinson and Jeremiah Buck.

They are held under a lease, granted to William Redding, for 41 years, commencing the 29th September, 1816, at an annual rent of £5, and 2s. capon-money; and it appears that the grandfather of the lately deceased lessee laid out a considerable sum in improvements. These houses and tenements, at the expiration of the lease, will greatly increase the income of the Charity, as the lessee is bound to give them up in good and tenantable repair, in which many of them are now sadly deficient; and it is worthy of remark, that while they only pay an annual rent of £5 to the Charity, they were stated, in an advertisement for their sale by public auction in August, 1837, as bringing a rental of £163 19s. per annum.

Inglethorpe's almshouses, eleven in number, nine for men and two for women, are situate in Taylor's Lane, and each inmate now receives 3s. 6d. weekly. This Charity is by the testator's will exclusively devoted to almshouses, and ample means, as I have already shewn, will some years hence be afforded for greatly increasing their number, as well as the weekly pay and comfort of the inmates.

It is not quite clear, although highly probable, that the present was the original site of Inglethorpe's Hospital or Almshouse; as in the Corporation "Chamber Order Book," from 1602 to 1650, it is stated, that on June 20th, 1645, the poor in Inglethorpe's Almshouse petitioned for an habitation, instead of that Hospital which was ordered to be taken down for the fortification of the city. They were severally ordered to the parishes they were received from, and the allowance of the Hospital given to those parishes for their support till the house should be rebuilt for them."

This Hospital was afterwards allowed, out of the £617 14s. 2d., arising from the sale of the materials of the olden leaden spire, taken down A.D. 1647., the sum. of £113 3s. 1d. towards re-building the houses burnt down by the King's forces, and £246 3s. 8d. to purchase property for the purposes of revenue.

Unfortunately for the present prosperity of this Charity the number of the Almshouses has inadvertently been increased, before the necessary

## INGLETHORPE'S CHARITY

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accumulations had taken place wherewith to build or endow them, so that its income is not equal to its expenditure. Nor does it appear that care has been taken that all these additional almshouses were built at the expense of the said John Garway or his successors, pursuant to the following condition contained in the indenture of 1732:-,

“That the said John Garway had agreed, at his own costs and charges, to build seven almshouses according to a plan produced, in a certain lane called “Taylor's Lane,” adjoining to four new almshouses already built.”

As Mr. Inglethorpe died above one hundred years before the date of this indenture, it may be presumed that these four almshouses formed only a part of the seven which he had originally founded. There were nine almshouses belonging to this Charity when the Commissioners were here in 1827, and two were added in the following year, but not at the expense of the Lessee.

Under these untoward circumstances, and with the view of diminishing as much as may be, the evils always resulting from an expenditure beyond income, the present Trustees decided, in 1838, not to fill up any vacancies in these almshouses until they were reduced to the number (7) mentioned in the Testator's will, except by allowing such vacant houses to be occupied by proper persons, rent free, without weekly pay; unless, previous to their being reduced to that number, an increased income should afford them the means of granting the weekly pay also. This Charity is indebted to the other Charities already in the sum of £65 3s. 2d.

*Income and Expenditure of Inglethorpe's Charity for 1841.*

INCOME	£. s. d.	EXPENDITURE.	£. s. d.
A year's Interest on £160 on the Cattle Market	6. 15. 0.	Weekly pay to the Inmates of the Almshouses	75. 19. 0.
Year's Rent Charge on City Gaol	3. 10. 0.	Repairs	19. 0. 0.
Year's Rent-Mr. Birley	12. 2. 0.	Insurance	0. 18. 0.
Year's Rent-Mr. Cox	8 2 0.	Share of General* Payments.	7. 10. 0.
Year's Rent-Messrs. Williams and Edgecombe	10. 2. 0.	Sundries	0. 12. 0.
Year's Rent-Mr. Rising	8. 8 0.		
Year's Rent from Mr. Shelton	5. 2. 0.		
Year's Interest on £656 12s. 8d. Three per Cent. Consols.	19. 14. 0.		
The Property held by the executors of Lady Gresley, and valued in 1827 at £100 a year rack rent	Nil.		
	<u>£73.15. 0.</u>		<u>£103.19. 0.</u>

\* The term “ General Payments,” is intended to apply to those payments or expense which have a *general* character, or which belong, in a degree, to each individual charity; as for instance among other general charges the Secretary's salary.

## 7.

## JOHN NASH'S CHARITIES.

JOHN NASH,\* Alderman of the city of Worcester, by his will, dated 30th July, 1661, gave and devised to fifteen persons therein named, and all described as clothiers of the city of Worcester, “his messuage or tenement, situate and being in Powick, in the county of Worcester, and all and singular his lands, tenements, and hereditaments whatsoever to the said messuage belonging, or reputed to be thereto or to any part thereof belonging, together with all and singular the appurtenances” “and all that his tithe-barn in Powick aforesaid, with all courts, folds, profits, and hereditaments whatsoever thereto belonging,” – and “all those his tithes of corn, grain, and hay, or of what nature and kind soever yearly arising, coming, growing, or happening within the aforesaid parish of Powick.”

And “all and singular his messuages, lands, tenements, tithes, and hereditaments whatsoever, or of what nature or kind soever, which he had purchased of Henry Deyos, Gent., and Jone his wife, or one of them, and all his estate, right, title, and interest whatsoever of, in, to, or out of all or any of the said premises, or any part thereof.” There is every reason to believe that this latter statement refers to the property before mentioned (merely as pointing out from whom it was purchased), for none but the former ever came into the

\* Alderman John Nash was born in 1590 and died in 1662. He was an eminent clothier in the city of Worcester, and filled the office of Mayor of that city in 1633, and twice also represented it in Parliament, in the 15th and 16th years of the reign of Charles 1st. In the civil war he sided with the Parliament, and commanded a troop of horse in its service. During the protectorate he was an active Justice of the Peace; and in this capacity, it is recorded in the Register of St. Martin's parish, in which the Alderman lived, that on the 26th May, 1656, he married Thomas Baker and Anne Wallford; and this doubtless was not a solitary instance of his having performed that part of his magisterial duties. Alderman Nash's family forms one of the numerous instances of the great evils arising, within the family and domestic, as well as the national, circle, from civil discord and warfare. His eldest brother, Richard, possessed considerable estates in the county of Worcester, and represented the city of Worcester in Parliament in the 27th of Elizabeth. He was ancestor of Dr. Treadway Russell Nash, the well-known author of the “History of Worcestershire,” and consequently ancestor also to the present Earl Somers, whose mother was the Doctor's only child. Like his younger brother, the Alderman, he was an active supporter of the Parliamentary cause and the Government of Cromwell, while the third brother, Thomas, was equally zealous as a partisan of the monarch; he was a barrister of the Inner Temple, and a man of great learning. Dr. Nash, in speaking of this triumvirate of brothers, and particularly in reference to the barrister, observes, “The family quarrel, on political accounts, which was carried on with the greatest animosity and most earnest desire to ruin each other, together with the decline of the King's affairs and particularly the execution of his person, so affected the spirits of Mr. Thomas Nash that he determined not long to survive it.



## JOHN NASH'S CHARITIES

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possession of the Corporation. And "all his tenements or cottages, being heretofore seven tenements or cottages, and are part of those cottages that are called Frogmorton's Almshouses, and also one tenement or cottage adjoining them, with the little gardens unto them severally belonging, and also all those other gardens and garden grounds adjoining unto the said little gardens, upon part whereof a Walker's rack then stood, all which said tenements or cottages and gardens are situate, lying and being in the parish of St. Martin., and which he had purchased of Broome Whorwood Sandwell, in the county of Stafford, Esq." All these premises were to be held in trust; that the Mayor, Aldermen, and Common Council of the city of Worcester should receive the rents and profits thereof, and "shall employ, convert, and dispose of them forever, to and for the pious and charitable uses, intents, and purposes hereafter expressed and declared."

He directed that the tenements or cottages in the parish of Saint Martin before mentioned, "to be newly and substantially built with bricks in such manner as the Mayor, Aldermen, and Common Council, or the greater part of them for the time being, shall direct and appoint, and to be made ten good houses, which said ten houses shall for ever remain unto eight of the most impotent, decrepit single men, severally and successively, that are living in the city of Worcester, three of which number being such poor men as have served as apprentices in their youthes in the said city for the term of seven years to the trade of a weaver,\* and are of good report, and have been laborious and diligent in

\*The circumstance that clothiers or weavers are so particularly mentioned in this will and that of Richard Inglethorpe, can be readily accounted for from the fact, that in the days of those testators the clothing was the staple, if not the only, manufacture of this city. Its most wealthy citizens were engaged in it, and it gave employment to great numbers of its industrious population. In proof of which may be adduced "the charter," granted to the clothiers of Worcester, in 1590, by Queen Elizabeth. The charter commenced by stating that the Queen, "in compliance with the petition of our well-beloved of the mysteries or faculties of weavers, walkers, and clothiers, of our city of Worcester, constituted them one body corporate and politic, by the name of 'Master, Wardens, and Community of Weavers, Walkers, and Clothiers, of the City of Worcester;" and "appointed our well-beloved Rowland Berkeley, citizen and weaver, of the said city to be the first and present Master of the Commonalty aforesaid."

In further proof, I will add two or three quotations from " the Oration," delivered by Mr. William Bellu, (as deputy to Sir John Throckmorton, Knight, Recorder of Worcester,) before Queen Elizabeth, when she visited this city, 13th of August, 1575. Among other observations he said, "I will for honour sake begyn with worthy WORFARNIS (Wolfhere), first Chrysten Kyng of Martia (Mercia), or Medle England, who of his Kinglie affection towards this towne, aboute nyne hundred yeres past, by his charter granted and made Worcester a citie. About which tyme the inhabitants here first began their marte of wooles and trade of 'clothing,' which ever since and to this day is the onely relief and meynenance of this citie." After alluding, among other matters, to the Queen's having founded a "freeschole within this citie, and also graciously increased the stipend thereof, and meynenance of ten poor people (in the almshouses in the Trinity) for ever to be relieved amongst us," he proceeded to observe, "this citie of long time so increased in wealth, substance, and beautiful buildings, and became so fortunate in the trade of clothing, as by the onlie means thereof, in good and fresh memory of man, ther wher here used and meynentynd for the

## 9. JOHN NASH'S CHARITIES

their callings, and such as are either very aged, blind, lame, or at least so weak and impotent that they are not able to obtain their livings by their labours; the other five poor men shall be also such as have served an apprenticeship in their youthes in the said city for the term of seven years to any trade whatsoever, and shall be of the conditions, estates, and qualities before mentioned,” and “unto two poor women, being sole and unmarried, and being reputed to be of honest lives and good report, and painful and diligent in their ways, and about fifty years of age, and which said poor women shall wash the clothes of the eight poor men, make their beds, and attend upon them in all times of their sickness, to help them and to provide things necessary for them.

He added, “if there shall be at any time hereafter any poor persons that shall be of my name or kin unto me, and shall be suitors or petitioners for any of the said almshouses, and shall be of the conditions, estates, and qualities before mentioned, my will is that they shall be preferred before others.”

And he gave a power to the Mayor, Aldermen, and citizens “of removing idle and disorderly persons from the situation of the Charity, and substituting others in their places.” He further directed, that out of the proceeds, and when the accumulated surplus therefrom should have created a capital, the annual interest of which would be sufficient for the purpose, as it has long been, “the sum of £4 should be yearly paid for ever unto the churchwardens and overseers of the poor for the time being of the several parishes of St. Martin, St. Helen, St. Andrew, St. Nicholas, St. Peter, All Saints, and Saint Swithin, within the said city of Worcester, to be employed and disposed of by the said churchwardens and overseers of the poor and six of the most substantial parishioners of the said parishes respectively, for and towards the placing, setting, and binding of apprentice the son or sons of some people born and bred within the said respective parishes, whose parents are not of ability to place them forth and to provide for them, unto some or one of these trades, sciences, mysteries, or occupations hereafter named, that is to say, either shoe-makers, bakers, chandlers, glovers, stationers, butchers, mercers, pewterers, braziers, gunsmiths, clock-makers, or dyers and dressers of cloth. And £2 to be annually appropriated to the same purposes, and in the same manner, to each of the parishes of St. Clement and St. Alban\*.

said trade of clothyng three hundred and fourscore great loomes, whereby 8000 persons wer well meyntened in wealth and abilitie, besides mothers and their children.” It was at this visit, that Queen Elizabeth, among other benefactions, made a grant of free-bench to widows, whose husbands died seized of freehold lands, within the city, by which they are empowered to enjoy such freehold estate during their lives in preference to any claim that may be made by creditors, or any other claimants whatsoever, in cases of insolvency or otherwise. Nor can a husband sell such freehold without previously obtaining the consent of his wife in the presence of the Mayor, and she must afterwards also become a party to the deed of conveyance. These privileges still continue.

\* The words son or sons of *some people born and bred*, are only used in reference to the parishes of St. Martin and St. Helen; the words son or sons of inhabitants of, being substituted for them in the other parishes.

## JOHN NASH'S CHARITIES

10.

The present Trustees have decided that boys to be put out apprentice under this Charity shall not be less than 12 nor more than 14 years of age.

The testator in the last place directed "that what should remain after the satisfaction of the aforesaid several objects, should be lent *gratis* on good security to young tradesmen, until it should amount to £100; and that then the said Mayor, Aldermen, and Common Council should, as soon as they conveniently could, therewith purchase lands of the yearly value of £5 at least, which yearly sum of £5 should be employed in the clothing of five poor aged men in the city, with coats, shoes and stockings, or the like, 20s. for each of them;" and it was moreover provided by the said will, "that any surplus residue after the satisfaction of the said objects, should be lent out in a similar manner until it should amount to £100, and that the same should bear interest, until it could be laid out in the purchase of lands, producing £5 per annum, which £5 was to be laid out in the same way as the foregoing £5, and such accumulation and purchases were to be continued and the proceeds from them to be appropriated in a similar manner *in perpetuum*."

He furthermore ordained and appointed, that "so much of his last will as any way concerned the benefit of the poor shall once every year be publicly read, by the Town Clerk, in the Guildhall of the said city of Worcester, before the Mayor, Aldermen, and Common Council for the time being or before some of them, upon the first Friday in Lent, being the day assigned for the reading of the gifts of all such benefactors as have any way contributed to the benefit of the city and relief of the poor. The Town Clerk to receive 5s. for his trouble."

The Charity Trustees now appropriate the year's rent, £60, paid by the Governors of the Infirmary, to the last object of the Testator's will, the clothing of sixty poor aged men in the city, with coats."

It appears by the Corporation accounts that the whole rental of the property devised by Alderman Nash for the above charitable purposes, amounted in 1662, the year in which he died, to £101 16s., arising from the following sources :- £90, being the clear produce of the tithes of Powick, £8, the rent of a messuage at Powick, and £3 16s., the rent of a tenement near the almshouses in New-street, and of gardens behind the same.

And subsequent accounts likewise demonstrate that the above rental clearly included all that was derived originally under the donor's will. except the site of the almshouses themselves. Only one addition has been made to the above devised property, by the application of any surplus profits and rents to the purchase of land pursuant to the will of the testator, and this occurred in 1679; in which year "the Mayor, Aldermen, and Common Council of Worcester" laid out and invested the sum of £160, the surplus residue of the rents and profits of the aforesaid hereditaments, and the further sum of £56 borrowed by them for that purpose (but since repaid out of the trust funds), and amounting together to the sum of £216, in the purchase of a piece of



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## JOHN NASH'S CHARITIES

land called the Artichoke Field, situate in the parish of Saint Nicholas, in the said city of Worcester, and containing about six acres and a half; and of another piece of land adjoining thereto, called Wadd Close, containing about one acre; and also of another small piece, called Jew's Patch, now making part of Pitchcroft common fields, and let for £2 a-year to Mr. Hartle.

Two acres of the field, named Artichoke Field, are leased, under an Act of Parliament, dated 21st July, 1835, to the Governors or Trustees of the Worcester Infirmary, for forty-one years, at a rent of £60 per annum, renewable at any time within the last seven years of the said term, on payment of a fine of £1 12s.

The remainder of the field has for many years been divided into and let as gardens, now called Wheeley's or Wheeler's Gardens. It has also five houses upon it.

Wadd Close was sold in September, 1837, to the Corporation of Worcester, under the Cattle Market Act, for £400, which sum has been invested in the Three per Cent. Consols on account of this Charity.

That no other investments have since been made may be accounted for from the circumstance that the original number of almshouses has been more than doubled, and the weekly payment of each inmate long since raised from 2s. to 5s.

The almshouses are now twenty-four in number, nineteen for men and five for women, of which fifteen are situate in New-street, and nine in Wheeler's Gardens, and in addition to their weekly allowance each individual receives annually 16s. in clothing and a pair of shoes, and also half a ton of coals.

The following statement of the income or rental of the tithes of Powick, at the different dates mentioned, may, perhaps, not be devoid of interest:-

In the year 1656 they were let, as Alderman Nash states in his will, for £110, and four tons of hay delivered at his house in Worcester. In 1660, he reduced them to £90, because about four hundred acres of land were stated to have been converted from tillage into pasture. In 1672, they produced £95. In 1771, £100. In 1789, £140. In 1800, they were let to the late Lord Beauchamp, on a lease for twenty-one years, at £280 per annum. From 1822 to this time (1842) they have been let so as to produce a net income to the Charity of £311, with the exception of a fee-farm rent of £11. And they are now commuted for, under the Tithe Commutation Act, at a gross rental of £420, being an average of about 3s. 2d. per acre, on the whole number of 2672 acres.

The Charity will have to pay out of this composition the parochial and all other taxes, and likewise the expense of collecting.

## BERKELEY'S HOSPITAL

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*Income and Expenditure of Nash's Charity for 1841.*

INCOME.	£	s	d	EXPENDITURE	£	s	d
A year's Tithes at Powick	311.	0.	0.	Weekly pay for the Inmates of the Almshouses	308.	0.	0.
Year's Rent of a house, Powick, (Mr. Carless)	31.	10.	0.	Apprentice Money	28.	0.	0.
Year's Rent of Pew in the chancel of Powick (Mr. Morton)	0.	5.	0.	Clothing and coals	105.	12.	0.
Year's Rent of Infirmary, and 6 Gardens	60.	0.	0.	Church Insurance	6.	1.	10.
Year's Rent of Walnut Tree House (Mr. Elgie)	52.	10.	0.	Land Tax	5.	16.	0.
Year's Rent of 5 messuages and 34 gardens, called Wheelley's Gardens	156.	18.	0.	One year's fee-farm Rent to John Freeman, Esq.,	11.	0.	0.
Year's Rent of land in Pitchcroft, (Mr. Tolley)	8.	0.	0.	One year's procuration claim at Powick to the Bishop	2.	16.	0.
Year's Rent of Jew's Patch, in Pitchcroft (Mr. Hartle)	2.	0.	0.	One year's Almoner's Tithe, Powick, to Lord Beau-champ	1.	4.	0.
Year's Interest on £421. 1s. 1d. 3 per cent. consols, from the proceeds of the sale of Wadd Close	12.	12.	7.	One year's Tithes for Wheeler's Gardens and Pitchcroft (Sir O. Wakeman)	2.	12.	0.
Payment for right of Road across the Moors, the average price of two bushels of wheat annually (Mr. Pritchett)	0.	14.	2.	Mr. Rowe, Surveyor	4.	4.	0.
Glover's Shop, Stable, &c. (J. Groves, New-street)	1.	1.	8.	Repairs	78.	15.	9.
Brewhouse, Workshops (J. Hornidge New-street)	0.	11.	5.	General Payments, share of	38.	5.	0.
Part of dwelling-house, &c. (Benjamin Hickman, New-street)	0.	16.	7.	Sundries	19.	14.	0.
Fee for allowing the interment of Miss Lesingham, in the chancel of Powick Church	3.	3.	0.				
	<u>£641.</u>	<u>2.</u>	<u>5.</u>		<u>£612.</u>	<u>0.</u>	<u>7.</u>

## BERKELEY'S HOSPITAL

BERKELEY'S HOSPITAL, consisting of almshouses for fourteen poor men and one poor woman, with a Chapel and a house for the Chaplain, and also apartments for the Steward, is a handsome building, situate at the Cross near the Foregate-street, and forms a quadrangle. It was founded by Robert Berkeley, Esq.,\* of Spetchley, in the County of

\* Robert Berkeley, Esq., the munificent founder of this Charity, was grandson of Judge Berkeley, who sustained so much loss and persecution during the civil war, in consequence

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**BERKELEY'S HOSPITAL**

Worcester, who, by his will, dated 13th December, 1692, directed his trustees therein named, "in default of any issue of his body, to raise by annual sums of £400 out of the rents of his manor, lands and premises, the sum of £6,000."

And by deed-poll, of even date with his will, he directed the said £6,000 "to be laid out, by his trustees, in erecting an Hospital in or near the city of Worcester, and purchasing lands for the maintenance thereof; the said Hospital to consist of twelve poor men and one poor woman, to be all of the city of Worcester, and to be of the age of 60 when admitted, and to each of them £10 per annum, to be paid them quarterly; and £20 per annum to a Chaplain to officiate and say prayers morning and evening, and also to administer to the sick; and £20 per annum to a steward to take care of the Hospital and lands thereunto belonging; the said chaplain and steward to have lodgings built and assigned them to reside in; and likewise a Chapel to be built near the almshouses for Divine service."

He, moreover, directed "the sum of £2,000 to be expended in erecting a chapel and almshouses for the poor people, and lodgings for the chaplain and steward; and the remaining £4,000 to be laid out in lands of inheritance in the names of such feoffees as his said trustees should approve;" and that, "after the repairs of the Hospital and premises thereunto belonging, (the annual salaries, allowances, &c., being of course paid,) the overplus of the revenue of the Hospital lands to be given to the poor of the parish where the said Hospital stands."

And finally he directed, that the control and management of this Hospital should be vested "in the Mayor, Aldermen, and Town Clerk of the city of Worcester for the time being, and Henry Arundell, Esq., T. Coventry, Esq., Gilbert Coventry, Esq., Sir John Pakington, Sir Edward Seabright, Sir Francis Russell, Robert Donner, Esq., William Bromley, Henry Jefferes, Arthur Warren, Robert WyIde, Thomas Dorrell, Thomas Berkeley, Rowland Bartlett, Thomas WyIde, Thomas Chetle, George Harris, and John Astley, and such new ones as the survivors of those persons should nominate to succeed them." But no "new ones" have been appointed within

of his attachment to the cause of Charles Ist, and as having been one of the twelve Judges who gave their opinion in favour of the Monarch's right to levy ship-money. Mr. Berkeley died at Spetchley in 1693, leaving a widow, but no children, to lament his death. Mr. Evelyn, in his "Diary," thus speaks of him:-

"13th Oct., 1683. Came to visite me my old and worthy friend Mr. Packer, bringing with him his nephew Berkeley, grandson to the honest judge. A most ingenious, virtuous, and religious gentleman, seated neere Worcester, and very curious in gardening." His widow was a lady of great piety and learning, and author of a pious book which passed through many editions, entitled "A Method of Devotion, or Rules for Holy and Devout living." She married, after a widowhood of seven years, Dr. Gilbert Burnet, Bishop of Salisbury, the celebrated author of the "History of the Reformation,"-"An Exposition of the 39 Articles,"-"The History of his own Times," and other valuable works.

Mr. Green, in his "History of Worcester," ascribes the foundation of this Hospital to Judge Berkeley, who died, as he and Dr. Nash state, in 1692. Both these statements are incorrect, Judge Berkeley died in 1650, aged 72, and this Charity was founded in 1692, by Robert Berkeley, Esq., and not Sir Robert Berkeley

## BERKELEY'S HOSPITAL

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the time of legal memory; during which the management of the Charity has always rested with the city magistrates.

The offices of Chaplain and Steward not being incompatible, and the salary of the former being small, they have (as far as can be ascertained from documentary evidence) always been filled by the clergyman who held the situation of Chaplain. The present Chaplain is the Rev. Edwin Faulkner.

There are no documents extant to prove the precise period when Berkeley's Hospital was built. It appears, however, that the site was purchased in 1705, and cost £322 3s., a considerable portion of which sum, more than one-third, was paid to the tenant, probably to induce her to give up a lease. The ground measured 300 feet in length and 60 in breadth, about 9-tenths of which was corporation property, and £34 was paid "to the city for making it free." The remaining tenth was freehold and purchased of Mr. Baddeley for £62 3s.

As in the old account book of this Charity, it is stated that the vault belonging to the Hospital was let (and this is the first item of the kind) at Lady-Day, 1711, to a Mr. Baddeley for three years, at a rent of £4 per annum, it may be presumed, in the absence of more certain evidence, that the Hospital was not finished till the year 1710.

The Trustees, in 1819, having found that the funds of the Charity were capable of extending the benefit of it, and the founder having directed the surplus to be given to the poor of the parish in which the Hospital stood, built two new houses at an expense of £212 13s., which they directed should always be occupied by two poor men of the parish of Saint Nicholas. And a mutual arrangement was made at the time between the Governors of the Hospital and the Parochial authorities, as to the manner in which these almshouses should always be filled up. It is as follows:

"That on every vacancy the rector for the time being shall nominate one person - the acting churchwarden for the time being another - and the parishioners at a meeting to be called, with due notice, to nominate a third person." And from these three candidates, who must in other respects be qualified according to the founder's will, the Trustees must select one. It appears from the Charity books that the inmates of this Hospital have always been paid weekly, and never quarterly, as directed by the founder. Their weekly pay was only 2s. 6d. till 1799, when it was increased to 3s. In August, 1801, it was farther augmented to 4s. a-week, and in January, 1817, it was raised to its present amount, 5s. a-week.

The income of this Charity is derived from an estate, called Garlesford Court, in the parish of Malvern, containing 121A. 1R. 30P. It was purchased in 1706 for £2,240, and is now let to Mr. Bullock, on lease, at £150 per annum, from which, however, the land tax, £11 7s. 9d., must be deducted. And from one other estate, called the Hay's farm, in Cakebold, in the parish of Chaddeley Corbett, containing (with the additional four acres of land, called Bergis Green, purchased in 1718 for



15. **BERKELEY'S HOSPITAL**

£121 ls.) 131A. 0R. 19P. Hay's Farm was purchased in 1708 for £1,680, and is now let, including Bergis Green, to Mr. Corbet, on lease for £195 per annum, deducting the land tax of £8 18s. 6d. To these must be added the rent of the vaults under the Hospital let to Messrs. Hill, Evans, and Co., British wine and vinegar manufacturers, at £5 per annum.

*Income and Expenditure of Berkeley's Hospital for 1841.*

INCOME	£. s. d.	EXPENDITURE	£. s. d.
Year's Rent of "Hay's Farm"	195. 0. 0.	Weekly payments to the 15 Inmates	195. 0. 0.
Year's Rent of "Garlesford Court"	150. 0. 0.	Salaries	40. 0. 0.
Year's rent of vault under the Almshouses	5. 0. 0.	Repairs	28. 0. 2.
		Land Tax	20. 6. 3.
		Assessed and other taxes	9. 5. 4½.
		Insurance	5. 4. 7.
		Sundries	18. 18. 1.
	<u>£350. 0. 0.</u>		<u>£316. 14. 5½.</u>

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**WYATT'S CHARITY.**

MICHAEL WYATT, by his will, dated 13th May, 1725, devised to the Mayor, Aldermen, and Citizens of the city of Worcester, "all that his freehold messuage, or tenement and gardens, situate in the Fryars' street, in the parish of St. Helen, in the said city of Worcester, to hold the same to the several uses therein expressed," viz.

"that six convenient houses be, and shall be erected, and well built, and made firm and substantial with good materials;" and "that £300 or upwards of lawful money of Great Britain be, and shall be expended and laid out, and paid by my executor, to perform the same upon the most convenient back part of the aforesaid tenement, together with the brick, timber, and materials now upon the ground, as soon as conveniently may be, after my decease."

And after the said six houses or dwellings are made fit to be inhabited, my will is, "the Mayor, Aldermen, and Citizens of the said city, for the time being, in Council assembled, be and are hereby empowered, desired, and required to elect, nominate, and appoint six aged honest poor men, of reputation, either bachelors or widowers, *freemen*\* of the said city, to dwell and inhabit therein, for, and during their

\* By the Parliamentary Reform Act, the future admission to the freedom of this city is confined to such persons as shall have served an apprenticeship of seven years to a freeman of, and residing in, the city; and to the first son born to a freeman *after* his own admission; doing entirely away with the creation of freemen by purchase or gift. The privileges of freemen are, the right of suffrage in the election of Members of Parliament for the city, provided they reside within seven miles thereof, -a limited right of common in Pitchcroft, -and an exclusive right or interest in Wyatt's Almshouses and in White and Swift's Loan-Charities.

## WYATT'S CHARITY

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natural lives, provided they live sole, and behave themselves therein soberly, quietly, and orderly;" otherwise my will is "the Mayor and Aldermen for the time being, or the major part of them. may, and shall displace either of them; and upon the death or removal of either of them, the Mayor, Aldermen, and capital Citizens of the said city, in Council assembled, another person or persons qualified as aforesaid, should elect into every, or either of their vacancies, always preferring those related to me in blood before every other person or persons whatsoever."

As there is no existing trace of the "freehold messuage," above-mentioned, it is probable that it was taken down, and formed a part of the site of the six alms-houses, when they were built, and, consequently, that no income to the charity could be derived from it, although the testator, in his will, appeared to anticipate otherwise.

For the further and better endowing and relieving of his said six almspeople, the testator gave, "to the Mayor, Aldermen, and Citizens of the said city, six freehold messuages or tenements and gardens in the said city of Worcester; three whereof are lying in the Cooken-street, in the parish of St. Andrew, and one lying in Powick-lane, in the said parish of St. Andrew; and one messuage lying and being in the Broad-street, in the parish of All Saints; and one more messuage and garden lying and being in the parish of St. Alban, adjoining to the Bishop of Worcester's Palace," which said six tenements were then set at £50. per annum, "to have and to hold all the said six messuages or tenements and gardens and premises from and after his decease, to the said Mayor, Aldermen, and Citizens of Worcester aforesaid, and their successors, to and for the use, benefit, and relief of the six poor men inhabiting and placed to dwell in my said six almshouses for ever, the rents and profits thereof to be received by the Chamberlains of the said city for the time being, or either of them, and the whole profits be and shall be given and disposed to every of my said almspeople by paying two shillings weekly every Saturday to every of them, towards their relief and sustenance."

"And when the rents and profits will abear, after repairs and taxes being deducted, my will is these may and shall be laid out by the paid Chamberlains in buying six cloth coats and given yearly or every other year to my six almspeople, and that the residue, if any, be laid out in buying more apparel for them or coals, and given my said almspeople in the winter season, according as the Mayor and Aldermen for the time being shall direct."

The fines received for this Charity, like those of Inglethorpe's, were inadvertently expended on corporate instead of charitable objects, and amounted in 1827 to about £300. The interest of which sum, since that time, the late Corporation paid to the Charity, thus increasing the weekly payments to each inmates from 2s. to 3s. The present Corporation have repaid this debt, and it is now leint on "The Cattle Market" at four and a half per cent.

Of the six messuages devised by the said will, one in Cooken-street is

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## WYATT'S CHARITY

under lease to John Sanders, dated 1st Sept., 1821, for forty-one years, commencing from 25th March, 1822, at a rent of £10 10s., and 2s. capon money. A second, in Cooken-street, is demised to Ann Giles, by a lease, dated 1st March, 1813, for forty-one years, at a rent of £6, and 2s. capon money. A third is let to William Dillon, by lease, for forty-one years, commencing Lady-day, 1822, at a rent of £5, and 2s. capon money.

The house mentioned as situate in Powick-lane, being in a very ruinous condition, was taken down, and the site thereof, with the appurtenances, let to Thomas Wells, by lease, dated 1st January, 1802, for forty-two years, to commence from 29th September, 1808, at a rent of £15. No fine was taken on granting this lease, in consideration of the improvements made by the lessee.

The messuage in Broad-street, now occupied by Mr. Caldwell, was demised by a lease, dated 1st January, 1802, to James Milward, for forty-one years, which lease was renewed in 1811, at a rent of £10, and 2s. capon money.

The house described as adjoining to the Bishop's Palace, and now in the occupation of Mr. James Robertson, was demised to William Green, by a lease, dated 1st October, 1813, for forty-one years, to commence from Michaelmas, 1812, at a rent of £2 10s., and 2s. capon money.

Wyatt's alms-houses, six in number, are situate in Friar-street; each inmate receives 3s. weekly, and 16s. annually in clothing, and also half a ton of coals. The income of this charity is at present barely equal to its expenditure, but in a few years it will be considerably augmented, when the comforts of the almspeople may be greatly increased, as the testator distinctly directs that the whole of the rents and profits of the devised six houses shall be expended upon them.

*Income and Expenditure of Wyatt's Charity in 1841.*

INCOME	£	s	d	EXPENDITURE	£	s	d
A Year's Rent of tenements in Dolphin Entry, Cooken Street (now called Copenhagen Street), (J. Sanders)	10.	12.	0	Weekly payments to the inmates of the Almshouses	44.	14.	0.
Year's Rent of a house in Cooken Street, (B. Hook, Esq.)	6.	2.	0.	Clothing and coals	12.	2.	0.
Year's Rent of four tenements in Cooken Street	5.	2.	0.	Repairs	5.	0.	5.
-Year's Rent of a house in Broad Street (Mr. Caldwell)	10.	2.	0.	Insurance	0.	14.	0.
Year's Rent of a house in Palace Row (Mr. Robertson)	2.	12.	0.	Sundries	0.	10.	8.
Year's Rent of a house in Powick Lane (Mr. Reeves)..	15.	2.	0.				
Year's Interest of £300 lent on the Cattle Market at 4½ per cent	13.	10.	0.				
	<u>£63.</u>	<u>2..</u>	<u>0.</u>		<u>£63.</u>	<u>1.</u>	<u>1.</u>

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## GEARY AND HACKETT'S CHARITIES.

CHARLES GEARY, with the consent of “the Mayor, Aldermen, and Citizens of the City of Worcester,” built, during his lifetime, two small tenements in Taylor's Lane, on land belonging to certain tenements, called “Nash's tenements,” and two other small tenements upon land belonging to “Wyatt's Charity,” in the parish of St. Martin, in the said city.

And by an indenture entered into between the said C. Geary and “the Mayor., Aldermen, and Citizens of Worcester,” bearing date the 25th Dec. 1784; and also by his will, dated 11th Nov. 1789, it was declared,

“that the said four messuages were to be for the habitation of four poor impotent women),” and that, after his decease, the appointment of such poor women should be vested in the Mayor, Aldermen, and Citizens of Worcester, for the time being. These documents, moreover declared, that for the purposes of enabling the Corporation to keep all such four messuages in repair, and to provide fuel and maintenance for the inhabitants of some of the said messuages, he had granted an annuity of £15 per annum, charged on certain premises in Pershore.

And, furthermore, as no competent provision had been made for the fuel and maintenance of the inhabitants of the other messuages, he, by the said will, gave and bequeathed, out of his personal estate, to the said Mayor, Aldermen, and Citizens, and their successors, the sum of £300, to be paid them at the end of six months after his decease, not for the purchasing of lands and hereditaments, or for repairing, improving, or altering the said four messuages or tenements, but upon trust, merely that they should pay the lawful interest of the said £300 for ever, on Friday, weekly, unto, and amongst such poor women, inhabitants of the said four messuages, for their fuel, maintenance, and support, in such proportions, and in such manner as should make all of them, with what they should be entitled to under the said indenture, equal.”

LETITIA HACKETT, by her will, dated 5th June, 1804, “gave and bequeathed to the Corporation of the City of Worcester, the sum of £140”, and directed that the same should be placed out by them upon government, or sufficient real security, and that out of the interest arising therefrom should be purchased two tons of coal, to be divided in four equal parts among the poor persons who might reside in the four hospitals, called 'Geary's Hospitals,' it being her desire that each person might receive one ton of coal, instead of half a ton, the quantity then given; and as to the residue of such interest-money, she directed “that the same might be distributed and divided in equal weekly payments amongst the said four persons in Geary's Hospitals, and which, with what has already been devised for the use of that Charity, will make up at least 3s. per week per annum, to each individual.”

This sum of £140 was invested, pursuant to the will of the testatrix, in the four per cent. annuities, producing a capital of £140 18s. 10d., and



## 19. JOHN WORFIELD'S CHARITY

an annual interest of £5 12s. 9d.; but this stock having been reduced by Act of Parliament in 1830 to three-and-a-half per cent., the interest has since been only £4 18s. 6d., which probably is the reason that for some years past the inmates of the almshouses have only received half a ton of coals annually.

Of these four almshouses, two are situate in Taylor's Lane, and two in New Street; and each of the occupants receives 3s. weekly, and half a ton of coals annually.

The income of this Charity is, unfortunately, incapable of any increase from its present sources.

*Income and Expenditure of Geary and Hackett's Charities for 1841.*

INCOME.	£ s. d.	EXPENDITURE.	£. s. d.
A Year's Rent charge on the Angel Inn, Pershore	15. 2. 0.	Weekly pay to inmates of almshouses	29.18. 0.
Year's perpetual annuity on £300, from the Corporation of Worcester	15. 0. 0.	Repairs and coals	3. 16. 0.
Year's div. on £140.18.10d. 3½ percent. reduced	4. 18. 6.	Sundries	0. 5. 9.
	<u>£35. 0. 6.~</u>	Insurance	0. 11. 0.
~additions corrected			<u>£34. 10. 9.~</u>

## JOHN WORFIELD'S CHARITY.

JOHN WORFIELD, of the parish of Allhallows Barking, London, who died in 1650, by his will, dated the 1st October, 1642, "gave and. bequeathed all his messuages, lands, and tenements, in Powick, Wick, Leigh, and Bransford, in the county of Worcester, (except such lands as should be otherwise given and bequeathed) to the Mayor, Burgesses, and Corporation of the city and county (of the city) of Worcester;" and appointed "that the same should be for ever for and towards the maintenance and bringing up in learning of fourteen poor male children, whose parents are dead, or towards the maintenance of such children whose parents are of very mean ability and have not wherewith to allow maintenance unto them." And he added, "the same children that shall have any benefit or advantage of this my gift and bequest, shall be born in the city or county (of the city) of Worcester, or in the parish of Powick. Leigh, Bransford, or Wick, in the county of Worcester, or in one of them, all bastard children whatsoever or wheresoever born to be excepted."

He also declared his will and meaning to be, "that if any child or children whatsoever or wheresoever born, that were in alliance in blood to him, and shall desire to have the benefit and maintenance of this my gift and bequest, I will and appoint that they and every of them, shall for ever and always from time to time be

JOHN WORFIELD'S CHARITY

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preferred and elected before any other child or children whatsoever." "Except such child or children allied in blood to me, whose parents can expend £200 per annum, or such child or children whose parents are really conceived to be worth £3,000, to whom this gift and bequest is not to extend." These observations show that the Testator made a great distinction in favour of those individuals who might claim this gift, as being "in alliance in blood to him," both as regards place of birth and relative poverty or wealth. This class of claimants has been very small, only two having made and established such claim, since the year 1713, and they both claimed as being descended from *Andrew Williams*, the proof of whose descent was at that date satisfactorily made out."

"And I do further appoint that no poor child or children whatsoever, or any persons allied in blood to me shall have any benefit, maintenance, and advantage whatsoever of this my gift and bequest *above* the space of seven years." The present Trustees, on the presumption that these words do not mean, that a person once receiving this charity has a right to demand it for *full seven years*, whether he be a student or not at the University for the whole of that period, only allow it to any individual for the precise number of years that he may be a bona fide student and resident in such University.

"And," he added, "if any child or children which shall have any benefit or maintenance of this my gift and bequest, shall not well demean themselves and continue of good behaviour and carriage, or otherwise neglect their studies, then upon just complaint, and after good proof thereof made to the said Mayor, Burgesses, and Corporation of Worcester, such child or children to have no further benefit of this my gift and bequest."

He moreover directed that "two able, honest, and learned persons having the degree of Master of Arts, should be employed by the Corporation yearly, at a certain time and place, to examine into the fitness of any child or children (qualified in other respects as before mentioned) to repair to one of the Universities;" and he also gave power "to any divine, scholar, or gentleman, at the same time to examine the sufficiency in learning of any of the said children so to be appointed:" and added, "I do further appoint that if it shall happen any child or children to decease that have or ought to have any yearly benefit of this my gift and bequest after the time of their choice or election, then the advantage of this my gift and bequest which such child or children elected should have received and enjoyed if he or they had been living, be equally paid and distributed to such child or children which shall be next elected and made choice of :'" and declared "the number of 14 children to receive yearly maintenance, and to be and remain once in every year complete in number for ever."

As it does not appear that any "child" or student has been hitherto allowed to derive any benefit from this Charity before he had actually matriculated at the University, it may be presumed that this is the reason, why the "examination by two able, honest, and learned Masters

## 21. JOHN WORFIELD'S CHARITY

of Arts" has long ceased to be enforced, although the following advertisement will show that such examination was not always dispensed with – "Whereas there are several vacancies in Worfield's gift for the maintenance and support of scholars of either of the Universities: Notice is hereby given, that upon Ascension-Day next ensuing, proper persons will attend at the Town-hall, in the city of Worcester, at three o'clock in the afternoon, for the examination of such scholars as shall offer themselves for the vacant exhibitions, in order to their being elected and admitted thereto, according to the will of the benefactor."- Worcester Journal, 4th May, 1748; No. 2,024.

From 1737 to 1810, the messuages, lands, and tenements, described in the will., were held upon two leases granted for 99 years, to John Garway, a principal member of the Corporation, at the rents of £18 and £32, together £50 per annum. They were then (1810) surrendered on the ground of illegality, as being Charity land, and because the covenant by which the lessee was bound to expend £200 in building had not been fulfilled. Can this be the same John Garway, a leading member of the Corporation, who obtained in 1732 a lease under Inglethorpe's Charity, the legality of the renewal of which in 1817, is now, by the advice of the Attorney-General, to be decided in the Court of Chancery?

The late Corporation, in August 1811, directed that this estate should be advertised in the two Worcester Papers to be let by Auction. In 1814 it was let at the high rent of £310, "arising, as was stated to the Commissioners, from extraordinary competition and personal opposition." In 1816, it was estimated by Mr. Fulljames and Mr. Wheeler to be worth £208 3s. per annum. The whole contains, by admeasurement, 143A. OR. 15P., and with a homestead, barns, and stables, is let on a renewed lease, for 7 years, bearing date 4th October, 1837, to Mr. Deakin Onley, at a rental of £160 per annum.

There also belongs to this Charity a small estate of 12A. 3R. 1P., with a barn and two cottages upon it, situate in the parish of Dodderhill, in the county of Worcester, let to Mr. James Carrroll, at £25 per annum.

The annual income derived from these two estates, after deducting the usual and necessary expenses, is appropriated to exhibitions at the University, the amount of which to each scholar has varied, in different years, from £10 to £31 10s. The following students, all of the University of Oxford, received Mr. Worfield's bequest, £25 each, in 1841. This perhaps may be the proper place to state, that the testator has not confined his gift to any one University in particular.

Mr. Robert Trimmer,	Fifth year.
Mr. George Woodberry Spooner,	Fifth year.
Mr. William Howell,	Fourth year
Mr. Theodore Carlos Benoni Stretch,	Fourth year.
Mr. John Teague,	Fourth year.
Mr. James Sheppard,	)

JOHN WORFIELD'S CHARITY

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*Income and expenditure of Worfield's Charity in 1841.*

INCOME.	£. s. d.	EXPENDITURE.	£. s. d.
A year's rent from estate at Bransford, by Mr. Onley..	160. 0. 0.	To six claimants from the charity, £25 each	150. 0. 0.
A year's rent paid by Mr. Car-Roll	25. 0. 0.	A year's land-tax	8. 4. 0.
Cash in hand	8. 13. 8.	General expenses and sundries	11. 0. 0.
	<u>£193. 13. 8.</u>	Repairs	23. 4. 4.
			<u>£192. 8. 4.</u>

LOAN CHARITIES.

Sir THOMAS WHITE,\* Knight, some time before his death gave to the Corporation of Bristol the sum of £2,000 to purchase lands, from the proceeds of which that city was annually to receive £100, to be appropriated to purposes by him specified, for 10 successive years, commencing with 1567; and he directed that at the expiration of that period., £104 per annum should be paid to 24 cities and towns by him named, each to receive it in regular order and succession.

These payments began with York, in 1577, and Worcester was 6th on the list, "to which city he gave for every four and twenty years £104, to have continuance for ever," to be received at the Merchant Taylor's Hall, in London, upon the feast of Saint Bartholomew the Apostle, between the hours of two and six of the clock in the afternoon. Whereof the first payment was due Anno Domini 1582. One hundred whereof was upon the Feast of Saint Michael the Archangel next after the receipt thereof to be by the Bailiffe, Aldermen, and Chamberlains of the said city for the time being or their assigns, delivered and paid unto four poor young men, of the said city of Worcester, being of honest name and fame, being occupiers and inhabitants within the said city and freemen thereof, and clothiers to be preferred before others. To be nominated and appointed by the Bailiff, Aldermen, and Chamberlains, or the most part of them. To every of the said young men £25, to occupy the same for term of ten years, payable the 28th day of September. They finding sufficient sureties to the Corporation of the city for the repayment. thereof at the end of the term of ten years. And the said Bailiff, Aldermen, and Chamberlains, upon the receipt of every the said £100, to deliver it over to four other poor

\* Sir. T. WHITE was born at Reading, in 1492, and died in 1566. He was an eminent and rich merchant-tailor, of London, and in 1553 was chosen Lord Mayor, and afterwards received the honor of knighthood for preserving the peace of the city during Wyatt's rebellion, in 1554. He was the sole founder of Saint John's College, Oxford, in 1657. He was likewise the restorer of Worcester College, Oxford, under the name of Gloucester Hall, which college, founded in 1283, had been suppressed at the Reformation, and was finally established in its present form in 1714, by the trustees of Sir T. Cookes, Bart., of Bentley Paucefool, in this county. No one of his time rivalled Sir T. White in love of literature, charity and true piety.



## 23. LOAN CHARITIES.

young men as aforesaid from ten years to ten years for ever, and the other £4, to be received with the said £100, is by the Corporation. to be bestowed as they shall think meetest and most convenient for their pains, to be taken about the receipt and payment of the said sum of one hundred and four pounds.”

Mr. Valentine Green, in his History of Worcester, states, that up to that time (1796) nine payments had been made, and the Charity books show that two have since been received on account of this Charity. Unfortunately, however, there are only five bonds now in existence connected with it; one of which has been due 14 years, and is probably therefore of no value. Some of the others are doubtful, and they are all for larger sums than that specified by Sir T. White. Their nominal amount is £240; and a balance of £5. 9s. 6d. in cash was paid over to the Charity Trustees.

It may be proper here to state, that the two last payments to this Charity, each of £104, were made in 1801 and 1825, being precisely the period (twenty-four years) mentioned in Sir Thomas White’s Deed : but no. record of this latter payment had been entered in the Charity books when the Commissioners came here in 1827; for in their “Report” they observe, “since the commencement of our sittings, Mr. Mence, the late Deputy Town Clerk, has paid into the hands of the Vice-Chamberlain, £104, which he appears to have received in 1825 from the Chamberlain of Bristol

SAMUEL SWIFT also, by his will, dated 6th July, 1710, gave to “the Mayor, Aldermen, and Citizens of Worcester, the sum of £400, to be lent out, gratis, to ten honest tradesmen, such as were young beginners, *and freemen of the said city*, by ten equal portions, for five years, and so on from five years to five years, on good security.”

Of this £400, the sum of £200 has probably long since been lost as only five bonds of £40 each now remain. All these bonds have been overdue for several years, and one or two of them, it is feared, are of no value, while the others are in the hands of an attorney, who refuses to give them up on the plea that he has a lien upon them. One loan of £40 was granted from this Charity in May, 1841.

ALDERMAN JOHN NASH likewise by his will, left £300, to be lent to honest, well reputed young men, in sums of £50 or £20 each, for five years *freely*; “ but this must now be considered as matter of record rather than future utility, as none of it remains, and indeed no mention is made of it in the “Report of the Charity Commissioners”

ROWLAND BERKELEY, Esq.,\* gave, by his will, £100 to the Corporation of Clothiers of Worcester, to be lent gratis for two years to two thriving

\* Rowland Berkeley, Esq., was an eminent and wealthy clothier of Worcester, which city he several times represented in Parliament, and was long a Magistrate for that city

LOAN CHARITIES.

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young men exercising the trade of Clothiers in that city. Of this, as of the above gift of Alderman Nash, no record remains.

THOMAS TOMKINS, WILLIAM MOSELEY, JOHN ELLIOT, GEORGE NASH, ANNE STEYNER, and ROGER CLARKE: also gave different sums at different times for similar purposes. To all of whom the words used by the Commissioners in reference to W. Moseley's gift are applicable. "The fate of this Charity is like that of the last reported. The fund is supposed to have been lost by being lent out and never repaid."

The almost total annihilation of these benefactions will, doubtless, afford a useful lesson in the future management of such Charities, and induce those who have the disposal of them strictly to abide by the letter and spirit of the wills of the respective testators-by limiting the sum to be lent-calling it in when the period, for which it was to be lent, has expired-and by carefully looking to the responsibility of the sureties.

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NORTON'S CHARITY

WILLIAM NORTON gave, by his will, to the Mayor, Aldermen, and Citizens of Worcester the sum of £200, to be appropriated in the manner hereafter mentioned The receipt acknowledging the payment of this sum, with the common seal affixed, bears date "13th day of December, in the ninth year of the reign of our. Sovereign Lord, King George, that is, Anno Domini 1722."

The following is the only document explanatory of the object of the testator :- "1723-4. 8th January. Ordered that William Ballard, Esq., Mayor, Robert Vaughan, Gent., Sheriff, and Mr. Moses Winsmore and Mr. Shadrach Pride, the two Chamberlains, or the major part of them, be and are hereby authorized and empowered to dispose of the interest of the £200 given by William. Norton, Esq. to this city, to such poor prisoners in the gaol of this city, as they or the major part of them shall think proper (not giving or doing any thing contrary to the will of the donor), and whatever they or the major part of them do therein, the whole Chamber do agree to ratify and confirm."

*Income and Expenditure of Norton's Charity for 1841.*

INCOME.	£. s. d.	EXPENDITURE.	£. s. d.
A Year's Annuity paid by the Corporation	10. 0. 0.	Coals for poor debtors	2. 0. 0

and also for the county of Worcester. He was descended from a very ancient and noble family, no other, as Mr. Habingdon says, than from one of the most ancient Barons-from Lord James Berkeley, who married Lady Isabell, one of the two c6-heirs of Thomas Mowbray, Duke of Norfolk, who flourished in the reigns of Henry IV. and V. He was the great-great-grandson of the said Lord Berkeley, and died, at a good old age, in 1611, at his mansion at Spetchley, which, with the estate thereunto attached, he left to his second son, Sir Robert Berkeley, one of the Justices of the Court of King's Bench.

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## SHEPHEARD'S CHARITY

THE object of this Charity is explained by the following entry in the old "book of the Charities of the Corporation:"-

At a Chamber Meeting, held the 11th of October, 1734, the following instrument was, this day read and approved, and ordered that the common seal of the Corporation be affixed thereto:-

"We, the Mayor, Aldermen, and Citizens of the city of Worcester, in Common Council assembled, do hereby acknowledge and declare that Thomas Shepheard, of Hallow, in the county of Worcester, gentleman, hath, given and this day paid unto us the sum of £100 of lawful money of Great Britain, upon this special trust. and confidence in us reposed, that we, the said Corporation, and our successors, do and shall for ever hereafter answer and pay interest for the same, after the rate of five per centum per annum, and from time to time, as there shall be occasion, apply such interest money to and for *the releasing and discharging of such poor prisoners for debt or gaol fees* as shall have been confined in the common gaol of the said city, for three months or upwards (always regarding the greatest and most proper. objects of charity); in consideration of which said sum of £100 (which is hereby accepted with the utmost gratitude) we, the said Mayor, Aldermen, and Citizens of the said city of Worcester, do hereby, for ourselves and successors, faithfully promise and agree to execute and perform the said trust, and for ever hereafter from time to time, as proper objects shall offer, to pay and apply the clear annual sum of £5 to and for the discharging the intention and design of the said Mr. Thomas Shepheard hereinbefore mentioned, and not otherwise; and in testimony of such his benefaction, and our acknowledgment, we do hereby direct that one part of these presents be exemplified under our common seal, and delivered to the said Mr. Thomas Shepheard."

The facts connected with these two charities (Norton's and Shepheard's), as stated in "the Report of the Charity Commissioners," afford strong evidence of the disadvantages attendant on the want of a general knowledge prevailing in every place as regards its own peculiar charities; for the Commissioners state, "that it has been found impossible, from the books, up to the year 1789, having been partly lost, and partly left in great confusion, to trace the payment of the interest paid for the relief of the poor prisoners farther than that year." They, therefore commenced their calculations with the year 1790; and it appears that from that time, down to the year of their inquiry (1827), the interest amounted to £555, while the payments made on account of the debtors, amounted only to £284 4s. 10d. The balance, £270 15s. 2d., with a subsequent addition, making the whole £321 16s. 8d., was paid over in 1837 by the late Corporation to the "Charity Trustees." It was from this balance that the Trustees, as advised, paid the bill incurred in law expenses, in settling the Charity Trustee-ship, amounting to £294 3s. 4d.,

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## SHEPHEARD'S CHARITY

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viz., the Town Council's expenses £210 4s. 6d., Six Masters' £54 19s. 1d., Attorney-General's claim £28 19s. 9d.

*Income and Expenditure of Shepheard's Charity in 1841.*

INCOME	£. s. d.	EXPENDITURE	£. s. d.
Year's annuity paid by the Corporation	5. 0. 0.		Nil

## BENJAMIN THORPE'S CHARITY.

BENJAMIN THORPE, of the parish of St. Swithin, in the city of Worcester, gave, by his will, dated the 26th March, 1716, "unto the poor of the city of Worcester, the yearly sum of £5, charged upon an estate called Hawley Grange, in the parish of Hales Owen, in the county of Salop, to be applied in buying yearly for ten poor men of the said city, ten coats, to be distributed yearly for ever upon All Saints Day, unto such ten poor men." This rent-charge of £5 has been regularly paid for many years by the Rev. R. R. Vaughton, of Arley, near Birmingham. To this is added £1 16s. 8d., being the interest of £52 10s. in the three and a half per cents. reduced, arising from an investment of arrears in 1800, and making the annual sum applicable to the object of the testator £6 16s. 8d. The coats are now, from the diminished value of money, necessarily reduced to six.

*Income and Expenditure of Thorpe's Charity in 1841.*

INCOME.	£. s. d.	EXPENDITURE.	£. s. d.
A Year's annuity on an estate at Hales Owen	5. 0. 0.	Expended in the purchase of six coats	6. 0. 0.
Year's Interest on £52 10s. 3½ per cents	1. 16. 8.		
	<u>£6. 16. 8.</u>		<u>£6. 0. 0.</u>

## LADY BOOTH'S CHARITY.

DAME ELIZABETH BOOTH, of the city of Bath, in the county of Somerset, by a deed dated 27th December, 1623, "gave unto the Corporation of Worcester the sum of £100; to be let out at 12d. in the pound, to ten poor tradesmen, housekeepers, and artificers., for one whole year." The interest of which, £5, was to be given at stated periods to the poor in bread.

"The Charity. Commissioners" state, that this £100 had long been lost sight of, but that the Corporation considered it as a charge upon their



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### LADY BOOTH'S CHARITY

estates, and gave annually bread to the amount of £5, by weekly distributions, to the poor of the different parishes in the city.

The present Corporation pay the interest of the above Charity to the Charity Trustees, who have merely to consign it over to the overseers of the respective parishes, to be given to the poor in bread, in pursuance of the will of the testatrix.

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### JOHN STEWARD'S CHARITY.

JOHN STEWARD, of the City Of Worcester, left a legacy of £50 to the Corporation of Worcester, "the interest of which was to be paid by them in equal proportions, annually, to the almswomen in Trinity Hospital, in the said city." This is one of the liabilities of the present Corporation, who pay the interest to the Charity Trustees, by whom it is distributed

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### HENRY'S GOULSBUROUGH'S GIFT.

HENRY GOULSBUROUGH, of the city of Worcester, "gave unto the Corporation of this city, the sum of £40, to be employed at the discretion of the Magistrates for the time being, at the best benefit they could devise for the raising of a yearly profit, to be bestowed betwixt three of the poorest children of the Free-school at Worcester, so as they should be hopeful to prove scholars, and the same dividend to remain to every of them so long as he or they shall remain in the grammar-school, not having sufficient means or maintenance to live in that fashion without it; the nomination of which children to be charitably made by the Magistrates for the time being, or the greater part of them, and so to continue for ever."

The interest of the above £40 was, in accordance with the wish of the donor, yearly distributed by the Corporation, betwixt three of the scholars of the said grammar-school, in books. And as under the 92nd section of 11 the Municipal Corporation Act," this gift becomes one of the liabilities of the present Corporation, the interest, £2, is annually paid by them to the Charity Trustees, and afterwards divided equally betwixt three of "the poorest and most hopeful." of the scholars.

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### GENERAL OR SAINT THOMAS'S DAY CHARITIES.

It appears from the books of the late Corporation that the incomes derived from sums of money left by various persons at different times

## GENERAL OR SAINT THOMAS'S DAY CHARITIES

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“for the general or best benefit of the poor,” or where no specific object had been mentioned, have been usually classed, with some others, under the common term, ST.. THOMAS’S DAY CHARITIES; it being the custom. to distribute the balance remaining, after other charitable donations, in small sums among the poor on that day.

THOMAS, LORD COVENTRY, by his deed, bearing date 20<sup>th</sup> December, 1667, gave for ever, “ one annuity, or yearly rent of £25, to be issuing out of meadow ground lying in Powick, in the county of Worcester, called the Great Hamme, to be paid at two usual feasts or terms in the year; that is to say, the Feasts of the Annunciation of the Virgin Mary and Saint Michael the Archangel, by equal portions, in the Town Hall of the city ' of Worcester,” in trust for the Mayor, three senior Aldermen, Sheriff and Town Clerk of the said city, “to the intent that they should pay and dispose of the same to such of the inhabitants then residing within the said city of Worcester, as the said Lord Coventry and his heirs shall appoint, in writing, under his or their hands; and in default of such appointment within the space of fourteen days after any of the said days of payment, that they should pay the said annuity, or so much thereof as shall not be appointed, to such of the inhabitants then residing within the said city of Worcester, as they, in their wisdom and charitable dispositions, shall think fit.” This forms a part of St. Thomas’s Day Charities.

LAWRENCE PALMER, of Alcester, in the county of Warwick, in the year 1604, gave to the Corporation of Worcester the sum of £20,. “to be used and employed for the best benefit of the poor of the said city for ever.”

And JOHN CHAPPEL, of the city of Worcester, (probably about the same time,) gave to the Corporation of the said city, £20, for buying corn for the poor.”

The above mentioned two sums, with other monies, amounting together to £300, were laid out in 1612, in the purchase of an estate situate at .Longdon, in the county of Worcester, and consisting of 32A. 1R. 1P. This estate is now in the occupation of the widow Rayer, at an annual rent of £33 14s. In 1622 it produced a rental of £16.; in 1790 of £21 15s.

JOHN PALMER, by his will, dated 18th July, 1628, “bequeathed £120 to the Corporation of Worcester, the sum of £100 whereof was to be for the maintenance of a schoolmaster in Suckley and £20 ' to be laid out in corn for the poor when it was cheap, and to be kept in store, and when corn should be dear, to be sold to the poor in the city at such moderate rates as that the said £20 might again be raised.”

This £6 is paid by the present Corporation, as one of their liabilities, to the Charity Trustees, who pay £5 of it to the schoolmaster at Suckley,

## 29. GENERAL OR SAINT THOMAS'S DAY CHARITIES

and £1, the interest of the £20, is added to the Saint Thomas's Day Charities.

MAURICE HILLER “gave to the city of Worcester a messuage and close, containing about six acres, called ' Hooper's,' lying in Kempley, in the county of Gloucester, the profits thereof to be, yearly, on the 1st day of November, laid out in buying necessaries and warm clothes for such and so many poor people as were not of ability to buy for themselves, as the Mayor, Aldermen, and Citizens, in their discretion, should think fit.”

This property is let for £6 a year to Mr. John Nott, and forms a part of the St. Thomas's Day fund.

WILLIAM SWADDON, D.D., and Elizabeth his wife, “gave unto the Corporation of Worcester the sum of £4 per annum for ever, issuing out of certain lands in Singleberrow, in the county of Bucks, to be distributed amongst the poor of the said city, yearly; 8s. whereof is yearly, by the said Corporation, to be paid to the poor of the parish of Saint Michael in Bedwardine, as by their deed of feoffment remaining in the treasury of the said city, bearing date 1st day of November, in the year 1623.”

This rent-charge has been paid by the proprietor until within the last eleven years. Since which time the property has been in litigation, but when the right of proprietorship shall have been settled, it is hoped that it will again be paid.

LEWIS RANDOLPH “gave, in the year 1613, to the Corporation of Worcester, £80, to be lent from time to time to four clothiers, being freemen, and inhabiting within the said city, to every of them, £20, for the space of two years together from the lending thereof, at the rate of 10s. yearly for every £20, which interest, amounting yearly unto 40s., was to be annually distributed as follows, viz.: to the Minister and Churchwardens of All Saints, 20s. per annum; to the Minister and Churchwardens of Saint Andrew, 13s. 4d.; and to the Minister and Churchwardens of Saint Clement, 6s. 8.; to be by them distributed to the poor of the said several parishes, upon the Feast of Saint Matthias the Apostle, in every year, the said several Ministers and Churchwardens keeping records of the same.”

It appears that the sum so given by Lewis Randolph has been lost, probably in the course of lending, but the late Corporation paid the interest as a part of the Saint Thomas's Day money to be distributed to the poor; and it is now paid over to the Charity Trustees, as one of the Corporation liabilities.

THOMAS BONNER, by his will, dated 20th February, 1607, “gave to the Corporation of Worcester £40, to be lent to four young men, two to

GENERAL OR SAINT THOMAS'S DAY CHARITIES

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be free of the Company of Mercers, and the other two of the Company of Clothiers, each to have £10 for the time of three years, paying for the same yearly, ten dozen of white bread, to be given upon Christmas Eve to the poor; four dozen were to be for the parish of All Saints, and the other six dozen to the several parishes within the city, in rotation, to begin with Saint Nicholas.”

The interest of this sum (the capital being lost), formed a part of the sum annually given to the poor on Saint Thomas's Day by the late Corporation, and is therefore one of the liabilities of the present Corporation to the Charities, and has been paid accordingly.

NICHOLAS ARCHBOLD “gave to the Corporation of the city of Worcester, for the use and benefit of young beginners, and other honest citizens, and towards the relief of the poor there, and of the Hospital of Saint Oswald, near the said city, for ever, the sum of £30.”

“The book of Charities” from which the above is quoted, also states, in a note, “that this money was never received by the Corporation.” It appears, however, that they annually paid the interest to the Saint Thomas's Day Fund, and it has therefore been paid by the present Corporation, as one of their liabilities, to the Charity Trustees, and has by them been added to the said fund, as heretofore.

MARY FREEMAN, of Bockleton, in the county of Worcester, “gave by her will, dated 20th December, 1624, to the Corporation of the city of Worcester the sum of £10, to be put out to the best use, the one half of the benefit thereof to be bestowed in bread for the use of the poor people there, for ever, to begin in All Saints and so to go through the city.”

The interest of the above donation has always made a part of the Saint Thomas's Day Charities. It is therefore one of the liabilities of the present Corporation, who pay 10s. annually to the Charity Trustees, by whom it is placed to the proper fund.

GEORGE SHERRIFFE, sometime of Grimley, in the county of Worcester, by his will, dated 1st April, 1616, gave to the Corporation of the city of Worcester the sum of forty shillings, to be employed for the best use of the poor of the said city,” to which JOICE, SHERRIFFE, his widow and executrix, at her decease, added forty shillings more for the same purpose.

MARY WARMSTREY “gave to the Corporation of Worcester £10, to be employed for the best benefit of the poor within the said city of Worcester.”

And EDMUND SIMONDS gave to the said Corporation £5, to be employed in the same manner.

These four gifts, together with a sum making the whole £90, were laid out, in 1636, in the purchase of some premises, called “the



### 31. GENERAL OR SAINT THOMAS'S DAY CHARITIES

“Stacking House,” situate at Hartlebury, near Stourport. Of this property, the Charity Commissioners, in their “Report,” observe, “the Stacking House was formerly used by the Corporation as a receptacle for coals, to be given in charity, but which, for the last ten years, has been let to John Yeates, of Stourport, at an annual rent of 10s., and 2s. capon money.

As soon as the present lease, of which there are upwards of twenty years to come, is run out, a great deal more, is expected to be made of these premises, by letting them at a rack-rent.

The present tenant holds on the above-mentioned low terms, in consideration of his having undertaken to build upon the premises; and we understand he has made a wharf and erected some warehouses upon the ground.” This statement appears to be incorrect, as in the lease bearing date 1st Nov. 1806, and granted to John Yeates, of Stourport, for forty-one years, at a rent of 10s. per annum, and 2s. capon money, on payment of a fine of £28. 8s., the premises are thus described:

“Four messuages or tenements, and warehouse, which warehouse hath long since been converted into dwelling houses, situate at Hartlebury, near Stourport, commonly called or known as the Stacking House, otherwise the Cloth House,” and it contained no conditions, except the usual ones, to keep the premises in proper repair, &c.

Unfortunately, notwithstanding these remarks of the Commissioners and the well-known state of the law as respects leases of charity property, a fresh lease was granted in Nov. 1834, for 41 years, at the usual fine of one year's estimated rent, (£35 10s.) and the annual chief-rent of 10s., and 2s. capon money.

CATHERINE HEYWOOD, widow, by her will, dated 2nd October, 1559, “gave unto the Corporation of Worcester 100 marks, to be delivered to the Chamber of the said city, to the end that it might be bestowed in lands for the poor people for ever.”

THOMAS PRESTWOOD also gave unto the said Corporation (probably about the same time) £10, “to the end that the same might be bestowed in lands to and for the best benefit of the poor of the said city.”

ROBERT YOULE, one of the capital citizens of Worcester, took the above two sums into his hands, and with them (and it is to be presumed with a considerable addition of his own) made the following purchases, “for the benefit of the poor.” These purchases must have been made soon after the above-named period, as ROBERT YOULE'S own will (by which he gave considerable property to the free-school in Worcester) is dated in 1560.

1. A messuage and garden in Foregate Street, under a lease granted to W. Wall, Esq., 4th October, 1823, for 41 years, at £1 per annum rent, and 2s. capon money, and now occupied by Dr. Malden.

2. Four tenements, and a coach-house and stable in the Trinity, held under a lease, granted to Joseph Ellis Viner, Esq., 1st June, 1824, for

GENERAL OR SAINT THOMAS'S DAY CHARITIES

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41 years, at a rent of £3. 3s. per annum, and 2s. capon money, and now in the occupation of Mrs. Marston and others.

3. A messuage called the Shades Tavern, in Mealcheapen Street, and held under a lease granted, 16th September, 1835, for 41 years, to the firm of Sir A. Lechmere, Bart., Wall, and Co., Bankers, at an annual rent of £4. 4s., and 2s. capon money, and now in the occupation of Mr. Williams.

4. One messuage also in Mealcheapen Street, held under a lease granted 29th September, 1835, for 41 years, to Mr. John Wheeley Lea, at a rent of £2. 16s. per annum, and 2s. capon money, and now in the occupation of Mrs. Clements.

5. A house in New Street, being the one given in exchange for the Premises (Bishop Lloyd's School) in the Trinity, and now occupied by Samuel Mayle, at a rack-rent of £12.

6. Two messuages in Saint Swithin Street, under a lease granted 14th November, 1827, for 41 years, to Messrs. John Wood Roberts, William. Roberts, and John Roberts, at an annual rent of £11. 4s., and 2s. capon money, and now in the occupation of Messrs. Mason and Mr. Lucy.

7. Two messuages, also in Saint Swithin Street, under a lease granted 1st June, 1824, for 41 years, to Mr. Richard Yapp, as administrator to Edward Archer, at an annual rent of £3., and 2's. capon money, and now or lately in the occupation of Mr. Gethin and Mr. Bridgewater.

8. One messuage and warehouse in the High Street, held under a lease granted 27th May, 1830, for 41 years.. to the late Humphrey Chamberlain, Esq., at a rent of £8. per annum, and 2s. capon money, and now in the occupation of Mr. West.

9. A chief rent for a messuage in Saint Swithin Street, formerly in the occupation of Joshua Thomas Cooper, but which rent has not been paid for many years.

10. A chief rent of 6s. 8d., and 2s. capon money, on a house in High Street, belonging to T. Stephenson, Esq., and in the occupation of Mr. Homer.

11. A chief rent of 3s. 4d., and 2s. capon money, on a house in Broad Street, belonging to Mr. J. G. Cripps, and in the occupation of the said Mr. Cripps.

12. A chief or fee-farm rent of 3s. 4d., and 2s. capon money, on the Unicorn Inn, Broad-street, lately belonging to Mrs. Wells, and now in the occupation of Mr. Samuel Dance.

13. All these rents were formerly classed under the general name of YOULE'S RENTS, and amount to £47 2s. 4d. per annum. They have for the last 14 years formed a part of the Saint Thomas's Day Charity Fund.

### 33. GENERAL OR SAINT THOMAS'S DAY CHARITIES

THE following lands and messuages, which had been purchased by the Corporation at very remote, though different periods, for the benefit or use of the poor," without the purchase-money having beengiven (as far as documentary evidence shows) by any particular individuals for charitable purposes of a specific character, also form a part of this fund.

A meadow in Losemere, in the parish of Saint Martin, in the city of Worcester, once known by the name of Inglethorpe's meadow, and which name probably originated in the following " Chamber Order:"-

CHAMBER ORDER, 17th FEB (MAR?), 1619.

At this Chamber it is granted that whereas this city hath lately purchased a certain meadow for the use of the poor, that a lease shall be made thereof unto Mrs. Margaret Inglethorpe and John Howton, her son, of the said meadow for the term of 21 years, if the said Margaret and John should so long live, with a reservation of £10 rent per annum, with a clause of re-entry for non payment of the same rent, and that they quick and enclose the said meadow."

This meadow now affords an annual income of £70 9s. 3d., from the three following sources:-

1. The proprietors of the Worcester and Birmingham Canal, which runs through the land, pay an annual interest or annuity of £22 9s. 3d. to the Charities for the portion they took of it.

2. A messuage, stable, and garden ground, on the east side of the canal let on lease, dated 10th November, 1822, to the late Mr. John Tymbs, and now held by Francis Hooper, Esq., at an annual rent of £22.

3. Another portion of the said meadow, on the western side. of the canal, containing 3A. 3R. 1P., let to Mr. Abel Poynton, at £26 per annum.

A messuage and premises, situate in Friar's Street, and now constituting many tenements. They were purchased by the Corporation, at a very remote period, for the sum of £100, and were in the year 1600, leased to Francis Street for 400 years, at an annual rent of £5. They are now in the possession of Mr. Daniel George.

A small estate, called the YELD, on the Bath Road, and within the city boundary, containing 5A. 2R. 37P., and let on a lease, bearing date 24th Nov. 1840, to the Rev. Edward Feild, at a rent of £30 per annum. It is now in the occupation of Mr. John Hood.

The only document connected with the purchase of this property is the following order, in a very ancient book of the Corporation :-

" CHAMBER ORDER, 25th SEPTEMBER, 1657."

"View of YELD to be made, for the purpose of purchasing same with poor money."

A small estate situate at Severn Stoke, containing 10A. 2R. OP., and let on lease, bearing date 19th December, 1826, to the late Earl Coventry, at £25 per annum.

Although I have not been able to ascertain the exact period at which the above property was purchased, still the Corporation books shew that it has been in their possession, and that its income has been appropriated to the purposes of charity, for at least two hundred years.

### 34. GENERAL OR SAINT THOMAS'S DAY CHARITIES

*Income and Expenditure of the General, or St. Thomas's Day Charities, for 1841.*

INCOME.		EXPENDITURE.	
Lord Coventry's gift	25. 0. 0.	Given in small sums to the poor on St. Thomas's Day	113.11. 5.
A year's rent from Palmer and Chappell's Charity	33. 14. 0.	Maiden money . given on the same day	21. 14. 0.
Year's rent from Heywood, Prestwood, and Youle's	47. 2. 4.	Good Friday Bread	18. 6. 0.
Year's rent from Stacking House	0. 12. 0.	To the parishes for bread for the poor	20. 5. 6.
Year's rent from Hiller's	6. 0. 0.	Year's rent of Soup House	15. 0. 0.
Year's rent from Mr. Hooper	22. 2. 0.	To Alms-women in the Trinity	3. 5. 6.
Year's rent from Mr. Poynton	26. 2. 0.	Repairs	--- 28. 14. 1.
Year's annuity from Birmingham Canal Company	22. 9. 3.	Share of general expenses	--- 11. 10. 0.
Year's rent from Rev. E. Feild	30. 0. 0.	Sundries	--- 4.10. 0.
Year's rent from Severn Stoke Estate	25. 0. 0.		
Year's rent from Mr. D. George	5. 0. 0.		
Year's Interest of £250 on Cattle Market, at 4½ percent.	11. 5. 0.		
Year's Interest from Bonner's gift	2. 0. 0.		
Year's Interest from Archbold's gift	1. 10. 0.		
*Year's Interest from Randolph's gift	1. 19. 0.		
Year's Interest from John Palmer's gift	1. 0. 0.		
Year's Interest from Mary Freeman's gift	0. 10. 0.		
	<u>£261. 5. 7.</u>		<u>£236. 16. 6.</u>

The sum mentioned above (£3. 5s. 6d.), as paid to “almswomen in the Trinity,” yearly diminishes, and will soon become altogether available for General Charity purposes. For many years antecedent to the inquiry of the Commissioners into the Charities of this city, the late Corporation paid 2s.monthly to ten, and 1s. 6d. monthly to other ten, of the Trinity almswomen; the amount of which payments was taken from certain rents and chief-rents, improperly called “Sheriffs rents,” and which name had, probably, led to their being paid to the poor women by the Governor of the City Gaol, instead of through the ordinary channel. But as it appeared, on that inquiry, that none of the Charities had been devised to “the Sheriff” or any other authority for such purpose, it was decided that these payments should only be continued to the *then* inmates of the almshouses for their natural lives, and should

\* These last five are paid by the Corporation to the Charity Trustees.



**35. GENERAL OR SAINT THOMAS'S DAY CHARITIES**

afterwards cease altogether. The hand of death has reduced the original twenty to the four who received it last year. I have not been able to trace the origin of the term "maiden-money," as applied to one of the above disbursements, as none of the Charities were left specifically to single women. But the custom has been to distribute a certain sum, annually, out of the General Charity Fund to single women and widows; and surely, if proper objects are selected, there can be no well-founded objection to the name or distribution.

After the payment of all the claims and debts due from the Charities at the end of 1841, there remained a balance in their favour of £295 13s. 3d., available towards the usual weekly and current expenses of the ensuing year; some share of which balance belonged to each individual charity, with the exception of Inglethorpe's, against which there stands a debt of £65 3s. 2d. due to the other charities.

The control and management of all the before named Charities had been always vested in the late Corporation until August, 1836, when they ceased to be so, by the operation of the 71st section of the "Municipal Corporation Reform Act," (5 and 6 William IV., c. 76) which directed, that all bodies corporate seized or possessed of any hereditaments or personal estate, in trust, for certain charitable purposes, shall remain as present trustees "until the 1st day of August, 1836, or until Parliament shall otherwise order, and shall immediately thereupon utterly cease and determine;" but if Parliament shall not otherwise direct, on or before the said first of August, the Lord Chancellor shall make such orders as he shall see fit for the administration of such trusts.

The Lord Chancellor, (Lord Cottenham), in the exercise of the above authority, appointed, on the 24th of the following December, fifteen individuals to have the management of all those Charities in this city which had hitherto been under the control of the body corporate. Three petitions had been previously presented to his Lordship on the subject of these appointments. One from two members of the late Corporation, containing a list\* of fifteen individuals whose appointment they prayed. Another from two members of the present Town Council, entreating the appointment of the fifteen individuals therein recommended. The third petition was from the Six Masters claiming that they were exempt from the operation of section 71 of the Corporation Reform Act. The whole of these petitions were discussed, through Counsel, before the Master, who advised the adoption of the list recommended by the Town Council, and also gave it as his opinion, that the Six Masters did not come within the meaning of the said 71st clause or section. On the day above

\* The following is a list of the individuals proposed as trustees in the petition from the late Corporation :- Mr. G. Bentley, S. Crane, Esq., W. Dent, Esq., R. R. Garmston, Esq., F. Hooper, Esq., J. W. Lea, Esq., Sir A. Lechmere, Bart., Mr. T. Leonard, John Morton, Esq., John Owen, Esq., Mr. W. Powell, Mr. W. Stallard, H. B. Tymbs, Esq., W. Wall, Esq., Richard Yapp, Esq.

GENERAL OR ST. THOMAS'S DAY CHARITIES. 36.

mentioned. the Lord Chancellor gave his final adjudication, in which he confirmed the Master's report, by appointing the list of trustees proposed by the Town Council and by declaring that the Six Masters were not within the meaning of the 71st section of the Corporation Reform Act. His Lordship moreover stated, that, as respected the costs of the three parties before the Court, he should allow the costs of the first and third petitions (being those from the Town Council and the Six Masters) to be paid out of the Charities' fund, but refused them to the promoters of the petition on the part of the old Corporation. Notwithstanding the clear and explicit refusal of the Lord Chancellor to allow the expenses arising from this (the second petition) to be paid out of the Charity Purse, the attorney employed in the conducting of it has made several applications to the Charity Trustees for payment of his bill, amounting to more than £100; it is scarcely necessary to say, that the trustees have refused, under the above sanction and declaration of the Lord Chancellor, to comply with his applications.

Of the fifteen individuals appointed by the Lord Chancellor as Trustees of the Worcester Charities, (all of whom attended the first meeting held on the 28th of Dec., 1836,) three have paid the great debt of nature, - JOHN NASH, Esq., H. CHAMBERLAIN, Esq., and Mr. THOMAS GRAINGER, - and one, FRANCIS GIBB, Esq., has resigned his trusteeship in consequence of going to reside in the neighbourhood of London. The following individuals, therefore, now constitute -

THE CHARITY TRUSTEES

ALLIES, GEORGE, Esq.  
BERKELEY, ROBERT, Esq.  
CORLES, WILLIAM, Esq.  
DENT, JOHN, Esq.  
EVANS, RICHARD, Esq.  
HALL, JOSEPH, Esq.

HEBB C.H., Esq.  
HOWELL, Mr. JOHN  
LAVENDER, J.P., Esq.  
SHAW, W., Esq.  
WILLIAMS, JOHN, Esq.

SECRETARY AND TREASURER, Mr. EDWARD CORLES, SOLICITOR

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SANSOME FIELDS WALK.

I should not be quite satisfied with myself, were I to conclude this division of the "Account," without mentioning the gift of the above Walk to the public, albeit such a species of gift does not, strictly speaking, come under the designation of a Charity. The late THOMAS BLAYNEY, Esq., of Evesham, gave, by deed of gift, dated the 24th April, 1815, the SANSOM FIELDS WALK, to the Corporation of Worcester, as a public walk for the use of the inhabitants of that city It constituted a part of the Sansome Fields Estate, a leasehold property held under the Bishop of Worcester, and which Mr. Blayney possessed as nephew and executor to Sir Charles Trubshaw Withers, who had devoted considerable expense and pains in forming this walk, as appears

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## SANSOME FIELDS WALK.

from the following statement in Laird's "Topographical and historical description of the county of Worcester:"—"But the principal walk or mall is in SANSOM FIELDS, for which Worcester is indebted to the taste and liberality of Sir C. T. Withers, Kt., who has laid open to the public a very agreeable line of footway, 'traversing a great portion of the pasture ground of his own premises, on the eastern limits of the city. At the southern end of this, his mansion, a handsome but not very modern brick building, is a considerable ornament to this part of Worcester, and the walks themselves consist of a gravelly way, shaded on each side by embowering elms, with foot-paths leading to pleasant rambles in the surrounding fields.'" About 80 years ago, and for many years after, this formed the favourite promenade of the inhabitants, visitors, and belles of Worcester. Let us then hope, that the generous gift of it to the city by Mr. Blayney, will induce the Town Council and the inhabitants generally, to exert their best efforts—notwithstanding the more extended use of it which has been since granted as a carriage way - to restore it to something like its pristine beauty and attractions.

Youthful poets formerly struck the lyre in its praise, and I will quote three stanzas from a short ode, by one of them, as they show the just sense that was then entertained of the liberality of the founder of this walk, and give also the names of the belles of that day who frequented it and added to its attractions.

Oft let me range those meads among,  
 Contemplative alone;  
 Charm'd as I pass the virgin throng  
 Of nymphs, to beauty known.  
 WITHERS, to you, the walks we owe,  
 Accept the thanks our rhymes bestow.  
 To Cooksey's bill enraptured we repair;  
 Cooksey! the muse recites and every fair.

Can Tempe's fields a pleasure boast  
 Which nature sheds not here?  
 Or can the Mall produce a toast  
 Than WYLDs to fame more dear?  
 Undoubted charms the CLEMENTS raise  
 Oh! give the nymphs their share of praise.  
 Behold the rose, admire it as it glows,  
 Say! is its lustre bright as THORNELOES?

Let STILLINGFLEET adorn my song,  
 And GYLES in beauty gay;  
 COTTONS, to you the lines belong,  
 And BOWYERS claim the lay.  
 Thus in the majesty of night  
 Shine the fixed stars in splendor bright;  
 Here rolls a planet with enlivening gleam,  
 And CYNTHIA here displays her sovereign beam.

\* CYNTHIA seems to have been the peculiar object of the poet's admiration, yet, like a true disciple of Harpocrates, he never allowed her real name to escape from his pen.

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## APPENDIX.

### SAINT OSWALD'S HOSPITAL.

THE Hospital of ST. OSWALD, situate in what was anciently called the Forest-Street, is a very ancient foundation, and probably owes its origin to the Bishop\* whose name it bears. It was in being so early as 1268, as William de Beauchamp, by his Will, then left it 10s. The patronage of this Hospital was committed to the prior and convent of Worcester, and the master was appointed by the sacrist of that church.

LELAND, who was chaplain and librarian to Henry VIII., and died in 1552, thus speaks of it in his Itinerary:- "Worcester has a long and fair suburb by north, without the Forgate, and at the north-east part, and very end of it, is an ancient and fair large chapel of St. Oswald, which first was erected for monks, then infected, or that should after be infected, with leprosy. After, it was changed to an Hospital, and there was a master, fellows, and poor folks; but of later times it was turned to a free chapel, and beareth the name of Oswald, as a thing dedicated of old time to him; and here were wont corpses to be buried, in time of pestilence, as in a public cemetery for Worcester. This Chapel yet standeth, and a fair mansion house by it, much repaired of late time by one Parker, Chancellor to the Bishop of Worcester, but the lands be alienated and taken away."

In several old deeds, the chapel belonging to the Hospital is said to have been a parish church; and Bishop Lyttleton collected from the MSS. in the Library of Jesus College, Oxon, that there was formerly a church dedicated to St. Oswald, in the hamlet of Whiston, within the parish of Claines.

\* OSWALD, usually called St. Oswald, was created Bishop of Worcester in 960, and the archiepiscopal see of York having become a second time vacant in 971, he was raised to that dignity also, but held his bishopric in commendam with it until his death, and spent most of his time in Worcester. He built the Cathedral in Worcester, in which, at his death in 992, he was buried, having held the see of Worcester thirty-two years, and that of York nearly twenty. The Cathedral which he had erected did not long outlast him, as it was totally destroyed in 1041 by Hardicanute, who gave the whole city of Worcester up to fire and plunder for five days, in revenge for the citizens refusing to pay the tax called Danegeld. Bishop Oswald invited learned men from abroad to settle in the monasteries which he favoured. His meekness and most exemplary piety, and above all his zeal for the monastic rule, and the miracles ascribed to his relics, have raised him into the rank of monkish saints. A solemn day is (or rather was) accordingly appointed in commemoration of him, in the English calendar, viz., Oct. 10th.



## 39. SAINT OSWALD'S HOSPITAL.

In 1321 many reports were raised of the Master and brethren, that they led dissolute lives, and wasted the goods of the Hospital, upon which Thomas Bromley, Master of St. Wolstan's, and the Prior of Worcester, were ordered to inquire into the matter, and the master was deposed.

In 1349 the Bishop granted leave for the citizens to have a burying place here, on account of a great mortality then reigning, and the insufficiency of the college church-yard to receive the dead.

In 1356 Bishop Brian caused an inquiry to be made into the right of patronage and true state of the Hospital. For this purpose he sent many queries to the Archdeacon, who, having summoned together all the rectors and vicars of the deanery of Worcester, returned these answers:- That they were all agreed that the sacristy of the cathedral church, by reason of his office, was the true patron of the preceptory or mastership of the said Hospital, and had been so time out of mind; that the master and brethren wore a distinct habit from the seculars, only one Robert Collesboie, during his mastership, always wore a secular habit; that it was neither portionary nor pensionary, as they knew of, except 151bs. of wax payable to the sacrist yearly.

From the year 1356 till the time of Henry VIII. little further has been recorded of this hospital. "In the 30th year of the reign of that monarch, however, we find that Nicholas Udal, the Master, demised the hospital, chapel, chapel-yard, &c., for the term of 99 years, to J. Hereford, from whom the lease came to Havard, then to Dedicot, and afterwards to Sir John Bourne, who died in 1653. His son conveyed it to Lord Chancellor Bromley, from whom it descended to his sons Thomas and Gerard, who sold it to Coucher for the sum of £120. In the 13th year of James I, Coucher granted the rents to Trustees for the following uses:-£12 a-year to his son, and £2 to the minister, and £1 to the four poor people in the four almshouses."

At the dissolution, Dugdale and Speed say it was valued at £13 14s.4d. a-year clear; a MS. valuation of Archbishop Sancroft's, cited by Bishop Tanner, £14 14s. in the whole, and upon a new valuation, 4 Edward IV, at £15 18s. This house was not then dissolved, but given by the King to the Dean. and Chapter, who have ever since been the patrons of it, except in the reign of James I. In Queen Mary's time it had four masters in a year and a half. Thomas Powell, the last of them, was presented 14th Dec., 1588. After this the hospital went much to decay; and we read of no master till 15th April 1615, when the King (James 1) presented John Haskins, LL.D., to whom succeeded Samuel Fell, one of the Prebendaries of the Church, and Margaret Professor at Oxford, who laboured much to recover the alienated lands, and secured the greater part, to the amount of £200 a-year. When he was preparing to make a settlement the civil war broke out, and sundry houses in the Forge Street, belonging to the hospital, having been burnt down, the revenues were greatly diminished, and the designed establishment deferred till a more favourable opportunity."

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“After the restoration, John Fell, son of Samuel, some time Dean of Christchurch, and Bishop of Oxford, was presented to it, and in 15 Charles 11 (1663), obtained an Act of Parliament to settle the same.”

As this Act has recently been instrumental in causing those proceedings in the Court of Chancery, which will have the effect, at least to a considerable degree, of reconstructing the Charity, by the vastly increased means that will thereby be afforded of adding to the number of the almshouses, I have thought that it might be acceptable to my fellow-citizens to have the whole of this important Act before them, and I therefore have introduced it here.;

The Act of 15 Car. II- “Whereas there was anciently in the Forest street, part of the suburbs of the city of Worcester, an hospital, founded and endowed with lands and tenements, commonly called and known by the name of the Hospital of Saint Oswald, which said hospital was demolished, and the lands belonging to the same alienated, in or about the 30th year of the reign of King Henry VIII., and so remained for the space of fourscore years or thereabouts; but by the care and industry, and at the cost and charges of some one or more of the late masters of the said hospital, the lands that had been so long alienated were recovered and restored to the value of near £200 per annum, and a settlement of the revenue of the said land and tenements was endeavoured, for the future benefit of the said hospital, which intendment, by the late unhappy wars and troubles, was not only diverted, but, by the burning of divers houses in the said Forest-street, belonging to the said hospital, the revenue was very much impaired; and whereas, John Fell, Doctor in Divinity, and Dean of Christchurch, in Oxford, under the title of the Dean and Chapter of the Cathedral Church of Christ and the blessed Mary the Virgin, of Worcester (patrons of the said hospital), is by good title established master of the said hospital; and finding that there are no statutes, ordinances, or certain rules for the government of the said hospital, for the number of poor people to be therein and thereby maintained, nor for the annual and weekly allowances to the said master and poor people; out of a desire that works of this nature may be employed according to the intendment of the first donors, that the poor and impotent may be relieved; that the lands given to such pious and charitable uses may not be in danger hereafter to be alienated or misemployed; and that the said master of the said hospital, and his successors, may be limited and regulated, for the future, in the disposition and distribution of the rents, issues and profits of the lands and tenements now belonging, or which shall at any time hereafter belong to the said hospital, hath humbly prayed, that it may be enacted, and be it enacted by the King's Most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal and Commons in this present Parliament assembled, and by the authority of the same, that the said hospital, commonly called and known by the name of the hospital of Saint Oswald, in the suburbs of the said city of Worcester, shall consist of one

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master, ten poor people, and one steward; and that out of the rents, issues, and profits now belonging unto the said hospital, the said master shall receive yearly for his stipend or salary the sum of £20; and that every and each of the said ten poor people shall receive yearly for his and their stipend and maintenance the sum of £8; and that the said steward shall receive yearly for his stipend the sum of £2, all which said several and respective stipends or salaries shall be payable to the said respective persons, at such times, and under such conditions, as by the statutes and ordinances by this Act, hereinafter enacted, to be made for the government of the said hospital, shall be limited and appointed; and that the surplusage of the rents, issues, and profits of the said lands belonging to the said hospital, over and above the several stipends and salaries before appointed, shall be received and preserved by the master of the hospital for the time being, as a stock for the said hospital, or laid out and expended towards the building or for the reparation of the said hospital, or to defray other incidental charges in or about the hospital. by and with the consent of the Lord Bishop of the diocese of Worcester for the time being.”

“And be it further enacted, by the authority aforesaid, that it shall' and may be lawful for the said master of the said hospital for the time being, and his successors, to receive, hold, and take lands, tenements, and hereditaments, of the gift or purchase of any person or persons, to the value of £500 per annum, in mortmain; the statute of mortmain, or any law to the contrary thereof in anywise notwithstanding.”

And be it further enacted, by the authority aforesaid, that the said John Fell, the present Master of the said Hospital, and his successors, shall have power and is and are hereby enabled to make statutes and ordinances for the government of the said Hospital, and to demise and grant the said lands and tenements for lives, or years not exceeding three lives, or one and twenty years, and houses for forty years, reserving upon the said demises or grants the best improved value that the said lands and houses shall be yearly worth, for the respective yearly rents thereof, and to order the revenue thereof; which said statutes or ordinances, so to be made as aforesaid, being approved and allowed by the Lord Bishop of the Diocese of Worcester for the time., who is hereby constituted and made visitor of the said Hospital, and by the said Dean and Chapter of Worcester, are hereby confirmed and shall be binding on the said master, and his successors., poor people, and steward of the said Hospital, and their successors for ever.”

In the year 1682, certain statutes and ordinances (as directed by the Act of 15 Car. II.) were established for the regulation and future government of the Hospital, by the authority of the Bishops of Oxford and Worcester, and the Dean and Chapter of Worcester, whose signature's are attached to them. As by one of these ordinances it is directed “that .the statutes should be publicly read four times in the year, and that a copy should be placed and remain in the common hall of the Hospital,”

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and they being thus, in a degree, before the public, I shall deem it sufficient here to quote only the following portions of them.

By these statutes it was, inter alia, ordained, "that the Master should be appointed by the Dean and Chapter of Worcester; that he should be a priest of honest life and conversation. That he should have the appointment of the Steward and poor of the Hospital, unto each of whom he should pay 2s. 6d. per week, and once in two years should buy so much sad coloured cloth or kersey as would make each of the poor men and women a coat down to the ancles, bestowing at least £14 in the cloth and making of the same; and he should see that there should be a yearly provision of four ton of coals. for the fire in the Hall from Michaelmas to Lady Day, as also two tons for the private chambers of such of the poor as could not come into the Hall; that he should take diligent care of the manners and good conversation of the Steward and poor, admonishing, suspending, or expelling them as circumstances might require; that he should see that the house and other buildings were kept in sufficient repair; that he should keep a book for regulating admissions and vacancies, together with admonitions, censures, and punishments; that he should keep an exact account of all sums of money received and disbursed, to be allowed by the Dean and Chapter of Worcester, and signed by the Dean and Master at the annual audit; that the surplus of the revenue., after payment of all outgoings, should be put into the common chest in the Master's chambers, which chest should have two keys, one to be kept by the Dean and the other by the Master, and that the Master should not retain to his own use more than £20 per annum, the salary assigned to him by Act of Parliament; and in case of any offence against the duty of his trust, he should be punished by the visitor, the Lord Bishop of Worcester, as his demerits should require. "It was also ordained, "that the poor should consist of eight men and two women, inhabitants of the, city and suburbs of Worcester, and of the parishes wherein the lands belonging to the Hospital should happen to be, upon the recommendation of the Dean and two of the Chapter of the Cathedral of Worcester, and of the Mayor or two Aldermen. of Worcester, or of the Minister and Churchwardens of one of the parishes aforesaid, such persons to be unmarried and of the age of fifty years at least; with a proviso that no person should be eligible who had land, pension, or annuity above the value of forty. shillings per annum, or in goods and chattels above the value of twenty marks."

"It was also ordained, that the Master should appoint a Chaplain to be allowed by the Bishop to read prayers at such hours as the Master should direct; and to visit the sick, and catechise the children of those of the neighbourhood who should come to him. for which he should receive a salary of £10 per annum."

"It was likewise ordained, that one of the poor men should be elected vicegerent, whose business it should be to cause the gates to be opened and shut, to take care that the statutes were observed, and to inspect the



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## SAINT OSWALD'S HOSPITAL

manners and deportment of the rest of the fraternity, for which he should receive £1 per annum above his weekly allowance." "That two poor women should, in their turns, or as the Master. steward, or vicegerent should appoint, tend, and take care of such of the fraternity as should happen to be sick or impotent, which they should do without expectation of salary or reward, and also sweep and keep clean the chapel." "That the Master, steward, chaplain, and poor, should have the rooms provided for them, and that no stranger should lodge in the hospital or come into it after the hour appointed for shutting the gates, and that the Master should not allow any stranger, though of his own kindred, to occupy his lodging in his absence."

"It was further ordained, that the surplus of the yearly revenue should be kept till £100 should be raised, which should be put out upon good security, or laid out in the purchase of lands or houses, such security and purchase to be approved by the Master, the Dean, and two of the Prebendaries. the interest to be applied for the maintenance of an additional poor man, duly qualified to be elected by (qy. among) the members of the fraternity, and so on from time to time. And that such sums as should thenceforth happen to be given should be applied to such uses as the donor should direct, and not to be diverted to the benefit of the Master or other member of the hospital."

The estate of the hospital was formerly esteemed a manor, and was thus rated at the valuation for tents, 26 Henry VIII.

Rents or lands lying in the suburbs of the City of Worcester, £6 14s. 8d, out of which £1 6s. 8d. was paid to the Bishop, and there remained	4. 8. 0.
Lands in Whittington	0. 8. 0.
Rents of lands in Claines, with procurations and tithes	4 12 8
Rent of lands in St. John's	1. 6. 8.
Tithe of hay and herbage, in Smite, in Claines parish	2. 6. 8.
The lord's lands, with the manor house	2. 6. 8.
	<u>£15. 8. 8.</u>

DR. FELL'S CHARITY - "By indenture, dated 14th of April, 1664, and made between Robert Wilde, in the parish of St. Peter, gentleman, of the one part, and John Fell, D.D., Master of the Hospital of St. Oswald, of the other part, after reciting that John Blurton and Frances his wife, in consideration of the sum of £300, had enfeoffed to the said Robert Wilde that messuage and inn, with the appurtenances, called the Griffin, in the parish of St. Peter, in the city of Worcester, without the Sidbury gate, it was witnessed that the said Robert Wilde, in consideration that the said sum of £300, with which the said messuage had been purchased, was the proper money of the said John Fell, granted and enfeoffed to the said John Fell, Master of the said Hospital of St. Oswald's, and his successors for ever, the premises before-mentioned, to his own use and the use of his successors for ever

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ROBERT FELL's CHARITY - By indenture, bearing date 27th of July, 1668, Philip Fell and William. Fell conveyed, "a tenement and farm, with the appurtenances called the Wall House, lying in Much Marcle, in the county of Hereford, with the closes and parcels of arable, meadow, and pasture to the same belonging," the intended gift of ROBERT FELL, deceased before the settlement could be made, "to John Fell, the then Master of St. Oswald's Hospital and his successors for ever to the use of the said Hospital." This farm contains 44A. 1R. OP. and was let in 1837 at a rent of £60 per annum. '

DR. W. JOHNSON'S CHARITY.- A legacy of £100 having been left by William, Johnson, D.D., to the use of St. Oswald's hospital, it was commuted in 1702 for an annual rent charge of £4, secured on a certain close or parcel of land in the parish of St. Laurence, in Evesham, in the county of Worcester, containing by estimation 11 acres, to be paid "to the master of the hospital of St. Oswald, for the time being, for the sustentation and maintenance of the said hospital, and the members thereof." This rent charge is regularly paid by Edward Rudge, Esq., of Evesham.

HAYNES'S CHARITY - "By indentures of lease and release, the latter bearing date 3rd of February, 1684, and made between Thomas Haynes, of the one part, and the Right Rev. John, Lord Bishop of Oxford, master of the hospital of St. Oswald's., Robert Wylde, John Price, Edward Wright, Henry Panting, and Andrew Trebacke, of the other part, after reciting that the said Thomas Haynes, in pursuance of an agreement of 20th July, 1681, had erected six rooms within the said hospital, for six poor almsmen, it was witnessed that, in order to make provision for them, he granted, released, and confirmed to the parties of the second part, a messuage and farm in Cholstrey, in the parish of Lcominster, called Upper Farm, with the lands thereto belonging, and another messuage and farm in Cholstrey, called Lower Farm, in trust, to pay to the six poor almsmen, two shillings each, weekly, and to buy three tons of coals every year, and a new gown every two years for each of them; to allow 40s. a year to the stewards to keep the rooms in repair, and to dispose of the residue to such uses and purposes as the said Thomas Haynes and his heirs should direct, with the proviso, that new trustees should be chosen out of the principal citizens and inhabitants of Worcester (the master of the hospital always to be one), when there should be but two survivors." These two farms, constituting the Cholstrey Estate, together containing 132A. 3R. 10P., were let in 1837, to Mr. Wm. Perry, at a rent of £132 per annum.

On that part of the Act of Charles 2nd which states "that the Masters shall have power to demise and grant the lands and tenements of the Hospital *for lives or years, not exceeding three lives or one and twenty years, and houses for forty years, reserving upon the said demises or grants the best improved value that the said lands and houses shall be yearly worth, for the respective yearly rents thereof,*" the Commissioners

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make the following remarks:- Notwithstanding these express directions it had for many years been customary to let the hospital estate on leases, with a reservation of mere nominal rents, renewable on the payment of fines. And for so long a time had this course been pursued without a question as to its legality, that the lessees found no difficulty in disposing of their interest; and sales of hospital property were effected as easily as if it had been freehold. A renewal was never refused by the Master, the reserved rents remained always the same, and the fine was calculated according to a fixed and well established rule. The result of this confidence has been that many of the best houses in Worcester have been erected on the lands of the Charity - such houses, certainly, as would never have been built on a lease for 40 years. In effecting purchases the parties have always been guided by legal advice, and the title seems never to have been questioned by the resident attornies till proceedings in equity were either commenced or threatened."

In the year 1824, an information was filed in the Court of Chancery by the Attorney-General, at the relation of Thomas Wormington, against John Banks Jenkinson, D.D., Master of the Hospital, John Clifton, the Steward, William Parker, T. Price, T. Stephenson and Ann Nash his wife, T. Nash Stephenson, Mary Ann Stephenson, Margaret Stephenson, and John Freeman.

It will be impossible here to enter into the minute and lengthy details of "the information," or of "the answers" to which it gave rise. It may, perhaps, be sufficient for all public purposes to state, that the leading objects of the "information" were, to cause the leases named therein to be annulled, as having been granted in violation of the Act of 15 Car. I I., and to oblige the lessees to pay rent from the date of "the information," on a fair estimate of the yearly value of the respective premises. As regarded the Steward., the chief object appeared to be, to oblige him to pay to the Hospital fund, a reasonable interest for the large balances he had kept in hand beyond the sum that might be deemed necessary to be retained for the ordinary and current expenses of the Hospital.

The cause having been heard in the Vice Chancellor's Court, a decretal order was made on the loth August, 1831, whereby " the Court declared (among various other declarations) that the leases granted to John Freeman, Thomas Price, and Samuel Wall, which latter had been assigned to Richard Barneby and William Parker, were void and should be delivered up to the informant to be cancelled."

This order moreover stated that "the defendant, John Clifton, having consented that the Bill should be dismissed as against the Right Rev. the Bishop of St. David's (Dr. Jenkinson), and that the account should be directed against him, in respect of monies received by him, or by any person on his behalf, it was ordered that the plaintiff's bill should be so dismissed, as against the Bishop of St. David's with costs, to be taxed

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as thereinafter directed : and it was ordered, that it should be referred to the Master to take an account of all sums received by the defendant, John Clifton, and of his application thereof, making all just allowances, and to inquire and state what monies had remained in his hands, beyond what were necessary for the execution of his duties; and it was ordered, that the said John Clifton should cause the sum of £3,171 13s. 6d., Bank three per cent. annuities, to be transferred into the name of the Accountant-General of the Court, and that he should pay the sum of £800 cash into the Bank, to the credit of the cause, and that the Master should inquire what lands and funds were subject to the charitable uses in the pleadings mentioned, what was the yearly value of the same, and whether any other lands or tenements had been let on any and what leases, and to whom, and whether properly or improperly, and what steps should be taken to set aside such leases as had been improperly granted, and to state his opinion thereon to the Court.”

“And it was further ordered, that the Master should tax the relator and the Bishop of St. David's their costs of suit., as between solicitor and client, such costs to be paid out of the said sum of £800; and if that sum should not be sufficient, then out of the said stock; and for the better taking such accounts as aforesaid, the parties were to produce before the Master all deeds, books, papers, and writings in their custody or power, and to be examined upon interrogatories.”

In pursuance of this order, the Master reported, on the 12th July, 1834, “That the late defendant, John Freeman, in the year 1825, let the premises demised to him to Charles Sidebottom, as his tenant from year to year, at a rent of £60, and that, from the time of filing the amended information to the 25th March, 1832, there was due in respect of such rent £324, which, after deducting the sum of £2 15s., which was allowed in respect of the rent reserved by the lease, left the sum of £321 5s. That the late Richard Barneby, and the said John Freeman, and John Freeman, the younger, his executors, ought to be charged, in respect of the premises, mentioned in the lease to Samuel Wall, the sum of £499 17s. 6d., subject to a deduction of £16 10s. for the reserved rent, leaving the sum of £483 7s. 6d. That the defendant, Wm. Parker, had occupied part of the premises comprised in the lease to Samuel Wall, for which he ought to be charged the sum of £515 13s. 4d., from which the sum of £28 17s. 6d., allowed in respect of reserved rent, being deducted, left the sum of £486 15s. 10d. That the defendant, T. Stephenson, ought to be charged in respect of the premises demised to T. Price, the sum of £518, with a deduction of £33, in respect of the reserved rent, leaving £485.” It was also declared, “That the defendants whose leases were to be cancelled, should be liable to such proportion of the plaintiff's costs as related to setting aside their respective leases.”

In addition, therefore, to the loss of the original purchase money, (in Mr. Barneby's case £4,000, in Mr. Stephenson's £2,300, and in Mr.



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Freeman's £1,600,) the defendants had to pay the large sums beforenamed for past rent - their own law expenses - and their respective proportionate shares of a portion of the taxed costs of the relator.

By "a further order of the Court, dated 20th June, 1835, it was declared that the estate of the defendant (Mr. Clifton, the late steward,) ought to be charged with interest on the sums of money found by the Master's Report of the 12th of February, 1835, to have remained in his hands beyond what was necessary for the execution of his duties, and it was referred back to the Master, to calculate interest at £4 per cent. on such sums; and it was ordered that the executors of the defendant should pay what the Master should find due for interest into the Bank, to the credit of the cause, together with the balance found by the Master to be due on the hospital account; in pursuance of which order, the Master made his Report on the 21st of December, 1835, and thereby stated that he had calculated the interest as directed, and that the same amounted to £970 12s. 8d." On looking over the third schedule in the Master's Report, under the head of "Amount of monies belonging to the said Charity, remaining in the hands of Mr. Clifton, beyond what was necessary for the execution of his duties as Steward," it appears that, taking twelve years in succession, ending Lady Day, 1833, the lowest amount of such monies, in any one year, was £1,269 10s. 9¼d, (in 1822), and the highest £1,735 14s. 2¼d. (in 1830). It was upon these and other previous and similar sums (beyond the reserved sum allowed of £500) that the above-named interest was calculated. With respect to leases of premises, other than those declared to be void by the decree of the Court, the Master, after setting out the particulars of such leases, reported on the 18th of April, 1834, "that they had been granted on terms similar to those which had been declared void, and that it would be for the benefit of the Charity that informations should be filed for the purpose of setting them aside, as being disadvantageous to the Charity, wherefore he was of opinion that an information or informations should be filed against Edward Moore, Mary Haynes, Catharine and Ann Wallhouse, Joseph West and Elizabeth Smith, Charles Kilpin, Sir Anthony Lechmere and Company, Sarah Collingwood, Samuel Churchill, John Elcox, Thomas Cromwell Gwinnell, Thomas Grainger, William Wall, John Mann, Sophia Laslett, Thomas and John Underhill, Joseph London, William Causer, Moses Harper, the Proprietors of the Birmingham and Worcester Canal Company, Edward Lucy, John London, Benjamin Hook, Charles Bedford, Archibald Duncan, Charles Kilpin, Thomas Stephenson, John Wood, John Pearkes Lavender, George Farley, Thomas Best, Benjamin Hook and Charles Bedford, Moses James and George Farley, Thomas Hill, Philip Barneby and John Stone, Mary Hall, Sarah Hope, William. Powell, Mary Edwards, William. Hemming, Jane Iddy and Sarah Fearne, for the purpose of setting aside their respective leases."

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Pursuant to the recommendation of the Master, it appears that the informations have for the most part been filed, and as the law which governed the decisions before specified, will necessarily be acted upon in all similar cases, the final issue as regards the whole may be anticipated, and several have already been so decided. I have found only one exception, and that, doubtless, arises from a difference in the circumstances of the lease. It is thus stated in the Report of the Charity Commissioners:-

<i>Designation and Situation of Property.</i>	<i>To whom granted.</i>	<i>In whom vested in. 1833</i>	<i>Date of Lease.</i>	<i>Fine at Renewal</i>	<i>Reserved Rent</i>	<i>Estimated Annual value in 1833</i>
A close, called the Church-Yard Close, in the Tything of Whistones, adjoining the Grave-yard.	Samuel Crane	Arch. Duncan and others	23rd June 1810	No fine	£4. 4s.0d	£100.0s 0d.

“This last lease was granted to Mr. Crane without any fine, in consideration of his covenanting to expend £800 in building within the space of five years. The land formerly consisted of a paddock and garden, and produced about £6. per annum. Before any money was laid out on the premises, Mr. Crane parted with his interest in them, making a profit of upwards of £1,000, and the undertenants, in the confident expectation of a renewal of the lease, proceeded to erect buildings : Mr. Golding expended £600, Mr. Wood £500, and Mr. Stephenson, £400, making together £1,500. The proceedings in Chancery have, of course, prevented a renewal of the lease, and it will be allowed to the end of the term of 40 years. The annual value, according to Mr. Womack's estimate, is £100. A later decision of the Court, however, it is said, has done away with this arrangement, and this lease is now undergoing, with the others, the regular Chancery process.

A table, from which the above statement is quoted, was made out in 1833 by Mr. Womack, of the various properties in the city of Worcester belonging to this hospital, with an estimate of the annual value of each property; they amounted in number to 37, and the gross annual rackrent of the whole was calculated at £1991; while the reserved rent paid to the Charity did not amount to £150.

The property in land had always been let at its fair annual value, though frequently on leases, but never for a longer period than 21 years. The following is a table of the particulars of the lands which constitute the other portion of the endowment of this Hospital, made out, like the former, in 1833, by Mr. Womack

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## SCHEDULE OF LANDED PROPERTY.

<i>Description and Situation of Land.</i>	<i>Quantity.</i>	<i>Estimated ann. value, in 1833.</i>			<i>Present Tenant.</i>	<i>Rent</i>		
		<i>A.</i>	<i>R.</i>	<i>P.</i>		<i>£.</i>	<i>s.</i>	<i>d.</i>
The Blacklands, at Sansorne Fields, in the parish of Claines.	14 0 0				W. Wall.	17.	5.	0.
A piece of Garden Ground, formerly a part of the Blackland Street Hill, near Sansorne Fields.	0 0 25				John Dent	17.	5.	0.
The Moor Farm, in the parish of Claines, No.1	9 3 3				W. Hobbs.	40.	0.	0.
Ditto, No. 2	16 1 38				Thos. Morris.	70.	0.	0.
The Moor Farm, No. 3	5 1 38				Wm. Smith.	13.	0.	0.
The Fryan Field and Bullry's Close, in the chapelry of Whittington, in the parish of St. Peter the Great	18 3 5				John Walker.	44.	0.	0.
Wood Close, in the parish of Claines	1 3 22				T. Grainger.	4.	0.	0.
The Golden Acre, Rainbow Hill, in the parish of Claines	6 0 4				Mrs. Hill.	4.	0.	0.
Carter's Croft, at Bevere, in the parish of Claines	6 0 4				Wm. Carey.	15.	0.	0.
The Elms, or Helm Estate, at Broadheath, in the parish of St. John	107 0 0				T. Povey.	60.	0.	0.
The Wallhouse Estate, in the parish of Much Marcle, in the county of Hereford	44 1 0				Wm. Davies.	60.	0.	0.
The Cholstrey Estate, in the parish Leominster, in the county of Hereford	132 3 10				W. Perry.	132.	0.	0.

The Wallhouse estate was the gift of Robert Fell, - the Cholstrey, of Thomas Haynes. The timber on the whole of the above estates was valued in 1893, at £1,588 5s. In addition to the above landed property, and all the property before-mentioned, the Charity possesses a "small piece of land., formerly belonging to the Moor's Farm, and was called the Pitchcroft. On this ground a part of the Grand Stand of the racecourse was erected, and at the summer assizes in 1836, an action of ejectment was tried, in which the land was recovered for the hospital"

The hospital also claims the right to a piece of land in Windmill Field, containing 1A. 3R. 12P., now in the occupation of Miss Belson, of Baskerville House, as tenant to John Richards, Esq.; and an action of ejectment has been commenced with a view of establishing the right of the hospital to the property. It possesses likewise the tithes of Smite Farm, in the parish of Claines, and of two cottages and grounds thereto belonging. These tithes are let to Robert Berkeley, Esq., at £20 per annum. There appears good reason to believe that the hospital is equally entitled to the great and small tithes of the Tything of Tapenhall, in the parish of Claines, and which Mr. Womack valued in 1833 at £252 1 ls. 3d.; and this latter right of the hospital is reserved for the decision of a competent tribunal. The Smite Farm tithes extend over 125A. OR. 17P., those of Tapenhall over 782A. 2R. 23P.

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Dr. Jenkinson, the master of the hospital, in his answer to "the Information," has these words, "that, *with the exception of the endowment of Thomas Haynes*, the legal estate of all the hospital property was vested in the master for the time being."

This, I need not say, implies a doubt as to the management and patronage, if I may use the expression, of Mr. Haynes' benefaction being *solely* confined to the master of St. Oswald's Hospital. While the following words, contained in the deed or indenture of gift of 1684, clearly demonstrate, that Mr. Haynes intended that the control and management of his Charity should be confided to a plurality of individuals; his words are, -

"With the proviso that new trustees should be chosen out of the principal citizens and inhabitants of Worcester (the master of the hospital always to be one) when there shall be but *two survivors*."

Dr. Jenkinson in "his answer" also states, as regards the chapel, "that in 1805, the then master of the hospital directed that rents should be required for all the pews not wanted for the poor, and that the same should be paid to the chaplain of the hospital in augmentation of his salary of £20, it being of the utmost importance that the chaplain should be a person of respectability, as being called upon to perform divine service twice every day, besides other spiritual duties; that in the year 1818 the chapel was re-pewed, and the number of pews increased, at an expense of between £300 and £400, in consideration of which, an arrangement was then made that the chaplain should pay £20 per annum by way of interest for the money, which he had always done without any complaint or objection being made; that the entire emolument of the chaplain, including pew-rents and surplice fees, did not exceed £180, of which £20 only was paid from the funds of the hospital; that fees had been paid for vaults and ground in the grave-yard of the chapel, which had been considered in the nature of surplice fees, to be paid to the chaplain, and not as profits of the hospital property"

The grave-yard is still frequently used, as it was in 1349, as a burial place for persons dying in different parishes in the city.

The total number of sittings in the chapel is 234, of which the following is the appropriation..

For the inmates and others connected with the hospital	34
Free sittings	55
Sittings which may be let (at 12s. each) for the benefit of the Chaplain	145
Total	234

If the whole of the sittings were let, the income derived from them, at the rate of 12s. for. each, would be £87. Under the provisions of a statute of 23rd November, 1753, the chaplain resides in the Hospital, preaches a sermon every Sunday, administers the sacrament four times in the year, and assists the Master in governing the charity.



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The bell-ringer receives an annual stipend of £4, and a further sum of £5 5s. is paid to the person who has the care of the clock.

The following is copied from the Commissioners' Report, as the expenditure from Lady-day 1835, to Lady-day 1836:-

**PAYMENTS.**

	£.	s.	d.
Paid 28 poor people 53 weeks payment, from 20th March, 1835, to 26th March, 1836	445.	4.	0.
- The Master, to Lady-day, 1836	20.	0.	0.
- Chaplain, ditto	20.	0.	0.
- Steward, ditto	8.	0.	0.
- Whittle, vicegerent	2.	0.	0.
- George, for the bell	4.	0.	0.
- Sundries	1.	0.	0.
1835.			
April 18, paid Hulston, Apothecary	40.	11.	0.
July 18, - Hicken for repairs at the Elms	8.	11.	0.
Aug., 22, - one year's insurance to Midsummer, 1836	1.	2.	6.
Sept. 28, - J. and J. Bromley, for coals	40.	14.	11.
Oct. 14, - Fletcher and Corbett, for cloth (2 years)	62.	11.	2.
Nov. 6, - J. and F. Hall, ironmongers	11.	11.	0.
Dec. 21, - Whittle, for sundries -			
Washing surplices	0.	18.	6.
Besoms	0.	5.	0.
Pricking the Rolls	1.	1.	0.
Sundries	0.	10.	0.
- Done for the clock	5.	5.	0.
- Cripps, wine	2.	2.	0.
- Bruce, lamplighter	1.	17.	0.
- Court, chimney sweeper	1.	1.	0.
1836.			
Jan. 9, - P. Smith, bricklayer, his bill	30.	0.	0.
19, - Dr. Malden	2.	2.	0.
- John Cropper	1.	8.	10.
19, - Bromley, for extra coals	9.	9.	0.
25, - John Neale, whitesmith	10.	9.	0.
Feb. 20, - Amphlett, carpenter	52.	10.	0.
- Rev. W. R. Holden, prayer-books	2.	0.	0.
March 11, - Gas-rate for the Tything			
15, - Bromley, for additional coals	22.	7.	10.
25, - Elizabeth Davis, for attendance	1.	16.	0.
- Dean and Chapter, in lieu of bees-wax	0.	15.	4.
- Entering the year's accounts	2.	2.	0.
- Stamps and stationery	4.	0.	0.
	£813.	15.	5.

As respects the property and income of this highly-important Charity, the Commissioners conclude their "Report" in the following words:

"On the 6th August, 1836, there was standing to the credit of the cause £5,812 13s. 4d. bank three per cent. annuities, and cash in the

## ST. OSWALD'S HOSPITAL.

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bank to the amount of £1,380 1s. 9d. The proceedings now pending will have the effect of increasing the income of the Charity to a vast extent; but, in the meantime, considerable sums will of course be required for costs of suit. The extent of this increase cannot be ascertained, but the following is the amount of annual receipts in the existing state of the Charity”:-

	£.	s.	d.
Houses, rent as per first table (about)	980.	0.	0.
Lands, rent as per second table	502.	15.	0.
Tithes of Smite farm	20.	0.	0.
Rent charge paid by E. Rudge Esq., of Evesham (Dr. Johnson's gift)	4.	0.	0.
Dividends on stock	174.	7.	6.
	<u>£1,681.</u>	<u>2.</u>	<u>6.</u>

Here then is already a noble income, far surpassing the aggregate amount of the incomes of all the other Charities in the City of Worcester, which are solely appropriated, like this Hospital, to the support and habitation of the poor, the aged, and the infirm.

It appears that in 1615 this Hospital was the asylum of only four poor inmates, two men and two women. In or about 1681, Mr. Haynes generously built and endowed six almshouses in connection with this establishment, which he directed should always be occupied by men.

These two numbers united form the precise number mentioned in the statutes of 1682, by which “it was ordained that the poor should consist of eight men and two women.” The inmates now consist, and have done so for many years past, of sixteen men and twelve women.

Their weekly pay has occasionally been increased as the funds of the charity have augmented. Until the year 1790 each inmate received only the weekly Stipend of 2s. 6d., as directed in the statutes of 1682, which was then increased to 3s. In 1810 it was still further increased to 4s. a-week. In 1832 it was augmented to 6s., and in 1837 it was raised to its present amount, 8s. weekly. In addition to the allowance in money, two tons of coal are given to each inmate, together with coats. for the men and gowns for the women, once in every year.

The present Master is the Rev. William Digby one of the Prebendaries of the Cathedral of Worcester.

Chaplain, Rev. William Rose- Holden

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## THE FREE SCHOOL, THE ALMSHOUSES IN THE TRINITY, & FLEET'S ALMSHOUSES,

UNDER THE MANAGEMENT OF

### THE SIX MASTERS.

The earliest document relating to these foundations, is an extract from the will of THOMAS WILD, by which it appears "that Thomas Wild, by his will, dated 19th August, 1558, gave unto the Corporation of the city of Worcester, a parcel of ground, called Little Pitchcroft, and 4½ acres of meadow, in Great Pitchcroft, for and towards the erecting, and establishing of a free school within the said city, for the bringing up of youth in their A B, matins, and even-song, and other learning, which should make them ready for the King's Grammar School."\* Of the land above mentioned as being in "Little Pitchcroft," 3A. 3R. 11P. with certain buildings thereon, were sold to the Corporation of Worcester, under the Cattle Market Act, for the sum of £1,205, in 1837.

In a book, importing to be a record of the grants to and endowments of the above establishments, the following entry first occurs:- "The grant of the Queen's Majesty, at the humble suit of William Langley, of Worcester., surveyor of her Majesty's Mint in the Tower of London, in the time of service there, *altering the base monies into fine silver*+ which God long continue. Her Majesty hath erected and founded the free school

\* The "King's Grammar School," commonly called "the College School," was founded by Henry VIII., and is included in the foundation charter of that Monarch, bearing date 24th January, 1541-2, in the 33rd year of his reign: by which he restored the greatest part of the ancient manors and revenues of the Catholic priory of Worcester to the Protestant church of Worcester; - for the endowment of a dean, 10 prebendaries, 10 minor canons, 10 choristers, 2 school masters, 40 King's scholars, and some inferior attendants or servants of the church. Ten of the scholars are appointed by the dean, and three by each of the prebendaries of the church of Worcester.

+ This *altering the base monies into fine silver* shows, that Queen Elizabeth lost no time in following the advice given on her accession to the throne by that princely merchant, Sir THOMAS GRESHAM, the founder of the Royal Exchange. For it is on historical record, that Sir T. Gresham was present at the first council held by the Virgin Queen, at Hatfield, and was received with marked favour. On which occasion her Majesty promised him, if he did her none other service than he had done to King Edward, her late brother, and Queen Mary, her late sister, she would give him as much land as ever they both did. In his reply, Sir Thomas gave an exposition of his financial views, containing among other excellent suggestions and advice, the following, "An it please your Majesty to restore your realm into such estate as heretofore it hath been, - First, your Highness hath none other ways but, when time and opportunity serveth, to bring your *base money into fine, of eleven ounces fine*, and so gold after the rate."

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of Worcester to continue for ever, and the almshouses in the Trinity, to continue for ever, as doth appear by her letters patent under the great seal.

	£. s. d.
The Queen's Majesty, at the humble suit of William Langley above mentioned, did give unto the free school	6.13. 4.
More to the poor people	5. 7. 4.
More, 40 trees out of the forest of Wyer, as doth appear by her Grace's bill assigned at the humble suit of the aforesaid William Langley, to the building and comfort of the poor, and no otherwise, to be used by the governors and supervisors as by her Grace's letters patent doth appear to the godly meaning thereof.	40 trees."

“By letters patent of Queen Elizabeth, dated in the third year of her reign, 23rd February, 1561, her said Majesty did, at the humble request of the corporation and inhabitants of the city of Worcester, for a school for A, B, C, and grammar, and the instruction and education of children, to be erected and established in the said city; and also for the continuance of divers poor inhabitants in divers houses or cottages of alms in the said city of Worcester for ever, viz. in twenty-three houses, as in time out of mind they had been resident, grant that from thenceforth there should be one school for A, B, C, and grammar, for the teaching erudition, and instruction of children; to teach and instruct them to read, and otherwise in good learning and 'manners to be taught and brought up as at old time it had been used in the said city, and should be called 'The Free School in the city of Worcester for education, erudition, and instruction of children.'

And that the aforesaid 24 cottages, commonly called the almshouses for the relief, help, and sustentation of 48 poor persons in the city aforesaid, should be converted and remain so for ever.

Also that the same school should continue with one master and usher and her said Majesty did further grant and ordain that six, five, or four of the discreetest citizens of the said city of Worcester should be a body corporate, by the name of Governors and Supervisors of the Free School and Almshouses of the said city, by that name to have perpetual succession; and that by that name the said corporation should be of capacity in law to receive and possess lands, tenements and hereditaments, to them and their successors in fee, in perpetuity, and that they should have a common seal.

And her Majesty did thereby constitute six persons therein named, citizens of the said city, to be the first rulers, governors, and supervisors of the free school and almshouses of the said city; and that six, five, or four governors from time to time might make and ordain for the good government of the said school and almshouses, ordinances and statutes in writing, concerning the governance and direction of the schoolmaster usher, and scholars of the said school, and poor people in the houses aforesaid, and the stipend of the schoolmaste



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and usher; and that they should have full power and authority to make orders for the preservation and disposition of the rents and revenues for the sustentation of the said school and almshouses; and power was given to the said governors to appoint the schoolmaster and usher from time to time.

And it was further thereby ordained, that when it should happen that any one or more of the said governors for the time being should die, that within six weeks next after the decease of such governor or governors., one or more other meet persons of the number of those 24 chief citizens of the city of Worcester, commonly called the Head Council of the said city for the time being, by the said five persons, or the more part of them then living, should be. chosen.

And it was therein lastly ordained, that all the rents, revenues, and profits of the lands, tenements and hereditaments thereafter to be given and appointed to and for the sustentation and maintenance of the said school and almshouses, should in all time to come be converted unto the sustentation of the schoolmaster and usher of the school aforesaid, and of the poor and needy persons being in the same city, and others coming to the same, and not otherwise.”

As the following resolutions, emanating from the Six Masters, throw some light on the character and capabilities of the “Free-school,” as a fountain of education, and particularly as affording the means of acquiring an excellent introductory education to “the King's Grammar School,” for which it is evident that Mr. Wild, as regarded his own endowment, intended it should be preparatory, I will introduce them here. They were passed in January 1800, and were made known to the public, at the time, through the medium of the weekly press.

“We, Thomas Carden, William Mathers, Thomas Farley\*, Thomas Wilson, John Ballard, and Edward Squire, Esqrs., Trustees of the Grammar School founded and endowed by Queen Elizabeth, having holden a meeting for the purpose of enquiring into the present state, and making a precise arrangement of the tuition and economy of the institution, have resolved:-

“1. That the indiscriminate admission of boys in the lower department by the under-master is contrary to the original establishment, and adverse to the respectability of the institution, and that such practice be in future discontinued; and that as in the upper department, provision is

\* It would be scarcely just, perhaps, to the memory of Mr. FARLEY, were I not to state, that in my examination of the books of the late Corporation, I found, under the date of 4th Oct. 1822, the following minute:- “The extract from the will of the late Thomas Farley, Esq., having been read giving the sum of £260 to the Corporation, upon trust, to distribute the interest thereof as shall be directed by the person or persons mentioned in the will, and it being doubtful whether, under the words of the will, in the event of such person or persons not choosing or neglecting to interfere, this Corporation can distribute such interest.

“Ordered, That the power of the Corporation on this head be ascertained, and that till then they decline taking upon themselves the trust of the will.”

I did not find any further “minute” on the subject of this donation.

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made by the endowment for the classical education of twelve boys, two to be nominated by each of the six trustees, the vacancies be accordingly filled up, and such only admitted whose connections are respectable.”

“2. That the general course of education relate to the following objects, being the department of the head master, viz., first, the Greek and Latin Classics; secondly, Critical Lectures or select parts from the best ancient authors; thirdly, Composition; fourthly, Ethics or Moral Philosophy, including the principles, character, and history of civil society; fifthly, the Synthetic and Analytic methods of reasoning in Mathematics and Natural Philosophy; sixthly, Geography, natural and political, and the use of the globes; seventhly, Lectures on the theory of language and grammar, with a particular reference to the English tongue, writing, the principles and practice of arithmetic, and merchants' accompts.

“In addition to the property before specified as belonging to these charities, and consisting of land in Great and Little Pitchcroft, and the Charity of Queen Elizabeth, which is still paid by the Crown, although reduced by office-fees from £12 0s 8d. to £10 16s. 9d., they also possess the site of the ancient Priory or Nunnery of Whistones., called the White Ladies, with two substantial houses, about 25 acres of land, and various tenements thereunto attached. The whole of these are comprehended under one lease, which was held in 1827, by Captain Thomas, at a chief-rent of £40 per annum.

It does not appear from the report of the Charity Commissioners how the site and property of the Nunnery of Whistones came into the hands of the Six Masters.. They first held them under very long leases from the family of the Callowhills, as appears from a decree of the Court of Wards and Liveries, made in Michaelmas term, 1613, whereby the Corporation of governors and supervisors of the free school and alms-houses (the Six Masters) were exonerated from certain payments to the Crown, to which it had been discovered the property was subject; and were moreover confirmed in their leases, out of regard to the charitable uses to which those leasehold interests had been devoted, though it was assigned that these, on account of their great length, were very prejudicial to the King's Majesty.

In 1559, CATHERINE HEYWOOD bequeathed to the Corporation of Worcester, to be delivered to the Chamber of the said city, 100 marks, to be bestowed on lands for the poor people for ever; and THOMAS PRESTWOOD gave £10 to the said Corporation, to be appropriated in the

\*The Nunnery of Whistones or Whitstane originally consisted of seven or eight white nuns or the Benedictine order, who were called “WHITE LADIES” from the colour of their dress. It was built on ground that had belonged to the Cathedral Convent of Worcester. The site of their house, and the donations which had been made to them, were confirmed by the Prior and Convent of Worcester, in July, A.D. 1265. At the dissolution of all the monasteries and religious houses, whose annual revenue was less than £200, by Henry VUL., in the year 1536 -when no less than 376 were at once swept away -the Nunnery of Whistones participated in the common fate. Its revenue was then valued at £63 3s. 7d., and it was granted nine years afterwards, by the same Monarch, in the 35th year of his reign, to Richard Callowhill.

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same manner and for the same purpose. With these (and probably some addition) ROBERT YOULE, one of the capital citizens of the city, purchased two messuages in Mealcheapen-street, a messuage in High-street, a messuage or tenement and garden in Foregate-street, and three gardens. These properties have always been in the possession of the Six Masters, and the proceeds from them appropriated to the "Alms-houses and Free-school." In 1827, the income derived from them was £19 5s.

The interest of the £40 given by HENRY GOLDSBOROUGH, the particulars of which have been already stated, is annually paid by the present Corporation, and divided between three of "the poorest and most hopeful" of the scholars at the Free-school, pursuant to the Testator's Will.

The above constituted the whole of the property belonging to "the Free-school and Alms-houses in the Trinity," antecedent to the inquiry of the Charity Commissioners in 1827. But at that time, the Corporation of Worcester, by the advice of the Commissioners, gave up to the Six Masters, the house and lands given to the said Corporation by a deed of feoffment, dated 18th day of April, in the second year of Queen Elizabeth, by Mrs. MARGARET BROWN, "to the intent as therein stated, that the head officers for the time being, calling unto them such as had been head officers of the said city, should distribute and pay the rents and profits thereof unto the poor people of the said city."

The property specified in the deed consisted of a messuage and garden described as lying in Pump-street, but which cannot now be identified. It is conjectured that it may form part of certain premises purchased by Mr. Oseman of the late Wakeman Long's executors, for which a chief-rent had been paid to the Corporation of 8s. a year and 2s. capon money. - A piece of land called Hangman's now Ackman's Acre, lying near the clay-pit, in the parish of Claines, and then held by Mrs. Brown, under a lease made by John Callowhill, gent., for 1000 years, at the yearly rent of *one red rose*. It contained by an admeasurement made in 1824, 3A. 1R. 26P., but is since reduced in quantity by the appropriation of a part to the purposes of the Birmingham and Worcester Canal.-- One little close of pasture called 'Little Losemore,' lying near the clay-pits, and shooting upon Great Losemore."

This "Little Losemore," the Commissioners observe, has never at any time 'been the subject of a distinct letting, being formerly considered of little or no value, it was included in the general letting of Mrs. Brown's property."

Some years ago, as stated in the 'Report,' a portion of Little Losemore was taken into the public road by the Commissioners, and the residue remained for some time in total neglect, except that it has been occasionally used to receive dung, and, of late, heaps of stones for the repairs of the road. This ground, however, has become valuable in consequence of the canal being brought along it." - And likewise two parcels of ground or arable land, the one called the "Harp," lying above the clay-pits, containing six acres, but

THE TRINITY, AND FLEET'S ALMSHOUSES.

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since reduced by having had a road made through it, to 4A. 0R. 12P. The other being above that, on the right hand, in a field called Windmill Field, containing by admeasurement 2A.1R. 3P., and called by the name of the "Fort" The income derived from the whole of Mrs. Brown's property thus devised (excluding the house in Pump Street) was in 1802 only £21, but in 1826 it had been made to reach £69 1s.

MOORE'S CHARITY - THOMAS MOORE, Esq., one of the Aldermen of the city of Worcester, and ANNE his wife, (eighth daughter of Rowland Berkeley, Esq., and sister to Judge Berkeley,) by their deed, dated 1st May, 2nd Car. 1 (A.D.1626), gave and conveyed unto the corporation of the city of Worcester certain messuages, houses, and gardens, therein described as being without St. Martin's Gate, and stated to be held at rents amounting together to £36 2s. These houses were burnt down at the time of the civil war, but on the site thereof certain premises were afterwards erected, by the care and management of the Six Governors, out of the relics of the donor's gifts. They also gave to the said corporation certain tenements in the parish of St. Swithin, then leased at £5. per annum. The profits of all which said premises, amounting to £41 2s., were directed to be "employed for the bringing up of 10 poor male children, lawfully begotten, being all under the age of 12, and above the age of four years, whose parents were not able to maintain them."

This deed moreover directed, that after the death of himself and Mrs. Anne Moore, his wife, "some honest man and his wife should be elected by the Six Governors and supervisors of the free school and almshouses; and for default of them by the Mayor and Aldermen, or the greatest part of them; which said man and woman should take upon them to keep the said 10 poor children with lodging, diet, washing and apparel, and as they should grow in strength whilst in their keeping, should set some of them, such as should be capable, to reading and writing at the free school, and set the other unto such labour as they should be able to do;" and it likewise directed that they should receive every calendar month £3 6s. for their care and pains, and that they should dwell, rent free, in that part of William Skelton's house that was next the well."

It further directed that children allied in blood to the testator should have the preference, then children of the parish of St. Martin, such "as the overseers of the same parish should appoint," then of the parish of Spetchley, then of the city of Worcester, and lastly of the parish of Suckley. And in the 14th year of Charles 1, in order to increase the means of the parties charged with the breeding and education of these ten poor children, Mrs. Anne Moore, upon her death-bed, left twenty nobles a year for ever, to be paid out of certain houses and lands at Much Cowarne, in Herefordshire.

The deed also directed, "that the said man and his wife were yearly, on every Easter Monday, to give an account before the Six Masters, or in default of them, before the Mayor and Aldermen, what children had by them been so educated and brought up, & C."



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The six houses in St. Martin's parish before alluded to are situate in Silver-street, commencing with the scholastic establishment of Mr. Colville, M.A., and ending with the house long in the occupation. of Mr. Philip Ball, glover. They were let in 1827 on unexpired leases of twenty-one years, at chief rents amounting to £80 per annum.

MOORE'S HOSPITAL is situate on the eastern side of Silver-street, contiguous to the houses above mentioned; and the master and boys reside in it. The only connexion this Charity has with Queen Elizabeth's free-school is, that the boys are taught at that school,' – and that, like the latter, it is under the government of the Six Masters. The funds at present are not sufficient to provide for more than six boys instead of the ten directed by the founder, but in a few years they will be equal to the support of the number he desired. The boys wear a blue dress and cap.

THOMAS FLEET, by his will, dated 16th Dec., 1613, gave “four tenements newly builded, with the gardens thereto belonging, situated between Frog-gate and Frog-mill (now Diglis-street), in the parish of Saint Peter, and within the liberties of the city of Worcester, which said four tenements and gardens he did ordain and appoint for ever thereafter to be almshouses for poor people to dwell in.” And he directed that they must be “such poor people as were honest and well disposed persons; especially he did appoint that any poor of his name or kindred should be preferred before others.”

These almshouses were always considered to be under the management of “the Corporation,” until October 1822, when the late Alderman Carden produced some extracts from Fleet's will, which proved that the testator intended that they should be under the control of “the Governors of the Free School and Trinity Almshouses,” and an order was in consequence at once made and entered on the Corporation books, that they should henceforth be so considered, and “the Six Masters” have ever since had the management of them.

All the houses and lands under the management of the Six Masters have hitherto (1827) been let on leases for 41 years, renewable every fourteen, with a chief rent. The Six Masters, however, came to a resolution (at least as regarded Youle's purchase) recorded in their minute book in 1816, “ that the existing leases should be suffered to run out, and the terms of letting in future be confined to 21 years, except when any building upon the premises was to be provided for.”

These charities will therefore in a few years have their income considerably increased and, as I have before stated, they have had an annual augmentation, since the Commissioners were here in 1827, of £69 is., by the surrender by the late Corporation to the Six Masters of the various properties given by Mrs. MARGARET BROWN,

That portion of the property given by THOMAS WILD, called “Little Pitchcroft,” is, the Commissioners observe, “ (unlike Great Pitchcroft,) exclusive property, and not subject to any public rights; and has upon

## THE TRINITY, AND FLEET'S ALMSHOUSES.

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it many coal yards, and accommodations of a commercial kind connected with the navigation of the river, producing a rent of £60 per annum.<sup>11</sup>

The Charity Commissioners calculated that, on an average of 28 or 30 years, ending in 1827, the entire property under the control of the Six Masters, including Queen Elizabeth's annual gift, - the interest of £300 arising from accumulated balances, and lent to the Commissioners of the Waterworks at 5 per cent, - and the average of fines received during that period, - produced an annual income of about £293, and that the average expenditure, for a similar number of years, amounted to about £277, as appears from the following statement copied from "the Report":-

Twenty-nine inmates, at 6s. per month	104. 8. 0.
Half a ton of coal each	15. 0. 0.
The master's and usher's salaries together make	33. 0. 0.
To a man and his wife, who live in a house belonging to the charity rent-free, is paid £4 10s. a month for finding diet for the six boys, and washing their clothes	58. 10. 0.
To tradesmen for clothing the six boys	20. 8. 6.
Paid to the man and his wife for repairing clothes.	1. 1. 0.
Books and implements for the school	3. 10. 0.
Insurance	0. 15. 0.
Chief-rent to the Dean and Chapter	0. 2. 3.
Average or repairs for the last thirty years	36. 0. 0.
For collecting rents	2. 2. 0.
Average of law-charges	2. 2. 0.
	<u>£276. 18. 9.</u>

In the tables of the income and expenditure of these charities, given in "the report", the items are put down indiscriminately and without any distinct reference as to which of the three charities they belong. Now as MOORE'S HOSPITAL is, by the express direction and authority of its founders, devoted to one object alone, it., perhaps, would be but proper that its income and expenditure should be kept entirely separate from those of the other charities; the same might even be said respecting Mr. Wild's gift, as in his will, he states, that it was "for and towards the erecting and establishing of a free-school," and makes no mention of almshouses.

The almshouses now (1842) consist of thirty rooms or dwellings, situate in the Great and Little Trinity, in the parishes of St. Nicholas and St. Swithin. They are occupied by 30 poor aged women, who receive 3s. 6d. a week each., and one ton of coals annually. The school is situate in Church-street, near St. Swithin's church.

When the Commissioners were here in 1827, the inmates of the almshouses were only 29 in number, and received 6s. each every calendar month (thirty years previously they had only 3s.) and half a ton of coals annually. In a year or two afterwards their pay was increased to 12s. every calendar month, to which the income derived from Mrs. Brown's Charity,

61. THE FREE SCHOOL, THE ALMSHOUSES IN THE TRINITY,  
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and surrendered, as I have before stated, by the late Corporation to the Six Masters, must have greatly contributed. From the increased income arising from the purchase money (£1,205). of land in Little Pitchcroft, the governors about three or four years ago raised the weekly pay and the annual allowance of coals to their present amount, as above specified. The number of the inmates has been increased from 29 to 30, by converting a tenement, which had been formerly let, into an almshouse.

As respects the number of scholars at the Free School I was surprised to learn, that for a long time past they have consisted only of the six boys before spoken of as belonging to Moore's Hospital, which establishment (founded in 1626) must be viewed in the light of an ingraftment on, not as a part of, the original foundation school. How far the high scale of education laid down by the Six Masters in 1800, (at least for twelve of the scholars,) may have tended to cause this decay, it would be difficult to say; but the words of the two great founders of the Free School, which I will again quote, clearly demonstrate that this school might be, and that it was intended to be, of far more extended utility. Mr. Wild's words (in 1558) are, "for and towards the erecting and establishing of a Free School within the said city for the bringing up of youth in their A. B., matins, and even-song, and other learning, which should make them ready for the King's Grammar School.

Queen Elizabeth's words (in 1561) are, "that from and henceforth there should be one school for A.B.C. and grammar, for the teaching erudition, and instruction of children; to teach and instruct them to read, and otherwise in good learning and manners," and that "the same school (to be called the Free School) should continue with one master and one usher." Now, it is not unreasonable to infer that it was intended that the "master" should teach that higher species of learning necessary to make the scholars ready for the "King's Grammar School," While the "usher" should give instruction in the A.B.C.. and first elements of learning, reading, writing, and arithmetic.

When the lease of the White Ladies shall expire, an excellent opportunity will be afforded to the Six Masters (and this without the slightest injury to the poor Trinity almswomen) to completely disentangle the incomes derived from Mr. Wild's and Mr. Moore's benefactions, from those arising from the property belonging to the almshouses, and afterwards to appropriate the former solely to the objects contemplated by the testators.

It has been before stated, that by the letters patent of Queen Elizabeth, it was ordained that within six weeks after the death of any of the governors of these charities – "one other meet person of the number of those 24 chief citizens of the city of Worcester, commonly called the Head Council of the said city for the time being, by the said five persons, or the more part of them- then living, should be chosen." In compliance with this injunction, it was the invariable practice of the Six Masters, up to the passing of the Municipal Corporation Act in 1835, to fill all

## BISHOP LLOYD'S CHARITY SCHOOLS.

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vacancies as they occurred, from among those members of the Head Council of the city of Worcester

The present Six Masters are Sir Anthony Lechmere, Bart., Samuel Crane, William Moore, John Dent, M. Pierpoint, and J.W. Lea Esqrs.  
Secretary Mr C.C. Corles, Solicitor.

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## BISHOP LLOYD'S CHARITY SCHOOLS.

THESE schools, one for boys and one for girls, were founded more than a century ago, by Dr. William Lloyd,\* Bishop of Worcester. The school rooms and a house for the residence of the master and mistress,

DR. WM. LLOYD, Bishop of Worcester, was born in 1627, and died in 1717, aged 90. He founded the above Charity Schools in consequence of the following most melancholy and atrocious murder, committed by the instigation of an only son on an aged mother, that he might become possessed of her property.

In a night of November, 1707, Mrs. Palmer, of Upton Snodsbury, in the County of Worcester, and her maid servant, were murdered and her house burnt, by part of a gang of desperate villains, who at that time infested the Vale of Evesham; at the head of whom were Palmer her only son, and one Symonds, whose sister Palmer had married.

They were both persons of some property; Palmer possessed an estate of near £200 per annum, besides bonds, &c., to the amount of more than £700; and Symonds was descended from Justice Symonds, who was a zealous friend of Cromwell, and entertained him at his house, the old manor house at White Lady Aston, the night before the battle of Worcester. They were executed for this murder and hung in chains, May 8th, 1708. There were inferior criminals associated with them who also suffered.

By the death of Palmer, or Symonds (but by which it is not perfectly clear, as some of our local historians assign it to Palmer, and others to Symonds), an estate at Aston Episcopi or White Lady Aston, held under the diocese of Worcester, by a lease for three lives, escheated to Bishop Lloyd. This benevolent prelate, being unwilling, as it is recorded, to reap any benefit from what he deemed the price of blood, determined upon founding these two Charity Schools, one for boys the other for girls, with the property so derived.

\*Dr. William Lloyd (being then Bishop of St. Asaph), was one of the six bishops, who, on the 18th of May 1688, waited on James the Second to petition that he would not impose the reading of his "Declaration of giving liberty of conscience" to the several congregations within their dioceses. Not, as they stated, from any want of due tenderness towards Dissenters, but because "the Declaration" was founded on such a dispensing power as might, at pleasure, set aside all laws ecclesiastical and civil. For this conduct, Bishop Lloyd and his five brethren, with the Archbishop of Canterbury - they refusing to give bail for their appearance - were sent to the Tower on the 8th of June, 1688, and on the 29th of the same month were tried and honourably acquitted. Mr. Evelyn in his "Memoirs" says, in a note, "They (the bishops) denied to pay the Lieutenant of the Tower (Hales, who used them very surlily) any fees, alleging that none were due." I cannot omit this opportunity of stating, that a native of this city, (born at the White Ladies 4th of March, 1662,) MR. JOHN SOMERS, afterwards Lord Chancellor Somers, was one of the counsel engaged in the defence of the bishops on this memorable trial; to whose integrity and abilities the highest compliment was paid on this occasion by his brethren of the bar, in their particular selection of him as a coadjutor; for, on the first suggestion of his name, "objection was made amongst the bishops to him, as too young and obscure a man; but old Pollexfen insisted upon him, and would not be himself retained without the other; representing him as the man who would take most pains and go deepest into all that depended on precedent and records."



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are situate in the Trinity, in the parish of Saint Nicholas, and were substantially built in 1829. Previous to that year the house and school rooms were in New-street, but the present situation being considered more quiet and eligible, and also possessing more ground on which larger school rooms could be built, a mutual exchange was made of the two properties, between the Trustees of this Charity and the late Corporation as Trustees of the General Charities, and the present buildings were then erected.

The foundation-deed of this Charity is "an indenture, dated 10th March, 1713, between the Lord Bishop of Worcester, of the one part, and the Lord Bishop of Oxford, the then Dean of the Cathedral Church of Worcester, the Rev. William Lloyd, D.D., Chancellor of the diocese of Worcester, the Rev. William Worth, Archdeacon of Worcester, the Rev. Edward Chandler, D.D., Thomas Wyld, and Charles Cocks, of the city of Worcester, Esquires, Aaron Lilley, Mayor of the said city, and Richard Lane, of the other part", reciting that :-

"The said Bishop of Worcester, for promoting Christian knowledge among the children of the poor inhabiting in or near the said city, and breeding them up to be useful to the public, and to be able to get their own livelihood, had determined to erect and endow two charity schools in the said city, to be called the Bishop's Charity Schools, one for the instruction of boys, the other of girls, in the Christian religion, and in reading and working, whose parents lived in or near the said city, and were unable to pay for their education, and that for the better governing of the school, the said Bishop had made, certain orders in writing, bearing even date with the indenture now in recital; and reciting that the said Bishop of Worcester, by indenture under his episcopal seal, dated 15th April then last, and made between himself, the said Bishop, of the one part, and the said Thomas Wyld and Charles Cocks, of the other part, had demised to the said Thomas Wyld and Charles Cocks, all the messuage or tenement, buildings, gardens, and orchards, together with divers parcels of land therein mentioned, lying in the parish of Aston, in the county of Worcester, except the woods and great trees then growing," &c.

And it further declared that, after the death of certain persons therein specified, the said Bishop did "constitute and appoint the Dean of the said Cathedral, the Chancellor of the said diocese, the Archdeacon of the said Archdeaconry, and the Mayor of the said city for the time being alone, to be perpetual governors of the said charity schools;" and it was thereby further declared, "that the demise of the premises above mentioned was made to the said Thomas Wyld and Charles Cocks, upon trust, that they should renew the said lease from time to time, upon the like rent and heriot (*viz.* the yearly rent before mentioned in the deed of £1 6s. 8d. and one heriot, or 20s. in lieu thereof) and upon the trusts therein declared;" and if it should happen that any successor or successors of the said Bishop should demand any fine upon any such new lease or leases, (which it was hoped they would not) then that out of the rents

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and profits they should pay every such fine, together with all necessary charges for renewals; and that after paying such charges of renewals, and their own necessary costs and charges, the said Bishop thereby directed that the said Thomas Wyld and Charles Cocks, their heirs and assigns, should pay all the rest and residue of the rents and profits of the said premises so demised to the treasurer of the said charity schools for the time being, to be disposed of for the salaries of the master and mistress of the said charity schools, and for providing necessary books and fuel for the said children, and for such other uses relating to the said schools, and in such proportions as by the said orders were, or by future orders should be, from time to time declared."

Of the rules and orders referred to in the deed, six of which are "concerning the Master and Dame," and "fifteen concerning the children," I will only copy the following, as the one most essential to be generally known; moreover, the others can be omitted here with the greater propriety, because by "the regulations" of the charity it is directed, that "11 the rules and orders" for the schools should be hung up on a table in each school.

1st rule, "concerning the children:" - "That the children be chosen out of the parishes of the city and suburbs of Worcester, and that none be taken into the schools under the age of six years, nor above the age of twelve years, nor continue in the schools above six years from the time of their admission."

To the rules regarding the children were added the following regulations :-

"That a court of assistants, consisting of the ministers in each parish in the city and suburbs of Worcester, and the trustees of the workhouse of each parish, should be desired to attend the meeting of the trustees, to inform them of such children as were real objects of the charity in their respective parishes, and of any neglect of the master, or faults of the scholars, or any other matter that might be of advantage or use to the schools. That any benefactor who should give to the schools the value of £10 yearly, or £50 at once, should be entitled to an equal vote with the trustees in the government of the schools; and such as should give 40s. yearly, or £10 at once, might, if they pleased, be of the court of assistants. That at the first opening of the schools the scholars should be all clothed, but that afterwards, if the revenues would not allow it, the scholars admitted should not be clothed till they had been in the schools a twelvemonth, or according to their degrees of proficiency, or otherwise, at the discretion of the trustees. That if any parent should remove his child without leave of the trustees before the child's year was expired, the clothes of such child should be returned to the master, for the use of such other child as the trustees should direct, in order to which a promissory note should be given by the parent upon the clothing of the child, that the clothing should be so returned. That if the charity should increase by gifts, the trustees should dispose of

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part of the surplusage in apprenticing such of the poor children as should behave themselves best, in case the parishes to which they belonged would assist in so good a work. That the trustees should visit the school at least once in every year, and that at such visitation they should have a public examination of the children, so as to be able to judge of their improvement. That the salaries of all employed in teaching the children, and the number of children, should be left to the discretion of the trustees, as far as they should find the income would bear. That the ministers of the town and suburbs should be desired to visit the schools and examine the improvement of the scholars as often as their leisure would allow them to do it. That the rules and orders for the schools should be hung up on a table in each school. That so much of the orders as related to the poor children should be printed, and a copy of them given to the parents of every poor child that should be taken into either school; all which rules and orders appear to have been signed by the Bishop of Worcester."

The property so designated by Bishop Lloyd, as the endowment of these schools, seems never to have been adequate to their complete support; and very soon after the estate was settled upon them, annual subscriptions were received for carrying them on, but which appear to have ceased in the year 1721. From that period the schools gradually declined till they sunk into such insignificance that it is now hardly known where they were carried on, unless it was at a place called Trinity-hall, an old building then belonging to the Corporation, and long since removed. They seem to have been held for some time, in the house of the schoolmaster, situate in Frog-lane. But on his dismissal, for incapacity, in 1728, the then Trustees exerted themselves to put the schools on a better footing, for which purpose £192 6s. was raised by a subscription of the inhabitants, of which sum £150 was laid out in the purchase of the school-house before mentioned as being in New-street, and the remainder was invested in the purchase of £50 in the 3 per cent. consols, to which have subsequently been added investments in the same stock arising from savings of the income accruing from time to time, and forming together in 1796, a capital of £659 4s. 11d. About that year, Mr. CHARLES GEARY left to this Charity £100, which, with some little addition made to it by the bounty of an individual, purchased £200 in the before named stock, making in the whole, in 1821, the sum of £859 4s. 11d. in the 3 per cent. consols, then standing in the name of the Rev. Thomas Lloyd Baker.

Mr. THOMAS LLOYD, probably a descendant of the Bishop, who died in 1755, left by his will £420 in the three per cent. Consols, the interest of which (£12 12s.) he directed should be expended, with the approbation of the Trustees, in clothing as many of the poor children of the said charity schools, either boys or girls, as the same would extend to, such clothing to be in the uniforms already settled for them, with the mitre

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on the buttons and on the caps of the boys, and a mitre on the left arm of the girls.”

Several years since an Act of Parliament was obtained for dividing and inclosing the wastes and common fields of the parish of Aston Episcopi, and as the original Charity Lands given by Bishop Lloyd lay at inconvenient distances from each other, an exchange of certain parts thereof for others lying more convenient for occupation, was effected under the authority of that Act. The land so acquired by the Charity, added to so much of the original property as was retained, together with a small allotment from the waste, make a total of about 86 acres, the present estate of the Charity, and which was let in 1837 to Mr. Roberts at £80 per annum.

The three permanent sources of income of this Charity then consist of

	£.	s.	d.
The annual rent of an estate at Aston Episcopi or White Lady Aston	80.	0.	0.
The annual interest of £859 4s. 11d. in the three per cent. consols, derived from past savings and some donations	25.	15.	6.
The annual interest on Mr. Lloyd's gift of £420, in the 3 per cent. consols	12.	12.	0.
	<u>£118.</u>	<u>7.</u>	<u>6.</u>

The income specified in “the Report” in 1827, was £80 17s. 6d., as the rent of the estate was then only £40, but £2 10s. was mentioned as interest on an Exchequer Bill, and this sum, perhaps, still forms a portion of the income.

The following is the account of the expenditure in 1826, taken from the “Commissioners' Report.”

	£.	s.	d.
The master's salary	20.	0.	0.
His wife	10.	0.	0.
Chief-rent to the Bishop	1.	6.	8.
The children are clothed once in every two years, averaging, per annum	18.	10.	0.
Insurance	0.	5.	0.
The repairs for the estate may be about per annum	5.	0.	0.
	<u>£55.</u>	<u>1.</u>	<u>8.</u>

The master and mistress now receive £50 per annum, and live rent free on the premises.

The Commissioners observe, “From the above statement of the income and expenditure there appears to have been large surpluses, but there have been large investments, as has been shown, in the funds. Although Bishop Lloyd seems to have contemplated a relinquishment of the fines on the part of his Successors, it does not appear that such concessions have been usually made to the Charity. The improved value of two years has been usually taken. The fine upon the last renewal was £80.”



67. BISHOP LLOYD'S CHARITY SCHOOLS.

I noticed an item in the expenditure of 1837, which does not appear to have existed in 1827, or probably before that year, as the Commissioners nowhere speak of such expenditure. I mean £20 for putting out an apprentice. Now, no mention is made of putting out apprentices in the Bishop's foundation deed of these schools. It is true that "the Regulations," after speaking about "clothing the children," have these words, "that if the Charity should increase by gifts, the Trustees should dispose of part of the surplusage in apprenticing such of the poor children as should have behaved themselves best, in case the parishes to which they belonged would assist in so good a work." It may, therefore, be a subject worthy the consideration of the Trustees, whether the funds of this Charity have as yet so increased, *by gifts*, as to render it expedient to appropriate any part of them to any purpose beyond the one *specifically* mentioned by the benevolent founder, - "the promoting Christian knowledge among the children of the poor"

The Commissioners state "that 16 boys and 8 girls are considered the complement of the schools, and there are generally that number."

The number of children, however, in these schools, in 1837, was sixty, -thirty boys and thirty girls,-selected from among the different parishes as under :-

All Saints	7	St. Swithin's	5
St. Andrew's	7	St. Alban's	3
St. Nicholas	6	St. Michael's	3
St. Martin's	6	St. Clement's	4
St. Helen's	5	Township of St. John's	4
St. Peter's	6	Tything of Whistones	4

Those from the Tything, I understand, are now (1842) omitted, and divided among the other parishes; but why they are omitted I know not, as they are clearly eligible under the following words in. the original " Indenture," - "children of the poor inhabiting in or near the said city" (Worcester)-and equally so under "the Rule" before quoted, which states, "that the children be chosen out of the parishes of the city and suburbs of Worcester;" besides, the Tything now constitutes, under the "Municipal Corporation Act," an integral part of the borough of Worcester.

The present Trustees are –

DR. GEORGE MURRAY,  
as Dean of Worcester

REV. R. ONSLOW as Archdeacon  
of Worcester

DR JOSEPH PHILLIMORD  
as Chancellor of Worcester

EDWARD EVANS ESQ. as Mayor  
of Worcester

Secretary, REV. W.R. HOLDEN

## SHEWRINGE'S HOSPITAL.

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This hospital is a brick edifice with three sides, and is open to the street. It consists of six almshouses of one room each, and is situate on the eastern side of Tything-street, near the northern end of Foregatestreet

It was founded by Alderman THOMAS SHEWRINGE,\* as appears by “an indenture, dated 14th October, 1702, made between Thomas Shewringe, one of the Aldermen of the city of Worcester, of the one part, and Thomas Bearcroft and others therein mentioned as trustees, of the other part, reciting that the said Thomas Shewringe had erected six almshouses or habitations for six poor widows, or poor ancient maidens, in the Tithing of Whistones, adjoining to the city of Worcester, (now called Shewringe's Hospital); it is witnessed that for the considerations therein mentioned, the said Thomas Shewringe did grant, enfeoff, and confirm unto the said parties of the second part, the said almshouses, with their appurtenances, and also the garden or piece of garden ground lying behind or on the east side of the said almshouses; and also a messuage or tenement and garden ground in the Tithing of Whistones aforesaid, near the said almshouses, and then let at £9 per annum;” and likewise

\* Alderman Thomas Shewringe, the founder of this hospital, was twice Mayor of Worcester, viz., in 1682 and 1687. It was during his second mayoralty that Mr. Shewringe made that reply to James 2nd on his visit to Worcester, which has been so highly eulogised by Dr. Nash, the learned historian of that county. From this writer's account of the King's visit to Worcester I will concisely quote this anecdote, with one or two other incidents that occurred on the same occasion, as they demonstrate how strong and sincere was that monarch's attachment to the Catholic religion, for which he so soon after paid the forfeit of his crown.

James the 2nd came from Bath to Worcester on the 23rd of August, 1687, at the special invitation of Dr. WILLIAM THOMAS, then Bishop of Worcester. “The next morning, being the feast of St. Bartholomew, the King went to hear mass at the Popish Chapel, built at his accession to the crown, on the east side of Foregate-street, attended by the Mayor and Aldermen, whom, when they came to the gate of the chapel, his Majesty asked, if they would not go in with him; to which the Mayor, Mr. Shewringe, with becoming spirit replied, ‘I think we have attended your Majesty too far already.’ Upon this answer made by the Mayor, the King went into the Popish Chapel, and the Mayor, with all the Protestants who attended him, went to the College Church. The King was the Bishop's guest, and when dinner was placed on the table, “the Bishop offered to say grace, upon which the King was pleased to say, ‘he would spare him that trouble as he had a chaplain of his own’ upon which the good old man withdrew, not without tears” - “While the King was at Worcester, the neighbouring Dissenters of all denominations sent their addresses to him which the Earl of Plymouth, being Lord Lieutenant, was to receive and to deliver to the King. When he brought the two first the King asked him what religion the men who brought them were of. ‘Indeed, Sir,’ replied the Lord Lieutenant, ‘I did not ask them, but I know, by their looks, they are neither of your religion nor mine.’”

69. **SHREWRINGE'S HOSPITAL.**

“a messuage or tenement situate in the parish of Welland, in the county of Worcester, and the buildings, outhouses, and gardens belonging thereto,” with various pieces or parcels of pasture or arable land minutely described in the said deed, the whole being in the said parish of Welland, with the trees, woods, underwoods, and hereditaments to the same belonging, and containing together about 53 acres; “all of which premises were then let at a rent of £30 per annum, to hold the same to the said parties of the second part, their heirs and assigns, upon trust, that they whom the said Thomas Shewringe did thereby appoint to be governors and supervisors of the said almshouses, and their successors in the said trusts, should, out of the clear yearly rents and profits of the said several tenements, lands, and premises, keep and maintain the said six almshouses in good repair, and make use of the same only for the habitations of six poor widows or ancient maidens, of honest conversation and reputation to dwell in, and that they should suffer such poor women as had been put in by the said Thomas Shewringe, and should be living there at his death, to remain there during their lives, and should every week pay unto each of them 2s. towards their support; and that they the said trustees, governors, and supervisors, or the major part of them, should within 14 days next after the decease of any of the said poor women, elect out of the several parishes and places therein and thereafter mentioned, some other such like poor widow or ancient maiden to inhabit the said almshouses, and to have the benefit of the said 2s. per week during her life, so that the number of six might be always continued therein.”

“And it was further declared that the said poor widows or ancient maidens so to be elected should, one of them, always be one of the inhabitants in the parish of St. Swithin, in the city of Worcester - one other of them in the parish of All Saints, in the same city - one other of them in the parish of St. Andrew, in the said city - one other of them in the parish of St. Helen, in the said city - one other of them in the parish of St. Clement, in the said city - and the other of them in the said Tithing of Whistons, in the said county of Worcester (now in the borough of Worcester), and that the kindred and relations of the founder, if wanting the relief, should be preferred in the respective parishes. And it was further declared, that if there should be any overplus after the said payments, that the same should be kept as a stock to be made use of as occasion should require for the repairs of the said almshouses, and the messuages and tenements aforesaid. And that in case of the death or incapacity of any of the said trustees, the survivors should nominate and appoint others, being persons of honest and good reputation, and residing within the said city. of Worcester, to succeed to the trust. And the trustees were by the said deed also empowered to make such constitutions and ordinances for the government of the said charity, and the management of the said estate, as they should think reasonable from time to time.”

SHEWRINGE'S HOSPITAL.

70.

The messuage and garden ground described in the deed as being behind or near the almshouses, and as being then let at £9 per annum, were let in 1749 to a Mr. Thomas Dorrell, on lease for 99 years, at an annual rent of £8, the lessee undertaking to expend £200 in buildings upon them. This lease was set aside by the Court of Exchequer, 23rd Nov., 1812, but as it appeared that considerable sums had been laid out upon the premises, in expectation of the continuance of the said lease, the Court recommended that the new lease should be made upon terms having regard to such circumstance; which recommendation was attended to, and the lease was granted for 21 years, in 1813, to the late Mr. John Blew, the holder of the previous lease, at £65 per annum.

These premises now consist of a good dwelling house, situate next to the almshouses, with certain buildings, workshops, and warehouses adjoining thereto, all admirably fitted up for the business of a coachmaker, by the late Mr. Newport, at an expense of more than £1300, and are in the occupation of his relative and successor, Mr. Kinder, on lease, at an annual rent of £70.

The messuage or tenement with the lands before spoken of as being situate in the parish of Welland, in the county of Worcester, and which were found (by a survey made in 1791) to contain together 53A. 1R. 19P. produced in 1702 a rent of £30 per annum. In 1756, this estate was let on a lease for 99 years, to Mr., Allen Bright, at a rent of £26 per annum, but which lease was surrendered in 1809, in consequence of a suit having been commenced to set it aside. It is now held on lease by Mr. Bright, at £80 per annum, from which the land-tax £4 4s. must be deducted.

The annual income of this charity is £145 16s., and its average expenditure, as appears from the subjoined statement of the Commissioners in 1827, about £136.

EXPENDITURE.

£.	s. d.
8s. weekly to each of the six inmates	124. 16. 0.
The annual repairs and putting the apartments in order when new persons succeed, amount to about	7. 0. 0.
Land-tax	4. 4. 0.
Insurance	<u>0. 4. 6.</u>
	<u>£136. 4. 6.</u>

The decision of the Court of Exchequer in 1812, enabled the Trustees., soon after, to raise the weekly pay of each of the poor women from 2s. 6d., the highest it had ever before reached, to 8s., which they continue to receive.

The Trustees of this Charity are,

GEORGE FARLEY ESQ.  
 LOCKHART JOHNSTONE, ESQ.  
 REV. T.H. NEWPORT

DR. JAMES NASH, M.D.  
 JOHN OWEN, ESQ.  
 EDWARD OLDNALL ESQ.

The last of whom is a descendant of the benevolent founder.



71.

## JARVIS'S ALMSHOUSES.

## GOULDING'S HOSPITAL.

This charitable establishment consists of six almshouses, situate on the east of Tything-street, near the Sansome Fields Walk. They were erected in 1814 by Mr. Thomas Goulding, who died 25th July, 1821, and who also assigned funds for their endowment. They are appropriated to three poor men and three poor women, who must not be less than 55 years of age when admitted, and the founder directed that one man and one woman of the Tything should always be preferred. They receive each six shillings per week, and fifteen shillings per quarter for coals and other necessaries.

These almshouses are unfortunately built on land belonging to St. Oswald's Hospital, and which formed a part of the land alluded to in the account of that Charity as having been sold by Mr. Crane to Messrs. Stephenson, Wood, and Goulding. The Trustees are

J.R.LAVENDER Esq  
S. FARLEY Esq.

J. OWEN, Esq.  
J. M. GUTCH, Esq.

Here ends the task-not an ungrateful one in connection with its object-which I had imposed upon myself, of compiling an "Account" of all the public Charities and Almshouses in the city of Worcester, with the sole exception of those belonging to individual parishes; finding, however, that there are only two sets of almshouses (receiving any pecuniary allowance) of this parochial character, I will introduce them here, that this publication may contain a complete, though concentrated, monograph of all the almshouses in this ancient city.

JARVIS'S ALMSHOUSES. - These almshouses, four in number, are situate in Warmster's Slip, on the southern side of Copenhagen-street, near to the Porcelain Manufactory, lately belonging to Messrs. Flight, Barr, and Barr. They were founded by WILLIAM JARVIS, who, by his will dated 20th September 1722, left certain messuages or tenements in the several parishes of St. Andrew, St. John, and St. Peter, in or near the city of Worcester, to seven Trustees and their successors, to appropriate the income derivable from them to the purposes directed in his said will. "The Testator also devised to the use of the poor of the said parish of Saint Andrew, for ever, all his right, title, and interest in the four houses which he had at Warmster's (or Warmstry) Slip, in the parish of St. Alban's, in the said city, for the uses following, viz., that his trustees and their successors, together with the churchwardens of the parish of St. Andrew for the time being, should put and place in three of the said houses three poor freemen of this city, settled inhabitants of the said parish of St. Andrew, and such as were above the age of 50 years,

## WALSGROVE'S ALMSHOUSES.

72.

and in the other house, one poor freeman's widow, a settled inhabitant of the parish of St. Andrew, and one that was likewise above the age of 50 years, and so to continue for ever." And he directed that his trustees and their successors should, out of the rents of the messuages first mentioned, pay weekly to such poor people as should live in the four houses in Warmstry Slip, the sum of 2s. for ever. And it was moreover his will and desire, that as often as any one of the trustees should die, "the surviving trustees, or the major part of them, should within one month after such death elect a new trustee out of the said parish of St. Andrew, and so to be done for ever, in order that there might be the same number of trustees for ever."

The Charity Commissioners calculated the income arising from the premises left by W. Jarvis in his will for charitable purposes, to amount, in 1828, to £122 13s. 8d., including a year's interest (£6) on £200 three per cent. consols.

The expenditure consisted in a payment of Ss. weekly to each of the four poor inmates	£.	s.	d.
	52.	0.	0.
In the same payment to four out-pensioners, two old men and two old women	52.	0.	0.
Apprentice fees	8.	0.	0.

Of the overplus income, they state, part is expended upon the repairs of the buildings; the residue is reserved for contingencies and forms an accumulating balance.

WALSGROVE'S ALMSHOUSES. - JOHN WALSGROVE, *alias* FLEETE, by his Will, dated 27th March, 1567, "left Thomas Cowling, and seven others therein mentioned, and their heirs, eight cottages or tenements, and eight gardens thereto belonging, in Powick's Lane, on the south side of the street there, within the city of Worcester, upon trust, that the same should remain to the relief and comfort of eight poor people therein to dwell, without paying any rent for the same, during their lives, being of good name and fame; and upon the decease of any of them, to remain to the relief of other poor folks during their lives, and so from time to time to continue and remain for evermore;"-" and that his said feoffees, and their heirs, or the most part of them, should appoint and place such honest poor people according to their discretion."

His son THOMAS WALSGROVE, *alias* FLEETE, by his Will, A.D. 1590, left a tenement, called the Plough, in Birdport, in the parish of St. Andrew, the rent of which he directed "should be, by the Churchwardens of the parish of St. Andrew, yearly employed for the repairing of the said almshouses, given as aforesaid by his said father, the surplusage thereof to be given to the poor in the said almshouses, the one half at Christmas and the other at Easter."

JOHN WALSGROVE, *alias* FLEETE, son of the aforesaid Thomas Walsgrove, and grandson of the original founder of these almshouses, gave, in the year 1613, four pounds yearly, arising from six bullaries

73. **WALSGROVE'S ALMSHOUSES.**

(salt pits), at Droitwich, to be paid to the eight poor occupants of the almshouses, "10s. a piece, one half at Christmas and the other at Easter."

These eight almshouses became ruinous, and were, taken down in 1825, and eight new tenements were built on the site thereof, capable of containing 16 inmates, with the view of increasing their utility, each of whom receives annually 2s. 6d. at Easter and Christmas. This was done partly by a public subscription, amounting to £92, - by parochial contribution from the parish of St. Andrew's, to which the almshouses belong, - and by judicious management and arrangement of the small property belonging to the Charity.

THE END.

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WORCESTER MUNICIPAL CHARITIES.

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REPORT

UPON THE CONSTITUTION, MANAGEMENT, AND  
NATURE OF THE TRUST.



Chapter 4(1)

# 1899 Report upon the Constitution, Management, and Nature of the Trust

by Frederick Corbett

(An outstanding description of all the charities by Frederick Corbett, the insightful Secretary, Treasurer and Steward, some 63 years after the 1836 transfer from the old un-elected Corporation to the first independent Trustees.)

# WORCESTER MUNICIPAL CHARITIES.

## REPORT

*By the Special Committee appointed at the Meeting of the Trustees held on the 28th day of June, 1899, upon the Constitution, Management, and Nature of the Trust.*

*Presented 29th November, 1899.*

The Worcester Municipal Charities consist mainly of those Charities which, prior to the passing of The Municipal Corporations Act 1835, were administered by the Municipal Corporation of the City, and were under Section 71 of that Act, transferred to an independent body of 15 Trustees. Four additional Charities (viz., Hebb's, Corles', Farley's, and Tyler's) are of subsequent foundation.

By an order of the Board of Charity Commissioners, dated 28th March, 1899, a new Scheme was established for the regulation of these Charities, whereby the Trustees were increased to 17 in number, of whom 7, called Representative Trustees, are elected by the Worcester City Council, and 10 are Co-optative. The seven Co-optative Trustees who held office prior to the date of the Order are appointed for life, and the other three for periods of 2, 3, and 5 years respectively. Future appointments of Co-optative Trustees are to be made for uniform periods of 7 years. The present Trustees are Messrs. Thomas Southall, Richard Smith Carington, John Stallard, William Temple Bourne, Richard William Binns, Ernest A. Day, and George Henry Williamson (old Trustees, holding office for life), Francis Barnitt, Joseph Sharman Wood, and Albert Webb (Co-optative Trustees, appointed by order for terms of years), and John Alfred Steward, Walter Caldicott, Walter R. Higgs, Walter Holland, John Millington, William Winwood, and Harry Day (who are Representative Trustees). Representative Trustees are to hold office for 4 years, except that one half of those first appointed retire at the end of 2 years from appointment.

The ordinary meetings of the Trust are held at the Guildhall at 12 o'clock on the last Wednesday of each month, except August, unless such day falls in the same week with a Bank Holiday, when the meeting is held a week later. Five Trustees form a quorum.

The following Committees have been appointed, and meet as occasion requires, to inspect properties, investigate and report upon applications for almshouses and examine and audit accounts, &c.

*Berkeley's Hospital and Inglethorpe's Charity :*

Messrs. Carington, Stallard, Holland, Winwood, and Caldicott.

*Nash, Wyatt, and Hebb's Charities :*

Messrs. Steward, Temple Bourne, Ernest Day, and Higgs.

*Worfield, Geary, and General Charities :*

Messrs. Binns, Williamson, Millington, and Wood.

*Educational Charities :*

Messrs. Southall, Stallard, Barnitt, Webb and H. Day.

*Audit Committee :*

Messrs. Temple Bourne, Williamson and H. Day

The properties of the Charities are described in the schedule to the Order of 28th March, 1899, a print of which has been supplied to each Trustee.

Each property is inspected once in three years by the Surveyor to the Trustees (Mr. Rowe), and if necessary by a Committee of the Trustees. The Surveyor reports each year in rotation upon the state of repair of one third of the properties, for which he is paid a fee of £12. 10s. 0d., with the usual commission upon any repairs executed. He is also paid a fee of 10s. 6d. for each attendance at a Trustee meeting.

The tithe rent charges of Powick parish, amounting to about £290. 0s. 0d. a year, are collected by Mr. William Stallard, at a commission of 5 per cent.

The rents of some cottages near Stourport, amounting to about £27. 0s. 0d. a year, are collected by Mr. A. Lee, at a commission of 7½ per cent.

The remainder of the income is collected by the Secretary, whose remuneration therefor is included in his salary.

Mr. Frederick Corbett became in 1866 the Secretary and Treasurer to the Trust at a salary of £140 a year, and was also on the 28th February, 1877, appointed Steward of Berkeley's Hospital at a salary of £20 a year. His duties comprise the collection of the income (except as before mentioned), paying bills, almspeople, &c., keeping the accounts, furnishing annual returns to the Charity Commissioners, conducting correspondence, convening and attending meetings of Trustees and Committees, keeping minutes, and preparing reports. He gives security by way of guarantee policy for £1,500, the premium upon which, amounting to £7. 10s. 0d. a year, is paid by the Charities in the month of April.

Fixed periodical payments, such as allowances to almspeople, pensioners, and nurses, educational exhibitions, salaries, insurance premiums, rates, taxes, tithes, chief rents, and clothing and food tickets, are paid by the Treasurer as they fall due. All bills are paid on the order of the Trustees made at a monthly meeting, or as regards Christmas accounts of the Auditing Committee. Bills for repairs or new buildings are examined by the Surveyor, and other bills by the Secretary, and laid before the Trustees for payment.

The accounts are audited by professional Auditors appointed by the Trustees and by a Committee of the Trustees, and are forwarded annually to the Charity Commissioners.

The Revd. A. Telfer is Chaplain of Berkeley's Hospital at a salary of £40 a year with house, and Superintendent of the other almshouses at a salary of £20 a year.

Mr. G. A. Sheppard and Dr. Crowe are medical attendants to the Almspeople, and are paid 15s. a year for each inmate under their care respectively.

Nurses are employed to attend the Almspeople on the report of the medical officers that they are necessary.

Messrs. Berwick and Co. are the Bankers to the Trust, and Messrs. Watkins and Sayce Auditors.

**Nature of Trust.** The Charities may be conveniently classified as (a) Almshouse, (b) Dole, and (c) Educational.

**Almshouse Charities.** 1. The Almshouse Charities comprise Inglethorpe's (for 9 men and 2 women); Nash's (8 for men and 16 available for either sex); Berkeley's (for 12 men and 3 women); Wyatt's (for 6 men); Geary and Hackett's (for 4 women); and Hebb's (for 4 men and 2 women).

**Situation of Almshouses.** Inglethorpe's Almshouses and two of Geary and Hackett's, all formerly situate on the North side of Taylor's Lane, between Foregate Street and Sansome Walk, were sold to the Corporation of Worcester for the purposes of the Victoria Institute; 15 of Nash's are situate in and adjacent to Nash's Passage, on the East side of New Street; the remaining nine of Nash's are in Wheeley's Gardens, near the Cattle Market; Berkeley's are in the Foregate; Wyatt's, with the remaining two of Geary and Hackett's, are on the East side of Friar Street; four of Hebb's are in South Street, Blockhouse, and two near Britannia Square.

**For whom available.** So far as regards men's houses, Inglethorpe's are subject to a preference for Founder's Kin and for "weavers" or "brewers." Nash's Almshouses are subject to a preference for Founder's Kin; for persons who, "being otherwise qualified, shall have become reduced by misfortune from better circumstances;" and, in the case of men, for those who have duly served an apprenticeship in any trade within the City of Worcester. Wyatt's Almshouses are confined to Freemen of the City, with a preference for Founder's Kin. Candidates for Nash's Almshouses must have resided in the City of Worcester for not less than five years next preceding the time of appointment, and must not during that period have received Poor Law relief. In the other Charities there is no compulsory regulation as to length of residence or absence of Poor Law relief; but the Trustees invariably consider these points in comparing the claims of candidates.

All Almspeople must be "widowers, widows, or unmarried."

There is no record of any application from kin of either Inglethorpe or Wyatt, but several appointments of Founder's Kin have been made to Nash's Almshouses. Applications from weavers, brewers, and freemen have become rare. Cloth "weaving," which was the principal trade of Worcester in the days of Inglethorpe and Nash, is now confined to one firm of horse hair cloth weavers; "brewers" have become a very limited class, owing to the general disuse of private brewing; and "freemen of the city" are rapidly declining in numbers. In Nash's Charity, under a recent scheme, a large proportion of the Almshouses are now available for either sex; but in the other Charities the houses for which women are eligible are comparatively few; and, except in Geary's Charity, the women were originally intended to nurse the men. As, however, it was found impracticable to remove the women when incapacitated by age from nursing, it has long been the practice to appoint aged women to the Almshouses, and to employ special nurses when needed, to attend upon sick inmates.

**Chaplain.** A Chaplain is appointed to Berkeley's Hospital, where there are a Chapel and a Chaplain's residence, as well as rooms for the Steward, which, however, are occupied by the Chaplain. There is no such provision in connection with the other Almshouses, but the Trustees have arranged that the Chaplain of Berkeley's Hospital shall visit the inmates of the other Charities.

**Hebb's Municipal Almshouses.** Hebb's Charity was intended as an Asylum for four decayed Members of the Municipal Council, and for two poor Widows of Members of that Body. No application has ever been received from a decayed Councillor, and the income of the Widows' houses is



inadequate. A scheme for amalgamating the two endowments has been established by an Order of the Board of Charity Commissioners, dated 1st August, 1899, under which the income may, in the discretion of the Trustees, be applied by way of pensions.

The Endowment of Inglethorpe's Charity originally consisted entirely of town property, which has largely increased in value, and the income is more than adequate to the purposes of the Charity. Out of the surplus income of this Charity a considerable reserve fund has been accumulated, as a provision for repairs and re-buildings. The purchase money derived from the recent sale of the old Almshouses in Taylor's Lane, might, if thought desirable, be applied towards the cost of building new Almshouses of a better type; and the Charity could easily, out of accumulations and surplus income, supply any deficiency. A suitable site for Almshouses adjoining the Orphan Asylum at Henwick has been purchased.

The income of Nash's Charity is adequate to the yearly expenditure, but at present leaves no margin for contingencies. It is largely derived from tithe rent charges, the income from which has for some time past shown an annual decrease. The Almshouses in Wheeler's Gardens are comparatively new. Those in New Street are old and are unsatisfactory, and the Charity cannot afford to re-build them. It will probably be found necessary ultimately to substitute out-door pensions for these houses.

Berkeley's Almshouses, erected early in the 18th century, are deficient in accommodation, damp, and badly lit. Whenever it becomes necessary to re-build them, the cost could no doubt be defrayed by selling the site (which is a very valuable one) and removing the houses to a less central situation.

Wyatt's Almshouses are temporarily rented by Inglethorpe's Charity; but are of unsatisfactory construction; and the site (which is very confined) should ultimately be disposed of. There are no funds available for re-building the houses, the income of the Charity having always been inadequate, necessitating frequent subsidies from the Dole Charities. Wyatt's Charity was for many years in debt. This has been cleared off, and the future income should be applied in out-door pensions.

Two of Geary and Hackett's Almshouses were built on land in Taylor's Lane, belonging to Inglethorpe's Charity, and two on land belonging to Wyatt's Charity in Friar Street. Those in Taylor's Lane were included in the sale to the Corporation for the Victoria institute. Those in Friar street are old and unsatisfactory, and the income of the Charity is inadequate to their endowment. The Trustees have for some time past ceased to make appointments to this Charity, and, a long standing debt having now been cleared off, out-door pensions should be substituted for these Almshouses.

Connected with the Almshouses is the Charity founded by the former Secretary (Mr. Edward Corles), under which each inmate receives annually five shillings' worth of "Christmas fare."

- II. The Dole Charities comprise (1) Nash's (portion of); (2) Thorpe's; (3) Lady Booth's; (4) John Steward's; (5) Farley's; (6) Hebb's Municipal Anniversary Gifts; (7) Norton and Shephard's; (8) General or St. Thomas's Day; (9) Tyler's Charity.

From Nash's Charity 10 Coats, from Thorpe's 6, and from the General Charities 4, are annually given (in October) to poor citizens, not being paupers or almsmen, and not having received a Charity Coat within the three preceding years. Tenders for the supply of the Coats are obtained yearly in August. The price is fixed at 24s. each; the selection of tender depending upon the quality of the cloth. An annual sum of £48 from Nash's Charity is also applied in clothing tickets of the value of 5s. each, for "deserving and necessitous men over 60 years of age, and who have resided within the City boundary for not less than 5 years, and have not during that period received Poor Law relief." Tickets for the Coats and Clothing Tickets are divided amongst the Trustees, equally, as far as practicable, for distribution by them to suitable applicants.

Lady Booth's Charity is applied in supplying weekly two shillings worth of penny loaves to a number of the City Churches, in rotation, for distribution amongst the poor. On the last enquiry by the Charity Commissioners, it was stated that the accustomed recipients followed the loaves from Church to Church, and, in consequence, became authorities as to the comparative merits of the City Clergy. The accounts are included in those of the General Charities.

John Steward's Gift consists of a small money dole (the interest of £50) divided annually amongst the women occupying the Almshouses under the management of the Six Masters. The Accounts are included in those of the General Charities.

Farley's Charity consists of two weekly pensions of two shillings each, payable to poor Freemen of Worcester, with a preference to inhabitants of St. Andrew, St. Alban, and All Saint's parishes.

Hebb's Municipal Anniversary Gifts take the form of Tickets, distributable on the 9th of November; and are of the value of seven shillings each, in tea and sugar. Recipients must be poor widows, or married women with large families. The Tickets are divided amongst the Trustees for distribution.

Norton and Shephard's Charity was originally founded for the relief of prisoners for debt. Under a recent scheme this Charity passed from the Trustees and is administered as a "Prison Charity" in connection with the Worcester Prison, except as to an annual sum of £4. 9s. 6d., which is administered as part of the Educational Charities.

The General or St. Thomas's Day Charities comprise a large number of charitable gifts, made for the benefit of the Poor of Worcester, without, for the most part, any specific directions as to the mode of application. The income was formerly mainly applied in money



Doles of two shillings each upon Saint Thomas's Day, an annual sum of £260 being so distributed amongst 2,600 recipients, supposed to represent the same number of distinct families. This very objectionable system was discontinued in the year 1867; since which time a large part of the income has been diverted to educational purposes. The remainder is applied partly in specific payments of £18. 6s. on Good Friday, and £18. 5s. 6d. on Saint Thomas's Day, to the City parishes for bread to the poor; partly in outdoor pensions and partly in Tickets of the value of five shillings each, for food or clothing, which are divided equally between the Trustees, for distribution amongst deserving poor. These Tickets are not intended for distribution at any particular date; but rather for the relief of persons in illness, when out of employ, or otherwise needing temporary assistance. Any number of Tickets may be given to the same person. Owing to the recent reduction of agricultural rents, the number of Tickets available is less than a few years back; and the out-door pensions, as they become vacant, are necessarily allowed to drop.

Bread and money  
to city parishes.

Pensions.

Tickets for food  
or clothing.

Tyler's Charity.

Tyler's Charity consists of the interest of £86. 1s. 3d., given by the late Mr. J. H. Tyler, for distribution on the 24th of December, among twenty of the poor and deserving members of the congregation of the Roman Catholic Church of Saint George, in the City of Worcester, to purchase groceries.

Educational  
Charities.

III. The Educational Charities comprise (1) Goulsborough's; (2) Worfield's; (3) "The Educational."

Goulsborough's  
Charity.

(1) Goulsborough's Gift consists of the income of £40 to hopeful Scholars in the Worcester Grammar School.

Worfield's  
Charity.

(2) Worfield's Charity formerly provided four Exhibitions of £50 each, tenable for four years, to enable poor Scholars to proceed to any English University, but the income is not now adequate, and owing to a present debt (partly caused by a large expenditure on the property) the further grant of Exhibitions has been suspended for the present. The Exhibitions are awarded according to merit, as tested by an annual examination in September. Founder's Kin, wherever born, are eligible, and in case of equality of merit are entitled to preference. A large number of families have established their kinship to the Founder, and many Exhibitions have been taken by them. All other candidates must have been born in Worcester, Powick, Leigh, Bransford or Wick (St. John's). In default of applicants so qualified, Scholars (wherever born) who have distinguished themselves in the Public Elementary Schools of Worcester are eligible Candidates.

Educational  
Charities.

(3) "The Educational Charities" have been established, upon the application of the Trustees, by Schemes of the Endowed Schools Commissioners and the Charity Commissioners. They possess an income of about £280 a year, derived from Dole and Loan Charities, and chiefly from the General or St. Thomas's Day Charities, but some part is from Nash, Norton and Shepheard, White and Swift's Charities. It is applied, as the result of annual competitions, in grants to poor boys and girls; partly to enable them to stay at Elementary Schools longer than they otherwise could do, and partly to enable more advanced scholars to proceed from the Elementary Schools to Schools of a higher grade.

Endowments.

The total gross income of the Worcester Municipal Charities is about £3,600. It is mainly derived from three classes of property.

- (a) Houses and business premises in Worcester.
- (b) Agricultural estates and tithe rent charges.
- (c) Funded property and fixed rent charges.

Each class possesses special advantages and drawbacks. The Worcester properties entail a heavy annual outlay in repairs; and the landed estates and tithes are affected by agricultural fluctuations. Funded property and fixed rent charges, on the contrary, are free from deductions, and nominally from fluctuations, except so far as Consols are liable to reductions in the rate of interest. At the present time the last named class may seem the most desirable endowment for Charities, but a more extended observation leads to a different conclusion.

Charities are intended to be durable, but money is no permanent standard of value. Geary's Charity, which was endowed with a fixed rent charge, has been impoverished by the gradual diminution of the purchasing power of money; while the endowments of Inglethorpe's and Nash's Charities, consisting of buildings and land, are more than sufficient to fulfil the intentions of their Founders.

*The following is a Summary of the Accounts for the  
Year 1898.*

**HEBB'S MUNICIPAL ALMSHOUSE CHARITY.**

RECEIPTS.

		£ s. d.	£ s. d.
1898.			
Feb. 1st.	Balance in hand brought forward from last year's account		146 5 5½
1899.			
Jan. 31st.	Deakin, Mr. Thos., year's rent of house, South Street ...	6 10 0	
	Collins, Mr. J., do. do. ...	6 10 0	
	Ludlow, Mrs. M., do. do. ...	6 10 0	
	Ricketts, Mrs. Frances, 38 weeks do. ...	3 16 0	
	Mattey, Mrs. S., one quarter year's rent do. ...	1 6 0	
	Year's dividends on £274. 8s. 0d. and £261. 15s. 9d., £2. 15s. per cent. Consols ... ..	14 14 8	
			<u>39 6 8</u>
			<u>£185 12 1½</u>

PAYMENTS.

		£ s. d.	
1899.			
Jan. 31st.	Rates, taxes, insurance, &c. ... ..	5 13 1	
	Repairs ... ..	4 17 5	
	Legal charges ... ..	0 10 6	
	Surveyor's charges ... ..	0 7 4	
	Proportion of general expenses ... ..	1 18 9	
	Miscellaneous disbursements... ..	1 10 0	
			<u>14 17 1</u>
	Balance in hand carried forward to next year's account ...		170 15 0½
			<u>£185 19 1½</u>

**HEBB'S MUNICIPAL WIDOW'S ASYLUM.**

RECEIPTS.

		£ s. d.	£ s. d.
1899.			
Jan. 31st.	12-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898 ... ..	8 14 0	
	Bradley, Mr. George, year's rent of an Almshouse, Britannia Square... ..	9 2 0	
	Dobbins, Mr. Henry, on account of year's rent and arrears of an Almshouse, Britannia Square ... ..	9 3 0	
	Year's dividends on £23 6s. 4d. £2 15s. per cent. Consols... ..	0 12 0	
			<u>27 11 0</u>
	Balance due from this Charity carried forward to next year's account ... ..		57 19 10½
			<u>£85 10 10½</u>

PAYMENTS.

		£ s. d.	£ s. d.
1898.			
Feb. 1st.	Balance due from this Charity brought forward from last year's account ... ..		81 10 7½
1899.			
Jan. 31st.	Rates, taxes, insurance, &c. ... ..	1 0 0	
	Legal charges ... ..	1 1 6	
	Proportion of general expenses ... ..	1 18 9	
			<u>4 0 3</u>
			<u>£85 10 10½</u>

## INGLETHORPE'S CHARITY.

### RECEIPTS.

		£	s.	d.	£	s.	d.
1898.	Balance in hand brought forward from last year's account				1261	10	5
1899.							
Jan. 31st.	33-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898 ... ..	23	18	6			
	King, Mr. G. W., year's rent of shops, &c., The Cross, and Saint Swithin Street ... ..	335	0	0			
	Thornton, Mr. W., year's rent of shop, Saint Swithin Street	50	0	0			
	Stiles, Mr. A., do. do. ... ..	80	0	0			
	National Telephone Company Limited, way leave for chimney bracket, Sansome Street ... ..	0	1	0			
	Spreckley Bros., Limited, year's rent of brewery, &c., Sansome Street ... ..	207	13	4			
	Smith, Mrs. H., year's rent of land at Henwick ... ..	15	0	0			
	Day, Mr. Jos., do. do. do. ... ..	13	0	0			
	Postmaster of Worcester, way leave for 2 telegraph poles on land at Henwick ... ..	0	2	0			
	Year's dividends on accumulation for repairs ... ..	95	4	11			
	Do. on £952. 8s. 5d. £2. 15s. per cent. Consols	26	3	8			
	Do. on £78. 3s. 1d. do. do. ... ..	2	1	2			
	Year's interest on £858 at £3 10s. per cent. per annum advanced for draining Avenbury Estates ... ..	30	0	0			
	Year's interest on £226. 14s. 0d. at £3 per cent. per annum advanced to General Charities to defray balance of expenses in connection with the erection of new shops, St. Swithin Street ... ..	6	16	0			
	General Charities—instalment in repayment of loan ... ..	13	0	0			
	Proceeds of sale of £389 9s. 2d. £2 15s. per cent. Consols (less brokerage) to provide loan to General Charities in connection with purchase of properties at rear of Shades Inn, Mealcheapen Street ... ..	428	8	0			
					1327	8	7
					£2588	19	0

### PAYMENTS.

		£	s.	d.	£	s.	d.
1899.							
Jan. 31st.	Year's pay to inmates of Almshouses... ..	165	18	0			
	Medical officer for attendance and medicine supplied to inmates of Almshouses ... ..	7	10	0			
	Clothing and coal to inmates of Almshouses ... ..	20	14	6			
	Repairs ... ..	4	10	3			
	Legal charges ... ..	1	1	0			
	Rates, taxes, insurance, tithes, &c. ... ..	15	9	3			
	General Charities, loan at £3 per cent. per annum in connection with properties at rear of Shades Inn, Mealcheapen Street ... ..	428	8	0			
	Invested in purchase of £543 13s. 6d. £2 15s. per cent. Consols in augmentation of accumulations for repairs	596	4	11			
	Invested in purchase of £13 11s. 10d. £2 15s. per cent. Consols, instalment, and interest received in repayment of loan to General Charities ... ..	15	1	2			
	Nash, Geary, and Wyatt's Charities, and Berkeley's Hospital, year's rent of 11 Almshouses ... ..	85	16	0			
	Proportion of General Expenses ... ..	38	16	0			
	Proportion of Revd. Telfer's stipend as superintendent of Almshouses ... ..	6	13	4			
	Miscellaneous disbursements, including burials of deceased inmates, printing, advertising, &c. ... ..	1	10	0			
					1387	12	5
	Balance in hand carried forward to next year's account ...				1201	6	7
					£2588	19	0



## NASH'S CHARITY.

## RECEIPTS.

		£	s.	d.	£	s.	d.
1898.							
Feb. 1st.	Balance in hand brought forward from last year's account				802	19	10
1899.							
Jan. 31st.	Fildes, Mr. Thomas, year's rent of premises, New Street	12	10	0			
	Representatives of late Mrs. Smith, do. do.	6	0	0			
	Jeff, Mr. John do. do.	15	0	0			
	Trustees of Inglethorpe's Charity, year's rent of an Almshouse, The Butts ... ..	7	16	0			
	Wood and Son, Messrs. Joseph, year's acknowledgment...	0	0	6			
	Corporation of Worcester, proportion of year's rent of land in Pitchcroft ... ..	6	8	6			
	Sheasby, Mr. Joseph, year's acknowledgment for right of road across The Moors ... ..	0	9	5			
	Coombs, Mr. Arthur do. do.	0	4	9			
	Beauchamp, Mr. Arthur, year's rent of Old Rectory House, Powick ... ..	57	8	8			
	Great Tithes of Powick, one year ... ..	288	13	2			
	Mercer, Mr. Thos. G., on account of rent of Lower House Farm and adjoining land, Stanford Bishop ... ..	105	0	0			
	Year's dividends on £1,831 1s. 2d., £2 15s. per cent. Consols						
	Do. on £1,000 0s. 0d., do. do.	207	3	1			
	Do. on £4,489 5s. 7d., do. do.						
	Three-fourths of ditto on £423. 11s. 9d., do.						
	Brook, Mr. Jas., for three pairs of boots (inmates deceased)	1	1	0			
	Corporation of Worcester, purchase money of two fields in Pitchcroft ... ..	469	2	6			
					1176	17	7
					<u>£1979</u>	<u>17</u>	<u>5</u>

## PAYMENTS.

		£	s.	d.	£	s.	d.
1899.							
Jan. 31st.	Year's pay to inmates of Almshouses ... ..	347	14	0			
	Nurses for attendance upon inmates of Almshouses ...	3	5	0			
	Medical Officer for attendance and medicine supplied to inmates of Almshouses ... ..	16	10	0			
	Coal and clothing to inmates of Almshouses ... ..	44	10	9			
	Ten coats for poor men (1897) ... ..	12	0	0			
	Do. do. ... ..	12	0	0			
	Clothing Tickets for ditto ... ..	36	5	0			
	Annual grant to Educational Charities ... ..	32	0	0			
	Repairs of almshouses and properties ... ..	22	8	1			
	Legal charges ... ..	0	10	0			
	Surveyor's charges ... ..	1	8	0			
	Rates, taxes, insurance, tithes, commission on collection of Great Tithes of Powick, &c. ... ..	79	7	6			
	Proportion of General Expenses ... ..	58	3	4			
	Ditto of Revd. Telfer's stipend as Superintendent of Almshouses ... ..	13	6	8			
	Miscellaneous disbursements, including burials of deceased inmates, printing, advertising, &c. ... ..	17	1	2			
	Invested in purchase of £423 11s. 9d. £2 15s. per cent. Consols (proceeds of sale of land in Pitchcroft) ... ..	469	2	6			
					1165	12	0
	Balance in hand carried forward to next year's account ...				814	5	5
					<u>£1979</u>	<u>17</u>	<u>5</u>



## BERKELEY'S HOSPITAL.

### RECEIPTS.

	£	s.	d.	£	s.	d.
1898.						
Dec. 31st.	Dingle, Mr. Francis, year's rent of vaults ... ..	10	0	0		
	Representatives of late A. P. Watkins, two year's acknowledgment ... ..	0	5	0		
	Corbett, and Son, Messrs. Jos., year's rent of Longmore Estate ... ..	208	0	0		
	Philpott, Mr. Dean, on account of rent of Hawkin's Estate	160	0	0		
	Trustees of Inglethorpe's Charity, year's rent of two Almshouses ... ..	15	12	0		
	Morris, Mary, 50 weeks rent of an Almshouse, at nominal rent of 1d. per week ... ..	0	4	2		
	Thomas Jane, do. do. do. do. do. do. do. do. do.	0	4	2		
	Mills, Mary Morris, 17 do. do. do. do. do. do. do. do.	0	1	5		
	Year's dividends on Consols ... ..	34	6	3		
					428	18 0
	Balance due to Steward carried forward to next year's account ... ..				114	8 9
					<u>£543</u>	<u>1</u>

### PAYMENTS.

	£	s.	d.	£	s.	d.
1898.						
Jan. 1st.	Balance due to Steward brought forward from last year's account ... ..				102	10 1
	Year's pay to inmates of Almshouses ... ..	122	14	0		
	Ditto to yardman ... ..	5	4	0		
	Medical Officer for attendance and medicine supplied to inmates of Almshouses ... ..	7	10	0		
	Coal and clothing to inmates of Almshouses ... ..	18	11	9		
	Repairs ... ..	96	2	3		
	Legal charges ... ..	7	9	0		
	Surveyor's charges ... ..	20	3	3		
	Chaplain—year's stipend ... ..	40	0	0		
	Steward—year's salary ... ..	20	0	0		
	Rates, taxes, insurance, tithes, &c. ... ..	42	8	2		
	Invested in purchase of £30 16s. 11d. £2 15s. percent. Consols	34	6	3		
	Miscellaneous disbursements, including printing, advertis- ing, &c. ... ..	14	18	0		
	Nurses for attendance on inmates of Almshouses ... ..	4	15	0		
	Lewis, Mr. Geo., balance of contract for erection of hop kiln on Hawkin's Estate ... ..	6	10	0		
					440	11 8
					<u>£543</u>	<u>1 9</u>

## WYATT'S CHARITY.

### RECEIPTS.

	£	s.	d.	£	s.	d.
1898.						
Feb. 1st.	Balance in hand brought forward from last year's account				141	8 9½
1899.						
Jan. 31st.	25-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898 ... ..	18	2	6		
	Webb, Messrs. E. & Sons, year's rent of premises, Copenhagen Street ... ..	25	0	0		
	Trustees of Inglethorpe's Charity, year's rent of six Almshouses, Friar Street... ..	46	16	0		
	Year's dividends on £226 12s. 3d. £2. 15s. per cent, Consols	6	4	8		
					96	3 2
					<u>£237</u>	<u>11 11½</u>

### PAYMENTS.

	£	s.	d.	£	s.	d.
1899.						
Jan. 31st.	Rates, taxes, insurance, &c. ... ..	4	2	6		
	Legal charges ... ..	3	14	6		
	Surveyor's charges ... ..	1	11	0		
	Repairs ... ..	31	1	10		
	Proportion of General Expenses ... ..	5	16	3		
					46	6 1
	Balance in hand, carried forward to next year's account ...				191	5 10½
					<u>£237</u>	<u>11 11½</u>

## GEARY & HACKETT'S CHARITIES.

### RECEIPTS.

		£	s.	d.	£	s.	d.
1898.							
Feb. 1st.	Balance in hand brought forward from last year's account				255	12	10
1899.							
Jan. 31st.	3-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898 ... ..	2	3	6			
	Trustees of Inglethorpe's Charity, year's rent of two Alms-houses in Friar Street ... ..	15	12	0			
	Year's rent charge on Angel Inn and adjoining properties, Pershore ... ..	15	0	0			
	Year's dividends on £1,179 4s. 4d. £2 15s. per cent. Consols	32	8	4			
					65	3	10
					£320	16	8

### PAYMENTS.

		£	s.	d.	£	s.	d.
1899.							
Jan. 31st.	Rates, insurance, &c. ... ..	0	5	0			
	Proportion of General Expenses ... ..	3	17	6			
					4	2	6
	Balance in hand carried forward to next year's account ...				316	14	2
					£320	16	8

## CORLES'S CHARITY.

### RECEIPTS.

		£	s.	d.	£	s.	d.
1898.							
Feb. 1st.	Balance in hand brought forward from last year's account				97	10	2
1899.							
Jan. 31st.	Year's dividends on £529 16s. 0d. £2 15s. per cent. Consols	14	11	4			
					14	11	4
					£112	1	6

### PAYMENTS.

		£	s.	d.	£	s.	d.
1899.							
Jan. 31st.	Tradesmen for 90 tickets to inmates of Alms-houses ... ..	11	5	0			
	Printing... ..	0	8	6			
					11	13	6
	Balance in hand carried forward to next year's account ...				100	8	0
					£112	1	6

## THORP'S CHARITY.

### RECEIPTS.

		£	s.	d.	£	s.	d.
1898.							
Feb. 1st.	Balance in hand brought forward from last year's account				29	12	7
1899.							
Jan. 31st.	Representatives of late R. R. Vaughton, year's rent charge on an Estate at Howley Grange, near Halesowen ... ..	5	0	0			
	Year's dividends on £52 10s. £2 15s. per cent. Consols ...	1	9	0			
					6	9	0
					£29	1	7

### PAYMENTS.

		£	s.	d.	£	s.	d.
1899.							
Jan. 31st.	Messrs. Butler and Kenward for 6 coats at £1. 4s. each (1897) ... ..	7	4	0			
	Mr. B. Davies for 6 coats at £1 4s. each ... ..	7	4	0			
					14	8	0
	Balance in hand carried forward to next year's account ...				14	13	7
					£39	1	7

### THOMAS FARLEY'S CHARITY.

#### RECEIPTS.

1898.		£	s.	d.	£	s.	d.
Feb. 1st.	Balance in hand brought forward from last year's account				16	15	0
1899.							
Jan. 31st.	Year's dividends on £361 16s. 2d. £2 15s. per cent. Consols	9	19	0			
						9	19
							0
							<u>£26 14 0</u>

#### PAYMENTS.

1899.		£	s.	d.	£	s.	d.
Jan. 31st.	Balance in hand carried forward to next year's account ...				26	14	0
							<u>26 14 0</u>

### HEBB'S MUNICIPAL ANNIVERSARY DAY GIFTS.

#### RECEIPTS.

1898.		£	s.	d.	£	s.	d.
Feb. 1st.	Balance in hand brought forward from last year's account				40	15	2½
1899.							
Jan. 31st.	12-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898 ... ..	8	14	0			
						8	14
							0
							<u>£49 9 2½</u>

#### PAYMENTS.

1899.		£	s.	d.	£	s.	d.
Jan. 31st.	Tradesmen for 17 Tickets ... ..	5	19	0			
	Printing ... ..	0	4	6			
	Proportion of General Expenses ... ..	1	18	9			
						8	2
							3
	Balance in hand carried forward to next year's account ...				41	6	11½
							<u>£49 9 2½</u>

GENERAL CHARITIES.

		RECEIPTS.			£ s. d.		
1898.	Feb. 1st.	Balance in hand brought forward from last year's account			342	2	4½
1899.	Jan. 31st.	72-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898	...	...	52	8	4
		Lord Coventry, a year's rent charge on Powick Ham	...	...	25	0	0
		Guiding, Mr. H. B., year's rent of land at Longdon	...	...	30	0	0
		Newnham, Mr. Wm., year's rent of house at Staking House, Hartlebury	...	...	10	8	0
		Rowley, Mr. Jos., on account of year's rent and arrears of house at Staking House, Hartlebury	...	...	5	17	0
		Rowley, Mr. John, on account of year's rent	do.	do.	5	6	2
		Sheward, Mr. E., do. and arrears	do.	do.	4	1	0
		Worcester and Birmingham Canal Company, year's rent of land, near Lowesmoor, taken for canal	...	...	22	9	4
		Allen, Mr. Thos., year's rent of tenements in Friar Street	...	...	5	0	0
		South Wales and Cannock Chase Coal Company, Limited, year's rent of land at Pike Hill, Tolladine Road	...	...	32	0	0
		Representatives of late J. E. Viner, year's acknowledgment	...	...	0	1	0
		Twining, Mrs., year's rent of house and garden, Trinity...	...	...	10	8	0
		Hill, Mr. E. H., do.	do.	do.	10	8	0
		Arnett, Mr. John, do.	do.	do.	10	8	0
		Checketts, Mrs., do.	do.	do.	10	8	0
		Till, Mr. Edward, sen., ditto of stable, &c., do.	...	...	8	0	0
		Suffield, Mr. John, year's rent of Shades Inn and shop, Mealcheapen Street	...	...	78	7	0
		Overton, Mr. F. L., year's rent of shop in New Street	...	...	18	18	0
		Flay, Mr. John, do. do. in High Street...	...	...	160	17	8
		Horner and Co., year's rent of shop in St. Swithin Street	...	...	85	0	0
		Eastmans, Limited, do. do.	...	...	80	0	0
		Cosford, Mrs. M. E., on account of ditto and arrears	do.	do.	33	5	0
		Butler and Co., Messrs., year's fee farm rent on house in High Street	...	...	0	8	8
		Kendall, Mr. Albert, do. do. on house in Broad Street	...	...	0	5	4
		Representatives of the late Thomas Watton, deceased, year's fee farm rent on house in Broad Street	...	...	0	5	4
		Year's dividends on £8 12s. 3d., £2 15s. per cent. Consols	...	...	0	4	8
		Swaddon's Charity—balance standing to credit of this Charity on 31st January, 1898	...	...	3	16	0
		Hillier's Charity, do. do.	...	...	9	9	4
		Amount of loan from Inglethorpe's Charity at £3 per cent. to provide purchase moneys and expenses of properties at rear of Shades Inn	...	...	428	8	0
					<hr/>		
					1141	7	10
					<hr/>		
					£1483	10	2½

		PAYMENTS.			£ s. d.		
1899.	Jan. 31st.	Year's pay to pensioners	...	...	10	8	0
		Gifts to the Poor	...	...	85	2	6
		Annual grant to Educational Charities	...	...	220	0	0
		Repairs to properties	...	...	6	6	5
		Legal charges	...	...	44	12	0
		Surveyor's charges	...	...	1	9	4
		Rates, taxes, insurance, tithes, commission on collection of Staking House rents, &c.	...	...	33	10	6
		Messrs. Waits and Bray on account of contract for rebuilding properties at rear of Shades Inn	...	...	300	0	0
		Proportion of General Expenses	...	...	50	8	2
		Miscellaneous disbursements, including printing, &c.	...	...	1	15	6
		Quarrell, Mr. T., purchase money of property at rear of Shades Inn...	...	...	150	0	0
		Worthington and Co., Limited, purchase money and interest of property at rear of Shades Inn	...	...	262	8	4
		To Inglethorpe's Charity—year's interest on £226 14s. at £3 per cent. per annum	...	...	6	16	0
		To Inglethorpe's Charity—instalment in repayment of loan of £226 14s.	...	...	13	0	0
					<hr/>		
					1185	16	9
					<hr/>		
					297	13	5½
					<hr/>		
					£1483	10	2½



### SWADDON'S CHARITY.

#### RECEIPTS.

		£ s. d.	£ s. d.
1898.			
Feb. 1st.	Balance in hand brought forward from last year's account		3 16 0
1899.			
Jan. 31st.	Year's rent charge on an Estate at Singleberrow, Bucks...	4 0 0	4 0 0
			<u>£7 16 0</u>

#### PAYMENTS.

1899.			
Jan. 31st.	To General Charities—a transfer ... ..	3 16 0	
	Commission on collection of a year's rent charge ... ..	0 4 0	
			4 0 0
	Balance in hand carried forward to next year's account ...		3 16 0
			<u>£7 16 0</u>

### HILLIER'S CHARITY.

#### RECEIPTS.

		£ s. d.	£ s. d.
1898.			
Feb. 1st.	Balance in hand brought forward from last year's account		9 9 4
1899.			
Jan. 31st.	Year's dividends on £344. 6s. 3d. £2 15s. per cent.		
	Consols ... ..	9 9 4	
			9 9 4
			<u>£18 18 8</u>

#### PAYMENTS.

1899.			
Jan. 31st.	To General Charities—a transfer ... ..	9 9 4	
	Balance in hand carried forward to next year's account ...		9 9 4
			<u>£18 18 8</u>

### TYLER'S CHARITY.

#### RECEIPTS.

		£ s. d.	£ s. d.
1898.			
Feb. 1st.	Balance in hand brought forward from last year's account		2 17 6
1899.			
an. 31st.	Year's dividends on £86. 1s. 3d., £3. 10s. Birmingham Corporation Stock	3 0 2	
			<u>3 0 2</u>
			<u>£5 17 8</u>

#### PAYMENTS.

		£ s. d.	£ s. d.
1899.			
an. 31st.	Tradesmen for 20 Tickets	2 10 0	
	Printing	0 5 0	
			<u>2 15 0</u>
	Balance in hand carried forward to next year's account		3 2 8
			<u>£5 17 8</u>

### WORFIELD'S CHARITY.

#### RECEIPTS.

		£ s. d.	£ s. d.
1899.			
an. 31st.	13-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898	9 10 6	
	Senter, Mr. H., on account of year's rent of part of Bransford Estate	26 10 0	
	Newman, Mr. John, year's rent of do.	2 0 0	
	White, Mr. Thos. do. do.	17 0 0	
	Mann, Mr. H. L. P. do. do.	4 0 0	
	Cazalet, Mr. E. J., on account do.	27 0 0	
	Lane, Mr. James, year's rent of do.	3 0 0	
	Bray, Mr. John do. do.	5 17 0	
	Hardman, Mr. Geo. do. do.	67 0 0	
	Essex, Mr. Joseph do. do.	2 0 0	
	Beck, Mr. W. W., on account do.	24 0 0	
			<u>187 17 6</u>
	Balance due from this Charity carried forward to next year's account		837 18 2½
			<u>£1,025 15 8½</u>

#### PAYMENTS.

		£ s. d.	£ s. d.
1898.			
Feb. 1st.	Balance due from this Charity brought forward from last year's account		970 10 0½
1899.			
an. 31st.	Tithes, insurance, &c.	19 19 11	
	Legal charges	2 3 0	
	Proportion of General Expenses	11 12 6	
	Miscellaneous disbursements, including repairs, fencing, surveyors fees, &c.	21 10 3	
			<u>55 5 8</u>
			<u>£1,025 15 8½</u>

## EDUCATIONAL CHARITIES.

### RECEIPTS.

	£	s.	d.	£	s.	d.
1898. Feb. 1st. Balance in hand brought forward from last year's account				292	15	2
1899. Jan. 31st. Annual grant from General Charities ... ..	220	0	0			
Do. from Nash's Charity ... ..	32	0	0			
Do. from Worcester Prison Charity (late Norton and Shepheard's Charities)... ..	4	9	6			
Year's dividends on £256 18s. 4d., £115 11s. 10d., £520 3s. 2d., and £88 19s. 4d., £2 15s. per cent. Consols ... ..	26	19	8			
				283	9	2
				£576	4	4

### PAYMENTS.

1899. Jan. 31st. Year's payments to Exhibitioners ... ..	248	10	0			
Printing, advertising, distribution of handbills, &c. ... ..	15	3	6			
				263	13	6
Balance in hand carried forward to next year's account ...				312	10	10
				£576	4	4

## AVENBURY ESTATES.

### RECEIPTS.

	£	s.	d.	£	s.	d.
1898. Feb. 1st. Balance in hand brought forward from last year's account				123	11	4
1899. Jan. 31st. Cox, Mr. J. R., year's rent of Burgees and Greeve Estates	202	6	3			
Adams, Mr. W. H., year's rent and arrears of Avenbury Court Farm ... ..	230	3	9			
London and Lancashire Insurance Company in settlement of claim under Policy No. 3,370,344, in respect of fire at Avenbury Court Farm ... ..	725	0	0			
Adams, Mr. W. H., balance of account for basic slag over and above amount allowed by Trustees ... ..	0	13	3			
				1158	3	3
				£1,281	14	7

### PAYMENTS.

	£	s.	d.	£	s.	d.
1899. Jan. 31st. To Ingletborpe's Charity, 33-170th shares of balance standing to credit of Avenbury Estates on 31st January, 1898 ... ..	23	18	6			
To Wyatt's Charity 25-170th shares do. do. ... ..	18	2	6			
To Worfield's Charity, 13-170th shares do. do. ... ..	9	10	6			
To Hebb's Municipal Widows' Asylum, 12-170th shares do. do. do. do. ... ..	8	14	0			
To Hebb's Municipal Anniversary Day Gifts, 12-170th shares do. do. do. do. ... ..	8	14	0			
To Geary and Hackett's Charities, 3-170th shares do. ... ..	2	3	6			
To General Charities, 72-170th shares do. do. ... ..	52	8	4			
Land tax, tithe, insurance, &c. ... ..	58	19	2			
To Ingletborpe's Charity, one year's interest on £858 at £3 10s. per cent. per annum ... ..	30	0	0			
Repairs ... ..	35	2	3			
Legal charges ... ..	8	9	6			
Surveyor's charges ... ..	2	11	0			
Miscellaneous disbursements, including accounts for new fencing, basic slag, &c. ... ..	49	0	11			
				307	14	2
Balance in hand carried forward to next year's account ...				974	0	5
				£1,281	14	7

## GENERAL EXPENSES.

### RECEIPTS.

1899.		£	s.	d.
Jan. 31st.	Interest on Banking Account for 1898 ... ..	18	0	0
	Proportion from Nash's Charity (30-90ths) ... ..	58	3	4
	Do. from Ingleshorpe's Charity (30-90ths) ... ..	38	16	0
	Do. from General Charities (26-90ths) ... ..	50	8	2
	Do. from Wyatt's Charity (3-90ths) ... ..	5	16	3
	Do. from Geary and Hackett's Charities (2-90ths) ... ..	3	17	6
	Do. from Worfield's Charity (6-90ths) ... ..	11	12	6
	Do. from Hebb's Municipal Almshouse Charity (1-90th) ... ..	1	18	9
	Do. from Hebb's Municipal Widows' Asylum (1-90th) ... ..	1	18	9
	Do. from Hebb's Municipal Anniversary Day Gifts (1-90th)...	1	18	9
		<hr/>		
	Do. of Rev. Telfer's stipend from Ingleshorpe's Charity (1-3rd)	192	10	0
	Do. do. Nash's Charity (2-3rds) ...	6	13	4
		13	6	8
		<hr/>		
		<u>£212</u>	<u>10</u>	<u>0</u>

### PAYMENTS.

1899.		£	s.	d.
Jan. 31st.	Guarantee Society premium ... ..	7	10	0
	Corporation of Worcester for use of Room at Guildhall for 1897 ...	1	10	0
	Do. Do. Do. for 1898 ...	1	10	0
	Secretary and Treasurer, year's salary ... ..	140	0	0
	Legal Charges ... ..	2	2	0
	Surveyor's Charges ... ..	16	3	6
	Auditor's Charges ... ..	8	8	0
	Grant to the St. John's Nursing Institution ... ..	2	2	0
	Printing, Stationery, Receipt Stamps, Cheque Books, &c. ... ..	13	4	6
		<hr/>		
	Rev. Telfer, year's stipend as Superintendent of Almshouses ...	192	10	0
		20	0	0
		<hr/>		
		<u>212</u>	<u>10</u>	<u>0</u>



# SUMMARY.

SHEWING GROSS RECEIPTS AND EXPENDITURE, AND BALANCES, FOR THE YEAR ENDING 31st JANUARY, 1899.

Charity.	Balance in Hand, brought forward from last year's Account.		Receipts.		Expenditures.		Balance in Hand, carried forward to next year's Account.		Balance brought forward to next year's Account.		
	£	s. D.	£	s. D.	£	s. D.	£	s. D.	£	s. D.	
Hebb's Municipal Almshouse Charity ...	146	5 5½	39	6 8	14	17 1	170	15 0½			
Hebb's Municipal Widow's Asylum ...			27	11 9	4	0 3					
Ingelthorpe's Charity ...	1,961	10 6	1,337	8 7	1,387	12 5	1,901	6 7			
Nash's Charity ...	802	19 10	1,176	17 7	1,165	12 0	814	5 5			
Wyatt's Charity ...	141	8 9½	96	3 2	46	6 1	191	5 10½			
Geary and Hackett's Charities ...	255	12 10	65	3 10	4	2 6	316	14 2			
Coates's Charity ...	97	10 2	14	11 4	11	13 6	100	8 0			
Thorpe's Charity ...	22	12 7	6	9 0	14	8 0	14	13 7			
Farley's Charity ...	16	15 0	9	19 0			26	14 0			
Hebb's Municipal Anniversary Day Gifts	40	15 2½	8	14 0	8	2 3	41	6 11½			
General Charities ...	342	2 4½	1,141	7 10	1,185	16 9	297	13 5½			
Swaddon's Charity ...	8	16 0	4	0 0	4	0 0	3	16 0			
Hillier's Charity ...	9	9 4	9	9 4	9	9 4	9	9 4			
Tyler's Charity ...	2	17 6	3	0 2	2	15 0	3	2 8			
Worfield's Charity ...	292	15 2	187	17 6	55	5 8	312	10 10			
Educational Charities ...	123	11 4	283	9 2	283	13 6	974	0 5			
Avenbury Estates ...			1,158	3 3	307	14 2			897	18 2½	
Treasurer ...	3,560	2 0	5,559	11 5	4,485	8 6	4,478	2 4			
Messrs. Berwick and Co., Bankers ...							22	1 7			
Berkeley's Hospital (year ending 31st December, 1898)	£3,560	2 0	£3,560	2 0	£4,485	8 6	£4,500	3 11	3,604	5 10	
			102	10 1	428	13 0			£4,500	3 11	
										114	8 9

Chapter **4** (2)

Worcester Municipal  
Charities.

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SCHEME OF 28th MARCH, 1899.

In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

**The Board of Charity Commissioners for England and Wales**, upon an application made to them on the 18th October 1897, in writing, signed by

THOMAS SOUTHALL, Esquire ;

JOHN STALLARD, Solicitor ;

WILLIAM TEMPLE BOURNE, Timber Merchant ;

RICHARD WILLIAM BINNS, Managing Director of  
the Royal Porcelain Works ; and

ERNEST DAY, Architect, all of the City of Worcester ;

RICHARD SMITH CARINGTON, of Ashby Folville  
Manor, in the County of Leicester, Esquire ;

GEORGE HENRY WILLIAMSON, of Granta Lodge,  
Great Malvern, Manufacturer ; and

WILLIAM SPRIGGS, of Edgbaston, in the County of  
Warwick, Esquire ;

the Trustees of the above-mentioned Charities :

**And** it appearing that the endowments of the Charities consist of the particulars mentioned in the Schedule to the subjoined Scheme :

**And** after due notice of the intention to make this Order published according to the direction of the Board by being affixed to or near a principal outer door of the Town Hall of Worcester on the 26th February 1898, and by advertisement in the newspapers called "The Worcestershire Chronicle" and "Berrow's Worcester Journal" on the 4th March 1898 (being in each case more than one calendar month previously to the date hereof) :

**And** after due consideration of all objections made to the proposed Order and suggestions for the variation thereof :

**Do hereby Order** as follows :—

The subjoined Scheme is approved and established as the Scheme for the future regulation of the Charities.

5. The Charity of CHARLES GEARY, founded  
by Will dated 11th November 1789 ;
6. The Charity of LETITIA HACKETT, founded  
by Will dated 5th June 1804 ;
7. The Charity of JOHN WORFIELD, regulated  
by a Scheme of the Charity Commissioners  
of the 2nd April 1878 ;
8. The Charity of EDWARD CORLES, founded  
by Will proved at Worcester 19th June  
1866 ;
9. The Charity of THOMAS FARLEY, regulated  
by a Scheme of the Charity Commissioners  
of the 12th November, 1869 ;
10. The Charity of BENJAMIN THORPE, founded  
by Will dated 26th March 1716 ;
11. So much of the Charity of Sir THOMAS  
WHITE as is not comprised in a Scheme  
made under the Endowed Schools Act, 1869,  
on the 24th March 1873 (regulated by a  
Scheme of the Charity Commissioners of the  
30th November 1875) ;
12. The Charities of CHRISTOPHER HENRY  
HEBB (who died on the 26th October,  
1861) viz. :—
  - (1.) The MUNICIPAL WIDOWS'  
ASYLUM, regulated by the  
provisions of the Deed of



Foundation dated 10th February 1853, as varied by a Scheme of the Charity Commissioners of the 19th June 1863 ;

(2) The MUNICIPAL ALMSHOUSES, regulated by a Scheme of the Charity Commissioners of the 15th August 1879 ;

(3) MUNICIPAL CORPORATION ANNIVERSARY DAY GIFTS, founded by Will dated 2nd October, 1849 ;

(4) BEQUEST TO INMATES OF GEARY'S and HACKETT'S ALMSHOUSES, founded by Will dated 2nd October, 1849 ;

13. The Charity of HENRY GOULSBUROUGH ;

14. So much of the following Charities, known as the GENERAL or ST. THOMAS'S DAY CHARITIES, as is not comprised in Schemes made under the Endowed Schools Acts on the 24th March 1873 and the 17th May 1879, viz. :—

The Charities of

(1.) LAWRENCE PALMER and JOHN CHAPPELL ;

(2.) GEORGE and JOICE  
SHERRIFFE, MARY WARM-  
STREY, and EDMUND  
SIMONDS ;

(3.) WILLIAM and ELIZABETH  
SWADDON ;

(4.) THOMAS LORD COVENTRY ;

(5.) MAURICE HILLER, otherwise  
HILLIER ;

(6.) THOMAS BONNER ;

(7.) Dame ELIZABETH BOOTH ;

(8.) MARY FREEMAN ;

(9.) JOHN PALMER ;

(10.) JOHN STEWARD ;

(11.) NICHOLAS ARCHBOLD ;

(12.) LEWIS RANDOLPH ;

and the Charities consisting of—

(13.) Lands Purchased by Robert  
Youle out of the Gifts of  
Catherine Heywood and Thomas  
Prestwood ; and

(14.) Properties some time purchased  
by the Corporation of Worcester,  
and now held by the Trustees  
of the Worcester Municipal  
Charities for the use or benefit  
of the Poor ;

15. The Charity of JOSEPH HENRY TYLER,  
founded by Deed dated 2nd May 1894 ; and

In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

**The Board of Charity Commissioners for England and Wales**, upon an application made to them on the 18th October 1897, in writing, signed by

THOMAS SOUTHALL, Esquire ;  
 JOHN STALLARD, Solicitor ;  
 WILLIAM TEMPLE BOURNE, Timber Merchant ;  
 RICHARD WILLIAM BINNS, Managing Director of  
 the Royal Porcelain Works ; and  
 ERNEST DAY, Architect, all of the City of Worcester ;  
 RICHARD SMITH CARINGTON, of Ashby Folville  
 Manor, in the County of Leicester, Esquire ;  
 GEORGE HENRY WILLIAMSON, of Granta Lodge,  
 Great Malvern, Manufacturer ; and  
 WILLIAM SPRIGGS, of Edgbaston, in the County of  
 Warwick, Esquire ;

the Trustees of the above-mentioned Charities :

**And** it appearing that the endowments of the Charities consist of the particulars mentioned in the Schedule to the subjoined Scheme :

**And** after due notice of the intention to make this Order published according to the direction of the Board by being affixed to or near a principal outer door of the Town Hall of Worcester on the 26th February 1898, and by advertisement in the newspapers called "The Worcestershire Chronicle" and "Berrow's Worcester Journal" on the 4th March 1898 (being in each case more than one calendar month previously to the date hereof) :

**And** after due consideration of all objections made to the proposed Order and suggestions for the variation thereof :

**Do hereby Order** as follows :—

The subjoined Scheme is approved and established as the Scheme for the future regulation of the Charities.

SCHEME.

Administration of Charities.

1. From and after the day on which this Scheme is approved and established by an Order of the Charity Commissioners, the above-mentioned Charities and the endowments thereof specified in the Schedule hereto, and all other the endowments (if any) of the said Charities shall be administered and managed by the body of Trustees hereinafter constituted, subject to and in conformity with the provisions of this Scheme, under the title of the Municipal Charities.

Vesting of real estate.

2. Any freehold or leasehold lands and hereditaments comprised in this Scheme are hereby vested in "The Official Trustee of Charity Lands" (in so far as they are not already so vested), for all the estate and interest therein belonging to or held in trust for the Charities.

Investment of cash.

3. All sums of cash now or at any time belonging to the Charities, and not needed for immediate working purposes, shall (unless otherwise ordered) as soon as possible be invested, under the authority of a further Order of the Charity Commissioners, in the name of "The Official Trustees of Charitable Funds."

TRUSTEES.

Trustees.

4. The body of Trustees shall, when complete, consist of 17 competent persons, being—

Seven Representative Trustees, and  
Ten Coöptative Trustees.

Representative Trustees.

5. The Representative Trustees shall be appointed by the City Council of Worcester. Each appointment shall be made for a Term of four years at a meeting convened and held according to the ordinary practice of the appointing body, or in case of need or doubt according to rules made or approved by the Charity Commissioners. The Chairman of the meeting shall forthwith cause the name of each person appointed to be notified to the Trustees, or their Clerk or Secretary. The person appointed need not be a member of the appointing body.

First Representative Trustees.

6. The first Representative Trustees shall be appointed as soon as possible after the date hereof, and their names shall be notified to Thomas Southall herein-after mentioned on behalf of the Trustees. At the end of two years from the date of the appointment of the first Representative Trustees, if more than one remain Trustees, one half of them, as nearly as may be, to be determined by lot if necessary, shall go out of office but shall be eligible for re-appointment.

First Coöptative Trustees.

7. The following persons shall be the first Coöptative Trustees, and shall be entitled, subject to the provisions herein-after contained with respect to determination of Trusteeship, to hold office for the terms herein-after mentioned :—

- 1. THOMAS SOUTHALL, of the City of Worcester, Esquire ; } for life ;



- |   |   |  |
|---|---|--|
| <p>2. RICHARD SMITH CARINGTON, of Ashby Folville Manor, in the County of Leicester, Esquire ; and</p> <p>3. JOHN STALLARD, Solicitor ;</p> <p>4. WILLIAM TEMPLE BOURNE, Timber Merchant ;</p> <p>5. RICHARD WILLIAM BINNS, Managing Director of the Royal Porcelain Works ; and</p> <p>6. ERNEST DAY, Architect, all of the City of Worcester ; and</p> <p>7. GEORGE HENRY WILLIAMSON, of Granta Lodge, Great Malvern, Manufacturer ;</p> | } | for life   |
| <p>8. JOSEPH SHARMAN WOOD, of Ethelbert Lodge, Esquire ;</p> <p>9. FRANCIS BARNITT, of Woodside House, Esquire ; and</p> <p>10. Lieutenant-Colonel ALBERT WEBB, of Fo Royal, all in the City of Worcester.</p>  | } | for two, three, and five years respectively from the date of this Scheme, to be determined, if necessary, by lot |

3. The future Coöptative Trustees shall be persons residing or carrying on business in or near the City of Worcester, and shall be appointed for a term of seven years in each case. Every future Coöptative Trustee shall be provisionally appointed by a resolution of the Trustees to be passed at a special meeting, and to be forthwith notified by the Trustees to the Charity Commissioners with an application for their approval (which may be according to the form annexed hereto). A provisional appointment shall become valid only if and when the said Commissioners have certified their approval of it under their Official Seal, and shall date from that approval.

Future Coöptative Trustees

9. No person shall be entitled to act as a Trustee, whether on a first or any subsequent entry into office, until after signing in the minute book of the Trustees a declaration of acceptance and of willingness to act in the trusts of this Scheme.

Declaration by Trustees

10. Any future Coöptative Trustee who ceases to be qualified as aforesaid, and any Trustee who is absent from all meetings of the Trustees during a period of two consecutive years, and any Trustee who is adjudicated a bankrupt, or who is incapacitated to act, or who communicates in writing to the Trustees a wish to resign, shall thereupon cease to be a Trustee.

Determination of Trusteeship.

11. Upon the occurrence of a vacancy the Trustees shall, at their next meeting, cause a note thereof to be entered in their minute book, and in case of a vacancy in the office of Representative Trustee shall cause notice thereof to be given as soon as possible to

Vacancies.

the City Council. Any competent Trustee may be re-appointed. No vacancy in the office of Coöptative Trustee shall be filled till after the lapse of one calendar month from its occurrence.

MEETINGS AND PROCEEDINGS OF TRUSTEES.

Ordinary meetings. 12. The Trustees shall hold at least two ordinary meetings in each year.

Chairman. 13. The Trustees shall at their first ordinary meeting in each year elect one of their number to be Chairman of their meetings for the year. They shall make regulations for supplying his place in case of his death, resignation, or absence. The Chairman shall always be re-eligible.

Special meetings. 14. A special meeting may at any time be summoned by or by direction of the Chairman or any two Trustees upon four days' notice being given to all the other Trustees of the matters to be discussed.

Quorum. 15. There shall be a quorum when five Trustees are present at a meeting.

Voting. 16. Every matter shall be determined by the majority of the Trustees present and voting on the question. In case of equality of votes the Chairman shall have a casting vote, whether he has or has not previously voted on the same question, but no Trustee shall in any other circumstances give more than one vote.

Minutes and accounts. 17. A minute book and books of account shall be provided and kept by the Trustees. All proper accounts in relation to the Charities shall in each year be made out and certified in such manner as the Charity Commissioners require, and copies thereof shall be transmitted to the said Commissioners, and published in conformity with the provisions of the Charitable Trusts Acts.

General power to make regulations. 18. Within the limits prescribed by this Scheme the Trustees shall have full power from time to time to make regulations for the management of the Charities, and for the conduct of their business, including the summoning of meetings, the deposit of money at a proper bank, the custody of documents, and the appointment as Clerk or Secretary during their pleasure of one of themselves (without salary) or of some other fit person.

MANAGEMENT OF REAL PROPERTY.

Allotments Extension Act, 1882. 19. The Trustees shall let and otherwise manage in conformity with the provisions of the Allotments Extension Act, 1882, such of the lands belonging to the Charities as are subject to the provisions of the Fourth Section of the Act. The Trustees may set apart and let in allotments in the manner prescribed by and subject to the provisions of the said Act any portions of the land belonging to the Charities other than buildings and the appurtenances of buildings.

20. Subject as aforesaid, all the property of the Charities not required to be retained or occupied for the purposes thereof shall be let and otherwise managed by the Trustees. In every case public notice of the intention to let any land or other property shall be given by the Trustees in such manner as they consider most effectual for ensuring full publicity. The Trustees shall not create any tenancy in reversion, or for more than fourteen years certain, or for less than the improved annual value at rackrent, without the sanction of the Charity Commissioners or a competent Court.

Management and letting of property.

21. The Trustees shall provide that on the grant by them of any lease, the lessee shall execute a counterpart thereof; and every lease shall contain covenants on the part of the lessee for the payment of rent, and the proper cultivation of the land, and all other usual and proper covenants applicable to the property comprised therein; and a proviso for re-entry on non-payment of the rent or non-performance of the covenants.

Leases

22. The Trustees shall keep in repair and insure against fire all the buildings of the Charities not required to be kept in repair and insured by the lessees or tenants thereof.

Repair and insurance.

APPLICATION OF INCOME.

23. The cost of repairs and insurance, and all other charges and outgoings payable in respect of the property of the Charities, and all the proper costs, charges, and expenses of and incidental to the administration and management of the Charities shall be first defrayed by the Trustees out of the income thereof.

Expenses of management.

24. Subject to the payment aforesaid, the yearly income of the Charities shall be applied by the Trustees in accordance with the subsisting trusts.

Application of income

GENERAL PROVISIONS.

25. The appropriation of the benefits of the Charities shall be made by the Trustees from time to time at meetings of their body, and not separately by any individual Trustee or Trustees.

Appropriation of benefits.

26. No Trustee shall take or hold any interest in any property belonging to the Charities otherwise than as a Trustee for the purposes thereof, and no Trustee shall receive any remuneration, or be interested in the supply of work or goods, at the cost of the Charities.

Trustees not to be personally interested in the Charities.

27. The funds or income of the Charities shall not in any case be applied directly or indirectly in aid of any rates for the relief of the poor or other purposes in the City.

Charities not to relieve rates.

28. Any question as to the construction of this Scheme, or as to the regularity or the validity of any acts done or about to be done under this Scheme, shall be determined conclusively by the Charity Commissioners, upon such application made to them for the purpose as they think sufficient.

Questions under Scheme.



*Form of Application for the Approval of Provisional Appointments of Trustees.*

To the Charity Commissioners for England and Wales.

In the Matter of the Charities called the MUNICIPAL CHARITIES, in the City of WORCESTER, regulated by a Scheme of the Charity Commissioners of the 28th March 1899.

\* The application may be made by the Trustees or by the Chairman of the Meeting, or by the Clerk or Secretary, on their behalf.

The undersigned, being\* of the above-mentioned Charities, submits the following statement :—

1. A vacancy in the office of Trustee occurred on the day of 189 , by the [state cause of vacancy] of [state full name, address, and description of Trustee who vacates his office].

2. At a special meeting of the Trustees duly held on the day of 189 , at which there were present :— (in the Chair), and it was resolved that [state full name, address, and description of proposed new Trustee] be provisionally appointed to fill such vacancy.

3. The provisionally appointed Trustee has expressed in writing his willingness to accept and act in the trusts of the Scheme.

4. In these circumstances the Trustees now apply to the Charity Commissioners to approve such provisional appointment under their official seal.

declare that the above statements are in all respects true according to information and belief.

The applicant or applicants should sign here, adding the capacity in which the application is made by him or them.

Dated this day 189

NOTE.—The form may be adapted to the case of more than one vacancy and provisional appointment.



SCHEDULE.

Description.	Extent or Amount.	Tenant, Occupier, Person liable, or Persons in whose Name invested.	For what Term let.	Gross Yearly Income.
<b>I. CHARITY OF RICHARD INGLETBORPE.</b>				
Dwelling-house, shop, and premises, No. 2, The Cross, Worcester.	—	George Williams King	21 years' lease, expiring 29th September 1916.	£ s. d.
Dwelling-house, shop, packing room, offices, warehouse, and outbuildings, No. 1, St. Swithin Street, Worcester.				335 0 0
Shop, No. 2, St. Swithin Street, Worcester.	—	Walter E. Thornton	Yearly tenancy	50 0 0
Dwelling-house, shop, and premises, No. 3, St. Swithin Street, Worcester.	—	Albert Stiles	14 years' lease, expiring 25th December 1904.	80 0 0
Wayleave, St. Swithin Street, Worcester.	—	National Telephone Company, Limited.	Yearly.	0 1 0
Warehouse, counting house, brewery, vaulting, and other hereditaments, Sansome Street, Worcester.	—	Spreckley Brothers, Limited.	21 years' lease, expiring 24th June 1915.	145 0 0
Warehouse, offices, stabling, and yard, Sansome Street, Worcester.	—	Do.	Do.	62 13 4
Wayleave, Sansome Street, Worcester.	—	National Telephone Company, Limited.	Yearly	0 1 0
Garden, Henwick Road, Worcester.	£ s. d. 2 2 25	Harriet Smith	Yearly tenancy	15 0 0
Do. do.	2 2 24	Joseph Day	Do.	13 0 0
Wayleave for two telegraph poles, Henwick Road, Worcester.	—	Postmaster of Worcester	Yearly	0 2 0
82 (undivided share) of the 17 <sup>th</sup> Avonbury Estates, Herefordshire, consisting of the Avonbury Court Farm, and the Burgess Farm, and the Greeve Farm.	185 1 38	William Henry Adams (at a rent of £205 2s. 6d.)	Yearly tenancy	79 9 6
	128 2 33 118 1 14	John R. Cox (at a rent of £204 12s. 6d.)	Do.	
Sum lent to drain the Avonbury Estates, interest at 3½ per cent. being charged against the Avonbury Estates Account.	£ s. d. 858 0 0	- - - -	—	30 0 0
Sum lent to General Charities in connexion with erection of new shops in St. Swithin Street, interest at 3 per cent. being charged.	226 14 0	- - - -	—	6 16 0
Sum lent to General Charities in connexion with purchase of properties at the rear of the Shades Inn, Mealcheapen Street, interest at 3 per cent. being charged.	428 8 0	- - - -	—	12 17 0
New Councils:— (a) Investment account for augmentation of principal under Orders of the Charity Commissioners of the 18th November 1890 and 3rd November 1893	3,647 2 10	The Official Trustees of Charitable Funds.	—	Dividends accumulating.
Remittance account (for Charities of Inglesborne and Geary).	952 8 5	Do.	—	26 3 8

Description.	Extent or Amount.	Tenant, Occupier, Person liable, or Person in whose Name invested.	For what Term let.	Gross Yearly Income.
(c) Investment account, to which a yearly sum of 13 <i>l.</i> paid by the Trustees of General Charities is invested to replace a loan of 236 <i>l.</i> 14 <i>s.</i> under Order of the Charity Commissioners of the 22nd December 1891.	£ s. d. 91 14 11	The Official Trustees of Charitable Funds.	—	Dividends accumulating.
<b>*2. CHARITY OF JOHN NASH.</b>				
(1) Land in New Street, in the Parish of St. Martin, Worcester, with the buildings thereon as follows:— Workshop, brewhouse, stable and garden.	A. R. P. 0 2 0	Thomas Fildes - -	Yearly tenancy	£ s. d. 12 10 0
Brewhouse, workshop, yard and garden.	—	Representatives of late Mrs. Smith.	Do.	6 0 0
Part of a dwelling-house, three tenements, yard, and garden.	—	John Jeff - - -	Do.	15 0 0
Fifteen almshouses and gardens.	—	In hand.		
(2.) Land adjoining Croft Walk, The Butts, in the Parish of St. Nicholas, with the nine almshouses thereon.	0 0 18½	In hand. One of these almshouses is at present let to Ingleshorpe's Charity at a gross yearly rental of -	—	7 16 0
(3.) Acknowledgment in respect of openings in wall abutting on gardens of almshouses.	—	Joseph Wood & Son -	Yearly - -	0 0 6
(4.) Right of way across the moors.	—	Joseph Sheasby - -	Yearly - -	0 9 5
(5.) Do. do. -	—	Arthur Coombes - -	Do. - -	0 4 9
(6.) Old Rectory House, gardens, stable, coach-house, and yard at Powick, in the County of Worcester.	1 0 15	Arthur James Beauchamp	7 years' lease, expiring 29th September 1904.	57 8 8
(7.) Rentcharge in lieu of the great tithes of the Parish of Powick.	—	- - -	—	420 0 0
(8.) Lower House Farm, in the Parish of Stanford Bishop, in the County of Hereford.	106 2 13	Thomas G. Mercer -	Yearly tenancy	103 6 0
(9.) A piece of Land called "Jumper's Hole," situate in the above-mentioned Parish of Stanford Bishop.	4 1 22	Do.	Do.	4 0 0
(10.) New Consols:—	£ s. d.			
(a) Remittance account -	6,639 3 10	The Official Trustees of Charitable Funds.	—	182 11 4
(b) Estates, repair, and improvement fund.	500 0 0	Do.	—	13 15 0
(c) Almshouse, repair, restoration fund.	500 0 0	Do.	—	13 15 0
<b>3. CHARITY OF MICHAEL WYATT.</b>				
House, malthouse, &c., situate in Copenhagen Street, in the Parish of St. Andrew, Worcester.	—	Albert Webb - -	21 years' lease, expiring 29th September, 1917.	25 0 0

\*NOTE.—Under Scheme made under the Endowed Schools Act, on the 24th March 1873, the annual sum of £32 is applicable out of the income of the Charity of John Nash, for the Educational Foundation established by that Scheme.

Description.	Extent or Amount	Tenant, Occupier, Person liable, or Persons in whose name invested.	For what Term Let.	Gross Yearly Income.
	£ s. d.			£ s. d.
Six almshouses, known as Wyatt's Almshouses, in Friar Street, in the Parish of St. Helen, Worcester.	—	These almshouses are at present let to Inglethorpe's Charity at a gross yearly rental of	—	46 16 0
Right of way over yard of Almshouses in Friar street.	—	Henry Evans - -	14 years lease expiring 24th June 1912.	5 0 0
25 (undivided share) of the 170 above-mentioned Avenbury Estates.	—	- - - -	—	60 4 2
New Consols	226 12 3	The Official Trustees of Charitable Funds.	—	6 4 8
<b>4. CHARITY OF ROBERT BERKELEY.</b>				
A farmhouse, land, and buildings known as The Hawkins Estate and Pound Farm, situate in the Parish of Stanford Bishop, in the County of Hereford.	A. R. P. 185 1 1	Dean Philpott - -	} Yearly tenancy	200 0 0
A piece of land called "The Grove," situate in the above-mentioned Parish of Stanford Bishop.	5 1 20	Do. - -		
A farmhouse, land, and buildings at Longmore, in the Parish of Chaddeley Corbett, in the County of Worcester.	131 0 19	Joseph Corbett and Son	Do. - -	208 0 0
Fifteen almshouses, Steward and Chaplain's residence and chapel forming together the Hospital, and situate in the Parish of St. Nicholas.	—	Four of these almshouses are let at nominal rents of 1d. per week.	—	0 17 4
		Two almshouses are let to Inglethorpe's Charity at a gross yearly rental of - - - -	—	15 12 0
Vaults underneath the Hospital.	—	Francis Dingle - -	Yearly tenancy	10 0 0
Acknowledgment rent for opening lights on property in the said Parish of St. Nicholas.	—	Hitchman & Company, Limited.	Yearly - -	0 5 0
Acknowledgment rent for opening light in property in the said Parish of St. Nicholas.	—	Solina Watkins - -	Do. - -	0 2 6
Acknowledgment rent for doorway in wall belonging to Hospital.	—	The Worcester Theatre Royal Company, Limited.	Do. - -	0 2 6
New Consols. Investment Account, to which a sum of 698L. 18s. 2d. Stock was transferred to replace a sum of 621L. 2s. 10d. Stock under Order of the Charity Commissioners of the 2nd January 1883.	£ s. d. 1,375 5 3	The Official Trustees of Charitable Funds.	—	Dividends accumulating.
<b>5. CHARITY OF CHARLES GEARY.</b>				
Two almshouses known as Geary's Almshouses, in Friar Street, Worcester.	—	These almshouses are at present let to Inglethorpe's Charity at a gross yearly rental of -	—	15 12 0
Rentcharge on the "Angel Inn," and adjoining properties, Pershore.	—	Mrs. F Davis, Arthur C Peake, Arnold Perrott and Company, Limited.	Yearly - -	15 0 0

Description.	Extent or Amount.	Tenant, Occupier, Person liable, or Persons in whose name invested.	For what Term let.	Gross Yearly Income.
	£ s. d.			£ s. d.
3 (undivided share) of the 179 above-mentioned Avenbury Estates.	—	—	—	7 4 6
New Consols, Remittance Account.	38 5 6	The Official Trustees of Charitable Funds.	—	1 1 0
New Consols, Remittance Account (for Charities of Ingletborpe and Geary). See under Ingletborpe.				
<b>6. CHARITY OF LUTHERA HACKETT.</b>				
New Consols	140 18 10 (part of a sum of 1931. 8s. 10d.)	The Official Trustees of Charitable Funds.	—	3 17 4
		Henry Senter - -	Yearly tenancy -	23 18 4
		Do. - -	Do. -	7 3 0
		John Newman - -	Do. -	2 0 0
		Thomas White - -	Do. -	8 0 0
		Do. - -	Do. -	9 0 0
		H. L. P. Mann - -	Do. -	4 0 0
		Edward James Casalet -	Do. -	30 0 0
		James Lane - -	Do. -	3 0 0
		John Bray - -	Do. -	5 17 0
		George Hardman - -	Do. -	50 0 0
		Do. - -	Do. -	17 0 0
		William Walter Beck -	Do. -	2 0 0
		Do. - -	Do. -	23 9 4
<b>7. CHARITY OF JOHN WORFIELD.</b>				
Farmhouse, buildings, and land, situated in the Parishes of Bransford, Leigh, and Powick, in the County of Worcester, let in 13 separate holdings.	A. R. P. 141 0 8			
13 (undivided share) of the 179 above-mentioned Avenbury Estates.	—	—	—	31 6 2
<b>8. CHARITY OF EDWARD CORLES.</b>				
New Consols	529 16 0	The Official Trustees of Charitable Funds.		14 11 4
<b>9. CHARITY OF THOMAS FARLEY.</b>				
New Consols	361 16 2	Do. do.	—	9 19 0
<b>10. CHARITY OF BENJAMIN THORPE.</b>				
(1.) An annual recharge of 5l. issuing out of an estate called Howley Grange, near Halesowen, in the County of Worcester.	—	The Representative of the late Reverend R. R. Vaughton.	Yearly - -	5 0 0
(2.) New Consols	52 10 0 (part of a sum of 1931. 8s. 10d.)	The Official Trustees of Charitable Funds.	—	1 9 0
<b>11. CHARITY OF SIR THOMAS WHITE.</b>				
New Consols	109 17 4	Do.	—	3 0 8
A sum of 104l. payable by the Corporation of Bristol once in every 24 years (last received 24th August 1897).	—	—	—	—



Description.	Extent or Amount.	Tenant, Occupier, Person liable, or Persons in whose name invested.	For what Term let.	Gross Yearly Income.
	£ s. d.			£ s. d.
<b>12. CHARITIES OF CHRISTOPHER HENRY HERR.</b>				
<i>(1.) Municipal Widows Asylum.</i>				
Two almshouses situate near York Place, in the Tything of Whistoness, in the Parish of Claines, Worcester.	—	Both Almshouses are at present let on weekly tenancies at a gross yearly rental of -	—	18 4 0
1/2 (undivided share) of the 17 <sup>c</sup> above-mentioned Avenbury Estates.	—	- - - -	—	28 18 0
New Consols - -	22 6 4	The Official Trustees of Charitable Funds.	—	0 12 0
<i>(2.) The Municipal Almshouses.</i>				
Four almshouses, situate in South Street, in the Parish of Blockhouse, in the City of Worcester.	—	These almshouses are now let on weekly tenancies at a gross yearly rental of -	—	24 14 0
New Consols - -	535 8 9	The Official Trustees of Charitable Funds.	—	14 14 8
<i>(3.) Municipal Corporation Anniversary Day Gifts.</i>				
1/2 (undivided share) of the 17 <sup>b</sup> above-mentioned Avenbury Estates.	—	- - - -	—	28 18 0
<i>(4.) Bequests to Inmates of Geary's and Hackell's Almshouses.</i>				
New Consols - -	1,000 0 0	Official Trustees of Charitable Funds	—	27 10 0
<b>13. CHARITY OF HENRY GOULSCROUGH.</b>				
A sum of 40l. invested with sums belonging to all of the Charities comprised under the title of the General or St. Thomas's Day Charities as part of the purchase money of the Avenbury Estates (see 14 (1) to (14) post).	—	- - - -	—	
<b>*14. THE GENERAL OR SAINT THOMAS'S DAY CHARITIES.</b>				
<i>(1.) Charities of Laurence Palmer and John Chappell.</i>				
Property at Longdon, in the County of Worcester.	A. R. P. 32 1 1	Henry Bateman Gilding	Yearly tenancy	30 0 0
New Consols - -	£ s. d. 8 12 3	Official Trustees of Charitable Funds.		0 4 8
<i>(2.) Charities of George and Joice Sherriffe, Mary Warmstrey, and Edmund Simonds.</i>				
(House and property called The Stacking House, at Hartlebury, in the County of Worcester.)	}	William Newnham -	Weekly tenancy	10 8 0
		Joseph Rowley -	Do. - -	5 17 0
		John Rowley -	Do. - -	5 12 8
		Frederick Sheward -	Do. - -	5 4 0

\*Note.—Under Schemes made under the Endowed Schools Acts on the 24th March 1873 and 17th May 1879, the yearly sum of £220 is applicable out of the income of the General Charities for the Educational Foundation established by the first-mentioned Scheme.

Description.	Extent or Amount.			Tenant, Occupier, Person liable, or Persons in whose Name invested.	For what Term let.	Gross Yearly Income.		
	£	s.	d.			£	s.	d.
(3.) <i>Charity of William and Elizabeth Swaddon.</i>								
Yearly rent-charge issuing out of certain lands in Singleberrow, in the County of Buckingham.	—	—	—	—	Yearly	4	0	0
(4.) <i>Charity of Thomas Lord Coventry.</i>								
Yearly rent-charge issuing out of meadow land, in Powick, in the County of Worcester, called "The Great Hamme."	—	—	—	The Right Honourable Earl Coventry.	Do.	25	0	0
(5.) <i>Charity of Maurice Hillier, otherwise Hillier.</i>								
New Consols	344	6	3	The Official Trustees of Charitable Funds.	—	9	9	4
(13.) <i>Lands and Rents purchased by Robert Youie with the Gifts of Catherine Heywood and Thomas Prestwood.</i>								
House and Garden in the Trinity, Worcester.	—	—	—	Mrs. Twining	Weekly tenancy	10	8	0
Do. Do.	—	—	—	Edward H. Hill	Do.	10	8	0
Do. Do.	—	—	—	John Arnett	Do.	10	8	0
Do. Do.	—	—	—	Mrs. Checketts	Do.	10	8	0
Stable and coach-house in the Trinity, Worcester.	—	—	—	Edward Till, senior	Yearly tenancy	8	0	0
The Shades Inn and house and property adjoining thereto, situate in Meal-chapen Street, Worcester.	—	—	—	John Suffield	14 years' lease, expiring 25th December 1905	78	7	0
Kitchen, brewhouse, cellars, chambers, courtyard and premises (now in course of alteration), situate at the rear of and adjoining the Shades Inn and house and property adjoining thereto.	—	—	—	John Suffield	8 years' lease, expiring 25th December 1905	16	0	0 (and percentage on outlay on alterations now in progress).
A messuage and yard, No. 42, New Street, Worcester.	—	—	—	Frederick Overton	Yearly tenancy	18	18	0
House and Property, No. 59, High Street, Worcester.	—	—	—	The County and City of Worcester Coffee Tavern Company, Limited.	Do.	100	17	8
House and Property in St. Swithin Street, Worcester.	—	—	—	Mary Elizabeth Cosford.	Do.	40	0	0
Do. Do.	—	—	—	Messrs. Heath and Son	Do.	23	0	0
Do. Do.	—	—	—	—	Do.	0	18	0
House, shop, and premises, No. 4, St. Swithin Street, Worcester.	—	—	—	Horner, Francis	14 years' lease expiring 29th September 1904	85	0	0
House, shop, and premises, No. 5, St. Swithin Street, Worcester.	—	—	—	Eastmans Limited	Yearly tenancy	80	0	0
Fee farm rent upon house No. 55, High Street, Worcester	—	—	—	Butler and Company	Yearly	0	8	8
Fee farm rent upon house No. 54, Broad Street, Worcester.	—	—	—	Representatives of Alfred Kendall, deceased.	Do.	0	5	4
Fee farm rent upon Unicorn Inn, in Broad Street, Worcester.	—	—	—	Representatives of Joseph Watton, deceased.	Do.	0	5	4

Description.	Extent or Amount.	Tenant, Occupier, Person liable, or Persons in whose Name invested.	For what Term let.	Gross Yearly Income.
Acknowledgment rent for erection of summer house upon the Charity Wall, in the Trinity, Worcester.	—	Representatives of Joseph Ellis Visor, deceased.	Yearly - -	£ s. d. 0 1 0
(14.) <i>Properties sometime purchased by the Corporation of Worcester for the use of the poor.</i>				
Perpetual rentcharge for land taken for use of canal.	—	Worcester and Birmingham Canal Company.	- . .	22 9 4
Tenements in Friar Street, Worcester.	—	Thomas Allen - -	400 years' lease, expiring in the year 2000.	5 0 0
(1.) to (14.) <i>All the Charities comprised under the title of the General or St. Thomas's Day Charities.</i>				
A piece of pasture land called Pike Hill, in the Parish of St. Martin, in the County of Worcester.	A. R. P. 13 1 39	The South Wales and Cannock Chase Coal Company, Limited.	Yearly tenancy	32 0 0
?? (Undivided share) of the 170 above-mentioned Avenbury estates.	—	- - - - -	- - - - -	173 14 8
<b>15. CHARITY OF JOSEPH HENRY TYLER.</b>				
Birmingham Corporation Stock (3l. 10s. per cent.)	£ s. d. 86 1 3	The Official Trustees of Charitable Funds.	- . .	3 0 2

NOTE.—By an Order of the Charity Commissioners of the 30th May 1890, the real property above-mentioned was vested in "The Official Trustees of Charity Lands."  
The Trustees of the Charities comprised in this Scheme are also the Governors of the Charities comprised in the aforesaid Schemes, made under the Endowed Schools Acts, on the 24th March 1873, and the 17th May 1879.

Sealed by Order of the Board this 28th day of March, 1899.

L.S.

WORCESTER:

Printed by Perrow's Worcester Journal Co. Ltd.  
43, High Street



A re-print of 22 pages of hand drawn plans of "Household and Other Premises belonging to the Worcester Charities' Trustees in 1857"



## 1857 The Worcester Charity Trustees' Plan Book

As best as can be ascertained from the "Domesday Book" (Appendix 7) the accumulated funds and property remaining were transferred to the control of the new independent body, "The Worcester Charity Trustees" in 1836.

Based on the views of the Charity Commissioners (1818-1837), the ones to be transferred were all "public" charities, managed by the old un-elected Corporation, rather than by "private" charities managed by e.g. the Parishes, the Diocese, or Independent Trustees like the Six Masters, or Shewringes and Gouldings, or having a "visitor" like the Diocese for St. Oswalds Hospital Almshouse.

The process was complex and nationwide, the Charity Commission was not set up until 1853, and mistakes were made.

**Appendix 2** details the queries that arose in respect of 10 charities, incorrectly included or excluded from the Municipal Charities' transfer list, but briefly the following major errors arose:

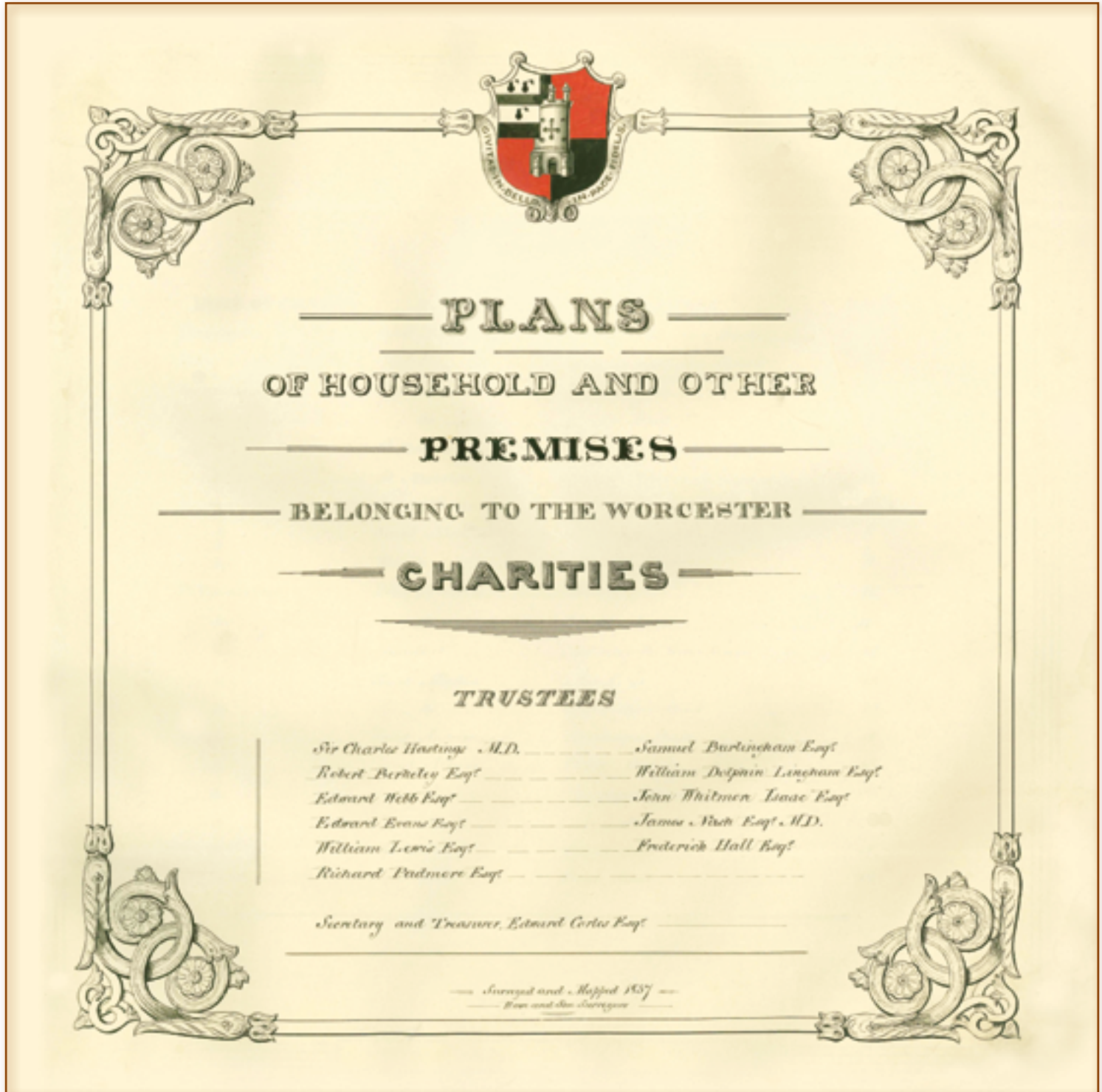
The Lord Chancellor, having decided, on 24th December 1836 to uphold the petition from the Six Masters claiming that they were exempt from the operation of section 71 of the Corporation Reform Act, then proceeded to give away their most valuable possessions to the new Worcester Municipal Charities viz "The Free School, and the Trinity Almshouses" and "John Steward's 1792 Gift of £50" for the Almshouses living in the latter.

A majority of the 19 "Youles Rent" properties, e.g. St. Swithin's Street, do not appear to have been actually transferred. The Charities' 1857 Plan Book does not show most of them under St. Thomas's Day, but they do all finally turn up in the 28/03/1899 Charity Commission Scheme.

Shewringes and Gouldings incorrectly described as "Municipal" were managed independently after 1836 until they were wound up in 2014 and the assets and liabilities were transferred to Worcester Consolidated Municipal Charity.

The Charity Commission, established in 1853, began the immense task of tidying up the muddle that the Court of Chancery had left behind.

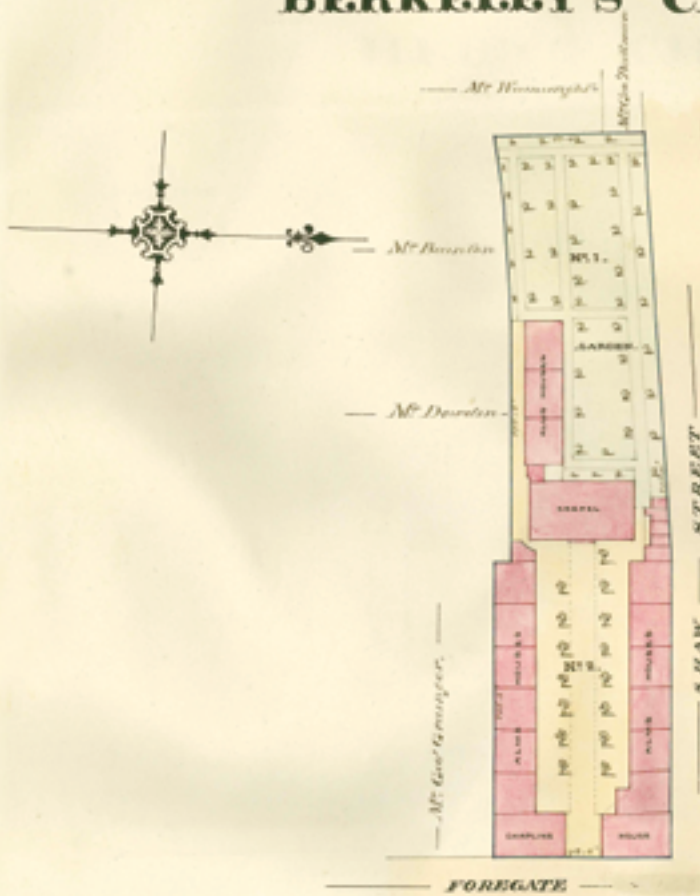
The Worcester Charity Trustees commissioned a complete survey of properties in their ownership in 1857 but by that date the mistakes made by the Court of Chancery had not been corrected and it was not until the 1899 Charity Commission Scheme of 1899, reprinted in Chapter 4 (2), that the mistakes are corrected.



# INDEX

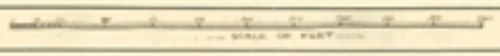
NAME OF CHARITY	PARISH	STREET	PAGE
Berkeleys	Saint Nicholas	Forsgate and Snow Streets	1
Holls	Claince	Back of Britannia Square	2
do	Saint Peter	South Street, Northward	20
Inghelthorpes	Saint Nicholas	Sansome Street	3
do	do	Forsgate Street	4
do	St. Nicholas / St. Swithen	Cow and St. Swithen Street	5
do	St. Nicholas	Sansome Street and Lewamore	6
Nashes	Saint Martin	New Street	7
do	Saint Nicholas	Pilchcroft	8
do	Tewick	Malvern Road	9
St Thomas's Day	Saint Nicholas	Trinity	10
do	do	Forsgate Street	11
do	Stourport	Adjoining the River Severn	12
do	Saint Martin	New Street	13
do	do	Hatchway Street	13
Wyatts	Saint Andrew	Copenhagen Street	14
do	Saint Albans	Palace Row	15
do	Saint Andrew	Copenhagen Street	16
do	do	do	17
do	All Saints	Broad Street	18
do	Saint Helen	Friar Street	19

# BERKELEY'S CHARITY.



Premises  
SITUATE IN THE PARISH  
OF SAINT NICHOLAS  
QUANTITY  
1270 1/2 Square Feet.

REFERENCE  
 No 1 Garden in the occupation of the Rev. B. Residence.  
 No 2 Structures Chantryhouse and Chapel.





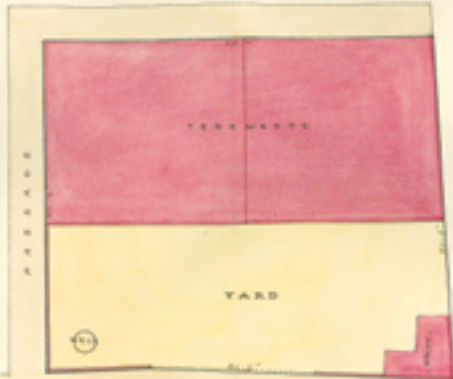
# HEBB'S CHARITY.



C. H. Hebb Esq. M.R.C.S.

C. H. Hebb Esq. M.R.C.S.

P A R A D E

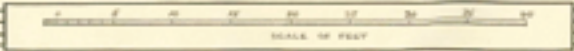


C. H. Hebb Esq. M.R.C.S.

BACK ROAD TO YORK BUILDINGS

FROM THE TYTHING

**Premises**  
SITUATE IN THE PARISH  
**OF CLAINES**  
— QUANTITY —  
— 100 Square Yards —

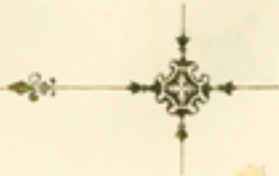








# INGLETHORP'S CHARITY.



REFERENCE

- NO 1 Premises in the occupation of William Edgewood and Co.
- NO 2 Premises in the occupation of J.P. Parry.
- NO 3 Premises in the occupation of M.P. Jones.
- NOTE The blue lines denote the division of property

**Premises.**  
 SITUATE IN THE PARISHES OF  
**ST NICHOLAS AND ST SWITHIN**

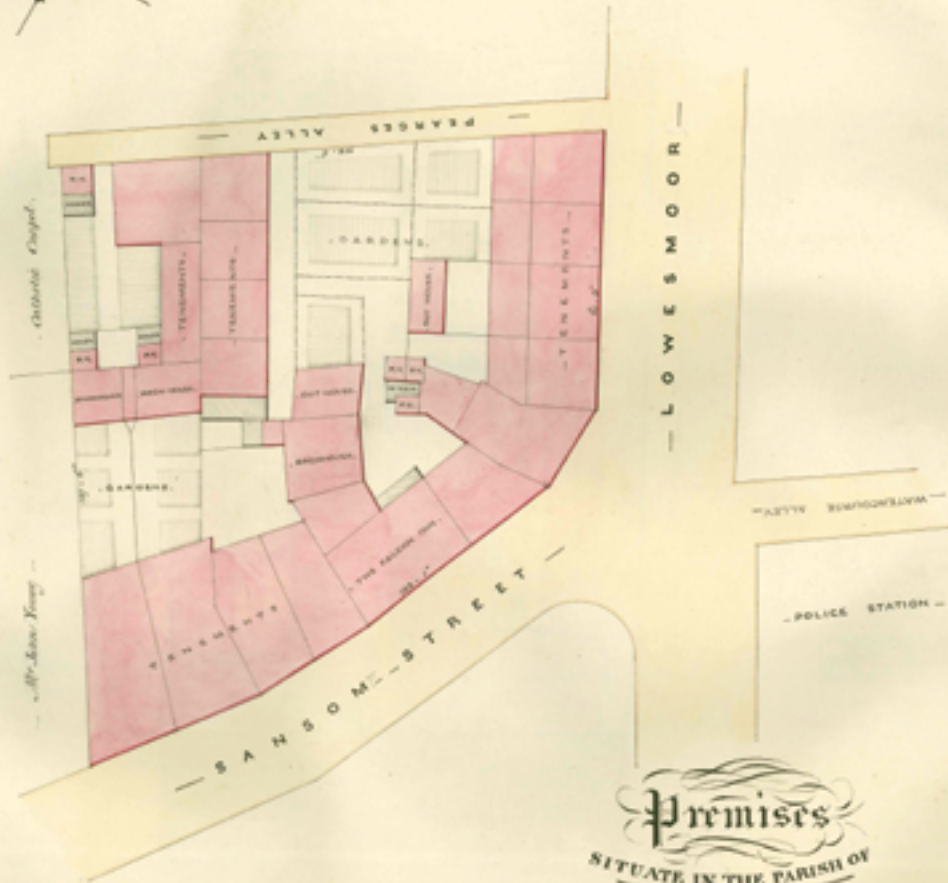
QUANTITY

NO 1	900	Square Yards
NO 2	1311	Do Do
NO 3	1315	Do Do

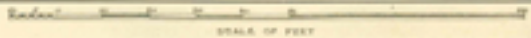
— SCALE OF FEET —



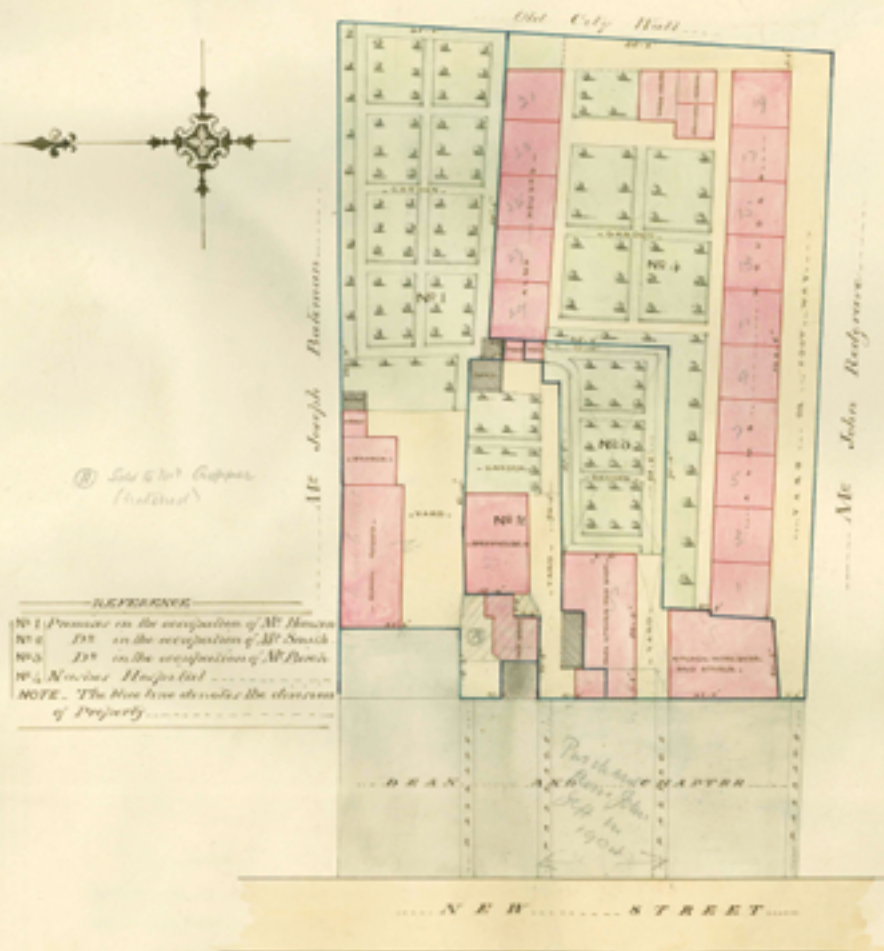
# INGLETHORP'S CHARITY.



Premises  
SITUATE IN THE PARISH OF  
ST NICHOLAS.  
QUANTITY 1281 Square Yards.



# NASHES CHARITY.



- Order of Distribution*
- ① 21-29 Rebuilt 14
  - ② 1, 3, 5-7 Rebuilt 14
  - ③ 9, 11-13 Rebuilt 14
  - ④ 15, 17-19 Rebuilt 14

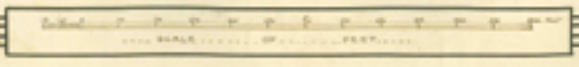
**REFERENCE**

No 1 Premises in the occupation of Mr. Hanson  
 No 2 Do in the occupation of Mr. South  
 No 3 Do in the occupation of Mr. French  
 No 4 Newnes Hospital

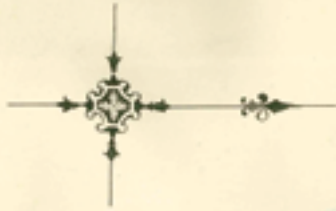
**NOTE.** The blue line denotes the division of Property

**QUANTITY**

No 1	107	Square Yards or thereabouts
No 2	107	Do Do Do
No 3	348	Do Do Do
No 4	1127	Do Do Do



# NASHES CHARITY.



REFERENCES	
N° 1 Contains	5 R P
N° 2 Area Pabls	0 30
Time	4 2 6



# NASHES CHARITY.



Premises  
SITUATE IN THE PARISH OF  
**POWICK**  
— N<sup>o</sup> WORCESTER —  
QUANTITY 2007 Square Yards

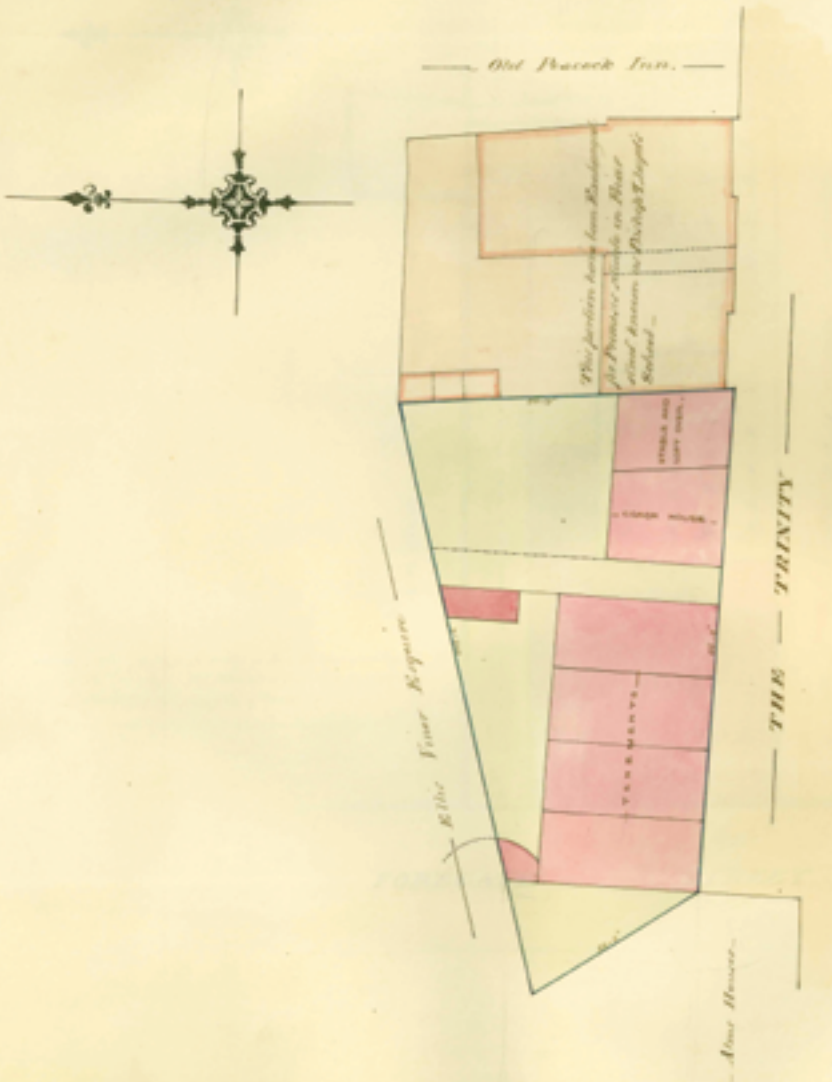


— ROAD TO MALVERN —

— SCALE OF FEET —

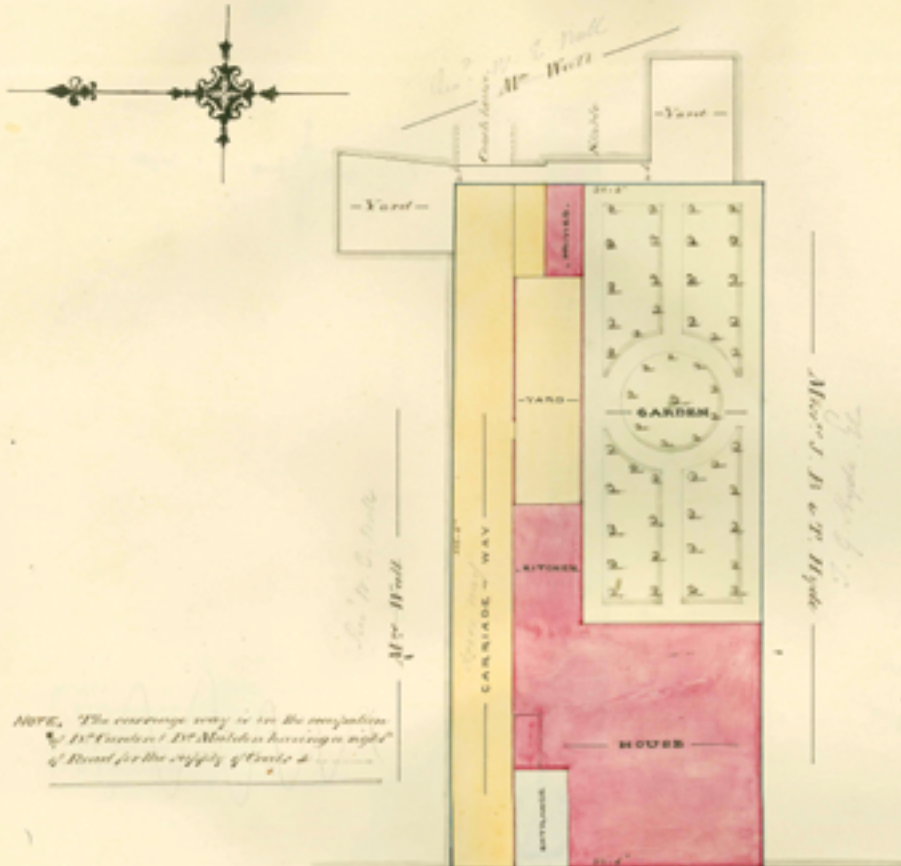
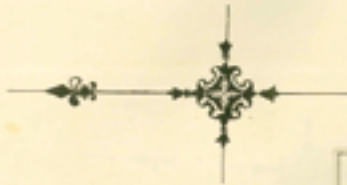


# SAINT THOMAS'S DAY CHARITY.



**Premises**  
SITUATE IN THE PARISH  
OF SAINT NICHOLAS  
QUANTITY  
470 Square Yards.

# SAINT THOMAS'S DAY CHARITY.

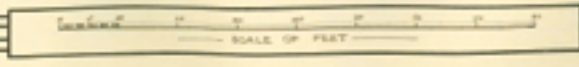


Premises  
SITUATE IN THE PARISH  
OF  
SAINT - NICHOLAS

QUANTITY  
672 Square Yards

NOTE, The carriage way is in the occupation of Dr. Gardner's Dr. Mole's having in sight of Road for the supply of Coals & ...

FOREGATE STREET



# SAINT THOMAS'S DAY CHARITY.



—REFERENCE—

1	The Sinking Public House
2	Tenement
3	Yard
4	Courtyard
5	Tenements

Premises  
SITUATE NEAR TO THE TOWN  
OF STOURPORT

THE - RIVER - SEVERN

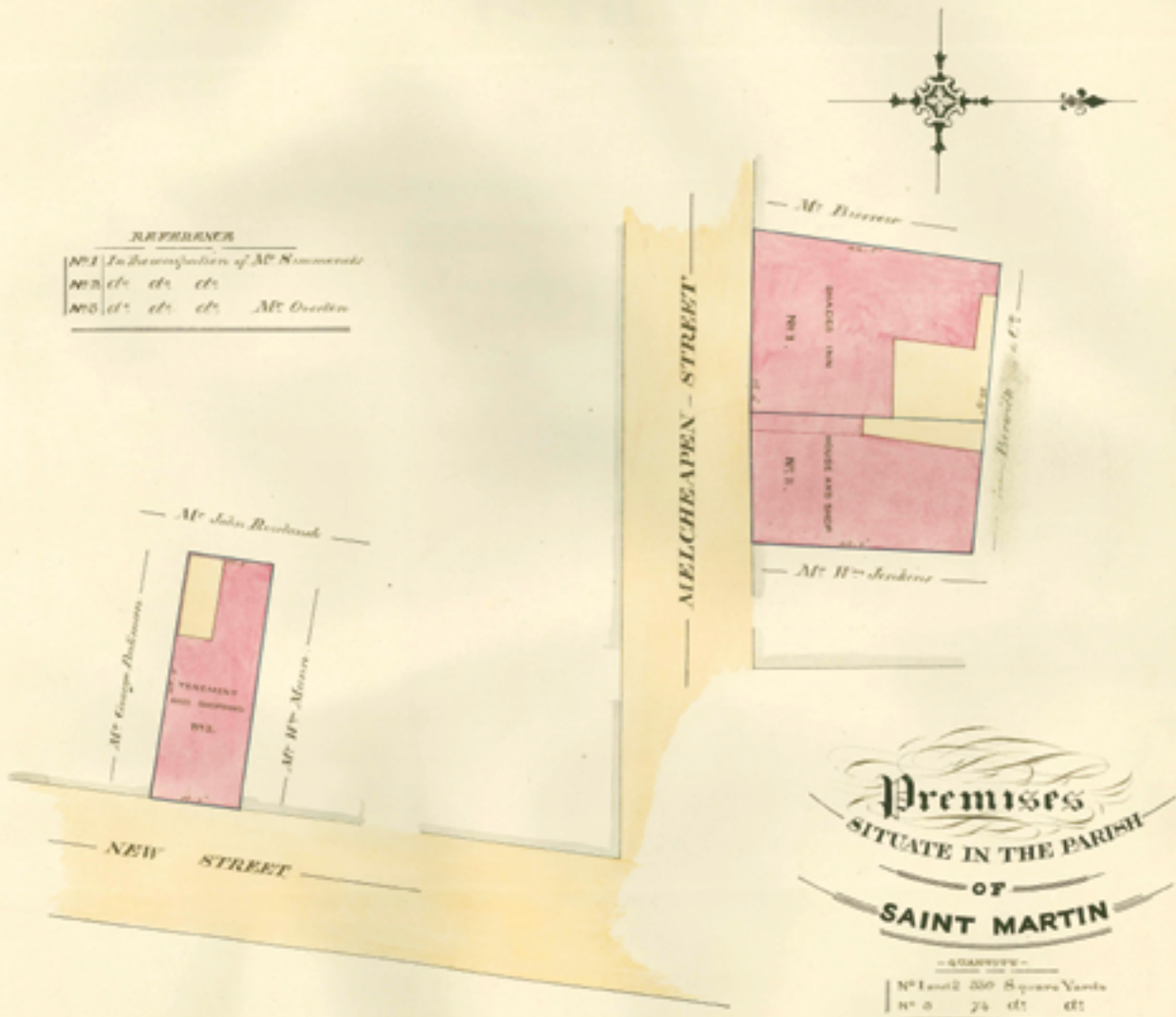
1000 0 1000  
— SCALE OF FEET —



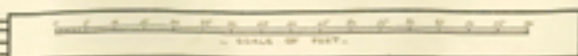
# SAINT THOMAS'S DAY CHARITY.

REFERENCE

N <sup>o</sup> 1	In the possession of Mr. Hammond
N <sup>o</sup> 2	do do do
N <sup>o</sup> 3	do do do Mr. Dudley



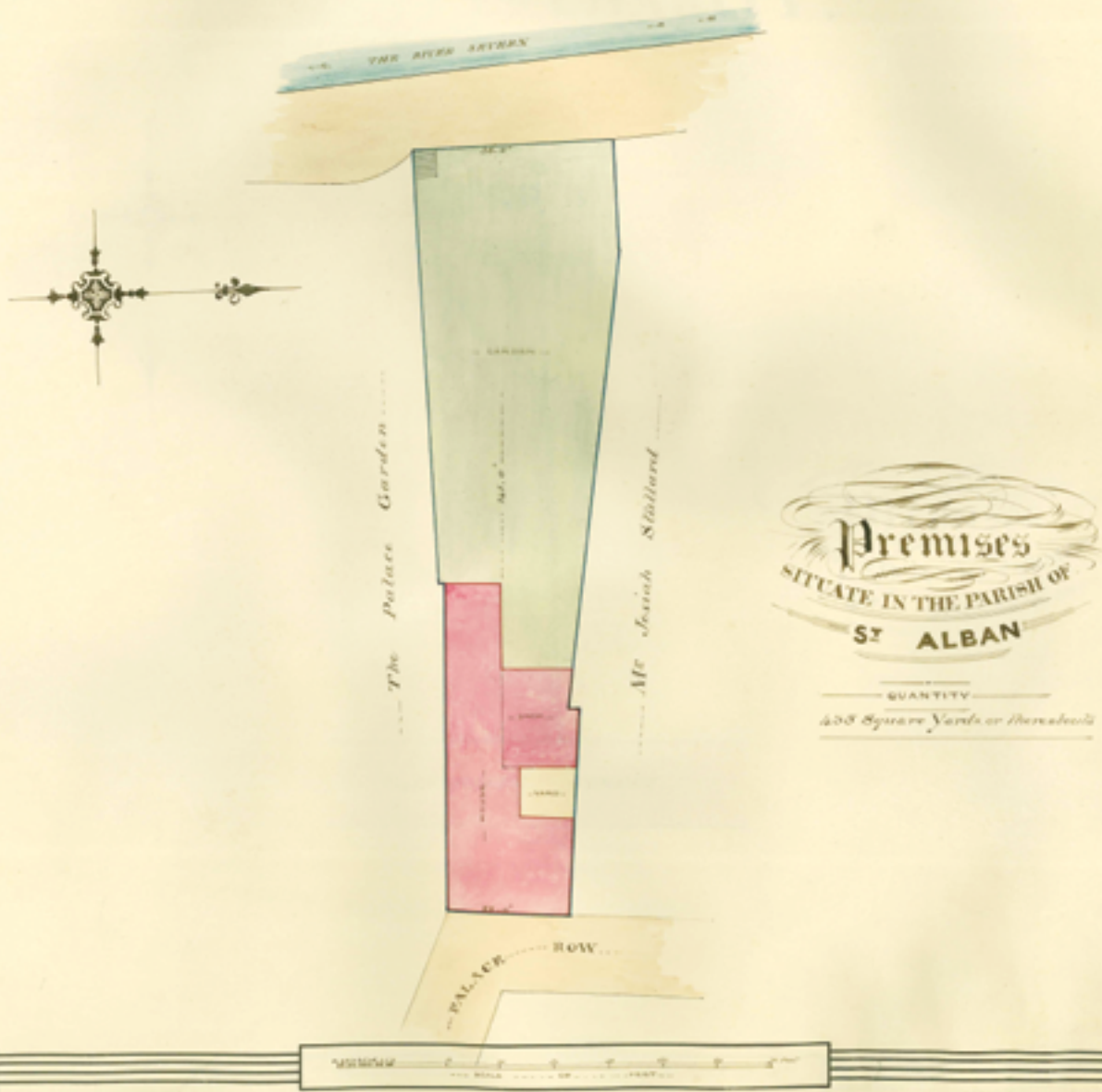
*Premises*  
 SITUATE IN THE PARISH  
 OF  
**SAINT MARTIN**  
 — 40,000 —  
 N<sup>o</sup> 1 and 2 200 Square Yards  
 N<sup>o</sup> 3 24 do do



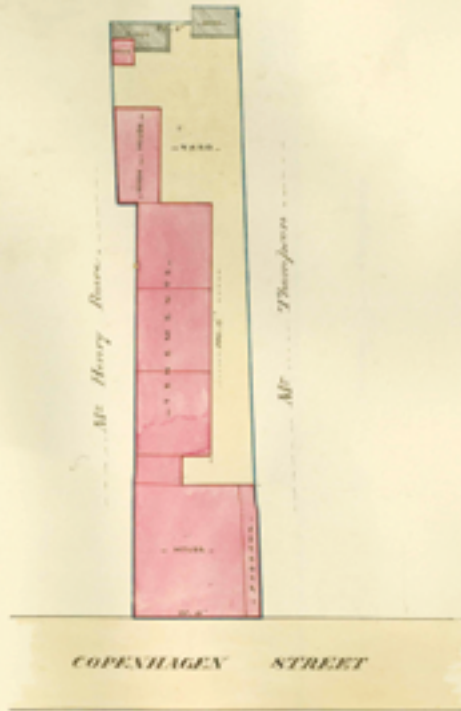




# WYATT'S CHARITY.



# WYATT'S CHARITY.

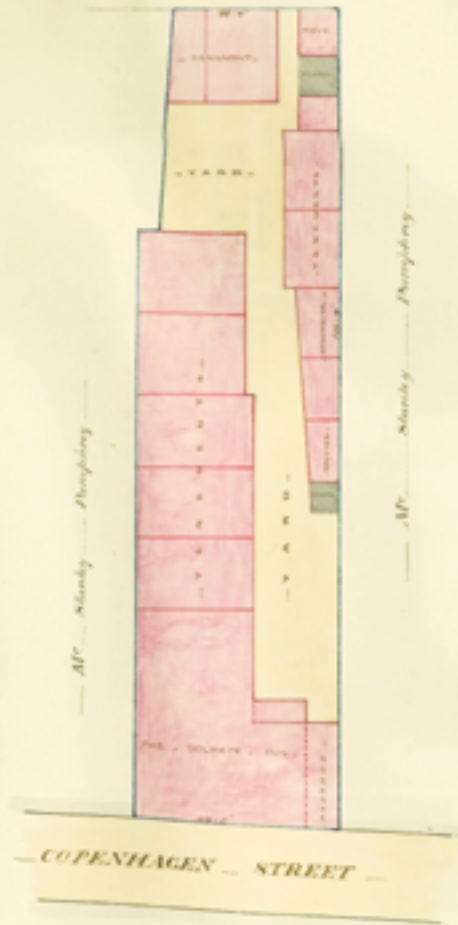


Premises  
SITUATE IN THE PARISH OF  
ST ANDREW

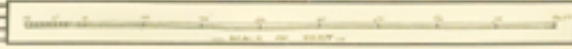
QUANTITY  
227 Square Yards or thereabouts

Scale  
1" = 10 FEET

# WYATTS CHARITY.



Premises  
SITUATE IN THE PARISH OF  
ST ANDREW  
QUANTITY  
497 1/2 Square Yards





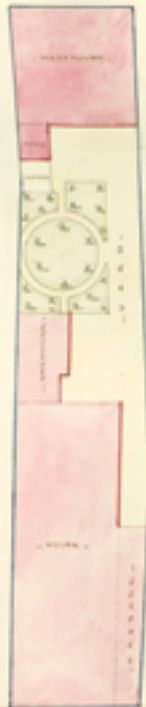
# WYATT'S CHARITY.



*M<sup>r</sup> Henry Colburn.*

*M<sup>r</sup> Daniel Black.*

*M<sup>r</sup> Henry Colburn.*

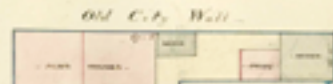
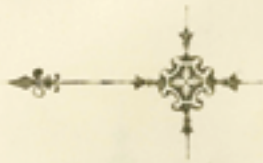


BROAD STREET

Premises  
SITUATE IN THE PARISH OF  
ALL SAINTS  
QUANTITY 222 SQUARE YARDS.

SCALE OF FEET

# WYATTS CHARITY.

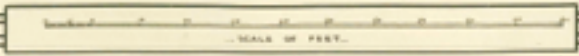


*Mr. H. Wood.*

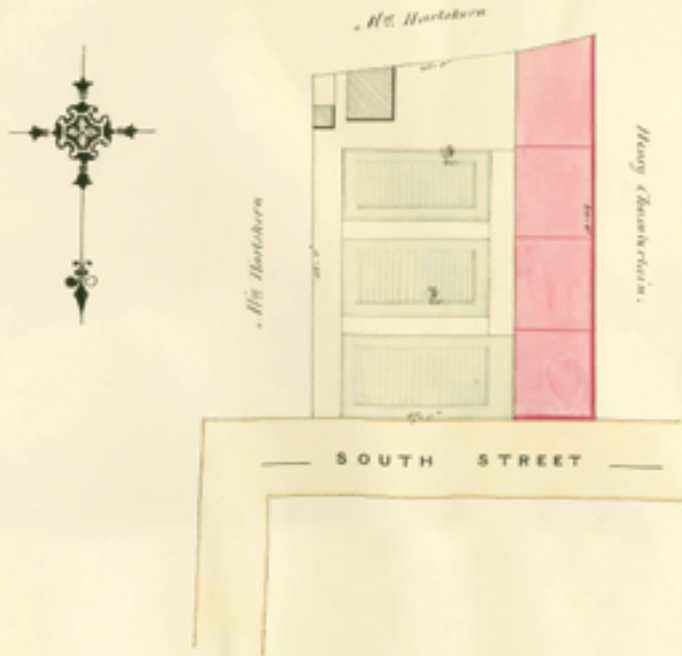
*Miss Holberry and others*

Premises  
SITUATE IN THE PARISH OF  
ST HELEN  
containing 624 Square Yards

FRIAR STREET.



# HEBB'S CHARITY.



Premises  
SITUATE IN THE BLACKHOUSE  
IN THE PARISH OF  
ST PETERS  
QUANTITY  
285 sq Yards

SCALE OF FEET



### **TONY MOUNTFORD**

After a successful career in Worcestershire Probation, then Hereford and Worcester County Council, where he was appointed Director of Social Services to manage the divorce of the two authorities' social services departments, Tony took early retirement from Social Services in 1999 and undertook a degree at Worcester University.

The following chapter was written as part of that degree and was awarded the Hallmark prize for the best history dissertation in 2004.



## Chapter 5

# “The Administration of Worcester Municipal Charities in the Age of Reform: The Impact of Two Commissions of Inquiry”

by Anthony John Mountford BSc, ARCS, DipSW

*Independent Study submitted as part requirement for the BA (Hons) degree in History (Major) and Geography (Minor) at University College Worcester*

*April 2004*

### **Abstract**

In 1827, the Commission for Inquiring into Charities found that the administration of Worcester Municipal Charities suffered from a number of defects arising from poor management by the Trustees. Subsequent to the visit of the Commissioners, most of these deficiencies continued. When the Commission Inquiring into Municipal Corporations visited Worcester in 1833, it paid scant attention to the administration of the charities. The national report of this Commission, however, led to the Municipal Corporations Act that provided the opportunity for better management of the charities, and led to a much-improved position in Worcester.

Apart from Richard Tompson, little has been written on the administration of charities. His conclusion was that the Commission for Inquiring into Charities found over ninety percent of them to be in ‘good health’, and that the visit of the Commissioners often provided the occasion for reform. The evidence in Worcester suggests that this optimistic picture may be in need of revision.

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## **The Administration of Worcester Municipal Charities in the Age of Reform: The Impact of Two Commissions of Inquiry**

### ***Introduction***

This study will confirm that many of the problems with the administration of charities that were discovered throughout the investigations of the Commissioners for Inquiring concerning Charities from 1818-37 were present in the Municipal charities of Worcester. It will also show that for Worcester, the reforming influence of these Commissioners was less than that of the Municipal Corporation Reform Act of 1835, which resulted from another Commission of Inquiry. En route to this conclusion, the study will question Richard Tompson's interpretation that over 90% of the charities inquired into were in 'good health', and support the criticism that Sydney and Beatrice Webb underestimated the amount of abuse and corruption in municipal boroughs.

Worcester Municipal Charities were endowed charities that took the legal form of trusts, where either money or land was given in a deed, or more usually a will. The annual income of the endowment was then used for purposes specified by the donor. Early forms of endowed charities, such as urban hospital foundations existed in the late thirteenth century, with legal codification eventually provided by the Statute of Charitable Uses of 1601 (1)

In the early nineteenth century, the receipts from philanthropists were considerable, and it has been suggested, exceeded the national expenditure on poor law relief (2). Faith in endowed charities was deeply embedded in the psyche of the English upper and middle classes and viewed as part of the fabric of a Christian society (3). There was, however, in the late eighteenth century an awareness that the terms of ancient benefactions could be easily ignored or abused and a belief that large sums of money had either been missed or forgotten. In 1786 Thomas Gilbert's efforts led to a parliamentary select committee on 'Certain Returns relative to the state of the poor and to Charitable Donations' (4). The ensuing report on the returns was based on the results of a questionnaire to parishes, corporations were omitted, and it was known to be defective (5). In 1812, an Act requiring the registration of charities was passed, but this only elicited a poor response largely through the nature of the exemptions and the lack of effective enforcement provisions (6). In 1816, Lord Brougham (7) began highlighting certain scandalous abuses of charities in parliament. One oft-quoted example concerned a £1500 endowment for a school. The administrator of the trust appointed his brother as school-master with a large salary, who then moved his responsibilities to a deputy, an 'ignorant joiner', at an annual salary of £40 a year to educate the children (8). Such abuses together with the antiquated, expensive and inefficient oversight of charities by Chancery (9) led to the formation in 1818 of the Commission for Inquiring concerning Charities. Originally restricted to educational charities, its terms of reference were expanded in 1819 to include all endowed charities, except those that had a 'special visitor' (10), though this restriction was subsequently removed in 1831 (11). The Commission remained in existence until 1837, producing reports on a semi-annual basis.

Prior to 1818, apart from a few specific criticisms of particular abuses, there was no general agitation against Corporations in their capacity as local government bodies.

However, the next fifteen years saw the rise of a growing discontent from all political sides (12). In 1833, the following appeared in *The Times*

...The members of Corporations throughout England are, for the most part, self-elected and wholly irresponsible but to themselves alone. They have contrived by a dextrous series of manoeuvres to oust the town inhabitants, for whose benefit the Charters were originally granted, of all right of succession, election or control. They have used for base purposes the patronage of which they were lawfully but trustees....(13)

In 1833, a separate Commission was established to inquire into Municipal Corporations in England and Wales and it reported in 1835. This overlapped to a small degree with the earlier Commission through its own investigation of the Corporations' management of their Charities. Worcester was visited by both sets of Commissioners.

Richard Tompson's research into the Charity Commission found that it was a worthwhile exercise, economically justified and often providing the occasion for reform. Suspected scandals proved few and far between, and from this he maintained that over 90% of charities were in 'good health'. Even so, he argued that its work was not fulfilled as it did not lead to the establishment of a regulatory body. Between 1844 and 1853, both Whig and Tory ministries introduced no fewer than nine bills calling for reform of charitable supervision. All failed, however, to overcome the conservatism of lawyers and ecclesiastics such as Lord Cottenham and the Bishop of London (14). The Charitable Trusts Act, which provided limited oversight, did not reach the statute book until 1853. Much has been written on philanthropy, but it has almost exclusively focussed on the encounter between donor and recipient, rather than charitable administration. The dominant theoretical framework has positioned philanthropy in the context of power relationships between different economic groups, which aims both to achieve social harmony and signal the status of the benefactor and the beneficiary. Different perspectives have emerged relating to the emphasis on conflict and consent in these relationships (15). In *English Philanthropy*, however, David Owen, does give some attention to administration and devotes a chapter to the Commissioners. He gives a similar perspective to Tompson, describing the Commission's achievement as "imposing" (16). In a study of Bristol, Gorsky contradicts himself by commenting that the Commissioners' work effectively brought the charitable trusts into the public domain and so their honest management was assured (17), but later arguing that it was the Municipal Corporation Reform Act that allowed the true picture of mismanagement to emerge (18). Whilst Whittle's study of nineteenth century Preston specifically excluded the Corporation's charities, she confirmed Harold Perkin's thesis concerning the 'abdication of the governors' in philanthropic activity (19).

Similarly, the historiography of the Municipal Corporation Commission and the ensuing Act is limited. It shows either a transfer of power to the newly enfranchised middle classes, replacing the old co-optive Tory oligarchies with 'shopkeepers and dissenters' (20) or merely a re-circulation of elites. It also suggests that a greater administrative competence and purity generally resulted from the Act. The Webbs' monumental but now dated work provides a rich source of information. Whilst commenting on the excellence of the individual Commissioners' reports, they took issue with the general report, believing it to be an exaggeration of the defects of the Corporations (21). There is an inference that inquiry had been self-serving, a view echoed by Brian Keith-Lucas who believed the Commission was packed to ensure a hostile verdict on the faults of the Municipal Corporations (22). Joseph Redlich was more concerned than the Webbs



to place the Act in its historical context of the struggle for self-government, and an epilogue to the Reform Act of 1832 (23).

These Commissions occurred in the context of what is commonly known as 'the Age of Reform'. Reform has variously been considered as principally electoral, administrative, industrial or social, encompassing many subordinate themes. During this period Britain began a process of moving from an agricultural to a manufacturing economy, with an increasing population largely accommodated by an expansion in urban living. The country's wealth increased, but at a time when the cotton exports were £19 million, the poor rates were over £7 million (24); alongside the new factories were slums. Religious discrimination was gradually eroded, scientific principles became more influential and democracy strengthened. Whilst the aristocratic society eventually declined, the landed elite managed to retain their wealth and most of their political power throughout the first half of the nineteenth century. There was a tension between a concern for social reform and a deep respect for property and liberty. Until towards the end of the nineteenth century a faith in individual moral progress outweighed the belief in collective social reform with the government only gradually moving away from laissez-faire approaches to assuming more responsibility for its citizens. The conservative impulses in reform were very powerful and should not be under-estimated, and often reform was a reaction rather than a catalyst in the transition from the old to the new. In the three main bodies of opinion, Tory, Whig and Radical, it is important to note that although there were deep divisions of opinion, the politics were subtle and easily merged into each other (25).

## Chapter One

### ***The Commission for Inquiring concerning Charities: The reasons for its establishment, its objectives and its findings throughout the country***

Lord Brougham's campaign provided the main impetus for the creation of the Commission. He identified four concerns: that charitable trustees had insufficient powers for the profitable management of funds; loss of property through defects in the original constitution of the charity; negligence, including carelessness, ignorance and indolence by the trustees; and finally, the wilful and corrupt abuse of the funds (26). For convenience the former two complaints can be classified as defects relating to the law, with the latter as defects in the trustees.

To change even minor matters relating to the trusts, such as the replacement of a trustee or the sale of a property, where this had not been specified in the original document, action was required in Chancery. This was both time consuming and costly, with contemporary estimates putting the costs of an uncontested issue at around £50 in the early nineteenth century (27). As 46% of the charities inquired into had an annual income of less than £5 per annum, and 88% of £50 or less (28), many charities had to effect changes outside the law. For a charity with less than £30 a year income, a contributor in the *Edinburgh Review* surmised that to go to law was simply to commit suicide (29). This is illustrated by a six year trial to set aside a lease with an annual rental of £4 15s. The rental was significantly raised to £17, but the legal costs to the charity were £225 3s. 6d. (30). Private Acts of Parliament could be, and were, used for virtually any kind of trust amendment but, again, this course was only open to those trusts with the right connections and deep pockets. This private legislation was piecemeal and did not lead to a systematic approach, and so at the beginning of the nineteenth century charitable trust administration could be said to be in a somewhat chaotic state.

The people administering the trusts were often in office for life, and were usually unpaid, though no doubt the administrators gained in local prestige. Their business was usually held in private, and with no effective external scrutiny they were essentially self-policing. Their beneficiaries were largely drawn from the poor who had no effective power or voice, and were expected to be grateful without playing any part in the operation of the trusts (31). It was not, therefore, unexpected that in some instances trustees may have been negligent or corrupt, serving their own ends at the expense of the charitable objectives. Frequently quoted examples of such behaviour included the lettings of charitable lands at less than the market value to the trustees themselves or their friends; so called beneficial leases. Perhaps less scandalous, but hardly less damaging to the charity, was the practice of granting excessively long leases, thus sacrificing the advantage of rising land values. In some instances this could be ascribed to weak administration but, no doubt, in others it was through sharp practice.

The major aspects of the Inquiry were set out to uncover

- ◆ The amount, nature, and application of the produce of any estates or funds
- ◆ Whether any breaches of trust, irregularities or abuses had been practised or had happened, and;
- ◆ whether by change of circumstances or by other causes, the same (trusts) could not be beneficially applied for the purposes originally intended. (32)

The Commission had both honorary and stipendiary members, with the latter undertaking the bulk of the work. The former were men of substance: bishops, privy councillors, judges and King's Counsel, and the latter, with few exceptions practising barristers with experience in the Chancery Court. The principal statutory function of the Commissioners was to compile reports on their findings but they were without statutory powers to deal with the failings they encountered. Thus, they were not equipped for, nor aspired to Brougham's lofty vision of: "correcting all the abuses for which they (charities) are liable" (33). They sought to achieve good practice largely through informal means, and their reports contain observations, suggestions and criticisms. Daniel Finch, one of the stipendiary Commissioners commented that: "I think there is hardly a parish in which we do not make some recommendation or other on the spot, in which there is not something or other to be corrected" (34). Where they encountered serious failings or abuses, however, the matters were referred to the Attorney General for action in Chancery.

Although they excluded a significant and wealthy section with special visitors, in all they examined almost 29,000 charities, recording their conclusions in a series of reports with an impressive level of detail. The information they sought and recorded fell into a distinct pattern: the origin and descent of the trust, the management of its assets and the application of revenues (35). The Commissioners discovered, as Brougham had argued, that charities were burdened with the legal requirements of Chancery making their efficient management almost impossible. However, according to Tompson, they found that the vast majority of charities were operated satisfactorily, and even with the dysfunctional ones, the problems were for the most part minor that they effectively gave a clean bill of health to over 90% of charities. From 29,000 inquiries, the Commissioners made around 2,100 referrals for renovations of trusts and only about 400 referrals for abuse to the Attorney General for certification, of which 95% were successfully prosecuted (36). The abuses typically featured those detailed above, with some of the worst offenders being Municipal Corporations (37).

The Commissioners repeatedly made clear that numerous small charities had been lost forever, with no surviving income. Concerning investments, particularly those that involved money loaned on a personal security, the Commissioners were invariably critical, and not slow to give advice on alternatives (38). They were also critical of some of the ways in which the charitable income was spent. They did not approve of "dole" charities, where money or goods were given to the poor on fixed days, usually without any consideration of need. These monetary doles, they reported, often found their way into the gin shops that employed extra help on dole days (39).

In his evaluation of the work of the Commissioners, Richard Tompson distinguishes between the inquiry itself, and that of its subject, the charitable trusts. For the former he argues that it was a "worthwhile and economical enterprise, which was crucial as a beginning in renovating and maintaining charitable trusts in England and Wales." (40). The economic basis for this conclusion is that the total cost of the Commission at around £291,000 was considerably less than the estimated recovery of charitable assets secured by the Commission. In one estimate by the Attorney General, the gains from 105 cases exceeded £600,000 after costs had been deducted. In other cases where foundations had been retrieved and trusts re-established, the benefits were of considerable, if not measurable value (41).

For the latter, he comments that there is little comparative information on the 'before and after' states of the vast majority of trusts and so does not reach clear conclusions

on the benefits derived by them from the Commission (42). Previously, however, he had suggested that the visits of the Commissioners were often the occasion for some kind of reform. This study will provide a 'before and after' picture for Worcester Municipal Charities, and show that in this instance there was little evidence of reform.

## Chapter Two

### *Worcester Charities*

At the time of the visit of the Commissioners to Worcester City in the autumn of 1827, the Corporation and the parishes administered the majority of the charities, with the latter having large numbers of relatively small charities. St. Oswald's Hospital charity administered by the Dean and Chapter, however, had an annual income in excess of all the others combined, although this charity was exempted from the inquiry by virtue of having a special visitor. The annual income of St. Oswald's was £2,387 17s., compared to the total municipal and parish charitable incomes of £1,106 7s. and £895 respectively (43). In theory this graphically illustrates a weakness of the scope of the inquiry in Worcester. The exclusion of such charities for most of the Commission's life does not appear to be based on the logical view that such charities were likely to be in better order on account of independent oversight, as Brougham had earlier given several examples of abuse and corruption in such charities. Rather it appears to have resulted from pressure from some of the larger institutions in this category, such as Oxford, Cambridge, Eton, Winchester, etc, and political compromise with Lord Eldon, the Tory Lord Chancellor.

In practice, however, the issue may well have been irrelevant, for St. Oswald's had already been referred to Chancery. In 1824 evidence was laid that lands and property were being leased at considerably below their market value, and the steward was making irregular use of the cash balances. In 1831, judgement was given against the charity and steward, but further investigations were then made into the remainder of the leases, involving some forty other properties (44). This case demonstrated the gross inadequacy of the Chancery system and for a variety of reasons it remained in receivership for over fifty years, with court costs still not resolved in 1897. Research has not revealed the total costs of this action to the charity, but they were undoubtedly considerable. For example, in the periods 1869-1873 and 1873-1879, the costs were £278 0s. 8d. and £251 18s. respectively (45). This does appear to be exceptional, indeed, Owen when discussing the length of Chancery cases quoted as an extreme example: "in one instance for a matter of twenty five years" (46).

It is useful to consider this charity in a little more detail, as it had 54% of the charitable income of Worcester and also because the practices for which it was condemned were to be found in some of the Municipal Charities. It does show that for almost two centuries influential people in the borough were condoning or even subscribing to putting the charity second to personal gain.

The leases, usually of forty years, were held on an annual rent and an entry fine payable on renewal, which often only amounted to one year's rent. As the leases were invariably renewed, within Worcester, they were effectively treated as freehold. Substantial properties were built and they exchanged hands for considerable sums. From an examination of the leases reported in *Berrows Journal* of 20 January 1831, it appeared that this practice had been in operation since the time of Henry VIII. For



example, a lease dated 1534 was for ninety-nine years at the rent of a few shillings. A Private Act of Parliament for the government of the charity was granted in 1664 upon the application of Dr. John Fell, who had become the Master of St. Oswald's in 1660. This Act stipulated that the properties were to be let at the best market value. Nonetheless, during his twenty-three year tenure, Dr. Fell continued to grant leases at nominal rents. He granted leases on all the properties that were the subject of the Chancery action at rents of between 5s. and 6s. 8d. per year. Subsequent masters and trustees had continued with this precedent and clearly did not instigate it (47).

In the judgement of 1831, the Vice-Chancellor determined that the leases be set aside without compensation for the leaseholders, as, according to the Vice Chancellor, they had been granted for too small a consideration. This prompted *Berrows Journal* to comment:

"While it must be the desire of everyone that the Hospital should possess the full benefit of its property, it will be a source of much regret if some consideration is not extended to those who have laid out large sums on the faith of the leases." (48)

The Vice-Chancellor did not share these sentiments. In a further judgement in July 1834, in addition to the loss of the original purchase money, which in three cases considered amounted to a total of £7,900, the lessees were ordered to pay the arrears of what was considered to be a fair rent of £1,776 7s. 6d., together with their own legal expenses and their proportionate share of a portion of the taxed costs of the Charity (49). The Vice-Chancellor also allowed actions against forty-seven other leaseholders, many of which were prominent citizens. They included Sir Anthony Lechmere, a member of the Corporation, of whom more will be heard later. Two other lessees, William Wall and William Powell, had the same names as members of the Corporation (50), and it seems likely that they were the same people. This would not be surprising as the population of the borough was under 19,000 at this time (51) and there would have been comparatively few people who could have afforded such properties. Given the relatively small upper and middle class social circles within the City, it is also likely that other members of the Corporation may have had relatives and friends involved with the leases. In these circumstances it would not be unexpected that they would treat their own charities in a similar way.

To some extent this is what the Commissioners found. In several charities there was previous and current evidence of low rents and inappropriately long leases. In spite of an earlier case in Chancery that had found against the Corporation, such practices persisted, and it was necessary for the Commissioners to certify one charity, Inglethorpe's, to the Attorney General.

The Municipal Charities, of which there were around forty, dated from the mid sixteenth century onwards and offered a range of relief including educational provision, a hospital, almshouses and out door relief for the poor. They were managed by the Common Council of the City, which consisted of a body of twenty-four persons called the "Capital Citizens and Councillors of the City", of which the mayor and six aldermen always formed a part, and another body, called the "Capital Citizens, of the number forty-eight". Both bodies were self-selecting; vacancies in the 'twenty-four' were filled from the 'forty-eight', and vacancies in the latter from the freemen of the City. They audited their own accounts and these were not made public (52).

The Commissioners inquired into all the Municipal charities except one, the Hospital of Robert Berkeley, as the founder had directed in 1692 that "the said hospital to be annually visited by the diocesan". The Commissioners therefore considered themselves precluded from inquiring, but did remark:

"It does not appear that, in point of fact, any formal visitation of the diocesan has taken place within the memory of any person living" (53). However, subsequently, after the statutory removal of the restriction in 1831, it was included in the Inquiry and reported on, with no concerns found. (Report 32 pages 797-799).

From the inquiries they did make, they found that in a number of instances the trustees had leased property to their own members on very favourable terms. In 1737, John Garway, a principal member of the Corporation, was granted two leases under Worfield's charity for a combined rent of £50 per annum for a period of ninety-nine years, on condition that he 'lay out £200' on the premises. The leases according to the Commissioners also contained an 'extraordinary covenant' giving him power to cut down timber on the estate. The Commissioners found that 'the terms of these leases appear to have been censurably low and inadequate', and, furthermore, when the Corporation took them back in 1810, the £200 had not been spent. Whilst the rent varied after 1810, in 1814, it was re-assessed at £310-00-00 per annum (54).

John Garway also leased property from Inglethorpe's charity in 1732 for £3 10s. per annum for a period of forty-one years. This interest eventually devolved to a Lady Gresley and was renewed by a lease dated 1 November 1823, to commence from March 1817 on the same terms with a one-off renewal fee, known as a fine, of £96 10s. In July 1827 she attempted to sell this lease to a John Hall for £3,000 (55). In the light of the imminent visit of the Commissioners the following month, the Corporation refused to grant the licence until the outcome of the inquiry was known (56). The Commissioners assessed the rent of the property to be £100 per annum on a twenty-one year lease and determined that:

"the Corporation have pursued an improper course in the disposition of this property. We have considered this a fit case therefore to be submitted to the Attorney General"

The last remarks prefaced a further two leases of this charity: one lease vested in James Bowyer in 1813 for an annual rent of £20 and fine of £130 valued by the Commissioners at £220 per annum, and another let to William Reddinge for forty-one years in 1817 with a fine of £132 9s. and annual rent of £5 was valued at £60 per annum. Both premises had been improved, and the leases had in fact been purchased for 'valuable considerations' (57). However, in earlier paragraphs, the report commented separately on both the leases of James Bowyer and William Reddinge in similar terms "so that when his lease expires, the Corporation having determined not to renew, it will be a profitable part of the charity-property at rack-rent" (58). Whether or not the Attorney General received details of all three leases is not clear, but what is known is that proceedings in Chancery were only commenced in respect of the lease to Lady Gresley (59).

Nash's charity had also had an ignominious career. In his will of 1661, John Nash had stipulated that no lease should be longer than twenty-one years (60). However, the Corporation, and incidentally the Dean and Chapter, followed its usual custom from the beginning of the eighteenth century of letting its properties for forty-one years renewable by fine every fourteen years (61). In 1762, the Artichoke field, a city centre site, was let

to Joseph Millington, a leading member of the Corporation for £5 per annum and a fine of £30 for forty-one years. In 1766, just under four years later, the governors of the Worcester Infirmary gave Millington £200 to relinquish part of this lease, so that they could build what was to become the Worcester Royal Infirmary. The Commissioners thought that this was worthy of 'severe animadversion' (62).

In 1811, information was filed in Chancery on behalf of Nash's charity against the Corporation, Sir Anthony Lechmere and J. Wheely to set aside leases of part of the Artichoke field. The two individuals were both members of the Corporation and the then lessees of the remaining part of the field. In 1826 the Vice-Chancellor duly obliged and cancelled the leases (63). At the time of the Commissioners visit, the costs against the lessees had not been determined.

These issues were amongst the most serious that the Commissioners drew attention to in the Municipal charities and, as argued above, they were similar in nature to some of the practices in St. Oswald's. There are also examples from other charities that provide circumstantial evidence to support the view that such a culture was widespread in the borough. Two trustees of a non-Municipal charity, Goulding's Hospital, J.Owen and J.M. Gutch had the same names as two members of the 'forty-eight'.

Another, Shrewing's Hospital, whose trustees included two clergymen, leased premises for a period of ninety-nine years at what the Commissioners described as the "low rent" of £8 per annum. This lease came to be in possession of J. Blew and was eventually set-aside in Chancery. In this instance, as considerable sums had been laid out on the premises in expectation of the continuance of the lease, the court recommended the new lease should be made having regard to this. This was done and the lease renewed to Mr. Blew in 1813 for twenty-one years at an annual rent of £65, which was anticipated to increase considerably on further expiry (64). Around this time there were two persons with the name of Blew on the Corporation, one with a forename beginning with J. This charity was also subject to another suit again concerning a ninety-nine years lease on low rental terms. As a result of the commencement of the suit, the lease was surrendered in 1809 (65).

The concerns of the Commissioners regarding the management of lands and premises did not extend to the financial investments of the trustees. These were usually based on annuities and stocks at fixed rates of interest, and none were on personal securities which so concerned the Commissioners elsewhere. However, these investments only constituted a small proportion of the trustees' portfolio, producing an annual return of £69 3s. (66), a little over 6% of the total annual income.

One criticism of the Commissioners that was peculiar to Municipal Charities, which Gorsky also found in Bristol (67), was the intermingling and confusion between Corporation and Charitable affairs. In respect of Inglethorpe's charity they observed that it has been the constant course of the Corporation from the beginning of the last century....to let these charity lands for terms of 41 years, in consideration of certain fines or premiums, with a reservation of small rents, except in one or two instances at the most, and that all these fines appear to have been uniformly mixed up in their accounts by the Corporation with their own property, and never have been specifically appropriated to the charity (68).

They calculated that since 1769, the Corporation owed Inglethorpe's £703 14s. in unpaid fines. The Corporation accepted this position and agreed to pay the charity an

interest of 5%, by debiting the Corporation's own account on an annual basis, and to use this money to increase the pay of the poor in the almshouses by 1s. 6d. per week. For Nash's charity, since 1789, both fines and some rents had been wrongly credited to the Corporation's accounts to the extent of £125 0s. 6d.; a debt which the corporation agreed to pay (69). The Commissioners were unable to find any evidence of fines being paid on the leases prior to 1769 in respect of Wyatt's Almshouses, though subsequently they assessed the fines that had been paid into the Corporation's accounts as £295 10s. 6d. The Corporation resolved to answer this debt by increasing the pay of the people in the almshouses by 1s. per week, which the Commissioners calculated was somewhat more than 5% upon the arrears of fines (70).

For a proportion of Youle's bequest, the Corporation treated the annual rents of £18 17s. 6d. as part of their own income. In this instance they may have had some justification, as the bequest in 1560 was to meet:

"as far as it would stretch, of such taxes, subsidies, fifteenths, contributions, harnessing of men for the wars, and the payments which should from time to time be laid upon the poor commoners of the said city, and to none other use or employment." (71)

The Corporation's accounts appear to have satisfied the Commissioners that they had spent many large sums, at various times towards the internal defence of the country, including a voluntary payment of £500-00-00 for prosecuting the 'late war' (72).

In addition to the entanglement with the Corporation's accounts, the Commissioners were not impressed with the state of the charities accounts, and expressed concern about both past and current practices. Nash's accounts were missing from 1754-65 and 1768-89 prompting the comment that the chamberlains of the time, who were appointed on an annual basis, were remiss in their management of this department (73). A similar state of affairs prevailed for Norton's and Shepheard's charities where the books up to 1789 were "partly lost, and partly left in great confusion" (74). However, the Corporation apparently recognised there was a problem and appointed a vice-chamberlain in 1789 with the special office of attending to the accounts (75).

The Corporation's administration of loan charities came in for scathing criticism from the Commissioners. Loan charities were those where a bequest had stipulated that a sum of money be loaned, usually interest free, to a person satisfying certain conditions, and to be repaid, usually after a predetermined period of time. Sir Thomas White's was one such charity, and it was subject to observations such as:

The oblivion into which transactions respecting this charity have fallen appears to have arisen from omission to keep a book for recording the payments and loans made under it (76)

After the Inquiry had started in September 1827, a previous deputy town clerk paid £104 into the account that he had received for the charity in 1825

Another concern regarding this charity, though not one recorded by the Commissioners was that of the outstanding loan bonds, all were for larger sums than that specified by Sir Thomas White (77). Sir Thomas White's charity existed in twenty-four boroughs, and appears to have been particularly vulnerable to abuse, for example in Coventry, Cambridge and Northampton (78).



In general, for the loan charities, they had this to say:

It is impossible not to see the treatment of these loan charities a very culpable remissness on the part of the Corporation. They appear to have, till within these few years, employed officers and agents unqualified for the discharge of their duty in their several departments, and to have suffered loss in their own property by such improper appointments (79).

By the time of the Commissioners' visit, most of the loan charities had disappeared. They identified seven different charities where:

"The fate of this charity is like that of the last reported. The fund is supposed to have been lost by being lent out and never repaid" (80).

Others which remained in existence had been severely depleted for the same reasons. Most of the £100 given by Lewis Randolph in 1613 had been lost, and only £200-£220 of the original £400 of Samuel Swift's bequest in 1710 could be identified in outstanding loans (81). Perhaps this is not unexpected considering the lengthy period over which loans had been made, and uncertainties over repayment.

In essence, these were the major criticisms by the Commissioners of the Municipal Charities, apart from the standard complaint concerning dole charities. It appears from the Corporation books that the incomes derived from various bequests 'for the general or best benefit of the poor', or where no specific object had been mentioned, were usually classed under the common term St. Thomas's-Day Charities, as it was the custom to distribute the balance remaining, after other charitable donations, in small sums among the poor on that day (82). The Commissioners observed that: "the mode of distribution hitherto adopted, with respect to these general money and bread-charities cannot be regarded as useful and beneficial ...,without the opportunity for inquiry and discrimination" (83)

Their reservations no doubt partly prompted the suggestion that this fund be reduced by the transfer of Margaret Brown's bequest, which produced £69 1s. per year, from general relief to the Six Master's Charity, which provided almshouses and a school (84). Their argument was that as this bequest was once used for the benefit of the Six Masters and was transferred to the general relief of the poor "without reason", the Six Masters had "fair claims" on it (85).

My examination of the bequest revealed that it would be valid for either purpose.

It is ironic that when the Commissioners bestowed praise, the dole charities featured, although this was faint and with reservation.

Yet it is due to them to state, that they have annually expended in their actual distribution of money, clothing, fuel and bread, a considerable sum beyond the amount of several of the donations to be applied by them to those purposes (86)

They were less impressed, however, when the Corporation tried to argue that this extra expenditure was in lieu of the unpaid fines and rents and so they:

deemed it proper to advert to this circumstance, not as a correct and satisfactory discharge of the trusts vested in the Corporation, but by way of exhibiting the general principles upon which they appear to have proceeded (87)

The Commissioners' report has to be examined fairly closely to find other commendations. Indeed, the only ones of significance appear to be that:

It is due to the Corporation to record that no charges for management have been thrown upon any of their charities. (88)

It is proper also to observe, that due attention appears to have been bestowed in the first place on the almshouses, as the primary objects of the founder's (Nash) benevolence. (89)

the injunction of the testator (Worfield)..... does not appear to have been departed from (90)

and we understand he (the master of the school - Six Master's Charity) performs his duty with respect to the six foundation-boys carefully and attentively (91).

Whilst the Commissioners made no qualification on the first of these statements relating to management charges, it is worthy of note that many of the leases of charitable properties consisted of two elements, an annual rent and capon money. Capon money was a modus or annual fine paid in lieu of capons, and had been present in all the Corporation leases for centuries (92).

The rent was payable to the trustees, but the capon money to the Mayor, to help him defray the extra expenses which his office imposed and might thus be considered a management levy.

Overall, it appears that the Commissioners found little to praise, but much to be critical of in the administration of the Municipal charities.

## **Chapter Three**

### ***An Evaluation of the Inquiry into the Municipal Charities in Worcester***

Whilst significant in many other parts of the country, the legal obstacles to the effective management of the trusts did not feature highly in the Commissioners' report on Worcester, and there was no necessity to refer to the Attorney General for any renovations. The overall thrust of the report is undoubtedly critical, and it would appear that many of the other concerns about charities that emerged from the Commissioners inquiries elsewhere were present to some degree in the Worcester Municipal Charities. Tompson points out that, as charitable trustees, Municipal Corporations had some of the largest and most corrupt trusts found by the Commissioners (93). He also claims, however, that the Commissioners effectively gave a clean bill of health to over 90% of charities. This appears to be based on the proportion of less than 10%, which were referred for renovation or certification (94). Using a similar calculation for the Worcester Municipal Charities, one of thirty nine (as Berkeley' Hospital was excluded from the inquiry) referred to the Attorney General, would indicate that over 95% were in 'good

health', a little better than the national average. The report certainly does not convey this impression. Such a figure takes no account of the seven loan charities that had gone out of existence, and for four charities, there was no evidence that the Corporation had received the original bequest. If these charities are, for the former included as unsatisfactory, and for the latter discounted from the calculation, the result for Worcester changes, with less than 80% in 'good health'.

Doubts remain even for those Worcester charities in this allegedly satisfactory position. Judged by the standards of the early part of the century, it could be argued that the problems were minor within a context of an unreformed parliament, a system of sinecures and nepotism, and royal scandals and debts. If the Duke of York could be invested with the Bishopric of Osnaburgh, and all its revenues, at six months of age and the Archbishop of Canterbury, Manners-Sutton, could endow seven members of his family with sixteen benefices valued at tens of thousands of pounds, then of what significance were a few beneficial leases? (95) Yet in 1835, the Municipal Corporation Commissioners roundly condemned the practice of beneficial leases, which appears to illustrate a different standard. If the Municipal Corporation Commission's standard is used to judge Worcester Municipal Charities, then the 80% in 'good health' would be much reduced. Even if the standard referred to earlier is used, however, it could be argued they were still not in 'good health', as there was a pervasive ethos throughout the whole borough concerning the way property was treated, and a lack of discrimination between the Corporation's own and its charitable property. All of the charities' properties appeared vulnerable to mismanagement or abuse. If Worcester's position was replicated in other areas of the country, then Tompson's overall assessment of the proportion of the charities in 'good health' would need revision.

Other than the referral of Inglethorpe's charity for certification, did the Commissioners effect any improvements in the administration of the Municipal Charities with only informal means at their disposal? In the report the trustees appear to have undertaken to react favourably to the Commissioners' suggestions and criticisms. This evaluation will examine the undertakings made and, where possible, ascertain if they were implemented.

One area in which it is possible to verify the undertakings is in respect of the unpaid fines and rents owing to Inglethorpe's, and Nash's and Wyatt's charities. The Commissioners themselves record that the Corporation had debited itself to repay the debt to Nash's Charity. Later accounts also show that the weekly pay of the residents of Inglethorpe's and Wyatt's almshouses had been increased by the specified amounts (96). From this it is clear that the Corporation delivered its promises, and that the charities benefited from the inquiry in a tangible form. Unfortunately, the other commitments and improvements sought by the Commissioners have not been so easy to establish and in some cases the trustees have been found wanting.

One of the dole charities, that of Thomas Lord Coventry, was distributed by nine members of the Corporation, one in each of the parishes of the city. In an attempt at better record keeping, a safeguard against fraud, and better targeting of the poor, the report stated:

A list of the persons to whom these gentlemen have distributed it has always been kept by themselves, but for the future it is intended that the lists of the persons receiving the benefaction shall be returned into, and filed in, the vice-chamberlain's office (97)

Subsequent minutes of the Chamber Order book until 1835 indicate the annual selection of the members of the Corporation to undertake the distribution, but there is no mention of a requirement to report on their actions to the Vice-Chamberlain. Thus, it is not known if this intention came to fruition.

The Trustees gave a further general undertaking in respect of dole charities. The Corporation have agreed and determined to fix a certain periodical meeting, for settling a list of proper objects of these general charities, founded upon the representation of such corporators as will undertake the task of ascertaining in the parishes, wherein they respectively dwell, the real state and merits of the poor, and to send the proportionate relief to the several persons mentioned in their list, in which list is to be set opposite their names, their residences and their cases. (98)

Following the Commissioners visit, the Chamber Order book gives no indication of any discussion of this issue, though it is known that the annual distribution of dole money on St. Thomas's-Day, 2s. to 2600 recipients was in operation until 1867 when:

"This very objectionable system was discontinued....since which time a large part of the income has been diverted to educational purposes " (99).

The order book does, however, confirm that Margaret Brown's bequest was transferred from the St. Thomas's Day charities to the Six Masters. This was authorised at the first meeting of the Corporation after the completion of the inquiry on the 14<sup>th</sup> December 1827. The same meeting agreed to a payment of thirty guineas each to the deputy town clerk and the deputy vice-chamberlain, "either in plate or in money for their attendance on the Commissioners of Charities in examining records". This apart, there is no other reference to the Inquiry in this or the ensuing meetings contained in the Chamber Order book and the absence of such could indicate that it was business as usual.

The accounts and record keeping of the Corporation appears not to have improved. The principal evidence for this arises from the transition from the old Corporation to the new one elected in December 1835 following the Municipal Corporation Reform Act passed earlier that year. At a meeting of the new Council 18 February 1836 the minutes record that:

The labours of your (finance) Committee have continued to be directed to the pecuniary affairs of the late corporation, but owing to the complexity of the accounts arising in part from the blending of charity with general items, and other circumstances, they are not yet enabled to furnish the Council with their final report. (100)

The Finance Committee went on to say that:

Enquiries of the Committee have unavoidably given them a slight insight into the management of charity funds and they hope it will not be deemed irrelevant or beyond their duty to remark that as far as they proceeded they could distinctly trace the non-existence of a vigilant popular control, which they trust the legislation will ere long bring to bear on all public institutions (101)

The new Corporation had employed an accountant from Bristol who ascertained that the published credit balance transferred by the previous Corporation of £1028 2s. 5d. was actually a deficit of £1111 15s. 10d.; a difference of £2139 18s. 3d. Furthermore, the



treasurer had held the Corporation balances in hand without interest, and so lost £622 11s.; which was the same behaviour which led to the suit against the steward of St. Oswald's. The late Corporation reconvened in May 1836, and issued a statement refuting the new Corporation's assessment. The latter, however, held to their position and commented that the late Corporation's statement was "inaccurate in its detail and delusive in its result" (102). From this record it is clear that the late Corporation had not taken to heart the admonitions of the Commissioners concerning its accounts and book keeping.

The obvious lack of accountability of the trustees contrasts sharply with Whittle's findings in Preston, where the charities offered a high level of accountability. Good housekeeping and competent financial management was required in order to maintain support and attract upper class patronage (103). These requirements were entirely lacking for the Worcester Municipal Charities.

In Inglethorpe's charity, the undertaking of the Corporation not to renew the leases of James Bowyer and William Redding was fulfilled, but this took place after the Municipal Corporation Reform Act, when a new set of trustees were in place. There were two further instances regarding leases, and on each occasion the Corporation made a commitment. The land bequeathed by Maurice Hiller was let at £4 per annum, reduced by land tax and fees to £3. The Commissioners commented that:

From a blameable inadvertence the above rent (which when it was first reserved may have been equal to the value of the land, the access to it having been difficult from the state of the roads) has continued at the same amount to the present time; but now it is intended to give the tenant notice to quit in order that a fair rent may be reserved (104)

No details of the tenant's name or the length of the lease were given, so it has not been possible to be completely certain what action the trustees took. However, as by 1841 the lease to John Nott produced £6 per annum net (105), it is likely that the intention given to the Commissioners was carried out. It is not known if the old or new trustees did this.

More definite information is available in the other instance. The Charities of George Sherriffe, Mary Warmstrey and Edmund Simonds were combined to purchase premises known as the Stacking House at Hartlebury. These premises were once used by the Corporation as storage for coal to be given in charity, but since 1817 had been let to John Yeates at an annual rent of 10s. and 2s. capon money. The report stated:

As soon as the present lease, of which there are upwards of 20 years to come, is run out, a great deal more is expected to be made of these premises by letting them at a rack rent. The present tenant holds on the above mentioned low terms in consideration of his having undertaken to build upon the premises, and we understand he has made a wharf and erected some warehouses upon the ground (106)

According to Hebb, there were inaccuracies in this statement of the Commissioners as, at the time of the original letting, the buildings were already erected and the warehouse had "long since been converted into a dwelling house". There were no conditions attaching to the lease except the usual ones to keep the premises in proper repair. Nonetheless, the aspirations of the Commissioners were not realised as a fresh lease was granted in 1834, prior to the expiry of the existing one, on the same terms of 10s. and 2s. capon money for forty-one years (107).

The minutes of the Chamber Order book until 1835 contain the details of the Corporation leases, both for Corporation and charitable premises. There does not appear to be any distinction in the way these are treated. Regularly the leases were taken by gentlemen with the same names as members of the Corporation. For example, from Youle's bequest, leases of 41 years were granted to W. Wall in October 1823, Richard Yapp in June 1824, Francis Hooper in 1830, and in September 1835, just before the implementation of the Municipal Corporations Act, to Sir Anthony Lechmere, and the last mayor of the old Corporation, John Wheeley Lea (108). All these properties were sublet. Charitable accounts for the years following 1835 do not appear to exist, but from the accounts for 1898-99, the rents of some of these premises appear to have increased between ten and twentyfold (109). This leads to a reasonable conclusion that these and other premises were likely to have originally been let on a beneficial basis. Sir Anthony Lechmere's name also appeared in relation to one other charitable lease in potentially dubious circumstances. In 1832 he sold his rights to the lease pertaining to part of Inglethorpe's meadow for £600 to enable a County Hall and Courts of Justice to be built (110). This transaction appears to have similarities with that of Joseph Millington referred to above, which attracted the strong disapproval of the Commissioners. The Corporation's declared opposition to external oversight of the sale and leases of property proposed in the Municipal Corporation Reform Bill strengthens this argument of the probability of continuing beneficial transactions.

Section 90 of the Bill provided this oversight by requiring treasury approval of leases and sales of property. According to Turberville, the Corporation held a public meeting at the Crown Inn, on the 27 July 1835, to consider this clause, which it was feared would prevent the new councils from leasing property on the same terms as the existing Corporation (111). This was interpreted by the Webbs as a fear of losing the ability to grant beneficial leases (112). The Corporation had also previously formed a committee and at the invitation of Norwich sent a deputation to join with a number of other boroughs to:

"watch the bill now in progress through the House of Commons and take such steps as they may think expedient either by petition or otherwise to protect the property of its Corporation and to defend the rights and interest of the freemen (113).

This resulted in counsel, appointed by some thirty boroughs, giving evidence against the bill to the House of Lords (114). Worcester was not alone in its strong opposition to reform.

In another context, Whittle has argued that local responsibility for one's own community led to considerable resistance by charities to outside interference from central directives and government intervention (115). The evidence in Worcester suggests that many of the Corporation's undertakings identified in the Commissioners' report did not come to fruition, and that after their visit there was no significant change in the administration of the Municipal charities.

## **Chapter Four**

### ***Municipal Corporation Reform Act***

The Royal Commission of Inquiry into Municipal Corporations was appointed in 1833 and was required to undertake a number of tasks including a review of "the nature and management of the income, revenues and funds of the said corporations" (116). This included its charitable funds. Apart from the administration of justice and management of parliamentary influence the greatest demands on the corporate members was the management of property (117).

Again the method of inquiry was to travel the country visiting the various boroughs. The Commission reported in 1835 and its brief forty-page report provided the basis for the Act of 1835. The report, uncompromising in its criticisms of Corporations, included comments such as:

The evils which have resulted from the mismanagement of corporate property are manifold and of the most glaring kind. Some corporations have been in the habit of letting their lands by private contract to members of their own body, upon a rent and at fines wholly disproportionate to their value and frequently for long terms of years.

From the erroneous but strongly rooted opinion, that the property of the corporations is held in trust for the benefit of the corporate body only...the transition is not difficult to the opinion that individual corporators may justifiably derive a personal benefit from that property

Other specific trusts are connected with charitable institutions and the administration of charitable funds. Here again we find mismanagement and misappropriation to a considerable extent (118)

The Commissioners identified a number of corporations where abuse of charitable funds had occurred, citing Bodmin, Cambridge, Camelford, Coventry, East Retford, Newark, Ipswich and Northampton; and mismanagement in Winchester, Totnes, Newbury, Exeter, and Chipping Norton (119). Worcester was not mentioned.

The opinion concerning the benefit of property had previously received considerable attention in the House of Lords. In 1827, in opposition to a bill to restrain Corporations from applying their funds to electoral purposes, Lord Eldon, the Tory Lord Chancellor, laid down that the Municipal Corporations had, in respect of any funds not affected by specific trusts, the same rights of ownership as any private proprietor. The bill was defeated. The following year a similar bill was presented and the argument used again by Lord Eldon to the same effect. No other legal opinion appears to have been presented. Indeed, the issue of the ownership of the property and taking it away and vesting it in new bodies was responsible for much of the conflict between the Lords and Commons during the passage of the 1835 Municipal Corporation Reform Act (120). Thus with the highest legal authority in the land expressing such an opinion, it is unsurprising that the Corporations viewed the property as for their own benefit. Nor is it altogether surprising that this view was extended to charitable property. The distinction of property in trust may well have been lost in many Corporations, as it was in Worcester, with the intermingling and confusion of accounts. Clearly though, by 1835 the Municipal Commissioners did not share Lord Eldon's view.

The general report of the Commissioners has been viewed in different ways. Whilst praising the Commissioners for their excellent investigations, Sydney and Beatrice Webb go on to accuse them of exaggeration and unjustified generalisations:

"(the report) consisted of a tirade of mingled denunciation and insinuation directed against the whole body of Municipal Corporations, superficially fortified by a citation of bad instances, but unaccompanied by any statistical survey as to the prevalence or distribution of the evils complained of. (121).

The Webbs appeared to be sympathetic to the two dissenting Commissioners, Sir Francis Palgrave and Thomas Jefferson Hogg, who not only did not sign the report but issued their own accounts. Hogg observed that:

Each personal default, each local abuse is ascribed to the whole aggregate of Municipal Corporations and

Upon careful examination and comparison of many of the valuable reports of learned and other Commissioners, I am led to believe mismanagement and misappropriation of charity funds, which are under the control of bodies corporate, if they were indeed so great, are certainly not greater than those, which are administered by bodies natural (122).

Brian Keith-Lucas argues that the Webbs would appear to have accepted too readily the views that coincided with their own. He acknowledges that Palgrave and Hogg are justified in some of their complaints as there are instances of exaggeration and inappropriate generalisation in the report. Alternatively, he found that Palgrave was guilty of misrepresentation by understating some of the criticisms. He concluded that in spite of its faults, there was a mass of evidence concerning the corruption of Corporations to justify the overall tenor of the report (123).

The Commissioners visited Worcester in the late summer of 1833, and the sole abuse they commented on was the excessive annual amount spent on feasting. The main reference made to charities was a positive one:

"... annually pay to the Good Friday and St. Thomas's-Day charities considerable sums out of their own funds." (124). Thus it would appear that for Worcester, the charities received scant attention from the Municipal Commissioners. Whilst they referred to the earlier Charitable Commission there was no mention of the problems uncovered, thus giving a misleading impression. If the position of Worcester was replicated in other boroughs, then the reports of the Municipal Commissioners would have under reported the mismanagement and abuses. This would support the view that problems were more widespread than the Webbs were prepared to acknowledge.

Amongst a number of measures, including the requirement for audit, the Municipal Corporation Reform Act of 1835 introduced one clause specifically relating to charitable trustees. Section 71 directed that corporate charitable trustees were to remain so:

"until the 1<sup>st</sup> day of August 1836, or until Parliament shall otherwise order, and shall immediately thereupon utterly cease and determine". If Parliament took no action prior to August 1<sup>st</sup>, then the matter was to be referred to Chancery for the appointment of the



trustees (125). From that point on the management of the charitable assets was to be kept separate from the business of the Corporation.

## **Chapter Five**

### ***The Impact of the Act on Worcester Municipal Charities***

Commenting prior to the elections on 27 December 1835, the *Worcestershire Guardian* commented: "we fear that any extensive alteration made in the election will speak little for the discretion of the burgesses of Worcester". The *Worcester Herald* copied the following glowing report that appeared in *Berrows Journal* :

we can take leave of the Corporation of Worcester with feelings of high respect.....it is well known that in many cases the Commissioners for Municipal Corporations found it necessary to point out misapplication of funds and other improprieties, and we are proud that no charges of that description were brought against our Corporation.

We may well appeal to the public whether the Corporation have not at all times been prompt and liberal in their contributions both to our Charitable Institutions and to those funds which were raised for the relief of some temporary distress (126).

This uncritical appraisal of the Tory dominated Corporation was not shared by the electorate (127). Of the 36 seats available, only five of the late corporate body were elected, with the Whigs taking control, and remaining so for many years (128).

The old and new Corporations disputed the issue of the new charitable trustees in Worcester. Both submitted petitions to Chancery praying for the appointment of fifteen individuals. In addition, the existing members of the old Corporation who were the trustees of the Six Masters' charity submitted an application. The latter argued that whilst the trustees had to be chosen from the Corporate body, as there were only six trustees section 71 did not apply. On the 24 December 1836, the Lord Chancellor appointed the individuals nominated by the new Corporation, and found that the Six Masters Charity did not come within the meaning of section 71 (129).

The costs of the suits were to be taken from charitable assets in respect of the applications of the new Corporation and the Six Masters, but refused in respect of the old Corporation. Notwithstanding, the attorney for the old Corporation made several applications to the new trustees for his costs, in excess of £100, to be met from their funds. These applications were refused (130).

In Bristol, there were similar contested applications to Chancery, with nominations on party political lines (131), but this does not appear to have been the case in Worcester, with the new Corporation adopting a balanced approach. The old Worcester Corporation clearly placed a high value on a continuing involvement with the charities. This may have been for a variety of reasons including prestige, altruism and civic pride, but baser motivation also featured. The names of the individuals submitted for trusteeship included some of those mentioned above - Sir A. Lechmere, J. Wheeley Lea, F. Hooper, W. Wall and R. Yapp, all leaseholders of property belonging to Youle's charity. Sir A. Lechmere and J. Wheeley Lea were also trustees of the Six Masters (132). In the light of the previous behaviour of some of the corporators, especially Lechmere previously subject to a Chancery case in respect of Nash's charity, it is reasonable to suspect selfish interests. To give an approximate idea of how much

money was involved, at today's prices, the successor body, Worcester Consolidated Charities have assets in excess of £8 million, and an annual income over £600,000 (133). This figure contains a few bequests that were given subsequent to the period, and so is slightly inflated.

Whilst the detailed records of the Municipal Charities after 1835 no longer exist, there is evidence that the change in trustees undoubtedly had a major impact on their management. The ethos and culture appears to have been significantly altered, with a clearer focus on who were the beneficiaries of the trusts. An analysis of the new trustees showed ten Whigs and five Tories; nine council members and six non-members, whilst seven had been members of the previous Corporation. Thirteen were Churchmen, one a Dissenter and one a Catholic, and there were two direct descendants of two of the major charities, Berkeley and Nash (134). In their nominations, the new Corporation took a balanced approach, and did not pack it with Whig Council members. There is undoubtedly some continuity with seven members of the 'twenty-four and forty-eight', but the evidence suggests that old attitudes were swept away.

The new Mayor, Christopher Hebb, was a trustee. Prior to the Act, he had been involved in at least one public meeting concerned with section 90 of the Bill relating to treasury oversight of Corporation property. This meeting did not go as the late Corporation intended. An amendment was put: "that this meeting, not believing that property held under corporation leases will be depreciated in value are unwilling to address the legislature on the subject". The then Mayor tried to restrict the vote to people who held corporation leases, but others insisted on the right for all present to express an opinion. The amendment was carried (135) thus supporting some external scrutiny of the Corporation's business.

At a further public meeting in the Corn Market on 12 August 1835, the Mayor refused to grant the use of the hall, and Hebb was prevailed upon to chair the meeting. A request was made asking the King to pass the bill 'without annihilation'. The resolution was agreed and a petition with 6,221 signatures sent to the King (136). Clearly the mood of the city was at variance with the Corporation, and Hebb was one of leading figures representing the popular view.

Confirmation that the new Corporation welcomed some external scrutiny of their affairs is contained in an early report from their finance committee. The committee "could distinctly trace the non-existence of a vigilant popular control, which they trust the legislation will ere bring to bear on all public institutions" (137). Such a stance would not be compatible with beneficial leases. The new Corporation also made a symbolic gesture by selling the wine stock of the late Corporation and using part of the proceeds, £400, to repay part of the debt, in excess of £1,400, which that Corporation had incurred to its own charities (138).

Similar actions took place in many of the other boroughs (139), indicating that the priorities of the Corporations had changed. In Bristol, Gorsky found that the Charity Commissioners gave the Corporation a 'clean bill of health', but the new trustees after the Municipal Corporation Act cast doubt on this. He argues, however, that this did not seriously call into question the findings of the Charity Commissioners, as most of the disputes related to seventeenth century endowments and favouritism to recipients (140). The Act resulted in high standards of probity amongst the Bristol trustees and tangible benefits accrued as lands which had been alienated from the charities by the

Corporation at various times were recovered. This would probably not have occurred without the appointment of new trustees (141)

Hebb also advocated greater openness. In 1837 he had two letters published in the *Worcester Herald* under the signature 'Custos Vigilax' giving details of eligibility for all the Municipal Charities (142). In 1842 he published anonymously *An Account of all the Public Charities in the City of Worcester that are under the Management of the Worcester Charity Trustees*, with an appendix of the other charities in the city except those belonging to parishes. This details all investments and properties, together with the costs and terms of current leases. In his preface he argued that greater openness was important for ensuring the propriety of the trustees:

Besides, a consciousness that knowledge so diffused affords the means through which a moral supervision may be exercised over the distribution of the Charities, forms, perhaps, the best security for the vigilance, impartiality, and integrity of those who have the management of them. For the question, *quis custodiet ipsos custodes* (who shall watch the watchmen themselves?) may, it is presumed, involve a useful lesson, equally in these days as in those of Juvenal, some seventeen or eighteen centuries ago.

If this was the new ethos of the trustees, then great changes had indeed taken place.

### **Conclusion**

E. P. Thompson asserted that the end of the 1820s witnessed a 'climactic battle between old Corruption and Reform' (143). This drama was played out in the Worcester Municipal Charities, and at first, 'Corruption' was still prevalent. The Charitable Commissioners effected only minor changes, and without the force of statute, it was hardly possible for them to do more in the face of recalcitrant trustees. There is strong evidence that the trustees in Worcester fell into that category through their continued practices of slipshod and manipulative bookkeeping and letting charitable premises to Corporation members at beneficial rates. Richard Thompson's observation that the Commissioners' visit was often an occasion for some reform, does not pertain in the case of Worcester.

The Municipal Corporation Reform Act provided reformers with another occasion, and here greater progress against 'Old Corruption' occurred. The Act separated out Charities from Corporation business, and instituted some oversight on leases and sales of property. It could be argued, however, that it did not directly eliminate or reduce corruption, but provided the opportunity to do so through the appointment of new trustees. In some boroughs, where control remained much as it had been, the Act would have been less effective in bringing about the desired improvements. As it was in Worcester, the new trustees brought in the ethos of reform and changed the culture. It cannot be said with certainty that corruption had been entirely defeated, but the signs were optimistic. For Worcester, at least, the Municipal Corporation Reform Act had proved more of a reforming influence than the earlier visit of the Commission for Inquiring concerning Charities.

In a national perspective the Inquiries of both Commissions in Worcester, and to some extent Bristol, were perceived as not presenting many significant problems in the first, and none in the second. From the study, the reality appears quite different with serious issues of abuse and mismanagement. This raises the possibility that overall, charities were not in quite such good shape as may have been believed.

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6. Ibid. p.91-92
7. Henry Brougham had been active in one cause or another since coming to London in 1804. His interest in charities was aroused by a lack of education for the 'lower orders' of society. As a Scottish advocate he brought a fresh and radical perspective to the problems of English charities, and on his return to Parliament in 1816 he was seeking both personal and party (Liberal) advantage, as well as displaying a genuine desire for reform. He was eventually to become Lord Chancellor.
8. Tompson, **The Charity Commission**, p.96
9. The Court of Chancery in 1800 had changed little since the late seventeenth century. It was the centre of English equity jurisdiction, and the Lord Chancellor was the chief guardian of trusts. In the case of charities he could only act on an appeal made to his court, not initiate proceeding. The usual method of bringing a suit was the so-called 'English bill'; a petition to the Attorney General, and if approved by him, proceeding could then be instituted in his name on behalf of the charity. The antiquated proceedings resulted in high costs and long delays.
10. Where a founder of a trust had designated a special visitor, the latter had oversight of the charity. The special visitor possessed supervisory powers which could not be superseded by the Lord Chancellor.
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27. Ibid. p. 68
28. Owen, D. **English Philanthropy**, p.193
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30. Tompson, **The Charity Commission**, p.67
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34. Ibid. p.138
35. Ibid. p.136
36. Ibid. p.97 and 185
37. Ibid. p.207 and Owen, **English Philanthropy**, p.194
38. Tompson, **The Charity Commission**, p.191
39. Owen, **English Philanthropy**, p.196
40. Tompson, **The Charity Commission**, p.179
41. Ibid. p.178-86
42. Ibid. p.178
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44. **Berrows Journal**, 20 Jan. 1831
45. **St. Oswald's Hospital Archives in Worcester Cathedral Archives (WCA)**, BA9951, Box 27
46. Owen, **English Philanthropy**, p.198
47. **Berrow's Journal**, 20 Jan. 1831
48. Ibid.
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55. Ibid. p.523
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## Chapter 6

# A period of financial decline 1900-1984

### Background

This chapter describes the major events for the Charity from the time of the first detailed review by the Clerk and the Trustees in 1899, to the second detailed review from 1985 onwards, by the newly constituted body of Trustees.

In 1985 there was a constitutional change of trustee membership, and a major change of strategic direction.

The absence of virtually any minutes or accounts, prior to 1934, is a hindrance but many of the Charity Commission Orders relating to property purchases, sales and developments remain. Some orders were filed with the properties which have been sold since.

**29/04/1964** - "Destruction of correspondence - the Trustees decided all correspondence before 1958 should be destroyed for reasons of lack of space except for important documents."

### The 1899 Properties

The fixed asset property\* owned by both charities in 1899 is listed in the Charity Commission Scheme of that year <sup>274</sup> **comprising a total of 50 real properties with income**, of which 34 were commercial, 9 were agricultural, plus 7 blocks of almshouses viz. Inglethorpe's 13, Nash's 24, Berkeley's 15, Wyatt's 6, and Hebb's 6, together totalling **64 units of almshouse living accommodation**.

### The 1985 Properties

The fixed asset property\* owned by Worcester Consolidated Municipal Charity in 1985 is listed in the Scheme of 1977 <sup>275</sup> comprising **a total of 18 real properties with income**, of which 7 were commercial, 9 were agricultural, plus 2 blocks of almshouses i.e. Nash's & Wyatt's 25, and Berkeley's 7, together totalling 32 units of living accommodation.

The fixed asset property\* owned by Worcester Municipal Exhibitions Foundation in 1985 is listed in the Scheme of 1985 <sup>276</sup> comprising **a total of 3 agricultural properties with income**.

\* Fixed asset property excludes payments for wayleaves, rights of ways, acknowledgement rents, rent-charges, Sir Thomas White payments, investment interest, inter-charities loan interest, and "fee farm" rents.

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274 Chapter 4 (2) 1899 Charity Commission Scheme pp 213-219

275 Appendix 15 p 468

276 Appendix 16 p 472

### SUMMARY OF THE TWO CHARITIES' PROPERTY - STATISTICS AND INCOME

1899	1985
50 real properties with income (9 agricultural)	18 real properties with income (12 agricultural)
64 almshouses rent free + weekly allowances	32 almshouses - rent free + subsidies
Annual Revenue Income £5,559.11s.5d.	Income £127,259.00

***Using the UK rate of inflation RPI, between 1899 and 1985 would have taken the income to £235,794 by 1985 - almost twice the actual! The Charity was in very serious financial decline.***

### THE ALMSHOUSES - THE 1899 REVIEW (CHAPTER 4 (1) HIGHLIGHTED THE PROBLEMS:

#### **“Inglethorpe’s Charity (1899)**

The Endowment of Inglethorpe’s Charity originally consisted entirely of town property, which has largely increased in value, and the income is more than adequate to the purposes of the Charity. Out of the surplus income of this Charity, a considerable reserve fund has been accumulated, as a provision for repairs and re-buildings. The purchase money derived from the recent sale of the old [Inglethorpe] Almshouses in Taylor’s Lane, might, if thought desirable, be applied towards the cost of building new Almshouses of a better type; and the Charity could easily, out of accumulations and surplus income, supply any deficiency. A suitable site for Almshouses adjoining the Orphan Asylum at Henwick has been purchased.”

***Outcome - Inglethorpe’s Almshouses in Taylor’s Lane were never replaced and the land in St Johns originally purchased for the re-building in 1892 at a cost of £3,400 was sold off, a bit at a time, with the final remaining land being sold for £7,000, the subject of a compulsory purchase order some 70 years later as a site for St. Clement’s school. The advice about investing in town property was largely ignored except for the compulsory widening of St. Swithin’s Street which paid handsome dividends, and is still doing, apart from the Cadena Café which was sold to prop up the lack of income.***

#### **“Nash’s Charity (1899)**

The income of Nash’s Charity is adequate to the yearly expenditure, but at present leaves no margin for contingencies. It is largely derived from tithe rent charges, the income from which has for some time past shown an annual decrease. The Almshouses in Wheeler’s Gardens are comparatively new. Those in New Street are old and are unsatisfactory, and the Charity cannot afford to re-build them. It will probably be found necessary ultimately to substitute out-door pensions for these houses.”

***Outcome - Nash’s Almshouses (15) in New Street were never modernised and were finally condemned as uninhabitable in the 1960s slum clearances by the Medical Officer of Health. The advice 60 years previously that the income from the endowment was reducing was not acted upon, which led to a lack of maintenance and modernisation. No photographs exist of the old buildings but from the 1857 plan <sup>277</sup> they were single story and probably brick built. They were rebuilt in 1959/60 and 4 Wyatt’s Almshouses were rebuilt on the same site in 1964 when the 25 units complex was re-named “Nash’s and Wyatt’s”.***



**“Berkeley’s Hospital (1899)**

Berkeley’s Hospital Almshouses, erected early in the 18th century, are deficient in accommodation, damp, and badly lit. Whenever it becomes necessary to re-build them, the cost could no doubt be defrayed by selling the site (which is a very valuable one) and removing the houses to a less central situation.”

***Outcome – for a variety of reasons, the then unlisted buildings were, thankfully, despite offers, never sold, and remain as Grade 1 listed buildings, possibly in the top 3/4 in the City in terms of architectural importance. The history of the site is published in full (pp 93-99) but briefly they now constitute 7 separate dwellings having been increased to 14, modernised twice, and then reduced to 7, with each of 2 units being turned into one with a separate bedroom, bathroom and kitchen. In 1996/7 the original communal privies were combined with the chapel to create a community meeting room with kitchen and toilets.***

**“Wyatt’s Charity (1899)**

Wyatt’s Almshouses are temporarily rented by Inglethorpe’s Charity; but are of unsatisfactory construction; and the site which is very confined should ultimately be disposed of. There are no funds available for re-building the houses, the income of the Charity having always been inadequate, necessitating frequent subsidies from the Dole Charities. Wyatt’s Charity was for many years in debt. This has been cleared off, and the future income should be applied in out-door pensions.

***Outcome - Wyatt’s Almshouses were never modernised and finally sold [Chapter 6] 26/01/1968, Charity Commission order agreeing to let the Trustees sell Wyatt’s six Almshouses for £3,250 to John Skellern who ran a motorcycle shop in Friar Street The old cottages behind the shop were modernised by the new owners and still exist as housing, but the Trustees could not afford the modernisation required.***

**“Geary’s & Hackett’s Charities (1899)**

Two of Geary and Hackett’s Almshouses were built on land in Taylor’s Lane, belonging to Inglethorpe’s Charity, and two on land belonging to Wyatt’s Charity in Friar Street. Those in Taylor’s Lane were included in the sale to the Corporation for the Victoria Institute. Those in Friar street are old and unsatisfactory, and the income of the Charity is inadequate to their endowment. The Trustees have for some time past ceased to make appointments to this Charity, and, a long standing debt having now been cleared off, out-door pensions should be substituted for these Almshouses.”

***Outcome – Sold as part of the Taylor’s Lane sale to the City Council to make way for the Victoria Institute including a Library and Girls’ Grammar School.***

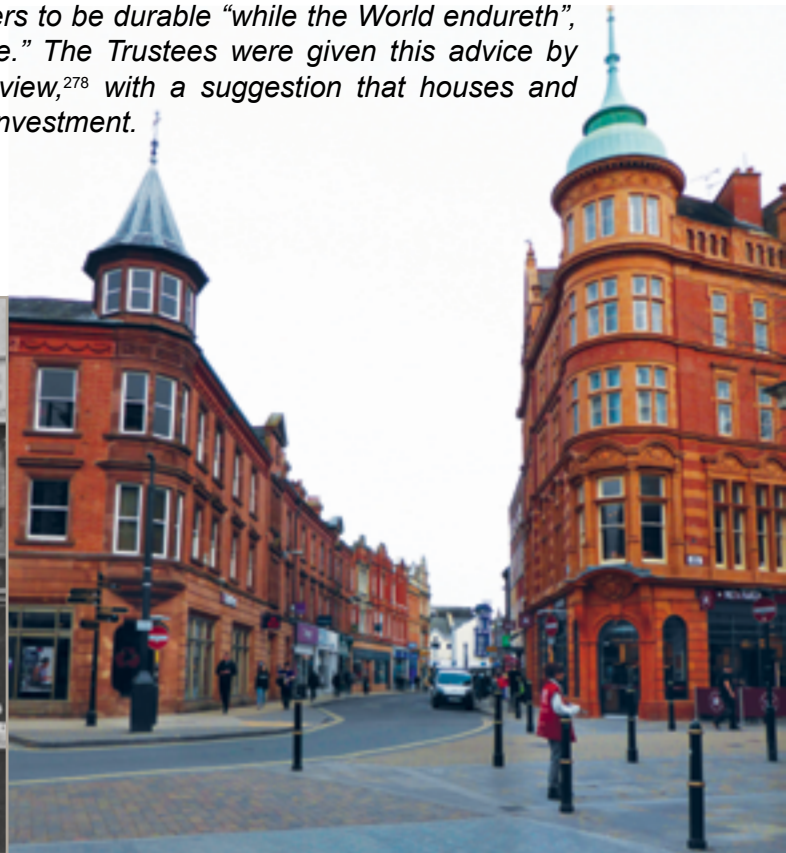
***To help fund the maintenance and development of the farms and subsidise almspeople with rent-free accommodation, the Trustees left themselves with no money to institute an almshouse repair or replacement programme, and a gradual reduction in the number of almshouses was the inevitable outcome,***

***Outcome - The Trustees seem largely to have ignored the advice, except during the turn of the 19th Century when they were faced with a City Council decision to widen St. Swithin’s Street, most of which they owned at the time. It was, by anyone’s standards, a very expensive but worthwhile investment to re-build the whole of the South side, which attracted considerable rent increases. However, this area seems to have been the first and only new property investment in commercial premises, with the Trustees concentrating thereafter on selling some agricultural properties, and purchasing more of the same.***

### Property Investment, Acquisitions and Sales in the 20th Century

*Ancient Charities were intended by their founders to be durable “while the World endureth”, “but money is no permanent standard of value.” The Trustees were given this advice by Frederick Corbett, their clerk, in the 1899 Review,<sup>278</sup> with a suggestion that houses and business premises in Worcester were the best investment.*

*Before, St. Swithin’s Street was widened, 1890 onwards ▼*



*This is the plaque, high above the Nat West Bank in St. Swithin’s Street ►*



*▲ After, St. Swithin’s Street was widened. The Nat West Bank on the left and the Cadena Cafe on the right*

**Outcome - As a result, by 1985 the number of almshouses had been halved from 64 to 32, and during this period, commercial property was also being sold to prop up the falling income. This included decayed almshouses, and very many commercial properties, the largest ones being The Stacking House, 21/23 Sansome Street, Wheeley’s Gardens, Walnut Tree House, Greyfriars, and the Cadena Café. This latter prime High Street property, (59/60 High Street and 1 St. Swithin’s Street) was sold for less than its book value, due to what seems like financial mismanagement. The Charity was ordered to pay a recoupment order to its own endowed funds as a result.**

In broad terms, for about 85 years, the Trustees appear to have focussed on “reactive” rather than “pro-active” management that favoured investing in the farm estates as required, to the point that, as the almshouses deteriorated and there was insufficient money to repair or replace them, they were sold off, but requests from the farms for additional investment were usually met.

**Relevant Extracts from the minutes and records:**

**23/02/1912** - WCMC & HEBB'S AND WHITE'S - order to purchase 3 farm properties: The Wake House with buildings and land 2a. 2r. 24p. at Avenbury for £191 18s; The Oaks (formerly Baddelowe's Cottage) with gardens, orchards and land at Stanford Bishop, 3a 2r. 24p. numbered 123, 124 and 125 on the Ordnance Map for £345 15s. 4d.; A piece of land containing 27 perches in Powick on the South side of the road from Worcester to Malvern, and on the west side of and adjoining the garden of the "Old Rectory House" for £49 13s 10d.

**13/06/1912** - WMEF - order - to sell Fancy Piece or Further Marsh, Bransford, 6 acres.

**27/04/1920** - WCMC - order - to sell Stacking House, Hartlebury, ie 4 freehold cottages with outbuildings and gardens, 2,012 sq yds extending to River Severn for £522 10s. being the highest price offered. <sup>279</sup>

**18/06/1920** - WCMC - order to purchase from Mr Barneby 3a. 1r. 18p. at Avenbury no. 66 and 67 for £163 and 1a.3r. 5p. no 177 for £90 and expenses of purchase of £19 11s. 6d. all vested in the Official Trustee.

**09/07/1920** - WCMC - order - to sell four pieces of land in Longdon, with cattle shed and hay house together 33 acres for £485 15s. and £150.

**22/02/1921** - WCMC - order - to sell 23 Sansome St, two furniture warehouses, stabling, yards, the Hop Warehouse at 21 Sansome St, the store rooms, cellars and dwelling house at the rear of 21 Sansome St to George Gascoyne for £10,947 6s. 10d. (£526,403 in today's money).

**03/06/1921** - WCMC - order - to sell 42 New St to Frederick Lewis for not less than £400.

**19/08/1921** - WMEF - order - to sell Millions Meadow, 6 acres, Bransford

**23/11/1921** - WCMC - order - to sell 10 Copenhagen St., workshops, storeroom and land to Messrs Edward Webb & Sons for not less than £400

**02/12/1921** - WCMC - order consenting to redemption of Powick Tithes by H.T. Tooby of lands in Powick owned by him, for £4 13s 3d, redeemed for £83 18s. 6d.

**14/08/1923** - WCMC - order to sell land at Munderfield 1 acre known as Barber's Croft for £107 5s.

**12/10/1923** - WCMC - order - to sell land 272 sq yds in Queen St. for £400

**27/03/1929** - WCMC - Purchase of farmlands at Chaddesley Corbett £667, 16s 4d.

**04/07/1930** - WCMC - order - to sell 2 pieces of land 1 acre 252 sq. yds to the West side of Henwick Rd for £650.

**23/06/1931** - WCMC - order - to sell 145 sq yds. West side of Henwick Rd for £25 7s 6d.

**16/02/1936** - WCMC - order to purchase Orley Pasture at Avenbury, 5a. 0r. 10p. for £250.

**21/07/1936** - WCMC - order - to sell 1200 sq yds West side of Henwick Rd for £200.

**31/12/1937** - WCMC - order - to sell 100 sq yds of land at Longmore farm for £2 10s.

**14/12/1948** - WCMC - order to invest proceeds of sale of Greyfriars lease expiring 27/04/2000 after 400 years being leased at £5 a year. It was sold for £686 after the Charity Commission insisted that the £200 suggested by the Trustees was not enough.<sup>280</sup>

**04/02/1955** - WCMC - order - to sell almshouse site of 18, 20, 22, 24 South St for £115 to Worcester Corporation.

**28/02/1956** - WCMC and HEBB”S and WHITE”S - order to purchase Birch Hall Avenbury 9.888 acres for £250.

**27/4/1960** - Annual supply of shoes to Almshouse inmates 37/6d. a pair to both men and women.

**19/04/1962** - WCMC - order - to sell almshouse site of 3 and 5 Leicester St for £110

**25/04/1962** - WCMC - order to sell land at Stanford Bishop for £55 + £18 16s. 2d interest

**22/06/1962** - 25 tenders to take on the tenancy of the vacant Hawkins Farm. [Writer’s note – very high demand for a heavily subsidised farm.]

**01/10/1962** - WCMC - order - to sell 3.9 acres having a frontage to Henwick Rd for £7,000 to Worcester Corporation (for educational purposes)

**25/03/1964** - Clerk asked to obtain tender for supply of shoes to Almshouses inmates.

**26/10/1966** - Croft Walk Almshouses offered to the City in 1966 for the Market. The repairs would be expensive and money was needed for additional farm buildings. [writer’s note – effectively a policy statement]

**20/04/1967** - WCMC - 14 years Recoupment order for 3.9 acres having a frontage to Henwick Rd sold to the City in 1962 for £7,000 (for educational purposes, St Clement’s School) but only £4,574. 10s spent on the improvements to Berkeley’s Hospital. The site was originally purchased in 1899 to provide a new site for Inglethorpe’s Almshouses when it was suggested by the Clerk that: “A suitable site for Almshouses adjoining the Orphan Asylum at Henwick has been purchased.” “The purchase money, derived from the recent sale of the old [Inglethorpe] Almshouses in Taylor’s Lane, might, if thought desirable, be applied towards the cost of building new Almshouses of a better type; and the Charity could easily, out of accumulations and surplus income, supply any deficiency.”<sup>281</sup>

**1967** - Lower House farm - covered yard £4,400

**26/01/1968** - WCMC - order - to sell Wyatt’s Almshouses (six cottages) for £3,250 to John Skellern (Motor Cycle Shop)

**1968** - Hill Oak farm - covered yard and dutch barn £2,200

**1969** - Hole farm - covered yard £1,800

**29/1/1969** - £5,493 on new building at Longmore Farm

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280 Appendix 14

281 Chapter 4(1) Report upon the Constitution etc. p 188



**26/3/1969** - "Money available for grants." The clerk said he could not with any accuracy estimate how much was available as the amount required to be expended on the farms and other property was unpredictable.

**20/8/1971** - Hawkins farm - covered in yard £2,000;  
 Avenbury - building for hop picking machine £2,200;  
 Longmore farm - covered yard £4,800;  
 Burgess - needs covered yard would cost £5,000;

**26/1/1972** - Hawkins farm covered in yard - estimate £4,721;

**23/5/1973** - Avenbury Court Farm - repairs - £2,169;

**26/10/1977** - WCMC - Authority to sell Croft Walk almshouse site to the City Council for not less than £3,500;

**04/06/1979** - WCMC - 15 years' recoupment order of £40,000 as Cadena Café sold for £130,000 and its book value was £170,000;

### **Farming during the 1900s**

During the 20th century, farming went through a number of changes, including increased mechanisation and the use of contractors, (smaller farms could not afford combine harvesters etc.), with commensurate reductions in the numbers of farm workers and tied cottages. Elsewhere, commercial farm sizes were increasing generally, as 100 acre farms became less viable economically.

Therefore, in order to survive, the Charity's "small" farms apparently needed subsidies, which included the landlord fully insuring and paying for all repairs, reinvestment, and modernisation. The rents were becoming increasingly unaffordable for the tenants, and the Charity's income was paying the price. There was no record of strategic thought by the Trustees about how to manage the increasing problem, other than the reactive one of selling decaying almshouses and commercial property to prop up income, whilst increasingly subsidising the farms and investing in more of the same.

### **Almshouse Residents Living Rent Free**

To make financial matters worse, the Trustees continued their policy of allowing the residents of the almshouses to live rent-free, despite the subsequent introduction of the "Beveridge" Welfare State in the late 1940s and the availability of Social Security Income Support towards their housing costs. Clearly this was at huge detriment to the Charity which was already losing income from the farms, could not afford to maintain the almshouses, and was gradually selling the derelict ones. Despite this the Trustees continued buying shoes for the Almshouse residents until the late 1960s.

The policy for appointing almshouse residents was based on office interviews, without home visits, and a group of three Trustees awarding votes out of 10 based on their individual assessments. No real consideration was given to whether they were "poor" and, as a result, a number of residents had houses to sell or hand on to relatives after being appointed.

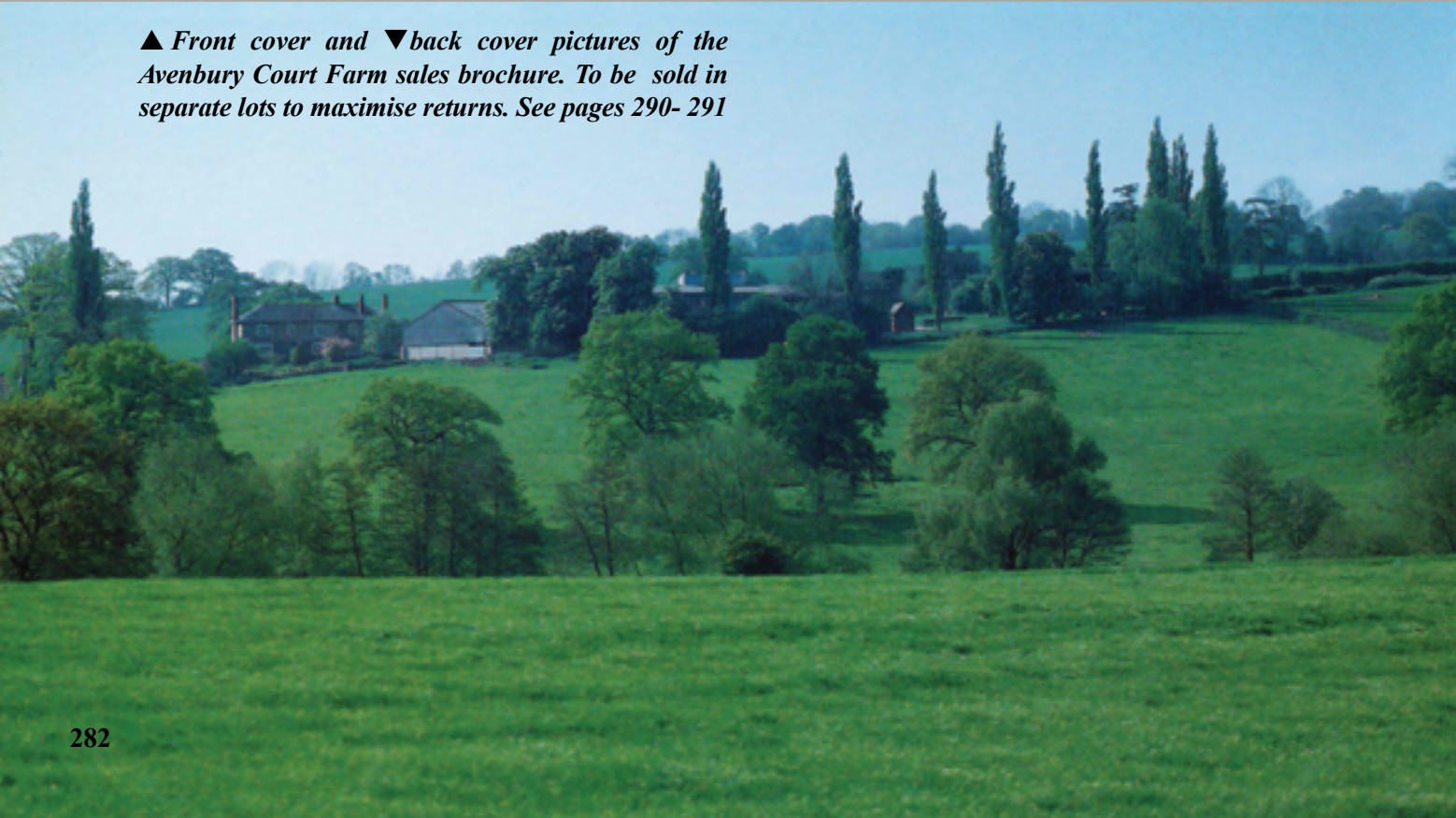
**FOR SALE**

**AVENBURY COURT FARM  
AVENBURY, HEREFORDSHIRE**



**RH & RW CLUTTON**

*▲ Front cover and ▼ back cover pictures of the Avenbury Court Farm sales brochure. To be sold in separate lots to maximise returns. See pages 290- 291*





## Chapter 7

# Halting the financial decline 1985 - 2019 Shifting investments from farms, cottages and fields, into shops, warehouses and offices

### ***“INCREMENTAL CHANGES TO MEET CHANGING CIRCUMSTANCES”***<sup>282</sup>

The writer first became a Trustee in 1984 at the instigation of Cllrs. George Randall and Rosanna O'Connor, the leader and deputy leader of the City Council at the time.

They were concerned about the Charity's dwindling finances and asked him to try and sort it out from within, in a sort of "Trojan Horse" fashion!

"I was welcomed to my first meeting by Councilor Rachel Clapton, the Chairman, on Wednesday 27<sup>th</sup> June 1984. With a background of social work and trade union management I was completely out of my depth with the Charity's enormous property responsibilities. I quickly discovered that I was not on my own, with really only Jack Collins and Fred Lewis understanding how to run a business!

I tried to find about the history of the Charity, but it was a long hard journey that eventually took many years, alongside my full-time job.

My early impressions were that the Charity was living in the past, and was on a steep financial decline due to the way it was being, and had been managed for decades. The Trustees then seemed more interested in the almshouse residents and the farm tenants than in balancing the books. The Chapel was in desperate decay, windows falling out, doors not fitting, inadequate noisy electric fan heaters, very damp and urgently in need of repair; but there was no money available. Properties were being sold to bail out an inadequate and declining income. The Trustees' financial focus was fixed firmly on subsidising the existing 32 almshouse residents, and the farms and the tenants who were, to all intents and purposes, members of the "family", with needs like those of the almshouse residents that had to come first.

There was a small one page history of Berkeley's and the Charity for sale in the chapel at 10p a copy which I bought, and kept.<sup>283</sup> It seemed the Trustees had no real interest in the Charity's 400 years' history.

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282 Appendix 22 The Science of Muddling Through p 491

283 Appendix 18 p 480

I took a week's annual leave from my social work job and read the Constitution and the minute books to try to get a better understanding of the wider perspective. I was given the use of an office and a pile of very large minute books, and quite quickly found some unusual items.

First, was the fairly recent sale of the Cadena Café building in 1979 which I had already been told about. The Cadena was an endowed building and its sale resulted in a "recoupment" order by the Charity Commission. I was told that this was effectively a "fine" for selling it for "less than it was worth" i.e. £130,000 when its book value was £170,000. This meant paying back the £40,000 loss for 15 years into the Charity's own "endowment fund" – however, more importantly, why would anyone in their right mind sell a prime city centre building for less than it was worth, never mind a charity that was having difficulty making ends meet? It seemed inconceivable that the penny hadn't dropped, even then. The large Charity owned building of similar size, on the other side of the street, became a bank and by 2018 was commanding a capital value of £2,825,000 with a full repairing and insuring rent of £170,000 p.a.

Going back further in the minutes, I found serious concern about the previous Clerk's management of the Charity during his term of office terminating in 1974. This was a clear indication that the Board had not been managing the Charity, leaving the Clerk effectively without supervision.

*'22/5/1974 - new clerk asked for audit as accounts in disorder on handover – incoming cheques £2,246.98 not banked, went back as far as 28/4/1972, outgoing cheques £2,236.41 signed but not posted, went back as far as 25/2/1970. Accounts for 1973 had not been audited. Accounts for 1974 not completed. Insurance premiums not paid since Dec 1972. Auditors unable to check deeds.'*

Next, I was told that the almshouse residents were living completely rent free, despite being entitled to Income Support, which my social work background told me was due to them, because they were poor people in need of living accommodation.

The following minute, reminiscent of "Hiram's Hospital"<sup>284</sup> helped to explain the Trustees' self indulgent thoughts at the time:

*'26/2/1968 Letter from Charity Commission suggesting a payment by residents of 15 shillings a week available from the Ministry of Social Security. Felt that such a charge would spoil the present very happy atmosphere which at present existed between the Trustees and the residents, and that the residents instead of being grateful for what the Trustees were doing on their behalf, would look upon this payment as a rent and feel that instead of owing gratitude to the Trustees, that they were in the almshouses as of right, like normal tenants. The Clerk spoke to the Ministry who pointed out that some of the residents were already receiving 10 shillings towards a notional rent they would only get another 5 shillings. Clerk comments such a payment would work unequally as between the types of almshouses ie Nash's and Wyatt's New Almshouses, and Croft Walk.'*

I then found what eventually turned out to be a gold nugget - that all the co-opted Trustees had been appointed without following the prescribed procedure in the constitution which said:

***15. Special meetings. - A special meeting may be summoned at any time by the Chairman or any two Trustees upon not less than four days' notice being given to the other Trustees of the matters to be discussed, but if the matters include an appointment of a Co-optative Trustee then upon not less than 21 days' notice being so given.***

A careful check of the minutes revealed that the requisite 21 days' notice had not been given



for some years, and 'special meetings' had not been called; so it seemed possible that this might mean the 9 co-optative Trustees that had been appointed could be 'dis-appointed'? The 8 Nominative Trustees appointed by the City Council could probably be re-appointed so I spoke to Cllrs. Rosanna O'Connor, George Randall and Arnold Bryan who agreed to call a meeting of City Council appointed Trustees in the Mayor's parlour to discuss the possibility of a 'coup d'état'. A strategy was then devised to appoint 8 new City Council Trustees at the next Policy & Resources Committee, followed by a letter to the Charity Clerk advising of the appointments, and requesting a letter be sent to the Charity Commission seeking their advice on the other 9 "questionable" co-optative Trustee appointments. This was done and the advice from the Charity Commission was that the 8 recent City Council nominations were satisfactory, but the nine co-optative appointments would need to be done again. There was no reason, they advised, why the same people could not be re-appointed.

However, in the Trustee elections that followed, at a special meeting on 28<sup>th</sup> August 1985, some Trustees did not wish to stand, some stayed, others resigned and different people were nominated and appointed."

**The 9 Co-optative Trustees appointed 28th Aug 1985:**

*Margaret Clutterbuck, Rev. John Everest, Heather Giannasi, John Griffiths, Valerie Hopcraft, George Randall, Bill Richardson, Heather Whatley and Fred Lewis.*

**The 8 Nominative Trustees already appointed by the City Council:**

*Arnold Bryan, Jeff Carpenter, Dorothy Gething, Paul Griffith, Cliff Lord, Frank Poole, Margaret Wills and Albert Wilkes.*

**The following left or were not appointed:**

*Rachel Clapton, Gerald Baker, Stan Marshall, Jack Collins and Jean Wintle.*



*From left to right.*

*Back: W.C. Allington W.L. Thompson F.E. Chandler A.L. Galbraith M.M Jones (Surveyor) W.M. Bird  
Front: W.J. Daniel S.H. Marshall J. Weaver Mrs R. Ratcliffe S. Willis (V. Chairman)  
V.R. Wintle (Chairman) Mrs K.R.M. Clapton Mrs H.M. Lettice F.E. Wintle J. Lionel-Wood (Clerk)*

## THE WAY THINGS WERE – A TIME FOR CHANGE!

It was clear that the Trustees enjoyed the status of being members of the Country Landowners Association, and looked forward to the “paternal” inspections of the farms. These had become annual whole day “outings”, providing lunch for the tenants in an hotel, with brandy and cigars afterwards for the men. It was some years before the farms were sold and the event ceased.

The residents’ and Trustees’ outing was another significant annual event, apparently justifying the Clerk and his Secretary going on an extensive tour beforehand.

*“1972 Inmates outing. Clerk stated he had been to Weston Super Mare but the Restaurant had steep stairs. He had also visited Alton Towers but it was “too vast” for the residents. He had also visited Trentham Gardens Stoke on Trent which was ideal for the residents. On the return journey liquid refreshments should be taken at the Copcut Elm.”*

The Trustees also enjoyed their status as the benefactors of rent free almshouses and disliked any suggestion of accommodation charges for the reasons above.

On occasions they apparently read the lessons in the Chapel and regularly took Harvest Festival gifts round the almshouses.

### Typical Grants 1970s – Relief in Need in Worcester

Worcestershire and Herefordshire Association for the deaf £10 0. 0.

St John Ambulance Brigade £5. 5s 5d

Red Cross Society £5. 5s. 0d

The Imperial Cancer Research Fund £25

Braley House £5 5s 0d

Good Neighbours £50.

£50 to the Salvation Army towards £4,000 for new band instruments

Iris House Worcester (ex-prisoners). Refused. Did not come within the scheme.

Worcester Diocesan Association for Moral Welfare £15 15s 0d.

Royal Midland Counties Home for Incurables £5. 5s. 0d.

Royal Wolverhampton School £10 0s to school. £10 0s. towards gymnasium fund

The Wendy Leyton Memorial Migraine Prevention Centre £15 0s.

The Imperial Cancer Research Fund £25

Put simply, it seemed the Trustee body had lost its way and had become committed to an ethos that was self-enhancing, but also self-destructing, to the point that the Charity was going downhill financially at an alarming rate.

The Charity then was no more than a tiny department in a large Solicitors’ office and was probably viewed simply as a small, but significant income generating estate, whose own best interests were probably subjugated to those of the business as a whole.

## 1985 ONWARDS – ISSUES FACING THE NEW BOARD OF TRUSTEES

**The new body of Trustees found themselves having to confront a number of challenging situations.**

- The absence of a strategic business plan since 1899 (which was anyway ignored).
- In default, the Trustees had reacted to problems as they occurred and managed the inadequate finances by selling assets, including almshouses needing maintenance, putting the money in the bank or the stock market and making matters worse.
- The Clerk was waiting for strategic instructions but none came.
- A serious financial situation with insufficient income to meet ongoing needs.
- Little or no money for routine maintenance and charitable purposes generally, other than for the 32 almshouses remaining of the original 64.
- Residents in the almshouses living rent-free despite the existence of the Welfare State..
- Commercial and agricultural rents not being reviewed systematically, and full repairing and insuring rents not in common use. No property terrier.
- Farm rents providing a poor return on investment with the Charity as landlords also paying for repairs, insurance and development, unlike most commercial landlords.
- Apparently less than adequate advice about commercial leases generally, leading e.g. to the disastrous sale of the Cadena - a valuable High Street Property - for less than it was worth.
- The Grade 1 Chapel in virtually terminal decay, and in practice almost unusable with negligible congregations. A virtually non-functioning chaplain who eventually resigned following concerns being expressed about low attendance and lack of home visits.
- Seemingly insufficient staff to help manage the administration of the Charity effectively. The Charity was a small “department” in a large solicitors’ office with e.g. no proper holiday or sickness cover.
- Inadequate office accommodation for 2/3 charity staff in a “musical chairs” basement room with no space for filing which was in heaps on the floor.

### **The Broad Approach Taken to Incremental Changes**

The writer had studied managerial strategies whilst at the National Institute for Social Work and had been particularly impressed by Lindblom’s work <sup>285</sup> “The Science of Muddling Through” and a subsequent book written with Braybrook, “A Strategy of Decision – Policy Evaluation as a Social Process.” Briefly, the “Strategy of Disjointed Incrementalism” involves identifying what’s wrong with the business, then tinkering to correct the problem in a beneficial way that doesn’t compromise future choice. Crucially, the normal relationship between means and ends, where ends are chosen first and then the means are sought, is changed radically. Ends and Means are decided simultaneously rather than sequentially, which prevents compromising the ends due to insufficient means. The theory is practised by many successful managers and is often described

as “common sense”, but it has now been given a respectable stamp of approval. When the writer became Chairman he led the Board in a policy of incremental, rather than cataclysmic changes, to correct problems, and to adjust gradually to changing circumstances.

### **Changing The Charity's Committee Structure**

Many of the Trustees had experience as employees or Councillors for the local City or County Councils, and in typical Local Authority fashion there were four sub-committees, Grants, Property, Finance and Housing. It took longer than a decade for the Trustees collectively to appreciate that this was bureaucratic red tape. The Finance Committee was concerned only with budgeting, and the Housing Committee managed the almshouses which had its own part-time surveyor to deal with maintenance. There were just two or three almshouse vacancies a year to allocate. However, the Grants sub-committee was very busy but most Trustees had insufficient personal time to devote to a monthly weekday afternoon meeting. The Finance and Property Sub Committees were eventually wound up by 1990.

### **Introduction of Maintenance Charges for the Almshouses**

The reorganisation of the Charity's finances started with a Trustees' decision to introduce weekly maintenance charges for the 32 almshouse residents, who received on-site support from the two resident wardens. It was believed that this would be a straightforward change due to the availability of Social Security payments to pay the fair rent equivalent. However, this proved partly unachievable, due to the fact that about one third of the residents, some with considerable capital, were not entitled to make a claim. This situation seemed to have arisen because no checks had been made on their financial circumstances when they were first appointed. The new Trustees followed the constitutional policy that no-one should suffer hardship from the new charges, which were implemented gradually, and on a sliding scale. This one new change brought immediate financial relief to the Charity which was able to begin balancing its income and expenditure without having to sell endowed assets.

### **Appointment of new Valuer**

A new valuer was appointed in the person of Michael Guise who replaced the previous incumbent.

The Trustees were anxious to ensure Value for Money in the belief that the Charities' investments should be the best that could be achieved and that there was no unnecessary waste on administration or on any of the Charity's regular expenditure.

### **Value for Money Enquiry**

To this end, Michael led a value for money enquiry in late 1985, the results of which were that the returns on investments could not be improved in the short-term, but that it would ultimately be beneficial, gradually, to move out of agricultural holdings and into other forms of investment. This policy was pursued immediately, but the changes envisaged could only be accomplished very slowly, as the farms were let on lifetime agricultural tenancies. The Trustees were not prepared to consider selling the farms “over the tenants' heads” due to the long term relationship that existed with them so, in effect, the new policy could only be adopted over a long period, effectively in “partnership” with the farmers concerned.

The Trustees also took advice from Tim Raiques of RH & RW Clutton, and from Peter Hughes at Cluttons' Madresfield office. The advice of Sid Glazzard, Architect, was also sought and he very kindly did a whistle stop tour of all the properties to consider which buildings might benefit from possible change of use to residential. Specialist planners, Wall James and Davies, were also consulted about Pike Hill in Worcester, for part of which residential planning consent was hoped for.



**ENDOWED AGRICULTURAL INVESTMENT PROPERTY – ALL SOLD 1988 - 2004****SCHEME SCHEDULE. 30/07/1977  
Worcester Municipal Exhibitions Foundation.****The following lands situate at Bransford in the County of Hereford and Worcester:**

1. Land containing 95.5 acres or thereabouts known as **Hole Farm** now let at the yearly rent of £4,500. (**Sold 1990** by treaty to the sitting tenant)
2. Land containing 12.3 acres or thereabouts known as **Croft Meadow and Little Marsh** now let at the yearly rent of £450. (**Sold 1990** by treaty to the Bank House with the sitting tenant's agreement and surrender)
3. Land containing 4.7 acres or thereabouts known as **Hunger Ley and Ashbeds** now let at the yearly rent of £160. (**Sold 1990** by treaty to the sitting tenant)

**SCHEME SCHEDULE. 14/05/1985  
Worcester Consolidated Municipal Charity.****The following land situate at Worcester in the County of Hereford and Worcester:**

4. Land containing 13 acres 1 rood 29 perches or thereabouts having a frontage to Tolladine Road called **Pike Hill**. (Void pending possible development for housing. Planning refused on appeal - **Sold 1995** to the City Council with uplift clause.)

**The following land situate at Chaddesley Corbett in the said county:**

5. Land containing 145.870 acres or thereabouts with the buildings thereon known as **Longmore Farm** now let at the yearly rent of £3,575. (**Sold by treaty 1994** with residential planning consent to the sitting tenant)
6. Land containing 0.574 of an acre or thereabouts with the buildings thereon known as **The Drying Site, Chaddesley Corbett** now at the yearly rent of £225. (**Sold by treaty 1994** to the sitting tenant at a discounted price)

**The following land situate near Bromyard in the said county:**

7. Land containing 227,78 acres or thereabouts with the buildings thereon known as **The Hawkins, Bringsty and Hill Oak Farm, Bishops Frome** now let at the yearly rent of £2,970. (**Sold by treaty 1996** to the sitting tenant at a discounted price)
8. Land with the buildings thereon known as **Pound Cottage, Bringsty** now let at the yearly rent of £84. (**Sold by treaty 1988** to the sitting tenant at a discounted price)
9. Land containing 22.657 acres or thereabouts at **The Oaks, Bringsty** with the buildings thereon now let at the yearly rent of £630. (Following a surrender by the tenant **sold to the highest bidder in 2004** following advertisement)

10. Land containing 120.78 acres or thereabouts with the buildings thereon known as **Lower House Farm and part of Bullring Farm**, Bringsty now let at the yearly rent of £2,300. (**Sold by treaty 2003** to the sitting tenant at a discounted price)

11. Land containing 189.799 acres or thereabouts at **Avenbury Court, Avenbury** with the buildings thereon now let to Henry Dennis Everdell Stock at the yearly rent of £3,200. Following the death of the tenant **sold 1993/94 in 18 separate lots** eventually realising £566,000.

12. Land containing 272.256 acres or thereabouts at **Burgess Farm, Avenbury** now let at the yearly rent of £4,000. (**Sold by treaty 2002** to the sitting tenant at a discounted price)  
(One Burgess Farm cottage, with a small field from Avenbury Court Farm attached, was not sold until the tenant died in 2017. It was bought by his family who made the highest bid.)

### **Descriptive Summary of the Project – The Sales of the Farms, Farmland and Cottages 1988 - 2004. A Sixteen Years' Initiative.**

**In 1985** originally seven c. 100 - 275 acre farms in Herefordshire and Worcestershire were owned by the two Charities, together with a considerable number of cottages and meadows. The Trustees decided, as a matter of principle, not to sell the property over the heads of the existing lifetime tenants, many of whose families had been in possession for over 100 years, so it was done in partnership with them. It also meant each sale could be approached with consideration of possible development and planning applications if appropriate.

**In 1988** by agreement with Sam Turner, the tenant of Burgess Farm, the Trustees sold “the Wakehouse” a derelict farm cottage, by auction. It involved agreement from Sam to take it out of the farm lease, create a new road to it, and put land with it to make it a more attractive sale proposition.

**In 1988** “Pound Cottage” at Bringsty was sold to the protected tenant by treaty at a discounted price to reflect the tenant’s security of tenure.

**In 1989**, following agreement with Sam Turner, agreement was reached to sell a small piece of land to the owner of a house adjoining the farm. At the same farm, the Trustees agreed to erect a new barn for him and settled the rent review at a stand-still.

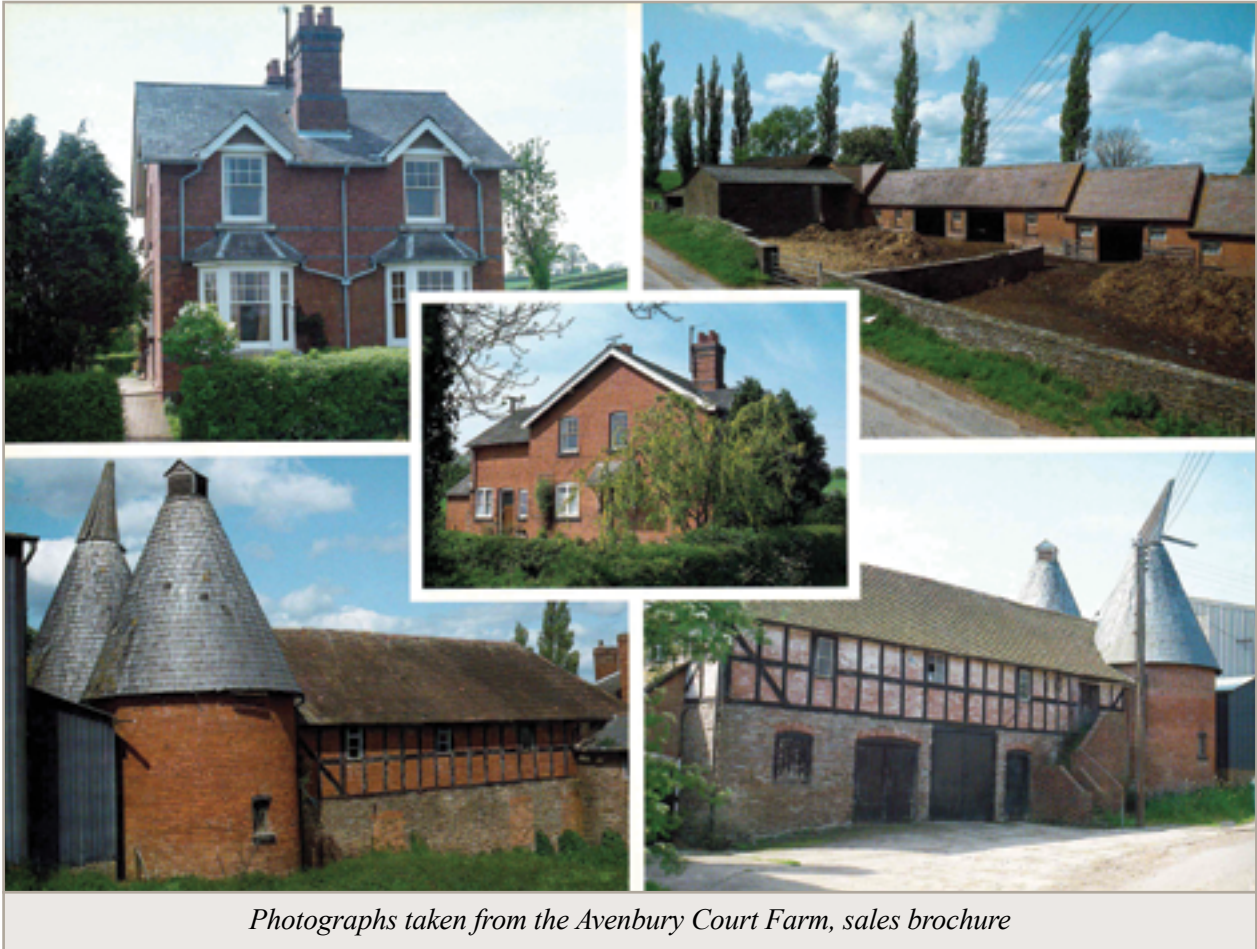
**In 1990** a grazing meadow known as “Hunger Ley and Ashbeds” in Bransford was sold to the sitting tenant at a negotiated price.

**In 1990** “Hole Farm” at Bransford was sold to the tenant who immediately sold the farm on a “back to back” arrangement with the Bank House Hotel for a golf course and all the parties were happy. However, it opened up the possibility of the Charity selling “Croft Meadow and Little Marsh” a tenanted field on the other side of the hotel for their use as a much needed car park.

**In 1991** it was agreed to sell a small piece of land to an adjoining householder at Burgess farm.

**In 1992** “Croft Meadow and Little Marsh” were sold to the Bank House and, as part of the deal, the hotel bought out the tenant, freeing it up for sale.

**In 1992 - 1994**, following the death of Dennis Stock, the tenant at Avenbury Court Farm, the Trustees resolved not to seek another tenant, and asked Cluttons to put it on the market. Peter Hughes, their Madresfield agent, advised that because of the state of the Economy, if the Farm as a whole was sold as a single unit, it would raise £400,000 or less, so the Trustees agreed to ask him to sell it in lots. This involved e.g. examining each of the agricultural and residential units to see whether a better price could be achieved by attaching land to them.



Sid Glazzard secured planning permission to convert the hop kilns and cow sheds at Avenbury to residential use, and sales were agreed with land added to both.

Vacancies of the two former Avenbury farmworkers' Poplar Cottages were secured and they were both sold separately with paddocks.

A Dutch barn was sold separately with land to one purchaser, as were two hop gardens and some pasture land to two more purchasers.

The rest of the land was sold in lots of varying sizes, and Avenbury Court farmhouse itself was finally sold separately with some land. The entire sale took some 20 months and was not complete till May 1994. All in all, the 18 separate lots eventually realised £566,000 for the commercial development "kitty". The initial advice from Peter Hughes that the sale would realise only about £400,000 unless it was sold in lots, was spot on, even in the middle of a recession.

**In 1992** The Perns, a 4 acre field was sold to the sitting tenant.

**In 1992** a one acre field and a four acre field were sold to adjoining householders in Munderfield.

**In 1993** Birch Hall was sold by auction following two years' preparatory work. Agreement had first been reached with Sam Turner in 1991 to restore the old cottage which was in use as a hay barn. The cottage was made wind and weatherproof, the temporary corrugated iron shed was removed, and planning consent was obtained for residential use as a cottage with 2 acres of land allocated to increase the sale price.



**In 1993** following Sam Turner's agreement to take them out of the Burgess Farm tenancy, two plots of 4 acres and one acre were sold to adjoining householders.

**In 1994** following six years' of plans, marketing and discussions with the tenant Roger Yardley, agreement was finally reached to sell him Longmore Farm at a discounted price. Planning consent to convert an old mill, barns and outbuildings into 10 residential units had finally been achieved by Sid Glazzard, but the proposed sale came to nothing due to a slump in the market.

**In 1995**, after 3 years' negotiations, Pike Hill, a 13 acre field in Worcester owned by the Charity was eventually sold to the City Council as agricultural land with an uplift clause should planning eventually be secured. The negotiations with adjoining land owners had secured agreement to create an access, and a planning application was submitted by Wall James and Davies in early 1994 for 108 residential units. Planning was refused on appeal.

**In 1996** The Hawkins and Hill Oak at Stanford Bishop were sold to John Hawkins by treaty at a discounted price to reflect the tenant's security of tenure. He quickly created housing from the courtyard.

*The Trustees of Worcester Consolidated Municipal Charities 2001*



*From left to right. Back: Bob Kington, Martyn Saunders, Barry Mackenzie-Williams, Brian Whitmore, Paul Griffith (Chairman), Cliff Lord, Leslie Thomas, Roger Berry, Philip Hytch, Rob Peachey. Front: Ray Turner, Alison Dupernex, Margaret Jones, Brenda Sheridan, Hugh Wagstaffe (Clerk), Peter Sweetland (Surveyor)*



**In 2002** Burgess Farm was sold to the Turners as protected tenants by treaty at a discounted price to reflect the tenant's security of tenure

**In 2002** Lower House Farm was sold to Francis Lowden, a protected tenant by treaty, at a discounted price to reflect the tenant's security of tenure.

**In 2004** The Oaks, a smallholding with 23 acres, was sold to the highest bidder following advertisement after the elderly tenant gave notice.

**In 2017** after the death of the tenant, Hawthorne Cottage and the field were sold to his family who made the highest bid.

### **NEW INVESTMENT PROPERTY PURCHASED WITH THE PROCEEDS OF AGRICULTURAL AND STOCK MARKET SALES**

**These Commercial Investment purchases 1990 - 2013 were bought with endowed funds from the agricultural sales & stock market sales.**

	<b>Rents <i>last</i> - current</b>
1990 22, The Cross, Worcester (shop & flat)	<b>£14,000.</b>
1994 3 - 4 Shaw Street, Worcester (offices) conversion to flats.	<i>£150,000.</i>
1994 Units G & H, Perrywood Trading Estate (sold)	<i>£43,000.</i>
1996 6A Checketts Lane Industrial Estate (offices)	<b>£10,500.</b>
1996 6B Checketts Lane Industrial Estate (Armchair, furniture re-cycling)	<i>£55,000. (Premium)</i>
1996 2 Mealcheapen Street, (Shoe shop) (sold)	<i>£19,000.</i>
1997 Castle House, Castle Street, Worcester (offices)	<b>£52,500.</b>
1997 20 Church Street, Evesham (day centre)	<b>£11,000</b>
1997 Wargrave House, Hereford (GP Surgery) (sold)	<i>£38,500</i>
1997 Wargrave House, (2nd floor), (offices) (sold)	<i>£8,200.</i>
1997 23A St. Owen's Street, Hereford (offices) (sold)	<i>£10,000.</i>
1997 48 Gaol Street, Hereford (offices) (sold)	<i>£10,750</i>
2000 Crown Lane, Unit 1, (offices, warehouses & car park)	<b>£117,290.</b>
2001/2 Crown Lane Unit 2/3, Wychbold - (4 offices built)	<b>£20,000.</b>
2013 40/41 New Street - Pan Pizza (take-away) (sold)	<i>£15,000.</i>

## **CAPITAL RE-INVESTMENT PROGRAMME - COMMERCIAL PURCHASES**

### **Descriptive Summary of the Project 1990 - 2013**

Alongside this disinvestment in agricultural holdings, the Trustees began incrementally reinvesting the proceeds of the endowed agricultural and stock market sales in commercial buildings.

**1990 - 22 The Cross** - using the proceeds of the sale of Hole Farm, Bransford, a city centre shop was purchased by Michael Guise for £175,000 and immediately let to Bowie Castlebank, a photo shop for 10 years at £18,000 (roughly 4 times the rent of the farm) with £70,000 left over in the kitty for future investment. This single purchase convinced the Trustees that shifting from agriculture into shops and offices was the right move at the time. The building is still let, but at £14,000 now, due to the High Street recession.

### **Involvement of the Charity Commission - Proposed Sale of Stock Market Investments**

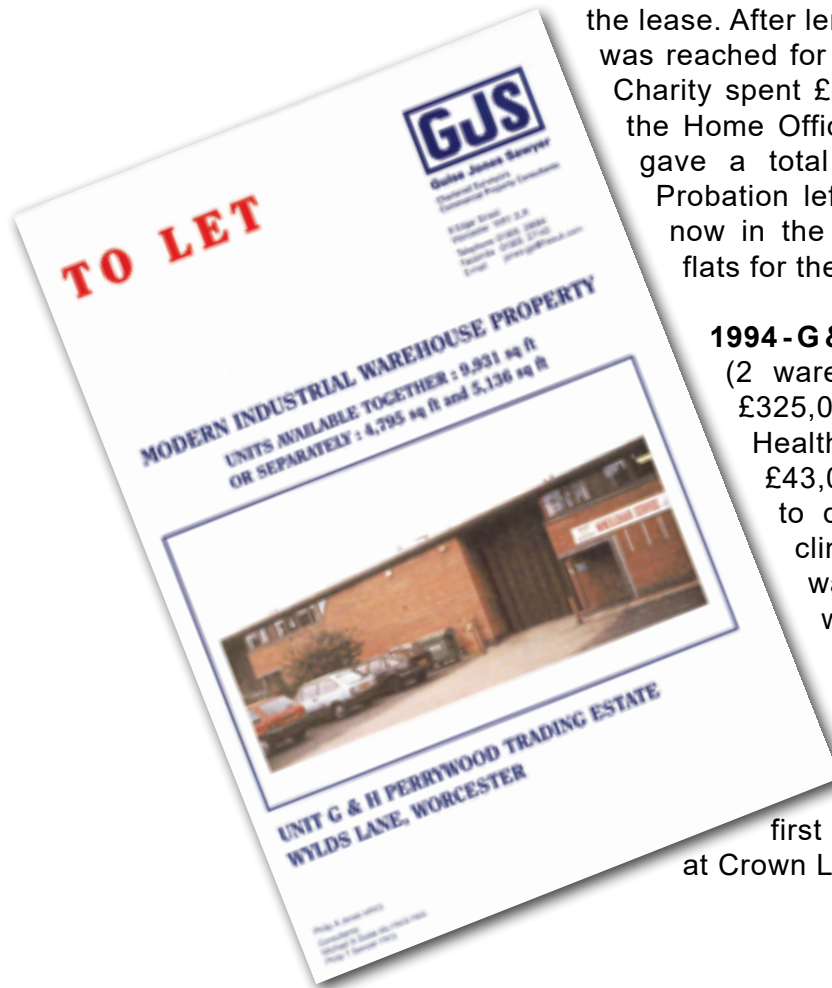
**1993** - by this time it had become abundantly clear that reinvestment in commercial properties was paying handsome, sustainable dividends, and the Trustees decided to disinvest from the stock market in the same fashion. The Clerk advised that the Charity Commission had to be consulted as “all the eggs would be in one basket”, so to speak. A letter was sent, followed by a ‘phone conversation and the Commission made clear that they would strongly oppose such a move.

We asked to meet them and said our team would comprise the Clerk, the Investment Manager and the Chairman. We suggested they bring their advisers with them to ensure a balanced and informed exchange of views. We were offered a 1 p.m. meeting at their offices in Liverpool Docks and duly arrived at 11.30. We took lunch beforehand in the belief that some of them would be expecting a fairly short meeting and might get hungry! There were three of us and seven of them. They were not well prepared and had not read our annual reports which carefully charted our successes. They were unable to advance any arguments against our plans, other than diversifying the investments for reasons of “risk management”. We explained how the commercial investments spanned various City centre shops, offices and outlying warehouses, and that increased rentals had led to increased capital values. They were not convinced and would not agree our proposals.

We sat tight, played “broken record”, and gradually their team members left, one at a time, saying they had other commitments. Some left handwritten notes for their colleagues who remained. By about 3.15 they were down to three, and by 3.45 agreement was reached giving us what we had asked for, and them a late lunch!

**1993 Onwards** - the Trustees then began selling their Stock Market holdings in order to improve the returns by moving this money also into property. Once again, advice was taken to choose properties that had long-term “blue chip” tenants. At no time was there any speculative investment, for example, in “green field” property. This incremental process of agricultural sales and commercial reinvestment continued until 2004.

**1994 - 3/4 Shaw Street** was purchased immediately afterwards as a “going concern” for £790,000 with the Home Office (Probation Service) as tenants with an initial rent of £86,250. The lease expired in 2003 and the Home Office said the building was “tired”, in need of refurbishment, and required a comfort cooling system and open plan offices to replace the small offices for individual probation officers. Without these changes they would not renew



the lease. After lengthy negotiations, agreement was reached for a new rent of £150,000 if the Charity spent £600,000 + VAT at 17.5% with the Home Office chipping in £200,000. This gave a total re-investment of £940,000. Probation left in 2019 and the building is now in the process of conversion to 25 flats for the homeless. (See page 318)

#### 1994 - G & H Perrywood Trading Estate

(2 warehouses) were purchased at £325,000 for the County Council and Health Authority to rent jointly for £43,000 to store and distribute aids to daily living and a wheelchair clinic. They quickly outgrew the warehouse and new premises were bought for them in 2000 at Crown Lane Wychbold. Units G & H were then sold to Spectrum, the new tenants, for **£407,500** in 2001 in order to help finance the first developments and extensions at Crown Lane.

**1995 - Michael Guise** retired as the Charity's valuer in 1995, and his place was taken by **Philip Jones**, his business partner, who for the next seventeen years masterminded the Charity's commercial reinvestment with huge success. Philip was a negotiator par excellence, had a lovely way with words, and often commented that "words can be cheap" (from third parties of course!). Another of his poignant expressions was that "good things generally happen more often to landlords than to tenants!". He was a man that could literally make bricks without straw during rent reviews.

**1996 - 6A and 6B Checketts Lane Industrial Estate.** Philip Jones quickly found two small warehouses which were purchased leasehold for 999 years for £96,000. 6A was leased to the County Council for £7,250 and refurbished as a day centre for the learning disabled. 6B was leased to Armchair, the furniture recycling charity, on a 50 years' lease for an up-front premium of £55,000 for which their Trustees secured a Lottery grant. Both buildings are still let.

**1996 - 2 Mealcheapen Street** a City centre shoe shop was purchased for £200,000 with a rental from Bensons Shoes of £19,000. It was sold subsequently in 2002 to help finance the major refurbishment of the Shaw Street Offices for the Probation Service, and the construction of two new workshops, and a wheelchair clinic, for the Health Authority and the County Council Social Services Department at Crown Lane Wychbold.

**1997 - Castle House, 14 Castle Street,** a large office with the Probation Service as tenants was purchased for £251,000.

**1997 - 20 Church Street, Evesham** a doctors' surgery, was bought for £70,000 for the County Council Social Services to use as a dementia day centre, and a rent of £6,900 was agreed. The property is still let as a Day Centre to Evesham & District Mental Health.

**1997 - Wargrave House, Hereford**, a Doctor's Surgery with sitting tenants, was purchased by Philip at auction for £382,000, with a passing rent from the surgery of £34,000. The County Council as owners were known to have recently spent a small fortune on maintenance. (The writer telephoned the auction to listen to the proceedings and heard the auctioneer sell to a late bidder, after the GP practice itself dropped out. *"Sold to the man in the pink shirt"*, which thankfully the 'phone call established had Philip Jones inside it!)

The Trustees had no wish whatsoever to sell Wargrave House, but the doctors wanted to own it for their pension fund and said they would leave otherwise. The Charity had already spent a lot of time and money with Peter Sweetland finding and designing a solution to their problems of disabled access, without which it was predicted they would fail their Care Quality Commission inspection. The surgery was subsequently sold to the G.P. Practice in **2013**. This left two Wargrave House "out-buildings", both empty: 48 Gaol Street which was sold in 2017 for £128,000, and 23A St Owen St which was sold for £154,600 in 2018 taking the total receipts to £885,600 compared to the original purchase price of £382,000.

**1999 - Martin Jones** the Charity's Surveyor, retired in 1999 after 34 years' service, and left having never missed a meeting. On appointment, he organised the first refurbishment of Berkeley's Almshouses. Each bed sitting room had a bed which was hinged to the wall. There was also a coal cupboard and sink. Outside there was a block of communal privies by the chapel. Each bedsit was given a new kitchenette, bathroom and toilet. He rebuilt Nash's Almshouses as Nash's and Wyatt's in 1959/60/64 and organised the second refurbishment of Berkeley's in 1981/2 turning each pair of almshouses into one, to provide a separate bedroom, kitchen and toilet. Finally, he oversaw a very sympathetic conversion of Berkeley's Chapel into a community/meeting room in 1996 at a cost of £150,000.

**Peter Sweetland from Lett+Sweetland** replaced Martin and from then on handled the complex architectural, developmental and planning issues involved with all new acquisitions, together with looking after the old. Without doubt, his immense commitment and competence greatly contributed to the financial success of the charitable business; his vision and patience were legendary.

**2000 - Crown Lane Wychbold** - a former equestrian equipment distribution warehouse was on the open market for £750,000. It seemed the perfect replacement for units G & H Perrywood Trading Estate which Health and Social Services had completely outgrown. Various options had been explored, all to no avail. However, the maximum amount of endowment money available was £655,000. Philip made an offer of £655,000 which was quickly declined. A couple of weeks later, the writer went to Greece on holiday and whilst climbing a mountain the mobile phone rang. It was Philip, to say:

*"the horse coughed in the paddock", "do you still want it?" "Of course" I replied, "but we really do have only £655,000 to spend". 20 minutes later the phone rang again - it was Philip to say. "It's yours!"*

The acquisition was the start of a tortuous development, demolition and additional land acquisition - an incremental journey that lasted until **2013**, and almost drove Peter Sweetland to distraction! The NHS and the County Council were difficult clients at the best of times, and together were impossible, due largely to democratic indecision and disagreement. The



old village hall was demolished; 4 workshops were built for Health; (only two were ordered, then they were cancelled, but doubled shortly afterwards!) The roof was put on the first two, while the Charity held its breath and did nothing internally. Then the second two were completed and all four let to Health. 2 damp Nissan style huts were demolished; the first defined car park was developed; an extension to the front of the warehouse; the car park planning appeal was conceded without a hearing, as it had been incorrectly refused as "Green Belt", which it wasn't. Additional land was purchased subject to an un-exercised option to purchase; extensions were built to the front and rear of warehouse; and a new car park eventually constructed alongside after buying the land from a neighbour, and with imaginative drainage solutions based on the National Trust approach. The current rent to Health and Social Services is £137,290, on leases that run until 2024/2026 respectively.



*The old Village Hall was demolished*



*After Crown Lane, was purchased and extended*



*Crown Lane, showing the extent of the current site*

**2013 - 40/41 New Street, Pan Pizza - a Take-Away.** Using part of the proceeds from the Wargrave House sale in 2013, Philip Jones bought this property for £168,000 from Worcester City Council at auction in 2013 but an offer for £300,000 in 2017 was too good to refuse.



*Each year the Charity Spends about £100,000 on grants for individuals and buys fridge/freezers, cookers, washing machines and carpets (see page 305 for expenditure in 2018)*

## Chapter 8

# 1985 onwards - using the new found wealth from reinvestment to develop the charitable activities

This summary shows the re-investment increases achieved from 1985 onwards by the Trustees which halted the Charity's financial decline, and enabled it to develop its capital and grant making programmes, and help many more individual and organisational beneficiaries.

### THIRTY THREE YEARS OF WMC UNRESTRICTED EARNED INCOME

£ Thousands	2018	2017	2016	2015	Line totals
	1,045*	951*	967*	949*	[3,912,000]
	+9.9%	-1.7%	+1.9%	-0.2%	

\* Plus property sales, housing grants from HE 2016-2018, and DWAS income 2013-2018

*Investment in social housing rather than commercial commenced in 2013 and continues.*

2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	
951*	904*	904	866	866	813	761	747	804	734	[8,350,000]
+5.2%	0%	+4.4%	0%	+6.5%	+6.8%	+1.9%	-7%	+9.5%	+1.4%	

*Sales of agricultural & stock market investments reinvested in commercial properties*

2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	
724	717	559	604	593	559	514	478	436	359	[5,543,000]
+1%	+28%	-7.5%	+1.9%	+6%	+8.8%	+7.5%	+7.5%	+21%	+19%	

*Sales of agricultural & stock market investments reinvested in commercial properties*

1994	1993	1992	1991	1990	1989	1988	1987	1986	[1985]	
302	251	235	215	223	222	189	183	160	[127]	[1,980,000]
+20%	+7%	+9%	-4%	+0.5%	+17%	+3%	+14%	+26%		

**Total:** [19,785,000]

## WMC CAPITAL AND REVENUE PERFORMANCE & COMPARISON WITH INFLATION

### Revenue

a) In 1898 earned income was:	5,560.00
b) In 1985 earned income was:	127,000.00
c) Inflation Figures (Bank of England) show £5560 would have been by 1985:	238,504.83
d) In 2018 earned income was:	1,045,000.00
e) Inflation Figures (Bank of England) show £127,000 would have been by 2018:	378,005.36
f) Actual compound increases over 33 years (1985-2018) were 6.35% p.a. or	897,000.00

### Capital

a) In 1986 WMC fixed assets investments & cash balance sheet:	4,528,498.00
b) The 2018 balance sheet shows:	17,185,406.00
c) Capital increase over 33 years of 279% or	12,656,908.00

### Income

d) In the period the Charity spent about 90% of its income	17,806,500.00
e) In the period the Charity invested about 10% of its income in property	1,978,500.00

### Comparison between the Charity's performance and RPI

f) Average inflationary increase over 33 years 1985 – 2018	3.4%
g) Average inflationary increase of Charity's income over 33 years	6.6%

### Conclusion

By saving c.10% of income each year since 1985 and investing it in property, rather than in the banks, or stock market, the Charity has been able to increase both its income and assets at a greater compound rate of interest than RPI. **Bank of England** figures show that if standard Inflation figures were used for the 1985 income, by 2018 it would have become:  
not £1,045,000 but :

£378,005.36



## GRANT MAKING

With new rental income from almshouses rent, followed by increased commercial rents as a result of the sale of agricultural properties, stock market holdings and reinvestment in shops and offices, the Charity had more to give away to individuals in need, and to the organisations that helped them.

### EXAMPLES OF GRANTS AWARDED BY WMC

1984	£7,724.92 - Appendix 17
1985	£39,174.91 - Appendix 17
1990	£205,425.00
1993	£137,203.00
2000	£554,118.25 (inc. £346,805 capital projects)
2005	£319,465.00
2010	£363,257.00
2015	£573,275.00 (of which DWAS individual grants £135,346)
2016	£512,385.00 (of which DWAS individual grants £138,791)
2017	£434,862.00 (of which DWAS individual grants £101,568)
2018	£412,828.96 (of which DWAS individual grants £81,754)

**The new money available** was used to increase grants and meet a variety of needs for organisations, and to provide the basic necessities of modern day life for the poor who were unable to afford e.g. washing machines, fridges, fridge-freezers, cookers and carpets, without taking out high interest loans.

The grants made by the Charity in 1984 and 1985 are shown in Appendix 17. This demonstrates that at the outset there was no carefully considered grant-making policy in existence from the new Trustees. They were learning slowly, by a “hands on” experience, which took a number of years to implement. Some Trustees were tempted to continue the “open house” approach of considering all applications regardless, and many organisations had come to rely on the grants provided, so change could only take place gradually.

**Eventually it was agreed in 2001** that the Charity ought to take a more strategic approach to grant-making, involving:

- Determining from the Constitution, and from the wishes of the original donors, which individuals and organisations qualified for consideration.
- Deciding what priority basis would be used for making grants to individuals and organisations.

The latest policy is published on the next page ►

## **Relief in Need Grants & Grants to Promote Education for Individuals in Need GENERAL POLICIES & PRACTICES - ADVICE FOR SUPPORT WORKERS & APPLICANTS**

**It is the Charity's policy not to make a grant if adequate funds are available from:**

- 1. Family/Friends**
- 2. DWAS** for white goods - [www.worcester.gov.uk/discretionary-welfare-assistance-scheme](http://www.worcester.gov.uk/discretionary-welfare-assistance-scheme)
- 3. DWP** for a Budgeting Loan - [www.gov.uk/budgeting-help-benefits/how-to-claim](http://www.gov.uk/budgeting-help-benefits/how-to-claim)
- 4. Health Authority** for disability aids - [www.hacw.nhs.uk/our-services/equipment-service](http://www.hacw.nhs.uk/our-services/equipment-service)
- 5. County Council** for child care services - [www.worcestershire.gov.uk/info/20501/children\\_young\\_people\\_and\\_families](http://www.worcestershire.gov.uk/info/20501/children_young_people_and_families)
- 6. Student Finance England** for promotion of education - [www.gov.uk/apply-for-student-finance/how](http://www.gov.uk/apply-for-student-finance/how)

The application form must be endorsed to show that all 6 options have been considered and with what result. Failure to do so will mean the application will be deferred to enable these enquiries to be made.

The Grants Committee will consider the income and expenditure sheets of each applicant and their ability to meet their own needs, with budgetary assistance from Citizens Advice Worcester if required.

Applications may be turned down if the applicant has not demonstrated financial hardship, or is seriously mismanaging his/her income by spending excess amounts on luxury items like "Sky TV" rather than on necessities like food and clothes. Individual budgetary advice may be provided by the Citizens Advice Money Adviser in such cases.

To consider, as a condition of any grant to an individual, the possibility of debt advice, usually with help from Citizens Advice Worcester.

Not to commit the Charity to repeat a grant to an individual or organisation.

**The Trustees reserve their complete discretion in all cases.**

### **GRANTS FOR RELIEF IN FINANCIAL NEED**

Can be considered for people living in Worcester City only.

All applications from an individual for a relief in need grant must be endorsed by a support worker from the statutory or voluntary bodies in Worcester, using the forms available on the Charity's web-site. The support workers are relied upon to provide to applicants such additional help that the applicant may require e.g. in respect of their vulnerability and other needs.

One-off grants can be considered for "essential" items like cookers, fridges, fridge freezers, washing machines, clothes airers, food, clothes, fuel bills, carpeting, a television, a vacuum cleaner, other household items; in exceptional circumstances help may be considered for holidays or holiday activities.

The Trustees judge as "essential" those items that people generally nowadays feel they cannot manage without, and that form part of an expected way of life in today's society.

### **GRANTS TO PROMOTE EDUCATION**

Can be considered for people in need, of any age, living in Worcester City, the Parishes of Powick, Bransford and Rushwick, and the Ancient Parish of Leigh.

Applicants for educational grants do not need a support worker but references/reports may be requested from the institution concerned.

Applications may be considered from people of any age who live outside these areas but who have attended school in the City for at least two years.

The Trustees will not normally consider applications from persons attending educational establishments in the City who, prior to enrolling, lived outside these areas for two years or more, and/or who still live outside them.

The Trustees will not normally consider applications from persons attending educational establishments with national catchment areas e.g. the New College (for the blind) and Worcester University, unless they were resident in the area of benefit for at least two years, or attended school in the area of benefit for at least two years, prior to enrolling at the relevant institution.

Applications in respect of fee-paying institutions, for travel abroad, and awards beyond 1st Degree level are normally excluded.

Assistance with school uniform grants is not provided in the light of the Government's Pupil Premium payments to schools for such purposes. Any requests for non-distinctive clothing may be considered for a "relief in need" grant based on family income and expenditure.

## GRANT FOR ORGANISATIONS THAT PROVIDE “RELEVANT” SERVICES CALCULATED TO ADDRESS AND/OR REDUCE THE FINANCIAL OR EDUCATIONAL NEEDS OF INDIVIDUALS

Due to financial constraints, the Trustees have resolved **not to consider applications from organisations that are “new”** i.e. not currently, or very recently, in receipt of a grant. The Charity currently provides major financial assistance to the organisations listed (below) and believes it targets the main areas of poverty in the City through individual grants and/or by sponsoring the organisations already in receipt of assistance.

The constitution provides that 12% of the total nett income available is dedicated to educational grants to individuals and organisations.

The Trustees are unwilling to sponsor organisations that provide health related care, mainly because such charities provide indiscriminate help to all-comers, regardless of their financial circumstances or financial needs.

The Trustees consider their discretionary assistance to organisations collectively, so that it should not reach the point where the help available to individuals in need is compromised as a direct result.

Grants to organisations are at the complete discretion of the Trustees, usually for 12 month periods, with no commitment to repeat a grant.

In general terms, the Charity is unwilling to provide more than 49% of an organisation’s total annual income.

When awarding grants to organisations the Charity considers their “unit costs of operating”, “best value for money” and the “relative contribution to the work of the Charity by paid staff and unpaid volunteers”.

## STRATEGY ADOPTED TO HELP MORE PEOPLE IN GREATEST FINANCIAL NEED

**By 2011 large and increasing “organisational” grants** were being given annually to other like-minded charities helping Worcester’s poorest. The list includes charities providing educational assistance due to the constitutionally reserved 12% of income:

- **Citizens Advice Worcester** – welfare benefits advice, free legal aid, homelessness advice, supported housing (including the Charity’s stock for the homeless).
- **Maggs Day Centre for the Homeless** – food, shelter, showers, laundry, support, clean dry clothes, bedding, crockery, cutlery, health care, social education, encouraging lifestyle changes.
- **Armchair furniture re-cycling/re-use** – collects unwanted 2nd hand furniture donated by the public, and delivers it free of charge to the needy on low incomes in Worcester.
- **Dance-Fest** – dance classes in financially deprived areas in the City.
- **Tudor House Museum (WHAT)** a free entry heritage museum for the City.

- **Worcester Community Trust** - holiday play schemes in deprived areas, also offering respite to the carer(s).
- **Worcester Action for Youth** - specialist support for youth clubs in deprived areas.
- **The John Palmer Educational Foundation** - in Suckley is entitled to an annual grant equivalent to 0.1% of the Charities' net income, (or £950 if greater).
- **Shopmobility** - providing mobility scooters in the City Centre.

**From 2011 onwards a post of “Money Management Adviser”** was sponsored at Citizens Advice Worcester to provide support to the Grants Committee and to the Worcester community.

**In 2013 the Charity sponsored a Legal Advice Scheme** in partnership with the CAB and originally the Worcester Law School, now the University, whose students provide supervised free legal advice to poor people. For 230 clients, where there has been a financial outcome, over the period since the project started from April 2013 – March 2017, the average benefit was £5,027 per client, a total of £1,156,298, greatly increasing their ability to manage financially.

**In 2013 the Charity won the contract to administer the City Council DWAS** (Discretionary Welfare Advice Scheme). The scheme provides free white goods in emergency situations for people in receipt of benefits. It was renewed competitively in 2017 and expires on 31<sup>st</sup> March 2020 with the right to renew for a further 2 years “subject to budget and performance”.

The City Council is considering handing over the management of the Scheme in its entirety to the Charity which may happen in 2020.

There is no charge made to the Council for administering the DWAS (due to the huge benefits to the Charity in terms of the relief it affords the Charity's own budget).

**From 2013 onwards the Charity began investing in Flats for the Single Homeless with Network Support from the other charities who are sponsored. (See Chapter 10)**

**In 2017 a “NILS” (no interest loan scheme)** was established in partnership with Citizens Advice Worcester. This provides interest free loans to Grants Applicants who are awarded less than requested but who it is judged can afford to repay further amounts on loan.



**GRANTS AWARDED IN 2018 BY THE CHARITY****RELIEF IN NEED AND EDUCATIONAL GRANTS – (inc.+3% from 2017)**

<b>Grants determined by Constitution</b>	<b>£</b>
Palmer's Educational Foundation	950.00*
0.1% of The Charity's "clear" income or £950 whichever is the greater	

**"REVENUE" GRANTS TO ORGANISATIONS**

	<b>£</b>	
<b>Armchair furniture recycling</b>	Running Costs, free furniture - means tested	15,621.00
<b>Citizens Advice</b>	Running Costs, advice, support, legal aid	164,705.00~
<b>Dancefest</b>	Dancing lessons, (social housing areas)	10,537.00*
<b>Maggs Day Centre</b>	Running Costs, day centre, clothes, training	28,162.00
<b>Shopmobility</b>	Running costs, (frozen, as not means tested)	7,000.00
<b>Worcester Action for Youth</b>	Running costs - assistance to youth clubs	27,571.00*
<b>Worcester Action for Youth and All Sorts of Performing Arts</b>	one off grant for equipment/staging	5,000.00
<b>Worcester Community Trust</b>	Holiday play schemes (social housing areas)	18,000.00#
<b>WHAT Tudor House Museum</b>	Curator's salary, part-time	21,175.00*
(£41,935 spread over 2 years) July 2017 – June 2018 £20,759.76		
<b>July 2018</b> – June 2019 £21,174.96. Extra £15,000 2019 onwards		
for additional paid assistance.		
All Sorts of Performing Arts	Decorating and Projector	790.00
<b>Total</b>		<b>£299,511.00</b>

\* Educational grants

# 50/50 relief in need and education. (WCT £18,000 (subject to matching.)

~ Citizens Advice core support costs £99,361 - 60%; legal aid project £28,670 – 17.5%; money advisor £32,363 – 20%; ethnicity training & language (education) £4,311 - 2.5%;

**INDIVIDUAL GRANTS**

	<b>£</b>	
Education grants of £1,000 or more	2,000.00*	
Education grants under £1,000	375.00	
Relief in Need grants under £1,000 for carpets and essential items	32,139.00	
White Goods under £1,000	4,601.00	
DWAS Relief in Need grants under £1,000 (81,753.93 gross)	68,311.00 (net)	
<b>Total</b>		<b>£107,426.00</b>

**The grants included educational grants and the following essential household and personal items: Carpets, Washing Machines, Cookers, Electric Clothes Airers, Fridges, Fridge Freezers, Microwaves, Clothing Grants, Removal Costs, Vacuum Cleaners, and "other household items"**

**Grand Total £406,937.00**

**These Social Investment Purchases were bought/refurbished  
with accumulated income from the new commercial rents  
1996-2017**

	<b>Rent pa</b>
1996 Refurbishment of Berkeley's Hospital Almshouse Chapel	-
1996 Goodrich House, (Offices for Home-Start) since converted to 10 flats	£1.
2000 1 Inglethorpe Court Worcester (Offices for CAB now let commercially)	£1.
2000 2 Inglethorpe Court Worcester (Offices for Ethnic Access Link now let commercially)	£1.
2000 4 Checketts Lane Industrial Estate (Lifestyles) since sold	£1.
2000 40 C, D & E The Tything Worcester (Age UK) since sold	£1.
2002 38 Lowesmoor Worcester (Lifestyles) since sold	£1.
2002 8 Sansome Place (MAGGS clothing project) since converted to 2 flats	£1.
2002 The Guild Room, Dines Green, Worcester (Youth Club) since sold	£1.
2003 55 Gresham Road, 8 flats for the homeless (MAGGS) (assigned)	£1.
2006 "Old Glove Factory" Worcester (Citizens Advice Worcester offices)	£12
2008 St Alban's Deansway (MAGGS Day centre for the homeless)	£1.
2008 Worcester Heritage and Amenity Trust (WHAT) (Free Entry to Tudor House Museum)	£1.
2012 7 Copenhagen Street Lease (social training centre - surrendered)	£1.
2012 Medway Community Centre (Youth work & performing arts)	£12.
2017 59/60 The Tything – MAGGS recycled free clothes store & training centre	£12.

## Chapter 9

# A Social Investment Programme 1996-2017

**From 1996** onwards, the Trustees began investing some of the “surplus” accumulated income from new rents, to purchase property for social community projects that benefited the poor. The thinking then was that other charities that were in the same business of helping poor people, but had no income of their own, would welcome such a boost, and a secure rent-free base would be attractive to their potential funders.

The programme eventually encompassed the major Worcester charities providing financial relief in need for the City’s poorest e.g. Citizens Advice Worcester, Armchair Furniture Recycling, and the Maggs Day Centre for the Homeless. (Citizens Advice Worcester and the Worcester Housing Benefits Advice Centre, two of the Charity’s major beneficiaries, merged on 1<sup>st</sup> April 2009. The development of both, especially their office moves to suitable rent-free premises, was due mainly to the Trustees’ support and generosity.)

Both Maggs and Armchair also enjoyed rent free premises and annual grants.

Educational facilities, provided rent-free, consist of the Tudor House Museum and Medway Youth and Community Centre.

However, the first expenditure of £150,000 was committed to the restoration of the near derelict Berkeley’s Chapel pictured on the front cover and page 92.

◀ **List of Properties involved in the Social Investment Programme 1996 - 2017**

**The next pages of this Chapter are a descriptive summary of the Properties involved in the Social Investment Programme 1996 - 2017 ▶**

## Descriptive Summary of the Social Investment Programme 1996-2017

**1996 - Berkeley's Chapel** (pictured on the front cover and page 92) – Refurbished at a cost of **£150,000.00** as a Community Centre and Meeting Room. The Chapel was virtually derelict and almost unused. Once the Civic Society's radical objections had been overcome, Martin Jones oversaw the tasteful conversion with Proberts as the builders. The refurbished Chapel is now used for almshouse residents' meetings Trustees' meetings, and community meetings, and is offered rent-free to Worcester charities providing they have less than one year's running costs in reserve.



*Goodrich House and Car Park. Converted into 10 new Flats for the Homeless, re-named Sir Thomas White Court in 2018*

**1996 - Goodrich House**, Sansome Place, Offices & Car Park was purchased for Home-Start and refurbished at a total cost of **£150,000.00**. The building then known as "Saga House", previously "AEU Offices" was re-named after Margaret Goodrich (The Home-Start President) and was then used until 2014 when cuts in County Council funding led to the Charity being down-sized and moving to their own premises in Malvern. Terms were agreed for the surrender which took account of the un-expired lease, and the offices and car park site were then converted to 10 flats for the homeless in 2017/18 and re-named "Sir Thomas White Court". (See page 318)

**1998 - Worcester Citizens Advice Bureau** – A donation of **£100,000** was made towards the planned new-build offices in The Hopmarket. The proposal looked unachievable until the Charity stepped in, awarded the grant and then helped to construct a Big Lottery application which yielded a further £304,000. Peter Sweetland, the Charity's architect, drew the plans and organised the construction, including overcoming very difficult access problems. The new building opened in 2001.





**2000 - 1 & 2 Inglethorpe Court** in The Hopmarket Yard behind the new Citizens Advice Worcester offices were purchased and converted at a total cost of **£150,000.00**. Citizens Advice Worcester had secured two important contracts and there was insufficient space in their brand new offices. The two landlocked properties were derelict but the owners did not have access. Rob Peachey, together with the author and his brother John Griffith, visited one Sunday morning with ladders as the only way in, and inspected them. They were clearly capable of refurbishment and the Charity asked The Hopmarket Charity to acquire them. **£135,000 was expended on the very tasteful refurbishment work by Peter Sweetland** and the buildings have been occupied continuously since, at £1 a year. (Dr. Pat Hughes researched the history of these two buildings and her report "Inglethorpe Court, a study of two buildings at the rear of no. 12 The Foregate"<sup>286</sup> is available at the office.)



**2000 - 4 Checketts Lane Industrial Estate** - a Warehouse/Offices/Training Centre was purchased at a cost of **£90,000.00** for Worcestershire Lifestyles who were in serious financial difficulties due to mismanagement by a previous Chief Executive and were facing "homelessness." The price was modest as the previous owners were in liquidation and the building was in a poor state of repair, which Peter Sweetland tackled with his usual aplomb. Sadly, Lifestyles was wound up in 2016 due to cuts in County Council funding and the building was sold for £195,000 to raise money for flats for the homeless.

**2000 - 40 C, D & E Upper Tything** - a Charity Shop & Flat was purchased for **£101,600.00** for Age Concern Worcester in order to finance a free handyperson service for their clients in receipt of means-tested benefits who needed it. Subsequently, in 2015, they offered to buy it and, due to the long un-expired lease, a discounted price was agreed, payable in instalments over two years, again to raise money for flats for the homeless.

**2002 - 38 Lowesmoor** - a Charity Shop, was purchased for **£110,000.00** for Lifestyles to enable them to raise income from donations, and especially from selling refurbished computers which were a by-product of their training workshop. Following Lifestyles' closure in 2016, the building was sold for £191,000 to raise money for flats for the homeless.

**2002 - 8 Sansome Place**, a free Clothing Store for street sleepers and people in need was purchased for **£73,437.00** from the private owner, when the WRVS (tenants) decided to close down. The Worcester Salvation Army offered to run it as a free clothes store and were given a £1 a year lease. They sub-let it, without permission, to the Worcester City Mission (“Lydia Project”) who began gradually turning it into a church, holding services there, and selling donated clothes to fund the religious Mission, rather than helping the poor. They were evicted and it was then offered to Maggs in 2005 who ran it as a clothes store etc., for street sleepers and others in need. However, in 2017 the Charity purchased 59/60 The Tything as a replacement for their leased office at 7 Copenhagen Street which was surrendered, and for 8 Sansome Place which was converted to 2 flats for the homeless in 2019.

**2002 - The Guild Room**, Dines Green, a former Co-op “Guild Room” was purchased for **£30,000.00**. It was already in use as a Youth Club in this deprived area and the property was bought with Worcester City Council as tenants. It continued in use as the “Streets Ahead” youth club until 2013 when it was sold to Fortis Living for **£75,000** for a major re-development, and with their agreement to let the youth club have a rent free building nearby as a replacement.

**2003 - 55 Gresham Road**, a, b & c, three derelict and vandalised houses containing 8 flats above the Co-op Supermarket were **leased** and refurbished for use by 8 homeless individuals. The properties were initially managed by Maggs from 2009 but eventually assigned to SmartLets who were better equipped to oversee them. In 2019 the 8 flats for the homeless are still in use by SmartLets.

**2004 - “The Old Glove Factory”**  
13/15/17 Lowesmoor a large derelict building with two shop-fronts, was bought for **£368,500.00** from the Catholic Church after a 3 years’ wait. It was refurbished imaginatively by Lett & Sweetland in 2005/6 at a cost of **£1 million** and let to Worcester Housing & Benefits Advice Centre, Ethnic Access Link, Headway and the Credit Union, all at subsidised rents. The official opening by the Princess Royal took place on 7<sup>th</sup> February 2007. WHABAC and CAB merged in 2009 and in 2018 were renamed “Citizens Advice Worcester” The two street front shops were let commercially in 2018 and Citizens Advice Worcester was given a peppercorn rent of £12 p.a. for the remainder of the building by the Trustees.

Appendix 12 provides the history of the building and some photographs.





**2008 - Tudor House Museum**, (picture page 30) Friar Street. In 2004 John Bennett and Jim Panter, Trustees from **WHAT (Worcester Heritage & Amenity Trust)** approached the Charity in respect of a possible partnership, to acquire the Museum on a sustainable and affordable basis,



*In 2019, The Museum started the restoration work needed to secure the long-term future of Worcester's only remaining Tudor embossed ceiling. Created in the mid-1500s, it depicts prancing horses, fleur de lys, vines and, of course, Tudor roses.*

with WHAT running it, mainly with the help of volunteers. The Trustees agreed to investigate the possibility and Philip Jones then negotiated an agreement for a 125 years' lease from the City Council at a premium of **£100,000**. The Charity then sublet the Museum to WHAT initially on a 35 years' lease for £1 p.a., with a £1,000 contribution p.a. towards the insurance and £1,000 towards the repairs' sinking fund. The Charity also makes a generous contribution annually towards curator staff costs and has committed £4,000 p.a. to a repairs' and refurbishment sinking fund. The building has been adopted by the **Worshipful Company of Clothiers** as its home base.

**2009 - St Albans, Deansway, the Maggs Day Centre for the homeless**, received an ill-conceived demand for a commercial rent of £10,000 p.a. from the Diocesan Board of Finance for the clergy's pension fund. This unfortunate episode followed a rent free period in return for putting the neglected building in a good state of repair some 30 years earlier.

On hearing the possible plight of the homeless service users, the Charity stepped in and offered to buy the freehold but was turned down. The Charity then asked their valuer Philip Jones to try to negotiate a compromise agreement and he secured a 150 years' lease at a cost of **£47,500.00**. It was then sub-let to Maggs by the Charity for £1 a year until 2030 when it will be renewed for the remainder of the term until 2159.



**2011 – The 18th Worcester Scout Hut and Youth Club** (Medway Youth & Community Centre) was purchased for **£1.00** from the Scouts who had been wound up. The Charity then acquired a new 50 year lease from the City Council who own the land. It was refurbished at a cost of £30,000 to make sustainable youth and community provision for Lower Ronkwood with Worcester Action for Youth and All Sorts of Performing Arts as the two peppercorn rent licensees. WAY moved out in 2019 and was wound up.



**2017 - 59/60 The Tything** was purchased for £305,000 in 2016 by the Trustees for use by MAGGS as administrative offices, with a free clothes store for the poor/homeless, a domestic training centre for day centre service users, with two flats upstairs for the homeless (modernised with help from a Homes England grant) and managed by SmartLets. The purchase allowed the Charity to surrender a leased MAGGS office at 7 Copenhagen Street, and also released the old existing “free clothes” store at 8 Sansome Place for conversion to two flats for the homeless in 2019. The whole project cost c. £500,000.



*Maggs Clothing Store and Activity Centre at 59-60 The Tything, officially opened in December 2017 by Robin Walker MP. (Picture of the whole building page 321)*



# Chapter 10

## The Second Strategic Change of Investment

“Incremental Changes to meet changing circumstances”

### The Continuing “Affordable Housing” Project for the “Younger” Homeless

2012 onwards, as the High Street recession began to bite and affect the viability of the commercial shops, the Trustees began reviewing their investment policies and looking at alternative forms of investments, given the low bank interest rates, which were still falling.

The Trustees’ review concluded that the reinvestment policies that had been pursued following the 1980s review, were effective, and were the best that could be devised at the time for the Charity and its beneficiaries, both short and long term. Spreading the property portfolio over a wide range had minimised the risks as far as possible.

The guaranteed rental reviews of commercial properties were reflected in increased capital values, with financial stability over the longer term period, thereby reducing the financial risks.

***However, the buoyant days of the High Street shops and City centre offices were clearly on the wane. Shifting from agricultural holdings to commercial investments had led to huge rental increases, but the bubble was bursting and new sustainable strategies had become urgent.***

**3-4 Shaw Street** - In the strategic review that followed, special consideration was given to this property with a large rent and a real risk of non-renewal at lease expiry time in 2018. It was agreed to commit £50,000 a year to a sinking fund to help with the possible transition to a new use if this became essential. The property would be marketed initially as commercial offices to let, with a fall back plan of possible conversion to affordable housing, subject to planning consent and grants from Homes England.

### THE FIRST 10 FLATS “OVER THE SHOPS” FOR THE HOMELESS

Considerable investment followed in developing these flats above the shops that the Charity already owned at 15, 16 & 17 St. Swithin’s Street. Grants were not available as the Charity hadn’t yet registered as a Housing Association. However, the investment provided a modest return and equally important, a charitable objective of 10 new flats for people on low incomes at risk of homelessness.

***These developments brought about substantial rent reductions for the shopkeepers trading on the ground floors below, and made the businesses sustainable and affordable, with reduced income for the Charity.***

***This led the Trustees to a complete re-think on how it was possible to invest, and help the homeless at the same time.***

### **2013 - An Almshouse Management Partnership with “SmartLets” at Citizens Advice**

Citizens Advice Worcester already managed a large number of private sector flats for the homeless as part of its “SmartLets Social Lettings Agency” and it was agreed to form a contractual partnership, initially for them to manage the 10 new “flats over the shops” that the Charity had created. SmartLets is paid a commission of 15% of the rents for a sometimes difficult, time-consuming, client group which can present considerable management problems. SmartLets now manage all the Charity’s affordable almshouses for the homeless.

### **ADDING TO THE FIRST 10 FLATS FOR THE HOMELESS – THE PROCESS 2013 TO 2018**

#### **Constitutional Changes - Merging the Two Charities by Registering as a CIO First**

The Charity at the time comprised two separate unincorporated charities, with the same body of Trustees managing both: the **Worcester Consolidated Municipal Charity** (“WCMC”), providing relief in need for the poor, and the **Worcester Municipal Exhibitions Foundation** (“WMEF”) providing educational facilities and support. The plan was to register as a Housing Association in order to become eligible to apply for grants for affordable flats for the homeless.

However, it was completely financially impractical to separate the charities and register just WCMC as a Limited Company, with WMEF remaining unincorporated. The WCMC property would be registered with the CIO whereas the WMEF property would need to be registered with the Official Custodian for Charities. Solicitors with the necessary experience of such complex charity law were not available in Worcester and the nearest, with a good reputation in such matters, was Willans in Cheltenham, whose Senior Partner was familiar with such changes. She provided early advice which recommended merging the two charities by registering a CIO (Charitable Incorporated Incorporation) followed by a transfer of all the assets and liabilities of both “old” charities to the “new” one.

This was a lengthy and expensive process, not least because the Charity Commission and the HCA were both involved, did not altogether agree with each other and, at the last minute, the HCA changed the wording required in the new charity’s objects in respect of the provision of social housing as almshouses.

As a result of the delays, the registration of the CIO could not be achieved until May 4 2016 and the transfer of assets and liabilities eventually took place at midnight on 30<sup>th</sup> June 2016, to coincide conveniently with a financial half year. This meant that two sets of 6 months’ accounts were needed for the year, the first half as separate accounts for the two unincorporated charities, and the second half as an incorporated CIO for the new single merged Charity.

#### **Registering as a Housing Association**

The process of registering as a private, not for profit, Housing Association was commenced immediately but took another year to achieve on 1st August 2017.

## Adding to the First 10 Affordable Flats for the Homeless – The Thought Processes

- Additional capital could be sourced through grants from the HCA if the Charity first registered as a Housing Association which was done in 2017.
- The Charity then needed to join the Almshouse Consortium and appointed Consultants Saffer-Cooper Ltd. to assist with Homes England grant applications and administration.
- Providing grant-aided almshouses for a younger generation of homeless people in need, with a reasonable, sustainable, return on investment for the Charity, was an attractive combination! It was a win-win formula that effectively integrated the Charity's commercial investments with its own charitable objects.
- Letting the almshouses on licences would ensure they continued to be available in perpetuity, as there would be no right for licensees to buy or acquire the almshouses which constituted endowed charity property.
- The Charity was already providing a rent-free day centre for the homeless run by MAGGS, who also had a rent-free "back street" clothing store, domestic training centre and administration offices. Combining all three in a High Street shop would give MAGGS a better profile, with more clothing donations from the public. A suitable building at 59/60 The Tything was purchased with **2** more flats for the homeless on the second floor as a bonus. The redundant free clothing store was then surrendered by MAGGS to be converted by the Charity into another **2** flats in 2019.
- Two more buildings were then leased/purchased for conversion to **9** extra flats for the homeless.
- The lease of an "over the shops" unregistered HMO with **4** units was surrendered for a consideration by the tenant shop proprietor, refurbished and registered with the Council.
- Home-Start had lost all its Council funding and had surrendered the lease of its large rent-free offices and car park in the City Centre in order to down-size. With planning consent this could turn into **10** more homelessness flats, if the necessary capital could be found. This took place in 2018 which received an Almshouse Association award for excellence and initiative.
- **Homes England** – the Charity was awarded 20 grants worth **£529,633** gross in 2016/17/18 of which **£270,000** was for Sir Thomas White Court, the re-named Home-Start offices.
- The Charity sold, converted or re-let the properties listed on the next page ►

**IN AN INVESTMENT SWITCH WMC SOLD, CONVERTED OR RE-LET THESE PROPERTIES TO RAISE THE NECESSARY INCOME AND CAPITAL:**

<b>A. Property Sold</b>		<b>Rent Loss</b>	<b>Sale Price</b>
<b>2013</b>	Wargrave House Surgery (Hereford) sold to G.P. tenants	46,700.00	602,000.00
<b>2016</b>	Bricklehampton smallholdings sold by sealed offers	3,638.00	321,500.00
<b>2016</b>	4 Checketts Lane (Day Centre) Charity wound up - CC cuts	1.00	195,000.00
<b>2016</b>	38 Lowesmoor (Charity Shop) Charity wound up - CC cuts	1.00	191,000.00
<b>2017</b>	Pan Pizza New Street - cost £168,000 - sold due to high offer	15,000.00	300,000.00
<b>2017</b>	48 Gaol Street, Hereford (empty offices) - NHS cuts	10,750.00	128,000.00
<b>2017</b>	2 Hawthorne Cottages (Bromyard) sold by sealed offers	1,000.00	222,000.00
<b>2018</b>	23A St Owen's Street, Hereford (empty offices) - NHS cuts	10,000.00	154,600.00
<b>Totals</b>	<b>5.8% rent loss on investment</b>	<b>87,090.00</b>	<b>2,114,100.00</b>
<b>B. Property Conversions</b>		<b>Rent Loss</b>	<b>Rent Gain</b>
<b>2017</b>	8 Sansome Place - empty due to MAGGS move to Tything	1.00	10,000.00
<b>2018</b>	Goodrich House - empty due to Home Start move, re-named	1.00	50,000.00
<b>2018</b>	1 & 2 Inglethorpe Court - vacated by Citizens Advice to be let	2.00	20,000.00
<b>2019</b>	3-4 Shaw Street Ministry of Justice lease expiry	150,000.00	140,000.00
<b>Totals</b>		<b>150,004.00</b>	<b>220,000.00</b>
<b>C. Social Investment Property Re-let Commercially</b>		<b>Rent Loss</b>	<b>Rent Gain</b>
<b>2017</b>	Old Glove Factory Shop - let commercially to Tanning Salon	nil	9,500.00
<b>2018</b>	Old Glove Factory Shop - let commercially to Hairdresser	nil	6,240.00
<b>Totals</b>		<b>nil</b>	<b>15,740.00</b>

The Charity created the following 39 affordable almshouse flats for the homeless and will create a further 25 taking the total to 64 by 2021.

<b>Date</b>	<b>Address</b>	<b>Status</b>	<b>Numbers</b>
<b>2013</b>	9 Sansome Place	purchased	6 studio flats
<b>2014</b>	16/17 St. Swithin's Street	owned	6 one bedroom flats
<b>2015</b>	19 Foregate Street	purchased	5 one bed & 1 studio flat
<b>2016</b>	21 The Cross	leasehold	3 one bedroom flats
<b>2017</b>	15 St. Swithin's Street	owned	4 bed HMO
<b>2017</b>	59/60 The Tything	purchased	2 one bedroom flats
<b>2018</b>	Sir Thomas White Court	owned	10 one bedroom flats
<b>2019</b>	8 Sansome Place	owned	2 one bedroom flats
<b>2020</b>	3-4 Shaw Street	owned	25 one bedroom flats
<b>Total</b>			<b>64</b>

**ESTIMATED FINANCIAL SUMMARY OF THE INVESTMENT SWITCH TO HOUSING**

<b>Capital</b> raised for housing developments by sales 2013 - 2018	<b>£ 2,114,100.00</b>
<b>Revenue</b>	
Lost rent from properties sold or converted	(87,090.00)
Lost Rent from Shaw Street	(150,000.00)
64 flats created x approximately £5,000 rent	320,000.00
Lowesmoor Social Investment property re-let commercially	15,740.00
Inglethorpe Court 4 flats x £5,000	20,000.00
<b>Total Annual Revenue Increases by 2021</b>	<b>£118,650.00</b>
Total Management fees due to Citizens Advice 15% p.a.	48,000.00
Rent voids & bad debts say voids 3% & bad debts 2% = 5%	16,000.00
Housing property maintenance say (£1,200 per unit)	76,000.00
<b>Total Annual Revenue Expenditure</b>	<b>£140,000.00</b>
<b>Decreased nett expendable charitable income</b>	<b>(£21,350.00)</b>

**Homes England** - this reinvestment programme was greatly enhanced by grants for housing between 2016 - 2020 of c. £1,610,000.00



**AFFORDABLE HOUSING FOR THE HOMELESS - 64 NEW UNITS IN EIGHT YEARS**

There is a widely held belief that an “Almshouse Charity” is for the elderly only, but it’s actually for poor people of all ages. “Relief in Need” includes giving a home to the homeless to meet their need.

Since 2013 the Charity has been pursuing a re-investment strategy of providing affordable housing for the single homeless, and since 2015 has been helped by Homes England with grants to create flats “over the shops” and in empty office buildings. This is an exciting new strategy that provides housing for the homeless and also makes a reasonable commercial profit from a worthwhile charitable activity, at a time when good investment returns are difficult to find, and affordable flats for the homeless are in very short supply. We have been fortunate to find a good quality reliable builder.

By the middle of 2021 the Charity will have a total of 64 new units of "affordable housing" created between 2013 and 2021. All the properties are managed on the Charity's behalf by "SmartLets" (part of Citizens Advice) who retain 15% of the maintenance contribution payments as a management fee.

**27 Existing Flats**



**2013 - 9 Sansome Place**  
6 studio flats



**2014 - 16/17 St. Swithin's Street**  
6 one bedroom flats



**2016 - 21 The Cross**  
3 one bedroom flats



**2017 - 15 St. Swithin's Street**  
4 bedroom HMO



**2017 - 19 Foregate Street**  
5 one bedroom flats, 1 studio flat & a shop/office



**2017 - 59-60 The Tything**  
2 one bedroom flats

## 12 Existing Flats



## 25 Flats being created in 2020/2021



**2020/21 - "Stillingfleet House"**, 3-4 Shaw Street. 25 one bedroom flats being created in 2020/21 from this former Probation Office, owned by the Charity since 1994 and now empty following the tenants' departure as a result of the privatisation of half the Probation Service.



**2019 - 8 Sansome Place**  
2 one bedroom flats. Property owned by the Charity since 2002 and used by MAGGS as a "free clothes store" for street sleepers until 2017. The Charity replaced it with a city centre building also providing a social training centre for the homeless and two flats, then created two flats in the old building.

The next few pages tell the story of the support network for the homeless in pictures ►



## Citizens Advice Worcester, The Old Glove Factory



The Charity sponsors Citizens Advice Worcester by providing this building, and two others, on a rent free basis. The Charity also makes an annual grant of £165,000 towards their running costs. Citizens Advice is paid 15% of the rent they collect for managing the Charity's flats for the homeless. The financial help provided by the Charity effectively helps pay for a number of free services for the homeless and disadvantaged in Worcester including advice, support and free legal aid.

### The Citizens Advice SmartLets Team - Housing support for the homeless



In 2018 the SmartLets and SmartMove team directly managed, or provided a rent deposit, for 171 tenancies for the homeless, mainly in Worcester City, including the Charity's 37 units.

90% of those helped had a level of vulnerability in addition to their homelessness e.g.

- offending
- mental ill-health
- drug/alcohol problems
- poor physical health



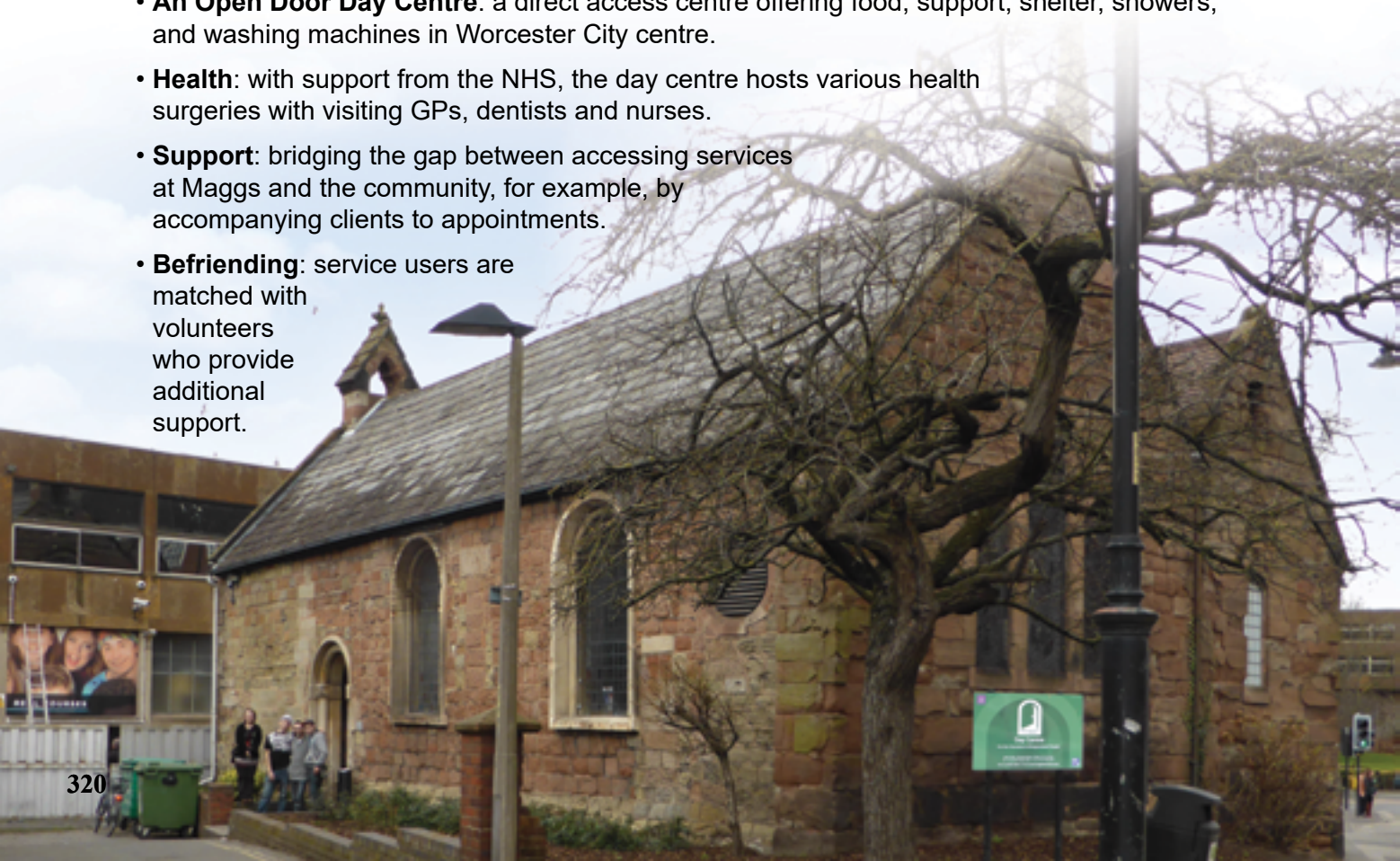
## Maggs Day Centre for the Homeless



The Worcester Diocesan Board of Finance who own the freehold of this redundant church building, proposed charging an annual rent of £10,000 p.a. for St. Albans, which Maggs could not afford. The Charity stepped in and tried to buy it outright, but this was refused. Eventually a 150 years' lease for the redundant church was agreed for a single premium payment of £47,500 in 2009 and Maggs now pays the Charity a peppercorn rent of £1 year.

The Charity also makes an annual grant of £27,342 towards:

- **An Open Door Day Centre:** a direct access centre offering food, support, shelter, showers, and washing machines in Worcester City centre.
- **Health:** with support from the NHS, the day centre hosts various health surgeries with visiting GPs, dentists and nurses.
- **Support:** bridging the gap between accessing services at Maggs and the community, for example, by accompanying clients to appointments.
- **Befriending:** service users are matched with volunteers who provide additional support.





**59/60 The Tything – Purchased by the Charity for Maggs - 2017**

**Maggs' Finance and Administration**  
is housed here.

**Two flats for the homeless** are on  
the top storey.



**Domestic Activity Centre:** Maggs provides various training opportunities in this building, to help the homeless gain skills to assist with sustainable independent living.





**Clothing store:** With donations from the public, Maggs provides free clothes, shoes, sleeping bags, blankets, sheets, curtains, pots, pans, cutlery etc. Volunteers help run the shop, including accepting the donations, sorting and racking and are pictured above.

### Armchair - Free Furniture Recycling



The Charity is the major sponsor of Armchair, makes an annual grant of £15,166, and provides a rent-free warehouse, in recognition of the fact that the homeless, with £59 or £73 a week to spend on everything after paying their rent, cannot afford furniture, when re-housed.



## Chapter 11

# Coming Home to Berkeley's - All change in 2013

After 177 years based in various solicitors' offices since 1836, the Charity was uprooted and moved to the former Chaplain's 5 bedroom House at Berkeley's Court. After the creation of a trustees' meeting room in the old chapel in 1996, the Chairman's long term plan was to try to move the office itself from HallmarkHulme's to Berkeley's Court, when adequate space for all the staff had been created there.

Discussions in 2012 with Lifestyles, who occupied the former Nurse's House, known as "The Gate House" as an administrative office, resulted in their generous agreement to move out and relocate to other rent-free property provided by the Charity. By 2013 the Charity felt strong enough to "fly the nest", their basement office was hopelessly overcrowded, and the move was a major economic advantage to the Charity, largely due to VAT savings on salaries. It was, however, a complex change involving negotiation with all the parties that took years.

Paul Saunders, the resident warden, and his wife Lorraine, kindly offered to move from the former Chaplain's House to The Gate House (the old Nurse's House). There were only two of them, and the 5 bedroom house was too large for their needs. The scene was all set for the move, but it then took several months to get planning consent, and considerable capital expenditure was needed to turn The Gate House back into a domestic house for them.

The Charity's Clerk and Admin. Officer were both employed by HallmarkHulme, who managed Laslett's Charities as well as Worcester Municipal Charities. It was therefore logical, and eventually acceptable, to move the two charities, both their clerks and staff to Berkeley's together, which was welcomed by the Laslett's trustees.

As previously explained:

**On July 1st 2016** the two WMC unincorporated charities were merged, by transferring all their assets and liabilities into a newly registered CIO (Charitable Incorporated Organisation).

**On August 1st 2017** the Charity registered with the Homes and Communities Agency as a Not for Profit Private Housing Association and began claiming grants from the renamed "Homes England" towards the cost of the new or re-furnished affordable housing for the homeless.

**By 2018**, as well as the existing 32 existing "retirement almshouses", an additional 37 "affordable almshouses for the homeless" had been developed in just 5 years, over the shops, in empty offices, and in an office car park. (See chapter 10 for details of the social housing developments from 2013 onwards).

**In 2019/20** a further 27 flats for the homeless are planned, subject to planning consents and grants from Homes England.



*The Charity's Office at HallmarkHulme*

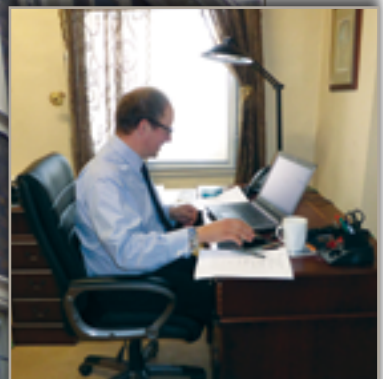
### **THE CHARITY'S FORMER BASEMENT OFFICE**

The Administration Officer and the Clerk, both employed by HallmarkHulme, managed Laslett's Charities as well as Worcester Municipal Charities. It was therefore logical, and eventually acceptable, to move the two charities to Berkeley's together, which the Laslett's Trustees welcomed.

### **THE CHARITY'S NEW OFFICES AT BERKELEY COURT**



*The Main Office*



*Business Manager's Office*

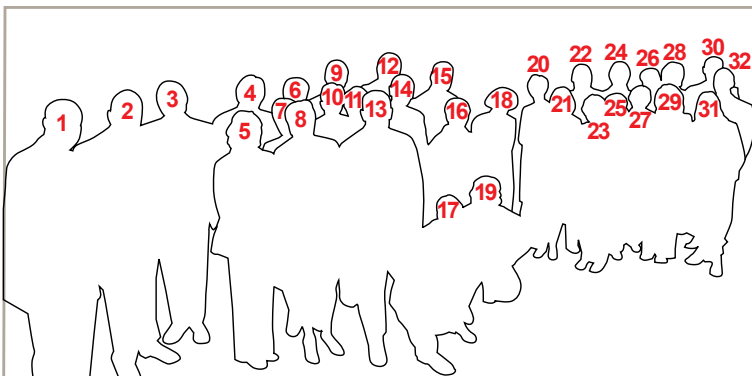


*The Accounts Office*





Photograph by Graham Hughes - WMC Trustee



**On 25<sup>th</sup> September 2013** the new offices were officially opened by Miss Juliet Berkeley, a direct descendant of the founder Robert Berkeley, who left £6,000 in his will of 1692 for the building and endowing of the Hospital Almshouses.

- |  |  |
|--|--|
| 1 Rob Peachey - WMC Trustee                  | 18 Juliet Berkeley (RIP 2019) -<br>Descendant of Robert Berkeley |
| 2 Philip Jones - WMC Valuer                  | 19 Mary Barker - Deputy Clerk                                    |
| 3 Ron Rust - WMC Trustee                     | 20 Margaret Jones - Laslett's & WMC Trustee                      |
| 4 Tony Whitcher - WMC Trustee                | 21 Ann Lodge - Laslett's Trustee                                 |
| 5 Julie Clayton - WMC Assistant Caretaker    | 22 Paul Denham - WMC Trustee                                     |
| 6 Margaret Panter - WMC Trustee              | 23 Brenda Sheridan - WMC Trustee                                 |
| 7 Yvonne Parker - WMC Finance Officer        | 24 Peter Sweetland - WMC Architect                               |
| 8 Lorraine Saunders - WMC Berkeley Court     | 25 Ann Pugh-Cook - Laslett's Trustee                             |
| 9 Andrew Greany - Laslett's Chaplain         | 26 Margaret Lister - Laslett's Warden                            |
| 10 Paula Wittenberg - Laslett's Trustee      | 27 Gloria Newman - Laslett's Trustee                             |
| 11 Stan Markwell - WMC Trustee               | 28 Ian Pugh - WMC & Laslett's Clerk                              |
| 12 Jim Panter - Laslett's Almshouse Chairman | 29 Sue Osborne - WMC Trustee                                     |
| 13 Dave Uren (RIP 2016) - WMC Caretaker      | 30 John Henderson - Laslett's Trustee                            |
| 14 Roger Berry - WMC Trustee                 | 31 Maggie Inglis - Graphics and Administration                   |
| 15 Paul Griffith MBE - WMC Chairman          | 32 Adrian Robinson - Laslett's Land Agent                        |
| 16 Eila Bonnett - Retired Laslett's Chairman |  |
| 17 Mel Kirk - WMC Trustee                    |  |



*Paul Griffith (Chairman) with Juliet Berkeley (1930-2019) during the official opening of Worcester Municipal Charities' new office at Kateryn Heywood House, Berkeley Court, The Foregate, in 2013*



*Sadly "Miss Juliet" died in 2019 and her interest and support will be sorely missed*



# Chapter 12

## Conclusion

The publication of this book in 2019 marks the end of an era for the Charity, providing **An opportunity to learn from changes, successes and failures over the past 460 years. Theodore Roosevelt famously said that “the more you know about the past, the better prepared you are for the future.”**

“**While the World Endureth**” the name and chosen theme of the book, is a phrase first coined in 1577 by Sir Thomas White,<sup>287</sup> to explain his philosophy of an everlasting charity, that uses the income from its original endowed funds to keep the Charity going in perpetuity. Charities, like mortals, can do little without money.

Is the Charity on course between 1898 and 2018 to meet White’s objectives?

**Whilst money and property aren’t everything, they are a helpful yardstick by which to measure success and failure. In the case of a charity, the more of both that it has, the more beneficiaries it can help.**

### 1898

50 real properties with income (inc. 9 agricultural)

64 almshouses rent free + weekly allowances paid

**Earned revenue Income**

**£5,559 11s 5d.**

### 1985

18 real properties with income (inc. 11 agricultural)

32 almshouses - rent free

**Earned revenue Income**

**£127,259.00**

### Following the Recovery

#### 2018

19 real properties with income (inc. 1 agricultural)

6 properties let to charities on a peppercorn rent

69 almshouses paying “affordable” rents with another

2 being converted in 2019

25 in the pipeline for 2020/21

**Earned revenue Income**

**£1,183,000.00**

*Bank of England Figures*<sup>288</sup> show that if standard Inflation figures

were used from 1898 the income in 2018 would have become: **£709,763.00**

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287 Bib 6 p 62

288 Bank of England inflation table

Pages 299/300 sets out the Charity's recent history of successful financial management in more than keeping pace with inflation since 1985. **6.6% was achieved compared to 3.4% nationally.**

Chapters 8, 9 and 10 in their entirety, explain how the additional money was spent on providing more help for the poor beneficiaries as a whole, especially the homeless.

The writer believes that the Trustees of a charity with substantial endowed funds need:

- a collective sense of sustainability, purpose and direction;
- sufficient funds to carry out the plan;
- an investment policy that at least keeps pace with annual inflation, as without it the organisation will gradually slide downhill;
- a commitment to reduce expenditure if income falls;
- development plans based on funds that are actually available, or definitely expected shortly, as described in the "Strategy of Disjointed Incrementalism"; (Appendix 22)
- planned routine property maintenance and repairs automatically included in the budget;

This has all been achieved.

In 1985 the Charity was heading for almost certain closure, due to lack of a collective sense of purpose, an inadequate income to meet its expenditure, asset-stripping to balance the books, no routine maintenance of its properties, no charge for almshouses, and a huge and increasing investment in agricultural property whose commercial tenants were subsidised by the Charity.

The Charity's fortunes were literally turned round by charging for almshouses, adopting a business management approach, and carrying out a complete re-investment policy, the full financial effects of which are set out on Pages 299/300.

The Charity is fortunate to have had sufficient assets to generate its own income, and is not dependent on external funding. The exception to this was the recent grants from Homes England to develop "affordable housing" for the homeless, and DWAS money from the City Council which greatly reduces the numbers of applicants for grants for white goods.

Charities generally, however, face a challenging economic future and there appear to be several major threats which are totally beyond their capacity to meet.

These major concerns are expanded upon in the next 2 pages ►



## 1. The Incidence of Poverty and Homelessness is increasing despite relative wealth

*Professor Philip Alston, United Nations Special Rapporteur on extreme poverty and human rights, has commented critically in his 2018 report on the problems faced by British Society as a whole, extracts below:*

“The UK is the world’s fifth largest economy, it contains many areas of immense wealth, its capital is a leading centre of global finance, its entrepreneurs are innovative and agile, and despite the current political turmoil, it has a system of government that rightly remains the envy of much of the world.

It thus seems patently unjust and contrary to British values that so many people are living in poverty. This is obvious to anyone who opens their eyes to see the immense growth in food banks and the queues waiting outside them, the people sleeping rough in the streets, the growth of homelessness, the sense of deep despair that leads even the Government to appoint a Minister for suicide prevention and civil society to report in depth on unheard of levels of loneliness and isolation.

14 million people, a fifth of the population, live in poverty. Four million of these are more than 50% below the poverty line, and 1.5 million are destitute, unable to afford basic essentials.

In England, homelessness is up 60% since 2010, rough sleeping is up 134%. There are 1.2 million people on the social housing waiting list, but less than 6,000 homes were built last year. Food bank use is up almost four-fold since 2012, and there are now about 2,000 food banks in the UK, up from just 29 at the height of the financial crisis.

More than 500 children’s centers closed between 2010 and 2018, and between 2010 and 2016 more than 340 libraries closed and 8,000 library jobs were lost.

### Local Welfare Funds (DWAS)

Local welfare funds, a vital resource for people on the brink of crisis, have been another casualty of austerity. Many local governments in England have closed or cut their Local Welfare Assistance Schemes, leaving vulnerable people and those facing emergencies without anywhere to turn. At least 28 authorities have shuttered their local welfare funds and councils reported reducing their related expenditures by 72.5% between 2013 and 2018. From 2015 to 2018, the proportion of destitute people who reported receiving in-kind help from local welfare funds dropped sharply by 28%. The collapse of this resource for people who face sudden hardship has apparently been of no concern to the government, which decentralized responsibility for the funds and does not collect any information on what has become of them.

## 2. Government Austerity is seriously misguided

Cuts by Central Government have led to reduced funding for Local Authorities, which has seriously affected some charities, leading to downsizing and closures in Worcester. Since the 1940s charities had gradually been taking over much of the welfare function, and any such closures usually needed replacement services from Central Government. Health Service cuts, particularly, have left communities with little support for all but their “acute” needs. The virtual abandonment of the “care in the community” that was planned, and actually delivered using the savings from the closure of the old asylums was transitory only. The replacement community care mental health services have all but disappeared.

Long term support for people needing geriatric care, and ongoing support for people suffering from chronic mental ill-health and severe learning disability, have been neglected by successive governments. Describing day centres as unnecessary “silos” that encourage dependency, is a total misunderstanding of the chronic needs of the individuals concerned, and ignores the relief afforded to the carers by the respite offered.

The Universal Credit system is designed with an inbuilt five weeks’ delay between when people successfully file a claim and when they receive benefits. Research suggests that this “waiting period,” which actually often takes up to 12 weeks, pushes many who may already be in crisis into debt, rent arrears, and serious hardship, requiring them to sacrifice food and/or heat.

### **3. Inflation**

As with all businesses, charities need inflation based increases in order to pay their rising staffing and running costs.

The Clerk/Treasurer to this Charity found one solution 120 years ago in 1899, which was taken up in the 1980s and is still working. In order to invest in property, each year 10% of the Charity’s revenue is saved, and when there is sufficient, it is invested in real estate. This strategy has ensured the Charity’s survival during periods when money sometimes lost its value.

### **4. The Supply of Volunteers**

There are signs that the supply of volunteers is gradually drying up. This has not been researched, but it seems that more and more people are working past retirement age to make ends meet, thereby reducing their availability to volunteer. The payment of the State Pension originally in 1940 at 65 for men and 60 for women has been put back and, in 2020, will be 66 for both and 67 in 2028. This naturally affects the date people choose to retire. Those who have retired are having to spend more and more time supporting their children and grandchildren by giving them time, money, travel and child care, which also reduces their own availability to volunteer. Unfortunately, the Government, the NHS and Local Authorities seem still to believe there is a virtually unlimited supply of volunteers, even to the point of a wholly unfounded belief that the volunteers can actually be recruited, DBS checked, trained, and supervised by even more volunteers!

### **5. New Donations towards the endowment and revenue costs.**

Donations towards annual running costs are available from some charitable trust sources, but are usually limited to two or three years’ duration, with a break clause. Legacies now appear to be the only possible source of fresh capital money.

### **6 Conclusion**

These five separate issues, unless addressed, have the potential to damage and ultimately destroy many charities. Most of the issues are way beyond the control of local remedies.

# THE APPENDICES

## Appendix **1**

### **CHANGES FROM 1836 ONWARDS TO THE GOVERNANCE AND COMPOSITION OF THE TRUSTEE BODY**

**PRE-1835** - Before the 1835 Local Government Reform Act, the Trustees of the charities were the “Capital Citizens” (Councillors) of the un-elected Worcester Corporation.

**DECEMBER 1836** - 1835 Corporation Reform Act implemented. **15 new “independent” Trustees** were chosen by Lord Cottenham, the Lord Chancellor, who considered “three petitions which had been previously presented to his Lordship on the subject of these appointments. One from two members of the late Corporation, containing a list of fifteen individuals whose appointment they prayed. Another from two members of the present Town Council, entreating the appointment of the fifteen individuals therein recommended. The third petition was from the Six Masters claiming that they were exempt from the operation of section 71 of the Corporation Reform Act. The whole of these petitions were discussed, through Counsel, before the Master, who advised the adoption of the list recommended by the Town Council, and also gave it as his opinion, that the Six Masters did not come within the meaning of the said 71st clause or section.” ... “Notwithstanding the clear and explicit refusal of the Lord Chancellor to allow the expenses arising from the petition from the late Corporation to be paid out of the Charity Purse, the attorney employed in the conducting of it made several applications to the Charity Trustees for payment of his bill, amounting to more than £100; it is scarcely necessary to say that the Trustees have refused, under the above sanction and declaration of the Lord Chancellor, to comply with his applications.” <sup>289</sup>

**23/12/1836** – The Court of Chancery order (taken from the original manuscript) appointed independent Trustees for the following 28 “municipal” charities:

1. **John Nash,**
2. **Richard Inglethorpe,**
3. **Michael Wyatt,**
4. **Robert Berkeley,**
5. **Charles Geary,**
6. **Letitia Hackett,**
7. **John Worfield,**
8. ~~**Margaret Brown,**~~ (due to 6 Masters)
9. **Lawrence Palmer,**
10. **John Chappell,**
11. **Thomas Bonner,**
12. **George and Joice Sheriffe,**
13. **Mary Warmstree,**
14. **Edmond Simmonds,**
15. **Dame Elizabeth Booth,**
16. **William and Elizabeth Swaddon,**
17. **Mary Freeman,**
18. **John Palmer,**
19. **Thomas Lord Coventry,**
20. **Maurice Hillier,**
21. **William Norton,**
22. **Thomas Shepheard,**
23. ~~**John Steward,**~~ (due to 6 Masters)
24. **Benjamin Thorpe,**
25. **Lewis Randolph,**
26. **Samuel Swift,**
27. **Sir Thomas White,**
28. ~~**The Free School and Trinity Almshouses Charities,**~~ (due to 6 Masters)



**Four were excluded from the transfer list by the Court of Chancery.****Nothing to transfer as the £100 had been “lost” by the Corporation.** <sup>290</sup>**1. Dame Elizabeth Booth**

Hebb explains in relation to Dame Elizabeth Booth that “The Charity Commissioners state, that this £100 had long been lost sight of, but that the Corporation considered it as a charge upon their estates, and gave annually bread to the amount of £5, by weekly distributions, to the poor of the different parishes in the city. The Court of Chancery, or the Charity Commission, therefore eventually included it in the transfer even though there was nothing to transfer! The Charity appears in the 28/03/1899 Scheme.<sup>291</sup> The evidence from the Stillingfleet Commission of Charitable Uses says:

*“The Lady Booth’s gift of £100. 27 Dec. 1623. which £100. was to be let to ten poor Tradesmen for one Year, and the Interest to be given to twenty-four aged Persons every Sunday. £20. of this was taken up in the Wars, but the £80. to be still accounted for.”* <sup>292</sup>

**2. Rowland Barclay** as loans possibly not repaid?

**Dates unknown – money lost? possibly nothing to transfer?**

**3. Nicholas Archbold****4. Henry Goulsburgh****Three were allocated incorrectly to the Municipal list as they were being managed by the Six Masters.****1. The Free School and Trinity Almshouses****2. Margaret Brown****3. John Steward**

Hebb <sup>293</sup> sets out the Six Masters’ claim to these three above and other properties.

**Two were missing from the Court of Chancery list for Worcester Municipal.****1. Katern Heywood** – allocated to Six Masters in error**2. Thomas Prestwood** – allocated to Six Masters in error**Robert Youle’s Role in this issue**

Heywood and Prestwood were incorrectly transferred to the Six Masters with Robert Youle’s own gift of 1560 after it had been accepted that the Six Masters were outside the terms of the 1836 transfer, as they were not “municipal”.

Youle’s behaviour was described as “took the gifts of Heywood and Prestwood into his own hands and “therewith” purchased c. 9 <sup>294</sup> or c. 19 <sup>295</sup> properties.” Some references, including Hebb, say words to the effect “presumably with considerable funds of his own” but the Charity Commissioners say just “therewith”.

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290 Chapter 3 Hebb pp 136-137  
 291 Chapter 4(1) Report upon the Constitution etc. p 188  
 292 Appendix 8 Stillingfleet p 426  
 293 Chapter 3 Hebb p 166 onwards  
 294 Appendix 7 Domesday Book (1828) p 386  
 295 Chapter 3 Hebb p 141

**The Charity Commissioners comment** <sup>296</sup> - *Henry Goulsborough's Charity Report*

*"We do not find that there is any distinct gift of Youle's recognized in the accounts of this charity, and possibly what in the extract in the book of grants is called Youle's Gift, was nothing more than the purchase made by him for the charity, with the two gifts before mentioned."*

*"The premises enumerated as being purchased by Youle, with the gifts of Christopher [Katherine?] Heywood and Thomas Prestwood, are for the most part in the possession of the six masters. They hold two messuages in that part of Foregate-street called the Tithing; and two messuages in Melcheapen-street, now laid into one large one ; but the acre in Horse-lane,<sup>297</sup> enumerated among the premises purchased by Youle, with Haywood and Prestwood's gifts, is not, nor appears ever to have been, in the possession of the six masters. The corporation have always received the rent of that acre by the hands of their sheriff; and the same will be found among the corporation-charities."*

**Dr Pat Hughes** believes the confusion above may have arisen because of the passage of time and says "the Commissioners' views are not reflected in the provisions of Youle's Will and they either did not have the facilities to check what Youle actually left or did not bother to do so.

"His Will itemises three blocks of property. One was in Broad Street, and included the Antelope and probably at least part of the Unicorn. The Antelope property stretched back to Powick Lane. The St Andrew's plot was almost certainly at the junction of Deansway and Copenhagen Street and is now under the Road and the south building of the college. The land was probably used for the 19th century Model Dwellings. The third is one or more of the properties in The Shambles. These were all Robert Youle's own properties bought from named vendors. He also had already given £12 per annum to the school and granted the stones from the derelict 'Guy's Hall', part of the Franciscan Friary, to the city for repairing the city walls etc.

These gifts appear as three distinct lots of rent in the 17th century Youle's charity account book, while the rents for the Heywood/Prestwood bequests are listed in the 'Book of the Poor's Money'.

However, by the time of the early 19th century in which the Commissioners were operating, both bequests seem to have been completely confused. The assumption made by the Commissioners that Youle's gift 'was nothing more than the purchase made by him for the charity,' is just not true and was made on insufficient evidence."



◀ *The Book of the Records of the Court of Wills and Orphans - a book containing bequests from Donors to City Charities (including Youle) and the wills of those citizens who left orphaned children to the guardianship of the Corporation*

WAAS 496.5 BA 9360 A19

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296 Appendix 7 Domesday Book (1828) p 389  
297 Appendix 7 Domesday Book (1828) p 375

**The 19 “Youle’s Rents”** properties are listed by Hebb <sup>298</sup> under **St Thomas’s Day Charities**

- “1. A messuage and garden in Foregate Street, under a lease granted to W. Wall, Esq., 4th October, 1823, for 41 years, at £1 per annum rent, and 2s. capon money, and now occupied by Dr. Malden.
2. Four tenements, and a coachhouse and stable in The Trinity, held under a lease, granted to Joseph Ellis Viner, Esq., 1st June, 1824, for 41 years, at a rent of £3. 3s. per annum, and 2s. capon money, and now in the occupation of Mrs Marston and others.
3. A messuage called the Shades Tavern, in Mealcheapen Street, and held under a lease granted, 16th September, 1835, for 41 years, to the firm of Sir A. Lechmere, Bart, Wall and Co., Bankers, at an annual rent of £4. 4s., and 2s. capon money, and now in the occupation of Mr Williams.
4. One messuage also in Mealcheapen Street, held under a lease granted 29th September, 1835, for 41 years, to Mr John Wheeley Lea, at a rent of £2. 16s. per annum, and 2s. capon money, and now in the occupation of Mrs Clements.
5. A house in New Street, being the one given in exchange for the Premises (Bishop Lloyd’s School) in The Trinity, and now occupied by Samuel Mayle, at a rack-rent of £12.
6. Two messuages in Saint Swithin Street, under a lease granted 14th November, 1827, for 41 years, to Messrs. John Wood Roberts, William. Roberts, and John Roberts, at an annual rent of £11. 4s., and 2s. capon money, and now in the occupation of Messrs. Mason and Mr Lucy.
7. Two messuages, also in Saint Swithin Street, under a lease granted 1st June, 1824, for 41 years, to Mr Richard Yapp, as administrator to Edward Archer, at an annual rent of £3., and 2’s. capon money, and now or lately in the occupation of Mr Gethin and Mr Bridgewater.
8. One messuage and warehouse in the High Street, held under a lease granted 27th May, 1830, for 41 years to the late Humphrey Chamberlain, Esq., at a rent of £8. per annum, and 2s. capon money, and now in the occupation of Mr West.
9. A chief rent for a messuage in Saint Swithin Street, formerly in the occupation of Joshua Thomas Cooper, but which rent has not been paid for many years.
10. A chief rent of 6s. 8d., and 2s. capon money, on a house in High Street, belonging to T. Stephenson, Esq., and in the occupation of Mr Homer.
11. A chief rent of 3s. 4d., and 2s. capon money, on a house in Broad Street, belonging to Mr J. G. Cripps, and in the occupation of the said Mr Cripps.
12. A chief or feefarm rent of 3s. 4d., and 2s. capon money, on the Unicorn Inn, Broadstreet, lately belonging to Mrs Wells, and now in the occupation of Mr Samuel Dance.
13. All these rents were formerly classed under the general name of YOULE’S RENTS, and amount to £47 2s. 4d. per annum. They have for the last 14 years formed a part of the Saint Thomas’s Day Charity Fund.”

However, Heywoods and Prestwoods gifts were **“for the poor”**, purely and simply.

## Youle's Charity

The Commissioners reporting on this charity and commenting on the commonplace muddling up of charity money left in trust for the poor, with the Corporation's own funds, said:

*"The [Youle's Charity] house in Baxter-street now makes part of the shambles in the meat market. The total rent arising from these premises is £18 17s. 6d., which the corporation have treated as part of their own income, but they allege and show by their books that they have disbursed many large sums, at various times, towards the internal defence of the country; and we find among other such payments a voluntary contribution of £500 for prosecuting the late [Napoleonic] war".*<sup>299</sup>

However, the wording of Youle's Will of 1560<sup>300</sup> leaves property and money in trust to:

*"the commoners" of Worcester "as far as it would stretch", of such taxes, subsidies, fifteenths, contributions, **harnessing of men for the wars**, and the payments which should from time to time be laid upon the **poor commoners** of the said city, and to none other use or employment."*

**The 1857 Plan Book of the Worcester Charity Trustees**<sup>301</sup> containing drawings of all their property at the time, appears to exclude many, but not all of the "Youle's Rents" properties, e.g. Mealcheapen Street, including "the Shades" is shown, but St. Swithin's Street is not.

**The 28/03/1899 Worcester Municipal Scheme**<sup>302</sup> records 1, 2 and 3 St Swithin's under **Inglethorpe's** name. However, Youle's rents, including Heywood and Prestwood's gifts list **5 St. Swithin's Street properties**, which are included under St. Thomas's Day.

**Hebb**<sup>303</sup> describes Inglethorpe's Will as bequeathing:

1. One messuage, called the White Hart, with its appurtenances, in the city of Worcester, in the parish of St. Swithin, near the Grasse Crosse; and another messuage, with a little close behind it, adjoining the said White Hart. These now constitute the *two houses on the east side of The Cross*, and on the south side of the bank of Messrs. Farley and Co., and are occupied by Mr Birley and Mr Cox. They are held on a lease, renewed to James Bowyer, a purchaser for a valuable consideration, for a term of 41 years, commencing from the 25th March, 1813, at a reserved annual rent of £20, and 4s. capon money.\*

2. Two several messuages adjoining together, in Goose Lane, (St Swithin's St) in the said parish of Saint Swithin. These now constitute one house, with warehouses attached, which warehouses probably include the premises and little close stated to have been behind or near the White Hart, and are in the occupation of Messrs. Williams and Edgecombe. These premises were let to Edward Archer and Francis Williams upon a similar lease to the above, bearing the same date, and for the same term, at a reserved rent of £10 per annum, and 2s. capon money. The two above named properties were estimated, in 1827, when the Charity Commissioners were here, to be worth £220 per annum at a rack rent.

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299 Appendix 7 Domesday Book (1828) p 376

300 Appendix 7 Domesday Book (1828) p 375 (Youle's Will 1560, Probate 1561)

301 Chapter 4(3) Property Plan Book 1857

302 Chapter 4(2) 1899 Charity Commission Scheme pp 213-219

303 Chapter 3 Hebb pp 112-113



3. Another messuage in a street called Fryars Street, in the parish of Saint Helen, in the city of Worcester. This house was pulled down on the building of the City Gaol, and now forms part of that edifice, and for which the city pays the sum of £3. 10s. annually to the Charity.

4. A close of land, containing by estimation one acre, in the parish of Saint Nicholas, in the said city, near unto the Foregate Street, abutting on a lane called Taylor's Lane on the south side, the land of Frogme on the north, and Sansom Fields on the east. About one half of this land was sold in 1834, under the authority of an Act of Parliament, for the purposes of the newly erected County Courts, for the sum of £600; which sum has been invested in the Three Per Cent Consols, producing a capital of £656 12s. 8d., and affording an annual interest to the Charity of £19 14s. The other half is let to Mr Rising, solicitor, whose premises it adjoins, at an annual rent of £8 8s.

5. Four several messuages or tenements, with gardens thereto belonging, "situate in the parish of St. Nicholas, and abutting on the land of Robert Steyne, on the north side of the common highway leading from the Foregate Street unto the Sansom style on the south side, and land belonging to the school of Stourbridge on the west side, and Sansom Fields on the east side."

These premises now form together one good dwelling house, with a large brick warehouse in front, and a coachhouse, with a considerable curtilage and yard belonging to it, and are, or were lately, in the occupation of Mr Robertson and Mr Bloxside.

The annual rent payable to the Charity (but none has been received since 1829) is only £2 10s., as £1. of the reserved rent of £3 10s. is claimed by the Corporation of Worcester, in consequence of a small building at the eastern end being an encroachment upon the waste belonging to the said Corporation.

**Dr. Pat Hughes**<sup>304</sup> writing about 2/3 St. Swithin's Street says:

"Evidence from the 19th century documents of the Municipal Charity suggests that four out of the seven houses on the south side of the street originally came to the city under the Will of Robert Youle (Yowle, Ule) in 1560 or were bought by him with money administered by the City Council. Nos. 4 and 5 were later granted to the Six Masters for the upkeep of the Blue Coat school.

The other Youle bequests seem to have been on the north side of the road, behind the White Hart and the Inglethorpe St. Swithin property, leaving the origins of nos. 2 & 3 apparently unaccounted for, although it is known that the rents of these two houses ultimately went towards the payment of the coal and bread charity distributed on St. Thomas's Day and known as the St. Thomas Day Charity. The list of municipal charities compiled in 1905 merely says that they were acquired before 1600."

Dr. Hughes also says: "In the early 19th century the rents for no 2 and 3 are listed in the accounts for Sherriff's charity which also funded the St. Thomas's Day distribution, but George and Joyce Sherriff only left 40s each to the poor. This money, with other fairly small amounts, was used by the city to buy the Staking House at Hartlebury. There is no reference to property in Goose Lane. It therefore seems likely that the Sherriff's charity name was used as a catch-all term covering a number of early charities."

**From 1836 onwards the 27 individual charities were managed separately by different groups of Worcester Municipal Trustees, until the new 1853 Charity Commission, with the agreement of the Trustees concerned, began to move their management to a single body of Trustees under the title of The Municipal Charities, with 17 Trustees in 1899.**

The 1836 Scheme increased the number of Trustees from 15 to 17 with 7 “Representative Trustees” appointed by the City Council and 10 “Co-optative Trustees. However, these Trustees then decided to share out the management of all these charities between them by allocating 4 committees to take responsibility for a group of charities each.<sup>305</sup>

**25/03/1843** - Court of Chancery - Notified names of Trustees of St.Thomas’s Day Charities not included previously.

**25/01/1844** - Court of Chancery - Notified names of Trustees of St.Thomas’s Day Charities not included previously.

**1853** - the Board of Charity Commissioners for England and Wales was constituted under the Charitable Trusts Act 1853 as a permanent body. They began tidying up much of what the Court of Chancery had left behind.

**15/05/1860** - Charity Commission Order - William Norton and Thomas Shephard - order authorising payments pending a Scheme.

**12/11/1869** - Charity Commission Order - Alderman Thomas Farley - order establishing a Scheme.

**29/06/1871 (or 29/07/1871) Endowed Schools’ Act**

A special Committee of 9 Trustees was convened to consider which of the Charities it was desirable to apply to educational purposes under the “Endowed Schools Act 1869”. Their report is printed in Appendix 2 below.

**28/03/1899** - Worcester Municipal Charities - Scheme with 17 Trustees.

**10/04/1906** - 5 Trustees - New Scheme of St. Thomas’s Day Charities – effectively correcting the omission of Dame Elizabeth Booth’s Bread Trust from the 1836 transfer by creating a separate scheme to pay pensions.

**05/05/1908** - 17 Trustees - Scheme incorporating St Thomas’s Day Charities were consolidated as the **Worcester Consolidated Municipal Charities and Hebb’s and White’s Charities** with 17 Trustees as follows:

- The Mayor, ex officio
- Six representatives from the City Council
- Four Co-optative Trustees
- Two representatives from the Board of Guardians
- One representative from the Charity Organisation Society
- One by the Governing Body of the Worcester General Infirmary
- One by the Governing Body of the Worcester Dispensary and Provident Medical Society
- One by the Governing Body of the Worcester Amalgamated Friendly Societies Medical Association

**17/12/1909 - WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION with 17 Trustees was established by the Charity Commission** who sealed an order establishing a Scheme with 7 Representative Trustees appointed by the City Council, and 10 Co-optative Trustees. The funds were transferred from the John Worfield Charity, Sir Thomas White's Charity, part of the funds (£252 pa) of the Worcester Consolidated Municipal Charities, and the charities of William Norton, Thomas Shephard and Samuel Swift.

**01/04/1913 - WORCESTER CONSOLIDATED MUNICIPAL CHARITIES AND HEBB'S AND WHITE'S CHARITIES**

**17 TRUSTEES** but the Mayor and the six representatives from the City Council were replaced by the 7 representative Trustees (appointed by the City Council) of the Worcester Municipal Exhibitions Foundation established on 17/12/1909.

**23/01/1931 - 17 TRUSTEES:**

- Eight representatives from the City Council
- Six Co-optative Trustees
- One by the Governing Body of the Worcester General Infirmary
- One by the Governing Body of the Worcester Dispensary and Provident Medical Society
- One by the Governing Body of the Worcester Amalgamated Friendly Societies Medical Association

**06/02/1953 - 17 TRUSTEES:**

- Eight representatives from the City Council
- Nine Co-optative Trustees but the three individual nominative Trustees had disappeared due to non-attendance and have been replaced by co-optative Trustees.

**30/11/1977 - 17 TRUSTEES : WORCESTER CONSOLIDATED MUNICIPAL CHARITY**

- Eight representatives from the City Council
- Nine Co-optative Trustees

**15/11/2002 - 18 TRUSTEES:**

- Six representatives from the City Council
- Six nominated by Major beneficiary charities
- Six Co-optative Trustees

**01/07/2016 - 21 TRUSTEES - WORCESTER MUNICIPAL CHARITIES (CIO) :**

- Six representatives from the City Council
- Six nominated by Major beneficiary charities
- Nine Independent Trustees (two vacancies for future expansion e.g. a merger)

**28/03/2018 - 17 TRUSTEES WORCESTER MUNICIPAL CHARITIES (CIO) :**

- Four appointed by the City Council (as a result of a Statutory Instrument)
- Four nominated by Major Beneficiary charities (following closure of local charities)
- Nine Independent Trustees

## Appendix 2

### THE CHARITY COMMISSION'S INFLUENCE AFTER ITS FOUNDATION IN 1853

Prior to the establishment of the Charity Commission in 1853, Charities and Trusts were managed by Trustees and regulated by the Courts, and by occasional Special Inquiries into alleged abuse of trust.

“Despite the winding up of the work of the National “Commissioners for Inquiring into Charities” (1818 - 1837), the advocates of charitable trust reform continued their efforts and there were several attempts at legislation during the 1840s, all of which foundered on the powerful opposition of the Church, the courts, the companies, and the universities. In 1849 a special commission was established by royal warrant and recommended the establishment of a permanent board of charity commissioners along the lines envisaged in 1835. A bill introduced in 1851 was unsuccessful, but following a change of government in 1852, a less comprehensive measure was introduced which resulted in the establishment of a permanent Charity Commission in October 1853.”

Unlike earlier commissions, the Board of Charity Commissioners for England and Wales, constituted under the Charitable Trusts Act 1853, was a permanent body. Under this Act the commissioners were empowered to inquire into the management of charitable trusts, although certain specified charities were excepted (e.g. those of universities, churches, friendly societies, etc). The Board was enabled to appoint officers of the Charity Commission as official Trustees of charitable funds, subject to Treasury approval. The Board's secretary was designated a corporation solely for the purpose of holding charitable lands and given the title of Treasurer of Public Charities (changed in 1855 to Official Trustee of Charity Lands).

The Commissioners' powers were strengthened by the Charitable Trusts Amendment Act 1855 which required charitable trusts to render annual accounts of their endowments. Further strengthening resulted from the Charitable Trusts Act 1860 which enabled the Commissioners to exercise certain powers regarding the removal and appointment of trustees, the vesting of property and establishment of schemes for the administration of charitable trusts previously exercisable by the Court of Chancery. The jurisdiction of the Commissioners did not, however, extend to cases of a contentious character or those that might be dealt with more appropriately by the court. There was also a right of appeal to the court from their proposals.

The powers of the Commissioners, operating under the traditional doctrine of 'cy-pres', whereby they interpreted the administration of charities as closely as possible to the testator's intentions, were held by the Schools Inquiry Commission of 1864 to 1867 to stand in the way of the methodical re-organisation of the grammar schools. Their recommendations resulted in the Endowed Schools Act 1869, which allowed obsolete endowments to be diverted to educational purposes and transferred the administrative control of educational charities to an Endowed Schools Commission.

In 1874, however, control of such charities returned to the Charity Commission when the Endowed Schools Commission was abolished under the Endowed Schools Act 1874. Both



sets of Commissioners had to have the consent of the Committee of Council on Education to any scheme made by them. Subsequently, the powers of the Charity Commission in respect of endowments held solely for educational purposes passed by Order in Council to the Board of Education under the Board of Education Act 1899. These powers passed, in turn, to the Ministry of Education under the Education Act 1944 and were extended to quasi-educational trusts by the Education (Miscellaneous Provisions) Act 1948.

In 1950 the Prime Minister appointed a committee under the chairmanship of Lord Nathan, to consider and report on the law and practice relating to charitable trusts. The committee's report in 1952 was broadly accepted by the government and formed the basis of the Charities Act 1960. "(National Archives' catalogue – Records of the Charity Commissioners and Charity Commission)"

The major effect upon the administration of the Worcester Municipal Charities was that, because some of the original charities did not differentiate between relief in need and education, and carried out both functions, their funds had to be separated. Nine Trustees met on June or July 5<sup>th</sup> 1871 to decide which of the charities, or which parts of them, were affected by the Endowed Schools Act 1869. The minutes of that meeting, which have survived, are below.

### **MINUTES OF TRUSTEES' MEETING 29TH DAY OF JUNE, 1871**

At a Meeting of the Trustees of the Worcester Municipal Charities, held at The Guildhall, on Thursday, the 29th day of June, 1871, present - Mr. WEBB, Mr. ISAAC, Dr. NASH, Mr. HILL, Mr. CHAMBERLAIN, Mr SOUTHALL, Mr. LEA, Mr. WOOD, and Mr. PERRINS; Mr. WEBB in the Chair

The following report was received from the Special Committee appointed at the last meeting of the Trustees, as to the Charities which it seemed desirable to apply to Educational purposes under the "Endowed Schools Act 1869;" and it was Ordered that the report be received and printed, and a copy be placed in the hands of each Trustee, and also sent to the Editors of the Worcester papers.

#### **REPORT.**

The Committee have investigated the various Charities with the view of ascertaining which among them it would be desirable to apply, wholly or in part, to educational purposes, and they submit the following for the consideration of the Trustees.

THE GENERAL CHARITIES, or such as have been left generally to the discretion of the Trustees to use for the best benefit of the poor. - The annual income from these Charities has been much increased since the last report of a Committee in June, 1867, and now reaches the net sum of £600, after a liberal deduction for repairs and expenses; and which amount will be still further augmented in the years 1875-6 by the falling in of other leases.

The expenditure in pensions and tickets for food or clothing amounts annually to £480, leaving a balance of £120, which the Committee are of opinion might be fairly and at the same time very beneficially devoted to the education of the children of the poor.

NORTON AND SHEPHEARD'S CHARITIES - Income £14. 9s. 6d., originally intended for the relief of poor debtors, but the alteration in the law has rendered this Charity altogether unnecessary, and in the year 1860 a sum of ten pounds per annum, paid quarterly, was applied to the relief of one poor woman.

The Committee do not suggest that any alteration should be made in this arrangement, but they recommend that the balance, viz., £4. 9s. 6d., should be applied to educational purposes.

SWIFT'S AND WHITE'S LOAN CHARITIES. - There is a principal sum of £244. 18s. 4d. uninvested, to which will be added in the year 1873 a still further sum of £104; and the Committee are of opinion that these amounts, and any further augmentation of them, might be well applied in the furtherance of education.

APPRENTICESHIP FEES.—The sum of £32 is annually paid to certain parishes in the city in amounts of £2 and £4 each, for the purpose of apprenticing poor boys; but the Committee are convinced that, in the majority of cases, the money is entirely wasted, so far as the original intention of the founder is concerned; and they consider that the sum would be far more beneficially applied in educating that class for whose benefit the money has hitherto been expended.

If the suggestions of the Committee should be adopted by the Trustees, and the sums named in this report be devoted to educational purposes, under a scheme to be arranged with the Endowed School Commissioners, it will be seen that, with the exception of the apprenticeship fees, no alteration will be made in the present annual charities and weekly pensions; and the Committee venture to think, that these amounts, with any further augmentation of them arising from the increased value of the various properties, would be very wisely expended in educating the children of that class for whom originally these Charities were intended; and that by thus giving them full scope and opportunity for the development of their intellectual powers, they would be less likely to become dependent on charity in after life.

In conclusion the Committee would suggest, that no scheme for the application of these Charities to educational purposes should be entertained which contemplated merely a relief of the ratepayers of the city; but that it would be desirable to apply the money as an inducement to the children of the poorer classes, to continue their attendance at school beyond the time limited by the Elementary Education Act; and that this would be best accomplished, by giving Scholarships for three years between the ages of 13 and 16.

June 29<sup>th</sup> or June (or July) 5th, 1871?

(Signed)

EDWD. WEBB.  
T. ROWLEY HILL.  
JOSIAH STALLARD.

**J. DYSON PERRINS.**

## Appendix 3

### **WORCESTER MUNICIPAL CHARITIES 1836 – 2017 - COURT OF CHANCERY, LORD CHANCELLOR, AND CHARITY COMMISSION “SCHEMES”.**

1. 23/12/1836 - Court of Chancery – appointment of the first trustees by name and the names of the charities concerned following the 1836 Act Section 71.
2. 24/12/1836 – Court of Chancery - Lord Chancellor - Appointment of Trustees
3. 24/03/1842 - Court of Chancery - Lord Chancellor - Appointment of Trustees
4. 08/06/1842 - Court of Chancery - Appointment of Trustees
5. 03/08/1842 - Court of Chancery - Lord Chancellor – Confirming Trustees by name.
6. 25/11/1843 - Lord Chancellor – details of charities and appointment of Trustees omitted from the earlier orders in respect of the St Thomas’s Day Charities
7. 25/01/1844 - appointment of Trustees omitted from the earlier orders in respect of St Thomas’s Day Charities
8. 09/02/1844 – naming the Trustees omitted from the earlier orders in respect of St Thomas’s Day Charities

#### 1853 CHARITY COMMISSION APPOINTED

9. 15/05/1860 - William Norton and Thomas Shephard Prison Charities – Advice from the Charity Commissioners to the effect that until a Scheme is established by them the money can be paid as pension to an aged poor woman or widow.
10. 12/11/1869 – Alderman Thomas Farley – First Scheme £361 16s 2d in investments at 3% to be spent on two pensions of 2s. per week to two poor deserving men, preferably Freemen residing in St Andrew’s, St Alban’s or All Saints.
11. 05/06(7)/1871 – WORCESTER MUNICIPAL CHARITIES – Report from Special Committee as to which charities should be applied for educational purposes. (see pages 341-342)
12. 24/03/1873 – WINDSOR COURT - THE QUEEN’S MOST EXCELLENT MAJESTY IN COUNCIL – The Endowed Schools’ Act 1869 Scheme for Worcester Municipal Charities as approved by the Privy Council.
13. 31/01/1877 - WORCESTER MUNICIPAL CHARITIES – Accounts for year.
14. 02/04/1878 – JOHN WORFIELD’S CHARITY – First Scheme following the passing of The Endowed Schools’ Act 1869.

15. 02/08/1878 - GENERAL CHARITIES - £100 a year for educational purposes as part of the 1873 Scheme above.
16. 15/08/1879 - CHRISTOPHER HENRY HEBB - Scheme
17. 06/10/1879 - CHRISTOPHER HENRY HEBB - Public notice of Scheme
18. 19/10/1883 - VARIOUS EDUCATIONAL CHARITIES - Varying the scheme of 24/03/1873 in respect of the annual value of Exhibitions increased from £10 to "not exceeding £20".
19. 14/12/1888 - JOHN NASH - First Scheme
20. 07/06/1889 - RICHARD INGLETHORPE AND CHARLES GEARY – First Scheme
21. 16/05/1890 - William Norton and Thomas Shepherd Prison Charities - First Scheme following the passing of The Endowed Schools' Act 1869 and omitted from the Scheme of 1873 above.
22. 30/05/1890 - WORCESTER MUNICIPAL - Removal and appointment of Trustees and vesting of land in official Trustee.
23. **28/03/1899 - WORCESTER MUNICIPAL CHARITIES** - Scheme that accompanied the REPORT by the Special Committee upon the Constitution, Management, and Nature of the Trust, presented 29th November, 1899.
24. 01/08/1899 - HEBBS MUNICIPAL - First Scheme
25. 24/02/1903 - PARISHES OF ST ALBAN AND ST HELEN - Scheme receiving payments inter alia from the GENERAL OR ST THOMAS'S DAY CHARITIES.
26. 10/04/1906 - GENERAL OR ST THOMAS'S DAY CHARITIES - Scheme in relation to the payment of £52 p.a. for 4 pensions of 5 shillings a week together with money from the Dame Elizabeth Booth "Bread Scheme" and the previous payments to the parishes of St Albans and St Helens Parishes 1903 Scheme above
27. 14/02/1908 - SIR THOMAS WHITE - determining educational endowment.
28. 05/05/1908 - WORCESTER MUNICIPAL CHARITIES - determining educational endowment.
29. 17/12/1909 - WORFIELD AND OTHERS - Scheme for appointment of Trustees. Education charities collectively named **WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION**.

From here-on, in respect of education Schemes, please see WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION (WMEF) Appendix 4.

30. 01/04/1913 - WORCESTER CONSOLIDATED MUNICIPAL CHARITIES – scheme varying scheme of 05/05/1908.
31. 23/01/1931 - WORCESTER CONSOLIDATED MUNICIPAL AND HEBB'S AND WHITE'S CHARITIES - Scheme varying the schemes of 05/05/1908 and 01/04/1913.



32. 29/01/1932 - VICTORIA RELIEF FUND - order extending Charitable Trusts acts to exempted charity.
33. 27/05/1932 - VICTORIA RELIEF FUND - order transferring the funds to Worcester Consolidated Municipal Charities to be managed under the scheme of 05/05/1908.
34. 06/02/1953 - WORCESTER CONSOLIDATED MUNICIPAL AND HEBB'S AND WHITE'S AND VICTORIA RELIEF CHARITIES -THE WORCESTER DISPENSARY AND PROVIDENT MEDICAL INSTITUTION - Scheme to transfer the Worcester Dispensary funds and management to the Worcester Consolidated Municipal Charities under the title of the "Worcester Sick Poor Fund". Amendments to the Scheme of 05/05/1908 & 01/04/1913 & 23/01/1931.
35. 30/12/1977 - Scheme amalgamated as **WORCESTER CONSOLIDATED MUNICIPAL CHARITY** with 8 Nominative Trustees (4 years) appointed by Worcester City Council and 9 Co-optative Trustees (5 years) appointed by the Board replacing Worcester Consolidated Municipal and Hebb's and Whites and Victoria Relief Charities.
36. 29/08/2002 - WCMC - amending 1977 Scheme to allow the charity to amend the governing document other than major changes, winding up, changing objects etc.
37. 15/11/2012 - WCMC - amending scheme in respect of increasing the number of Trustees from 17 to 18 with 6 co-opted by the Board for 5 years, six appointed by the Worcester City Council for four years, and six nominated by the 6 Major Beneficiary Trustees for 3 years (and appointed by the Board after being regarded by them as suitable nominees).
38. 04/05/2016 - WORCESTER MUNICIPAL CHARITIES (CIO) (1166931) Registered and the assets and liabilities of WCMC and WMEF transferred on 1<sup>st</sup> July 2016.
39. 28/06/2017 - WORCESTER MUNICIPAL CHARITIES (CIO) amended revised clause 29 in respect of the relationship with the Social Housing Regulator as the charity was registered as a Housing Provider on 1st August 2017.
40. **28/03/2018 - WORCESTER MUNICIPAL CHARITIES (CIO)** amended revised clauses 9 (3) (b), 10 (2) (a) & 10 (3) (c) in respect of the numbers of Trustees reduced from 21 to 17 with 4 appointed by Worcester City Council and 4 nominated by Major Beneficiary Charities, both previously having an entitlement of 6.

## Appendix 4

### **WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION “SCHEMES”**

1. 05/06(7)/1871 - WORCESTER MUNICIPAL CHARITIES - Report from Special Committee as to which charities should be applied for educational purposes.
2. 17/12/1909 - WORFIELD AND OTHERS - Scheme for appointment of Trustees. Education charities collectively named WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION
3. 21/01/1910 - PALMER’S EDUCATIONAL FOUNDATION - Scheme to continue annual payments of £5 from Worcester Municipal Exhibitions Foundation with 30 years arrears totalling £150 payable.
4. 30/04/1954 - WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION amending the 1909 Scheme above in respect of the one third percentage of income which shall be paid under the terms of the John Worfield Charity. £45 reserved for boys from Hannah Sophia Clarke’s Will continues. The £5 payable each year to the Palmer’s Educational Foundation shall continue. The £252 annual income from Worcester Consolidated Charities continues.
5. 27/10/1964 - WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION - Scheme amendment “insert ‘and girls’ after ‘boys’” in John Worfield’s Charity.
6. 14/05/1985 - WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION Scheme amendment to scheme of 30/04/1954 varying the annual payment of £5 to Palmer’s Educational Foundation to 1% of the income after expenses.
7. 18/05/1988 - WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION - Scheme amendment. Ademption of the yearly amount payable from WCMC scheme of 30/12/1977 from £252 to 6% of income after expenses to WMEF.
8. 18/01/1995 - WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION - Scheme amendment - amend objects to read “The Trustees shall apply income for advancement of income in the area of benefit in such ways as the Trustees see fit.”
9. 04/05/2016 - WORCESTER MUNICIPAL CHARITIES (CIO) (1166931) registered and the assets and liabilities of WCMC and WMEF transferred on 1<sup>st</sup> July 2016.

## Appendix 5

### **CHARITY COMMISSION ORDERS AND BOARD OF EDUCATION ORDERS RELATING TO PROPERTY, FINANCE, AND DISCHARGE/APPOINTMENT OF TRUSTEES 1875 - 2009**

1. 06/08/1875 - WORCESTER MUNICIPAL - Discharge and appointment of Trustees for the various charities.
2. 12/06/1885 – WORCESTER MUNICIPAL - Appointment of Trustees for the various charities
3. 27/10/1876 - NASH - order to raise funds towards purchase of Stanford Bishop property on 03/12/1875 for £3,920 [£444,320 in 2018].
4. 21/12/1877 - WORCESTER MUNICIPAL - INGLETHORPE, WYATT, WORFIELD, HEBB, GEARY, HACKETT, ST. THOMAS'S DAY - order - to purchase Avenbury Court farm, 186 acres, and Burgess farm, 128 acres, and the Greeve, 118 acres, all for £15,800 [£1,809,344 in 2018].
5. 06/05/1879 - INGLETHORPE & OTHERS - Scheme dates and or alterations division of income between charities.
6. 17/06/1881 - INGLETHORPE & OTHERS - order to spend £857 10s. 4d on drainage at Avenbury.
7. 04/04/1882 - WORCESTER MUNICIPAL - appointment of Trustees
8. 02/01/1883 - BERKELEY - order to borrow from endowment to fund work at Longmore Farm in addition to original estimate.
9. 12/06/1885 - WORCESTER MUNICIPAL - approval of Trustees
10. 04/03/1890 - ST. THOMAS'S DAY & INGLETHORPE - Order to purchase 107 sq yds for the site of the shops in St Swithun St at a cost of £107.
11. 14/03/1890 - ST. THOMAS'S DAY - order to erect shops and buildings in St Swithun St at a cost of £2,097 [£264,699 in 2018].
12. 14/03/1890 - INGLETHORPE - order to erect shops and buildings in St Swithun St at a cost of £3,293.
13. 22/12/1891 - 1. GENERAL OR ST THOMAS'S DAY (Land purchased by Youle out of gifts of Heywood and Prestwood). 2. INGLETHORPE. Permission to erect certain shops and buildings.
14. 1892 - INGLETHORPE and GEARY – permission to sell some of the St John's land.

15. 19/07/1892 - INGLETHORPE and GEARY - DRAFT permission to spend £3,400 towards the purchase of land in St. John's as a possible site for Inglethorpe's Almshouses.
16. 19/07/1892 - INGLETHORPE and GEARY - permission to spend £3,400 towards the purchase of land in St. John's [£424,350 in 2018].
17. 28/07/1893 - 28/07/1893 - NASH - order to sell Walnut Tree House, garden, lodge, yard, dwelling house, stables, garden, gardens, site of occupation, road from railway to Croft Road for £17,045 [£2,151,543 in 2018].
18. 22/09/1896 - NASH - order - to purchase Jumper's Hole or Whelpley Leasow, at Stanford Bishop for £100.
19. 08/10/1897 - NASH - order to sell 4 acres of Pitchcroft to the Corporation for £436.
20. 01/03/1898 NASH - vesting land (Jumpers Hole) in Official Trustee
21. 28/07/1899 - INGLETHORPE & ST THOMAS'S DAY - order to raise money and purchase land at rear of the Shades Restaurant and kitchen, Brewhouse, cellars, chambers, and courtyard at the rear of The shades for £428 8s.
22. 08/12/1899 - GENERAL OR ST THOMAS'S DAY AND INGLETHORPE – authority for improvement - replacement of loan 28/07/1899.
23. 30/03/1900 - WORFIELD - order - to sell Near Marsh, Bransford for £290 and Suffield, and Ashen Coppice, Bransford, for £400.
24. 23/07/1901 - WORCESTER MUNICIPAL - approval of Trustee
25. 18/06/1901 - WORCESTER MUNICIPAL - approval of Trustee
26. 16/08/1901 - BERKELEY - order - to sell 1 acre known as Pound Farm at Stanford Bishop for £50
27. 07/03/1902 - ST THOMAS'S DAY & HEBB - order to purchase 1, 2, 3, 4, 5, 6, 7 & 8 Trinity Square for £842 1s. 6d. (missing)
28. 07/03/1902 - ST THOMAS'S DAY CHARITIES - vesting of Trinity Square lands in Official Trustee
29. 15/04/1902 - INGLETHORPE & ST THOMAS'S DAY- order - to purchase 138 sq yds together with buildings now used as a coffee tavern and shop on the corner of St Swithun St and High St known as No 1 St Swithun St and 60 High St for £8,000 [£965,913 in 2018].
30. 15/04/1902 - INGLETHORPE & ST THOMAS'S DAY - order to sell 45 square yards, the frontage of 60 High St for £3,950 and 56 sq yds forming the frontage of 59 High Street for £2,450.
31. 20/06/1902 - WORCESTER MUNICIPAL - approval of Trustees
32. 03/10/1902 - ST THOMAS'S DAY CHARITIES - authority to exchange 59 and 58 High Street



33. 13/03/1903 – WORCESTER MUNICIPAL - approval of Trustee
34. 09/06/1903 - WORCESTER MUNICIPAL - approval of Trustees
35. 06/07/1903 - JOHN WORFIELD - BOARD OF EDUCATION approval of Trustees
36. 28/06/1904 - JOHN WORFIELD - BOARD OF EDUCATION approval of Trustee
37. 12/07/1904 - WORCESTER MUNICIPAL - approval of Trustee
38. 29/11/1904 - WORFIELD - vesting of trust in West Pit and Ban Paddock in Bransford, Powick.
39. 07/07/1905 - INGLETHORPE, ST. THOMAS'S DAY, NASH, - authority for expenditure to clear no 1 and 1a St Swithin St and erect on that and the parts of 58/59 not sold, a hotel and restaurant at a cost of £11,180 5s. 1d. [£1,335,349 in 2018].
40. 07/07/1905 - Inglethorpe, General or St. Thomas's Day, Nash – Authority to erect new buildings in St Swithin St and High Street (15/04/1902 & 03/10/1902 orders)
41. 25/10/1905 - WORFIELD permission to sell the Burgess, Grieve and Avenbury Court Farms to INGLETHORPE
42. 24/11/1905 - INGLETHORPE - authority for expenditure - purchase of interest in John Worfield Avenbury Estates.
43. 24/11/1905 - INGLETHORPE permission to purchase The Burgess Farm, the Grieve and Avenbury Court Farms from WORFIELD.
44. 24/11/1905 - INGLETHORPE - Purchase of interest of John Worfield's foundation in Avenbury Estates.
45. 22/02/1907 - INGLETHORPES AND OTHERS - processing purchase money and apportionment between 6 charities.
46. 26/02/1907 - INGLETHORPE - order to purchase 4 acres in Avenbury bordering the Grieve farm (already owned) for £611 8s. 8d.
47. 26/02/1907 - HEBB - authority to sell land at Avenbury.
48. 29/11/1907 - General or St Thomas's Day - Order vesting land at the Trinity in Official Trustee of Charity lands
49. 31/03/1908 - Municipal Charities - THORPE - Authority to redeem rent charge £5 yearly Howley Grange
50. 26/04/1910 - WCMC - order to purchase 440 square yards [The Pound] in Avenbury for £20.
51. 05/07/1910 - WCMC - order vesting a piece of land [The Pound, Avenbury] indenture dated 06/05/1910 between the Rev. Edward Henry Archer-Shepherd and the Trustees.

52. 23/02/1912 - WCMC & HEBB'S AND WHITE'S - order to purchase 3 properties: The Wake House with buildings and land 2a. 2r. 24p. at Avenbury for £191 18s; The Oaks (formerly Baddelowe's Cottage) with gardens, orchards and land at Stanford Bishop, 3a 2r. 24p. numbered 123, 124 and 125 on the Ordnance Map for £345 15s. 4d.; A piece of land containing 27 perches in Powick on the South side of the road from Worcester to Malvern, and on the west side of and adjoining the garden of the "Old Rectory House" for £49 13s. 10d.
53. 13/06/1912 - WMEF - order - to sell Fancy Piece or Further Marsh, Bransford, 6 acres.
54. 27/04/1920 - WCMC - order - to sell Stacking House, Hartlebury, ie 4 freehold cottages with outbuildings and gardens, 2,012 sq yds extending to River Severn for £522 10s. being the highest price offered. Bib 4 pp 130-131, App 21
55. 18/06/1920 - WCMC - order to purchase from Mr Barneby 3a. 1r. 18p. at Avenbury no. 66 and 67 for £163 and 1a. 3r. 5p. no 177 for £90 and expenses of purchase of £19 11s. 6d. all vested in the Official Trustee.
56. 09/07/1920 - WCMC - order - to sell four pieces of land in Longdon, with cattle shed and hay house together 33 acres for £485 15s. and £150.
57. 22/02/1921 - WCMC - order - to sell 23 Sansome Street, two furniture warehouses, stabling, yards, the Hop Warehouse at 21 Sansome St, the store rooms, cellars and dwelling house at the rear of 21 Sansome St to George Gascoyne for £10,947 6s. 10d.
58. 03/06/1921 - WCMC - order - to sell 42 New St to Frederick Lewis for not less than £400.
59. 19/08/1921 - WMEF - order - to sell Millions Meadow, 6 acres, Bransford
60. 23/11/1921 - WCMC - order - to sell 10 Copenhagen Street, workshops, storeroom and land to Messrs Edward Webb & Sons for not less than £400
61. 02/12/1921 - WCMC - order consenting to redemption of Powick Tithes by H.T. Tooby of lands in Powick owned by him, for £4 13s. 3d., redeemed for £83 18s. 6d.
62. 13/12/1921 - WCMC - £17 19s. 2d. redemption payment for the Tithes above
63. 13/01/1922 - WCMC - £22 4s. 6d. redemption payment for the Tithes above
64. 09/05/1922 - WCMC - authorising payment Official Trustees for the Tithes above.
65. 14/08/1923 - WCMC - order - to sell land at Munderfield 1 acre known as Barber's Croft for £107 5s.
66. 12/10/1923 - WCMC - order - to sell land 272 sq yds in Queen Street for £400
67. 26/10/1923 - WCMC - order to invest proceeds from sale of land in Queen Street
68. 27/03/1929 - WCMC - Purchase of lands at Chaddesley Corbett £667 16s. 4d.
69. 04/07/1930 - WCMC - order - to sell 2 pieces of land 1 acre 252 sq yds to the West side of Henwick Rd for £650.

70. 16/03/1931 - WCMC - order to allow redemption of under 10 shilling Tythes at Powick 17s. 6d for £13 18s. 8d.
71. 23/06/1931 - WCMC - order - to sell 145 sq yds West side of Henwick Rd for £25 7s. 6d.
72. 21/07/1936 - WCMC - order - to sell 1200 sq yds West side of Henwick Rd for £200.
73. 16/02/1936 - WCMC - order to purchase Orley Pasture at Avenbury, 5a. 0r. 10p. for £250.
74. 31/12/1937 - WCMC - order - to sell 100 sq yds of land at Longmore farm for £2 10s.
75. 14/12/1948 - WCMC - order to invest proceeds of sale of Greyfriars lease expiring 27/04/2000 after 400 years.
76. 04/02/1955 - WCMC - order - to sell site of 18, 20, 22, 24 South St for £115 to Worcester Corporation.
77. 28/02/1956 - WCMC and HEBB”S and WHITE”S - to purchase Birch Hall 9.888 acres for £250.
78. 19/04/1962 - WCMC - order - to sell site of 3 and 5 Leicester St for £110
79. 25/04/1962 - WCMC - order lost? to sell land at Stanford Bishop for £55 + £18 16s. 2d. interest
80. 01/10/1962 - WCMC - order - to sell 3.9 acres having a frontage to Henwick Rd for £7,000 to Worcester Corporation (for educational purposes)
81. 20/04/1967 - WCMC - 14 years Recoupment order for 3.9 acres sold to the City for £7,000 but only £4,574. 10s spent on the improvements to Berkeley’s Hospital
82. 26/01/1968 - WCMC - order - to sell Wyatt’s Almshouses (six houses) for £3,250 to John Skellern (Motor Cycle Shop)
83. 06/07/1970 - WCMC - order - to sell 947 sq yds (part of Longmore Farm) for £400
84. 30/06/1971 - WCMC - order - to sell 1,670 sq yds (part of Burgess farm) for £1,000 to Mrs Adams
85. 05/08/1971 - WCMC - order - to sell 440 sq yds at Avenbury for £10
86. 19/09/1972 - WCMC - order to exchange land 1.236 acres at Avenbury for 1.236 acres at Avenbury, part of Burgess farm for part of Venn Farm owned by Messrs. Tooby.
87. 08/03/1974 - Sir Thomas White Voluntary Redemption of periodic payment of annual payment of £104 by Bristol Corporation every 24th year £57 and £4.33 for each year since the last payment
88. 26/10/1977 - WCMC - Authority to sell The Nash’s “Croft Walk” Almshouses site to the City Council for not less than £3,500.

89. 17/02/1978 - WCMC - Authority to take not more than £9,527 to pay for part of the cost of providing 4 Wyatt's almshouses on land belonging to the Charity with an annual recoupment order of £147.67 for thirty years.
90. 04/06/1979 - WCMC - 15 years recoupment order as Cadena Café sold for £130,000 and its book value was £170,000 [£844,904 in 2018].
91. 10/07/1979 - WCMC 50 years recoupment order Capital of £16,367 repayable at £90.02 p.a. - (unable to find what this refers to.)
92. 02/05/1985 - WCMC - 8 years recoupment order for the Bungalow Chaddesley Corbett as it was sold for £17,000 but its book value was £25,000.
93. 22/04/1988 - WCMC - Authority to sell The Farm Cottage at Lower House Farm Bringsty for not less than £25,000.
94. 13/07/1988 - WCMC - order - to sell Wakehouse Cottage, (part of Burgess Farm) Avenbury by auction.
95. 27/03/1990 - WCMC - order - to sell lease or dispose of land before 31st December 1992.
96. 17/07/1992 - WCMC - Authority to spend £71,251.91 towards the erection of a new barn at Burgess Farm with a recoupment order for the whole amount over 50 years.
97. 02/11/1992 - WCMC - Authority to spend not more than £11,000 towards the erection of a new barn at Burgess Farm with a recoupment order for the whole amount over 25 years.
98. 12/11/1993 - WCMC - order to enter into option to purchase land at Pike Hill. [did not proceed]
99. 03/03/1994 - WCMC - order to purchase Units G & H Wylds Lane for £381,875 inc VAT [ie £325,000].
100. 20/04/1994 - WCMC - order to appoint an investment manager. (Not proceeded with)
101. 24/06/1997 - WCMC - option to buy and order to vest 2 Mealcheapen Street, Units G & H Perrywood Estate, option to buy 6 Checketts Lane Industrial Estate.
102. 17/02/1998 - WCMC - transfer of title of Goodrich House to the official Custodian.
103. 15/07/2002 - WCMC - transfer of titles of 8 Sansome Place, 4 Checketts Lane Industrial Estate and 40 c, d, & e Upper Tything to the official Custodian.
104. 13/06/2003 - WCMC - consolidation of 4 recoupment orders totalling £68,223.87 for rebuilding 4 Wyatt's almshouses repayable over 12 months.
105. 14/01/2009 - WCMC - order to repay within 12 months £300,000 - part of the £350,000 taken from endowment for the refurbishment of the Old Glove Factory on 06/12/2004.



Appendix **6**

**QUALIFICATIONS NECESSARY IN  
CANDIDATES FOR THE VARIOUS ALMSHOUSES  
In the City of Worcester (C. 1840)**

INGLETHORPE'S.-The men (9 in number) to be "poor, of the city of Worcester, being of honest life and report, and such as are either very aged, blind, lame, sick of the palsy or falling sickness, and by reason of their age and infirmity of body are not able to work and labour for their living." The women (2) to be "likewise of honest life and report, of the age of 50 years at the least, or upwards ; which women shall wash the clothes of the said poor men, make their beds and attend upon them in all times of their sickness, to help them and to provide things necessary for them." The will directs one woman to six men. The weekly pay is 3s. 6d.

NASH'S.-The men (19) to be of " the most decrepid single men that are living in the city of Worcester, and who are of good report, and have been laborious and diligent in their callings ; and such as are either very aged, blind, lame, or at least so weak and impotent that they are not able to obtain their livings by their labours, and who shall have served an apprenticeship in their youths in the said city for the term of seven years." The women (5) must be "poor, sole, and unmarried, and reputed to be of honest lives and report, and painful and diligent in their ways, and about 50 years of age ; and which said poor women shall wash the clothes of the poor men, make their beds, and attend upon them in all times of their sickness, to help them and to provide things necessary for them." Weekly pay 5s.

BERKELEY'S.-The men (14), and one woman, to be "poor, of the city of Worcester, and to be of the age of 60 when admitted." Weekly pay 5s.

WYATT'S.- For "six aged honest poor men of reputation, either bachelors or widowers, and *freemen* of the city of Worcester." Weekly pay 3s.

GEARY AND HACKETT'S.- For "the habitation of four poor impotent women." Weekly pay 3s. In all the before-named almshouses the *minimum* age for admission has long been fixed at 60, with the exception of the women in Inglethorpe's and Nash's, whose age must range between 50 and 55 years.

ST. OSWALD'S. According to the statutes and ordinances made in 1682, "the men (16) and the women (12) must be poor inhabitants of the city and suburbs of Worcester," or "of the parishes wherein the lands belonging to the hospital shall happen to be, upon the recommendation (in the former case) of the Dean and two of the Chapter of the Cathedral of Worcester, and of the Mayor or two Aldermen of Worcester;" or (in the latter case) of the minister and churchwardens of one of the parishes aforesaid;" - " such persons to be unmarried, and of the age of 50 years at least." Weekly pay 8s.

QUEEN ELIZABETH'S, OR TRINITY ALMSHOUSES.- For "thirty poor aged women, inhabitants of the city of Worcester." Weekly pay 3s. 6d.

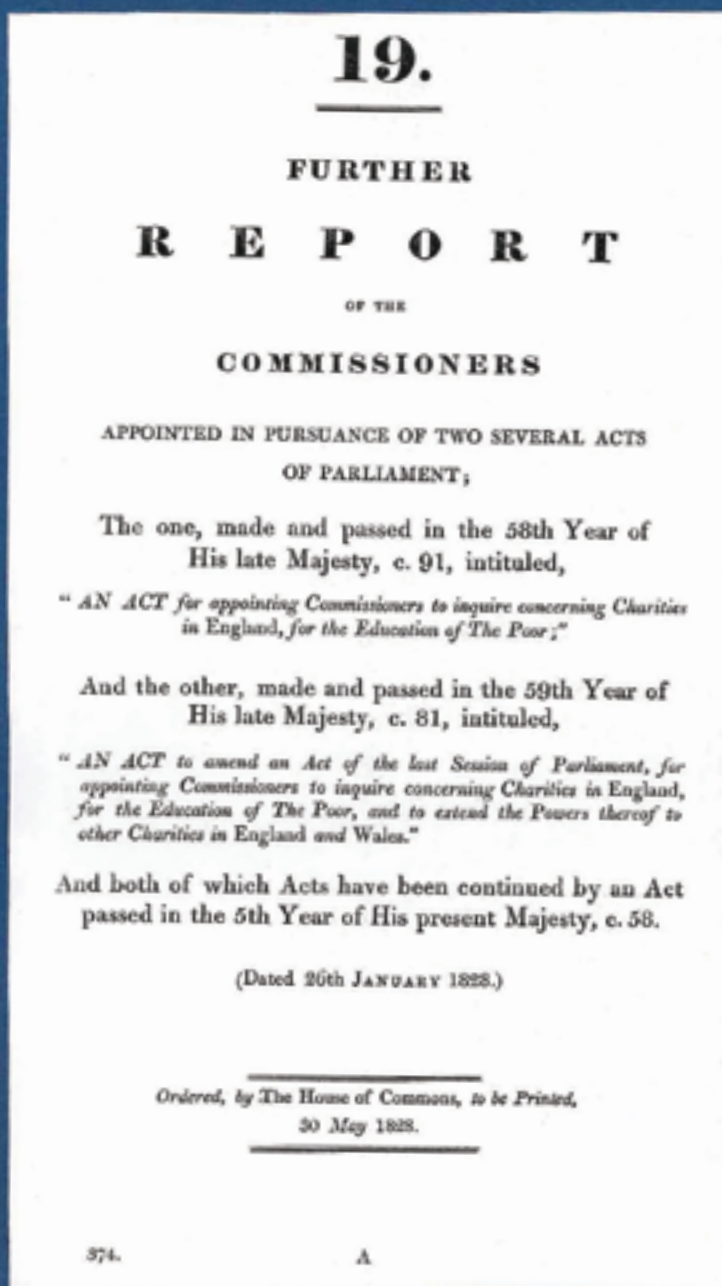
FLEET'S.- For "four poor people to dwell in, being such poor people as were honest and well disposed persons." No weekly pay.

SHEWRINGE'S.- For "six poor widows or ancient maidens - one of them to be always elected from the inhabitants of the parish of St. Swithin, one from those of All Saints, one from those of St. Andrew, one from those of St. Helen, one from those of St. Clement, and one from those of The Tything of Whistones, all in the city of Worcester." No restriction as to age. Weekly pay 8s.

GOULDING'S.- For "three poor men and three poor women, who must not be less than 55 years of age when admitted, and one man and one woman of The Tything of Whistones always to be preferreu." Weekly pay 6s.

In INGLETHORPE'S, NASH'S, WYATT'S, GEARY'S, and FLEET'S, applicants who can prove their kindred to the respective founders, and who possess the other necessary qualifications, to have a preference. The Trustees or governors of the different almshouses and hospitals have, generally, a power to expel any of the inmates for misbehaviour.

Appendix 7



FOR INQUIRING CONCERNING CHARITIES. 489

(For guidance searching this document and WAAS archives ask the Charity for a Word version)

CITY AND COUNTY  
OF THE  
CITY OF WORCESTER.

<p>Charities vested in and under the management of the Corporation:</p> <p>Inglethorpe's almshouse. John Nash's charities. Wyatt's almshouses. The Hospital of Robert Berkeley. Geary's almshouses. Joseph Worfield's charity. Margaret Brown's charity. Lands and annual rents purchased by Robert Youle. Charities of Lawrence Palmer and John Chappell. Thomas Bonner's charity. Charities of George Sheriffe, Mary Warmstreay, and Edmund Simonds. Lady Booth's charity. William Swaddon's charity. Mary Freeman's charity. John Palmer's charity. William Solley's charity. Thomas Lord Coventry's charity. Maurice Hiller's charity. Charities of William Norton and Thomas Shephard. James Steward's charity. Benjamin Therpe's charity. John Fleet's gift. Hugh Atwell's charity. Nicholas Archbold's charity. Thomas Walsgrove's charity.</p>	<p>Charities vested in and under the management of the Corporation—continued.</p> <p>Philip Sturley's gift. Lewes Randolph's charity. William Moseley's charity. Thomas Tompkins's charity. Gifts of John Elliot, George Nash, Anne Steyner, and Roger Clarke. Samuel Swift's charity. Sir Thomas White's charity.</p> <p>The free school and trinity almshouses under the management of the six masters:</p> <p>Bishop Lloyd's charity. Shewring's hospital.</p> <p>Parish of Saint Nicholas:</p> <p>Steynor's Charity. William Solley's charity. Edward Elvine's charity. Thomas Eaton's charity. John Stirrop's charity. Richard Blurtoo's charity. Charities of George Bagnall, of Wick, William Bagnall, George Bagnall, of London, Nicholas Bagnall, Henry Baker, and Sarah, his wife, John Watton, and Elenor, his wife, Clement Writer, and Joyce Shusmith.</p>	<p>Parish of Saint Nicholas—continued.</p> <p>Charities of Harry Phillips, and Jane, his wife. Gifts of Aaron Lilley, Moses Lilley, and Mrs. Lilley. The gifts of William Ballard, Edmund Harris, Robert Stirrop, Rev. — Dunne, Humphrey Longmore, Mrs. Bowen, Mr. Savage, Mr. Oldnall, John Hemming, James Brown, Joseph Carwardine, Alderman Shewring, and Stephen Ashby. Alderman Edward Solley's charity. William Bagnall's charity. Sarah Hall's gift. George Cornwall's charity. John Goodman's charity. Gifts of George Wingfield and his widow. Robert Veller's charity. Alderman Nash's charity. Charities of — Chandler, and — Inglethorpe. Lady Booth's charity. Charities of — Swaddon, and Mrs. Freeman.</p>
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CITY AND COUNTY OF THE CITY OF WORCESTER.

CHARITIES VESTED IN AND UNDER THE MANAGEMENT OF THE CORPORATION.

INGLETHORPE'S ALMSHOUSE.

*Richard Inglethorpe*, by his Will, dated 4th July, 16th James 1, devised to the corporation of the city of Worcester all his houses, buildings, lands, tenements, and hereditaments situate in the city or county of Worcester, which he had purchased of the several persons therein respectively mentioned, to hold the same immediately after the decease of Margaret his wife, to the uses thereafter declared; and he declared his intent to be, that the said premises should be let and improved to the full value thereof, and that the chamberlains of the said city should receive the rents and profits thereof, and should yield up a just account in the chamber of the said city, as well of the rents and profits by them received, and the arrears thereof, as of the monies laid out by them in the precedent year, and should pay what remained in their hands into the said chamber, there to remain in stock, to be disposed of as thereafter mentioned; and that a table should be made of the manner of disposing of the said gift, and a register kept of the remainder and overplus yearly, which table and register he entreated the bailiffs of the said city might be set up and continually kept in the council-chamber; and he further declared his will to be, that the corporation

Worcester-  
Charities  
vested in and under  
the management of  
the Corporation.  
Inglethorpe's  
Almshouse.



Worcester.  
 —  
 Charities  
 vested in and under  
 the management of  
 the Corporation.  
 Ingleshorpe's  
 Almshouse,  
*continued.*

ration of the said city should nominate and appoint six poor men of the said city of Worcester, being of honest life and report, and such as by reason of their age or infirmity were not able to work for their living, and also one poor woman, being likewise of honest life and report, which woman should wash the clothes of the six poor men, make their beds, and attend upon them in time of sickness; and as often as any of the said poor men or woman should die or be discharged from their places by the said corporation, or the greater part of them, which should be done upon any just cause, then the said corporation should nominate and appoint others in their places of the estate, infirmity, and condition aforesaid, so that there might be continually the just number of six poor men and woman, unto every of which said several six poor men and one poor woman, and their successors, he bequeathed and appointed 2*s.* weekly a-piece for ever, to be paid to them every week out of the rents and profits of the said premises by the chamberlain for the time being; and he directed that in the appointment of the poor men the kindred of himself or his wife, and weavers or brewers of the said city, should have the precedence; and he gave and appointed to the chamberlains of the said city for the time being, for their pains in collecting the said rents, 2*s.* yearly, to be paid out of the said rents; and he appointed unto the town-clerk of the said city for the time being for his pains in keeping the said register, and setting it up as aforesaid, 2*s.* yearly out of the said rents; and further concerning the disposing of the said stock which should accrue by the yearly remainder and overplus of the said rents, or which should thereafter be made out of the said hereditaments and premises, he directed that some part of the same should be employed in the reparations of the houses and buildings on the said charity-premises, unless where the tenants were bound to repair the same; and his will further was, that the residue of the said stock should be kept in the chamber of the said city, or be otherwise employed for the increase and benefit thereof, until it should amount to the sum of 100*l.*, which sum of 100*l.* should be laid out in the purchasing of other houses, lands, or tenements, to be employed to the like uses; and as often as the said stock should be increased to the sum of 100*l.* other houses and lands should in like manner be purchased and employed; and that after every such purchase so to be made the said corporation should elect and appoint one other poor man, of the like estate, infirmity, and condition, so that there might be a perpetual succession of such poor men so to be added and elected upon every purchase as aforesaid for ever, and every person so added to receive 2*s.* weekly for ever.

And he made Margaret his wife the sole executrix, and William Warmstry and Richard Hall overseers of his said will.

By a codicil to his said will, indorsed upon the last sheet thereof, but without date, the said testator, reciting the foregoing devises, declared that upon further advice, he devised the tenements and hereditaments above mentioned to Margaret his wife, and Mr. William Warmstry, and their heirs, for ever, and that it was his desire that his said wife and William Warmstry should convey and employ the said rents and profits of the same to the uses expressed in the said will.

By an Indenture, dated 19th August, 17th James 1, made between Margaret Ingleshorpe, widow of the said testator, and William Warmstry, of the one part, and Sir Edwin Sandis, of Ombersley, in the county of Worcester, and divers other persons therein named and described, of the other part, reciting that the said Richard Ingleshorpe by his said will and codicil had devised to the said Margaret Ingleshorpe and William Warmstry all those the messuages, gardens, and tenements thereafter mentioned, viz. one messuage, called the White Hart, with its appurtenances, in the city of Worcester, in the parish of St. Swithin, near the Grasse Crosse there; another messuage, with a little close or back-side thereunto belonging, adjoining the said White Hart; two several messuages adjoining together in Goose-lane within the same parish; another messuage in a street called Fryars-street, in the parish of St. Helen, in the said city; a close of land, containing by estimation one acre, in the parish of St. Nicholas, in the said city, near unto the Foregate-street, abutting on a lane called Taylor's-lane on the south side, the land of Frogme on the north side, and Sansome Field on the east side; four several messuages or tenements, with gardens to them belonging, situate in the said parish of St. Nicholas, abutting on the land of Robert Steyne on the north side of the common highway leading from the Foregate-street unto Sansome's Style on the south side, and land

belonging



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belonging to the school of Stourbridge on the west side, and Sansome's Field on the east side; and five other messuages or tenements, with four gardens unto four of them belonging, situate together in the said parish of St. Nicholas, adjoining to a malt-house and brick-wall lately built by the said Richard Inglethorpe, on the north side, another brick-wall, parcel of the premises, on the south side, a little alley called Ginger-alley on the east side, and the common highway leading from Sansome Style on the west side: It is witnessed that they the said Margaret Inglethorpe and William Warmstry, in performance of the trust in them reposed by the said testator, and to the intent that the said hereditaments might be duly employed, and disposed according to the meaning of the said Richard Inglethorpe, and might be to that purpose thereafter conveyed and assured by the said Sir Edwin Sandis, and the other persons therein mentioned, of the second part, or the survivors or survivor of them, unto the corporation of the city of Worcester, according to the intent of the said Richard Inglethorpe, to the use in the said will declared, did grant and confirm unto the said Sir Edwin Sandis and others all the before-mentioned messuages, tenements, gardens and hereditaments, to hold the same to them, their heirs and assigns, to the use of the said Margaret Inglethorpe during her life, and from and after her decease to the use of the said Edwin Sandis and others, upon trust, that the intent and meaning of the said Richard Inglethorpe should be in all points observed and kept, and that in convenient time the same should be conveyed and assured to the said corporation and their successors for ever, for the observance and performance of the intent and meaning of the said Richard Inglethorpe.

Worcester.  
Charities  
vested in and under  
the management of  
the Corporation.  
Inglethorpe's  
Almshouse,  
continued.

It does not appear that the above hereditaments were ever actually conveyed by the trustees to the corporation agreeably to their trust, but in point of fact the corporation have always had the management and disposition of the property on behalf of the charity.

The premises called in the above-abstracted deed the White Hart are now divided into two dwelling-houses.

The two houses in Goose-lane are become one house, with warehouses attached, which warehouses may probably include the premises stated to have been at the back of the White Hart.

The house described to be in Fryars-street has been recently demolished, and now forms part of the city gaol.

The land described as an acre of ground, to the east of which lie Sansome Fields, is well known by the abutments set forth in the deed; it wholly consists of garden-ground, in the occupation of Sir Anthony Lechmere and Mr. Wellmore.

The four houses described as having the lands belonging to the school of Stourbridge on the west, now constitute together one good dwelling-house, with a large brick warehouse in front, and a coach-house and stabling, with a considerable curtilage and yard belonging to it.

Of the five messuages or tenements described in the deed as being near Ginger-alley, now called Pearce's-alley, two have been substantially rebuilt, and the others have been divided into small tenements inhabited by poor persons.

The two houses at the Cross, formerly the White Hart, were renewed to James Bower, a purchaser, for a valuable consideration, for a term of 41 years, commencing from 25th March 1813, at a reserved annual rent of 20*l.* At the same time, the premises in Goose-lane were let to Edward Archer and Francis Williams upon a similar lease, for the same term, at a rent of 10*l.*, and an aggregate fine of 180*l.* upon both these leases was paid by James Bower.

Some money appears to have been laid out in repairing and improving these premises, so that when the present leases run out (and the corporation have undertaken not to renew them) they will be rendered very productive to the charity.

For the site of the house taken into the gaol the county of this city pays a rent of 3*l.* 10*s.*

For the acre of garden-ground near Sansome-fields the rent received is 12*l.* without fine.

The premises in Sansome-street, near Stourbridge school-lands, were renewed by a lease, dated 1st November 1823, to commence from March 1817, to Lady Gresley, on whom the interest devolved as the representative of John Garway, for the term of 41 years, at a rent of 3*l.* 10*s.*; but it has been



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Worcester.  
 —  
 Charities  
 vested in and under  
 the management of  
 the Corporation.  
 Inglethorpe's  
 Almshouse,  
*continued.*

observed to us, that a small building at the eastern end is an encroachment upon the waste belonging to the corporation, so that a proportionate part of the 3*l.* 10*s.*, in reference to the land so occupied, is considered as the property of the corporation.

The above premises were demised to John Garway by an indenture made in 1782, of which the following is an abstract :

By an Indenture, made 14th December 1782, between the mayor, aldermen, and citizens of Worcester, of the one part, and John Garway, merchant, of the other part, the said corporation, by virtue (as it is therein expressed) of a Chamber Act made in the council of the said city, in consideration of the surrender of a former lease, and that the said John Garway had agreed at his own costs and charges to build seven new almshouses according to a plan produced, in a certain lane called Taylor's-lane, adjoining to four new almshouses already built ; and also in consideration of the sum of 3*l.*, paid as a fine for the renewal of the said premises which he the said John Garway had lately purchased of Richard Cooksey, demised unto the said John Garway the new-erected warehouse, being late three messuages or tenements therein described, with the garden thereto belonging, in a street called the Town Ditch, in the parish of St. Nicholas ; and also all those seven decayed tenements adjoining to the said warehouse and garden, used as almshouses belonging to Inglethorpe's charity ; and also a piece of waste ground near Sansome Field, bounded as therein mentioned ; to hold to the said John Garway, his executors, administrators and assigns, from Lady-day then next ensuing, for the term of 41 years, at the rent of 3*l.* 10*s.* per annum, with a condition of re-entry by the corporation on the non-payment of the rent for the space of 14 days ; or if the lessee, his executors or assigns, should at any time during the term assign over his or their interest, unless to a wife, child or children, without the licence of the corporation, in writing, under their common seal.

The five houses in Pearce's or Ginger-alley were all let together to William Reddinge, by a lease, dated 1st January 1817, to commence from 29th September 1816, at the reserved annual rent of 5*l.* and a fine of 182*l.* 9*s.* The father of William Reddinge was his predecessor in the property, who built two substantial houses upon it, so that when his lease expires, the corporation having determined not to renew, it will be a profitable part of the charity-property at rack-rent.

From the above statement it appears that the actual income of the charity, consisting of the rents above mentioned, exclusive of the fines, is 53*l.*

The fines, reckoning the renewals from the year 1769 (before which period they appear to have been very small), taken upon the whole of the property formerly the White Hart, and the premises in Goose-lane, have been 40*l.*, 50*l.*, 71*l.*, and 130*l.*, amounting together to 291*l.* Upon the acre of garden-ground there has been no fine, the rent being considered as adequate to the value. Upon the premises let to Lady Gresley, the fines for the same period have been 32*l.* 10*s.*, 42*l.*, 57*l.* 8*s.*, and 96*l.* 10*s.*, making together 228*l.* 8*s.* Upon the premises let to William Reddinge, all the fines taken that we can trace for the above period have been 102*l.* 17*s.* and 132*l.* 9*s.*, amounting together to 235*l.* 6*s.* The aggregate amount of the above fines is 754*l.* 14*s.*

Although we have not thought it expedient in reporting the state of this charity to ascertain the amount of the fines upon the above lettings from a period beyond the year 1769, it is proper to observe that it has been the constant course of the corporation, from the beginning of the last century (at which the leases last before mentioned commence), to let these charity-lands for terms of 41 years, in consideration of certain fines or premiums, with a reservation of small rents, except in one or two instances at the most, and that all these fines appear to have been uniformly mixed up in their accounts by the corporation, with their own property, and never to have been specifically appropriated to the charity.

The old alms-houses existing in Inglethorpe's time appear to have been in a state of decay in the early part of the last century, but it has appeared from the lease to John Garway above abstracted that it contained a stipulation on the part of the lessee to build seven new almshouses in lieu of the old, and in addition to the four new almshouses therein stated to have been already built, which stipulation was duly performed. The four alluded to in the lease as already built appear to have been erected by the corporation, two being added

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to Nash's charity, and two to Inglethorpe's; increasing the number of Inglethorpe's alms-houses from seven to nine.

The expenditure is as follows;

	£.	s.	d.
In these houses nine almspeople are lodged, who receive 2s. a week each, making an annual amount of	46	16	-
Insurance	-	6	-
Sweeping of chimnies	-	3	-
Accountant	-	2	-
Clerk of the audit	-	8	-
Reading the will	-	2	-
Repairs on an average, about	4	10	-
	£.	52	7 -

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The trustees also repair Inglethorpe's monument.

The balance in the hands of the vice-chamberlain was on the 28th September 1827, 14*l.* 4*s.* 11*d.* in favour of the charity.

From the aggregate amount of the above fines, 754*l.* 14*s.* as aforesaid, is claimed to be deducted by the corporation, 51*l.* as they have regularly accounted to the charity for, 3*l.* 10*s.* per annum as the rent upon Lady Gresley's lease, whereas 1*l.* out of that 3*l.* 10*s.* was paid in respect of a part of the leasehold premises belonging to the corporation as lords of the waste. After this deduction the amount of the fines computed for the period aforesaid will be 703*l.* 14*s.*; and for this sum the corporation propose to pay an interest of 5*l.* per-cent to the charity, and to debit themselves annually in their accounts to that amount; which addition to the income of the charity will, with the accruing surplus, admit of an immediate addition of 1*s.* 6*d.* to the weekly pay of each poor person.

Although from the above state of the facts it appears that the corporation have been deficient in answering specifically to the charity the amount of the fines derived from the leases of the charity-property; yet it is due to them to state, that they have annually expended in their actual distribution of money, clothing, fuel and bread, a considerable sum beyond the amount of the several donations to be applied by them to those purposes, as will appear in the account hereafter to be given of such charities, and the distribution made under them. And it is averred on the part of the corporation, that this annual surplus expenditure has been made by them, with reference to the fines received upon the charity-estates, which they have considered as constituting a fund applicable entirely to charitable objects. We have deemed it proper to advert to this circumstance, not as a correct and satisfactory discharge of the trusts vested in the corporation, but by way of exhibiting the general principles upon which they appear to have proceeded.

From the above statement it appears that the corporation have pursued an improper course in their disposition of this charity-property. We have considered this a fit case therefore to be submitted to the consideration of His Majesty's Attorney General, with the following remarks respecting the subsisting leases: That the lease of the five houses in Pearce's-alley, now vested in William Reddinge under the lease dated 29th September 1816, at the annual rent of 5*l.*, the fine upon which was 132*l.* 9*s.* as above mentioned, appears to have been transmitted through several hands for valuable considerations, and that the father of the present lessee laid out a considerable sum in improvements. That these premises have been valued by a respectable surveyor at our request, and are estimated to be worth 60*l.* per annum at rack-rent, on a letting for 21 years. The two houses at the Cross, formerly the White Hart, and the premises in Goose-lane, demised at Lady-day 1813, at the rent of 20*l.*, and for a fine of 130*l.*, have been estimated to be worth 220*l.* per annum at rack-rent. The premises appear also to have been the subject of purchases for valuable consideration, and to have been improved at considerable expense. With respect to the lease now vested in Lady Gresley, and which was renewed to her in 1817 for 41 years, upon the surrender of the former lease, for a fine of 96*l.* 10*l.*, and the usual reserved rent of 3*l.* 10*s.*; the following facts seem worthy of particular notice. The lease in 1782, above referred to, was made to a leading member of the corporation, from whom it has devolved by representation to Lady Gresley, the present owner, who therefore has not the claims



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of a purchaser for a valuable consideration; and moreover has derived her interest under a trustee of the charity, to whom, as such, the demise ought not in propriety to have been made. We have been also informed that in July 1827, there being 10 years expired, and 31 to come, of this lease, the same was sold by her ladyship to John Hall for 3,000*l.* That to carry the sale into effect, her ladyship's solicitors applied for a licence from the corporation to assign her interest, which licence the corporation refused to grant until the result of our Inquiry should appear. The premises last mentioned have also been valued, and estimated to be worth 100*l.* per annum, upon a lease of 21 years at rack-rent.

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#### JOHN NASH'S CHARITIES.

*John Nash*, alderman of the city of Worcester, by his Will, dated 30th July 1661, gave and devised unto certain persons therein named and described as clothiers of the city of Worcester, his messuage or tenement situate in Powick, in the county of Worcester, and all his lands, tenements, and hereditaments whatsoever to the said messuage belonging; and all that his tithe-barn in Powick aforesaid, and his tithes of corn, grain, and hay, of what nature or kind soever, arising within the said parish of Powick; and all his tenements or cottages, being theretofore seven tenements or cottages, and being part of the cottages that were called Frogmorton's almshouses, with the little gardens unto them severally belonging; and also all those other gardens and garden-ground next adjoining unto the said little gardens, upon part whereof a Walker's rack then stood, all which tenements, or cottages and gardens, were situate in the parish of St. Martin's, in the city of Worcester; To hold the said premises to them, their heirs, and assigns, for ever, upon trust, that the mayor, aldermen, and common-council of the city of Worcester, or their survivors, or the greater part of them for the time being, for ever, should nominate and appoint the tenants or occupiers of the premises, with and under such reservation of rents, fines, and other profits as should be thereafter directed; and that they the said mayor, aldermen, and common-council, should receive the rents and profits so to be reserved, and dispose thereof, for ever, to and for the charitable uses thereafter declared; and his will was that the said devisees therein named should, at the request and charges of the mayor, aldermen, and common-council aforesaid, make leases and estates to such person or persons as should be nominated as aforesaid, such lessees giving good security to the corporation for the payment of their rents, but that no lease should be longer than for 21 years, and that the rents should be paid into the hands of the chamberlain of the said city, who should thereout cause the tenements in the parish of St. Martin, thereinbefore mentioned, to be newly and substantially built, and to be made 10 good houses, which 10 houses should for ever remain unto eight of the most decrepid, impotent, single men that were living in the city of Worcester, three of which number should be such as had served as apprentices in the said city for the term of seven years to the trade of a weaver, and had been laborious and diligent in their calling; that the other five poor men should be such as had served as apprentices in the same city for the term of seven years to any trade whatsoever; and unto two poor unmarried women of honest lives, and about 50 years of age; which said poor women should wash the clothes and make the beds of the eight poor men, and attend upon them in sickness; and the said will further provided that the said poor men and women should be appointed by the said corporation, or the greater part of them; and that they should receive out of the rents and profits aforesaid 2*s.* weekly, for ever, from the hands of the chamberlain, who was to receive for his pains 6*s.* 8*d.* The next of kin of the said testator were to have the preference in the appointment to the said almshouses; and he gave to the corporation a power of removing idle and disorderly persons from the situation of the charity, and substituting others in their places.

And the testator further directed, that out of the proceeds of the said property the sum of 8*l.* should be yearly paid by the chamberlain to the churchwardens and overseers of the parishes of St. Martin and St. Helen, within the said city for the time being, viz. to each parish 4*l.*, to be employed by the said churchwardens and overseers, and six of the most substantial parishioners of each of the said parishes respectively, towards the placing out apprentices the sons of poor people born and bred within the said respective parishes, either



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either to shoemakers, bakers, chandlers, glovers, stationers, butchers, mercers, pewterers, braziers, gunsmiths, clockmakers, or dyers, and dressers of cloth.

And as to the residue of the said rents and profits over and above the said 52*l.*, and 8*l.* before mentioned, he directed that the chamberlains should pay the same to the mayor and aldermen of the city, which should be lent to some young tradesmen within the said city, being shopkeepers of one of the trades aforesaid, upon good security, until the said yearly remainder should amount in the whole to the sum of 80*l.*, and then the tradesmen to whom the same should be so lent should pay five-per-cent per annum interest for the loan thereof; that the growing and ensuing remainders should be lent out gratis until they should amount to the like sum of 80*l.*, and that then the remainder should be lent out at five-per-cent; and that when the yearly remainders, with the interest, should amount to the sum of 160*l.*, or to so much money as would buy lands of inheritance of the yearly value of 8*l.*, he directed that the corporation should within two years then next following, if conveniently they could, purchase lands of the clear yearly value of 8*l.* at the least, and that therewith the chamberlain should pay the sum of 8*l.* to the churchwardens and overseers of the parishes of St. Andrew and St. Nicholas for the same purposes as above mentioned, with respect to the parishes of St. Martin and St. Helen; and the like course was directed to be observed for accumulating and employing the said surplus rents and profits for the parishes of St. Peter, and All Saints for the same purposes. A similar provision out of the same rents and profits to arise in the same way was then made in favour of the parishes of St. Clement, St. Alban, and St. Swithins; St. Swithin's to have the yearly sum of 4*l.*, and the two other parishes 40*s.* a-piece.

The said testator in the next place directed that what should remain after the satisfaction of the aforesaid several objects of his bounty, should be lent gratis to young tradesmen, until it should amount to 100*l.*, and that then the said mayor, aldermen and common-council, should purchase lands of the yearly value of 5*l.* at the least, which yearly sum of 5*l.* should be employed in the clothing of five poor aged men in the city, 20*s.* for each of them; and it was provided by the said will, that as soon as the residue, after the satisfaction of the said objects, should amount to 100*l.*, the same should be again laid out in the purchase of lands producing 5*l.* per annum, which was to be laid out in the same way as the foregoing 5*l.*; and such accumulations and purchases were to be continued in the same way *in perpetuum*.

The same will was ordered, as far as related to the said charitable bequests, to be publicly read by the town-clerk at the Guildhall of the same city on the first Friday in Lent, who was to receive 5*s.* for his trouble.

The books of the corporation contain accounts of the rental of the devised property as early as 1662, being the year of the testator's death, and exhibit for some years, from that period, the disbursements on behalf of the above-mentioned charity. According to that rental, the clear produce of the tithes for the first was 90*l.*: 8*l.* was the rent of a messuage in Powick; and a rent of 3*l.* 16*s.* was received for a tenement near the almshouses, and the gardens behind the same, making the total annual receipt 101*l.* 16*s.*

The above rental appears clearly to have included all that was derived originally under the will of the donor, except the site of the almshouses themselves, agreeing with a plan of the same contained in a frame now in the possession of the corporation, and which, though without a date, is known to have been made about half a century ago.

The first account in the books respecting this property exhibits the items of expenditure on the building of the almshouses in execution of the testator's directions.

We find only one mention of the application of a part of the surplus rents and profits to the purchase of land according to the will of the testator, which took place in the year 1679, when, with the sum of 160*l.*, the accumulated produce of the estate, and 56*l.* borrowed, (which was afterwards repaid), making a total of 216*l.*, certain lands were purchased, viz. a parcel of land called Artichoke Field, consisting of about 6½ acres, near a place called Pitchcroft; another piece adjoining to Artichoke Field, called Wadd Close, containing about an acre; and another small piece, called Jew's Patch, which last-mentioned piece appears formerly to have been an inclosure adjoining to

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Pitchcroft, but which has been thrown open, and may now be considered a making part of Pitchcroft common fields.

The whole property of the charity, composed of that which was originally derived under the will above abstracted, and of that which was acquired by the purchase made in 1679, appear to have been preserved to the charity.

The almshouses have been increased by additions made at various times from their original number of 10, as first erected under the will, to the number of 17, at an expense of 1000*l*. Fifteen of these are in or near New-street, and two in Tailor's-lane, in St. Nicholas's parish. Each of the tenements in New-street consists of two apartments, for the accommodation of each poor person; the two in Tailor's-lane, of one apartment only in each. The 15 tenements above mentioned run at right angles with New-street, at the back of the same, having each a small slip of garden-ground annexed. Several of the 10 houses appear to have been at no great distance of time very substantially repaired, if not wholly rebuilt; and the other five in New-street are recent erections.

Near the same place the charity has the property of a garden, with some small buildings at one end, appearing to contain about the eighth of an acre.

Another small garden and a yard, with a brewhouse and workshop upon it, comprising about the sixteenth of an acre.

And a third garden and yard, with similar buildings upon it, of the same dimensions as the last.

All which premises are held under several leases for 41 years; the rent of the first-mentioned premises being 19*s*. 8*d*., of those secondly mentioned, 9*s*. 5*d*., and of the third, 14*s*. 7*d*., with 2*s*. capon-money, as it is called, to the mayor for the time being upon each.

It has been the practice to renew the above leases on the termination of every 14 years, at a fine equivalent to the improved value for one year, which is the course taken by the corporation with respect to their own property in the city of Worcester, as also by the dean and chapter of the cathedral.

The above-mentioned gardens, which are situate in or near New-street, all lie at the back of houses belonging to the dean and chapter, and are occupied therewith.

In Powick the charity is entitled under the above-mentioned will to a dwelling-house and garden, now in the occupation of Walter Carless, and to the great tithes of the same parish.

In the rent-roll of the corporation for 1813, and also in the rent-rolls for several of the subsequent years which have been laid before us, we find included under the head of "property of Nash's Charity" some land in the possession of the trustees of Netherton, for which a sum of 1*l*. is paid as the yearly rent.

This land could not have been any part of the estate originally devised by the donor, being situated in the Butts, near the above-mentioned field called the Pitchcroft, to which the descriptions in the will did certainly not extend, and it is equally clear that it was not any part of the property enumerated in the earliest rentals relating to the devised premises, nor of that which is stated in the map of the charity-property as coming under the will; neither does it seem probable that the land last above mentioned could be a part of the purchase made in 1679, hereinbefore noticed.

The corporation could not produce to us the title-deed of that purchase, but we have seen an old memorandum made in 1768, recording the particular lands which were so purchased, according to which the same consisted of five acres, in a field called Windmill Field, answering, by its boundaries and abuttals as therein specified, to the property above stated to have been the subject of that purchase; and at the end of that memorandum it is further added, that that particular purchase was made in 1679 from one Abel Ayle, for the consideration of 216*l*.

The property designated as lands in the possession of the trustees of Netherton appears regularly, till the year 1813, in the rentals of the land exclusively belonging to the corporation, but by an inadvertence, explained by the present receiver of the corporation-rents, it was in 1813, and some subsequent years, blended with Nash's charity-property. The accounts however kept by the same receiver make the rent of that property a part of the income of the corporation; and there is nothing in any of the accounts in the books to show that any purchase whatever, except that which has been above mentioned to have taken



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taken place in 1679, has, down to the present moment, been made of any estate in land out of the income of the charity. We have investigated this point with the greatest caution, and have found nothing to induce us to doubt that the land, consisting of about five acres, held by the trustees of Netherton, is the property of the corporation.

It has been already observed, that all the property, whether belonging to the corporation, or under their management as charity-property in the city of Worcester, has been let on leases for 41 years, usually renewed every 14, on payment of a fine.

The first garden above mentioned in the enumeration of the original charity-property was, in consideration of the surrender of the subsisting lease, which was for 41 years, demised by a new lease, dated 1st January 1816, to Thomas Barnes, as assignee of Mary Meredith, to hold to him, his executors, administrators and assigns, for 41 years from 29th September then last past, for a fine of 21*l.* 10*s.*, at the reserved rent of 19*s.* 8*d.* per annum, and also the further sum of 2*s.* to the mayor of Worcester in lieu of capons. Upon the renewal next before the one last mentioned, which was made by a lease, dated 2d November 1801, a fine of 16*l.* 0*s.* 4*d.* was taken. On the renewal immediately next preceding, made 4th March 1788, the fine was 14*l.* 0*s.* 4*d.* For the renewal, which was made in 1773, a fine of 10*l.* was received by the corporation, in consideration of the surrender of a subsisting lease, made 2d October 1758, upon which had been paid a fine of 10*l.*

In looking into an old account-book we find that upon a lease, made 20th February 1744, a fine of 10*l.* was received, and duly accounted for to the charity. From that period to the year 1768 the same book carries down the account, with an intervening chasm from 1754 to 1765, so that it cannot be known with certainty what became of the intermediate fine payable in 1759.

From the year 1768 down to the year 1789 there are no accounts extant, but from the year 1789 to the present time the charity-accounts have been regularly carried on, in which accounts we find no mention of fines. It is to be observed, however, that in the year 1790, soon after the accounts of Nash's charity, as well as others, had been committed to the present vice-chamberlain, the sum of 56*l.* 19*s.* 2½*d.* was handed over to him as the balance due upon Nash's charity, which makes it probable that some accounts in the interim had been kept, though what were the items composing that balance do not at all appear. In the accounts exclusively relating to the property of the corporation it distinctly appears that the fines which have been received during the last-mentioned period, that is, from 1789 to the present time, have been carried to their own account.

Before the year 1789 the accounts were committed to the chamberlain, annually appointed, which officer appears to have been often remiss in the management of this department, so that it was judged proper in the year last mentioned to appoint a vice-chamberlain, with the special office of attending to the accounts of the corporation. All that can be said therefore upon this statement of facts is, that there is positive evidence to show that the two fines last received, amounting together to 36*l.* 10*s.* 4*d.*, have not been applied to the benefit of the almshouse.

The little garden, secondly above mentioned in the enumeration of the original property as situate at the back of New-street, for which a rent of 9*s.* 5*d.* was reserved, was renewed by a lease, dated 1st August 1815, for a fine of 4*l.* 10*s.* 8*d.*; and the garden, thirdly above stated as being situate at the back of the premises in New-street, for which a rent of 14*s.* 7*d.* was reserved, was demised 1st August 1815, for a fine of 7*l.* 3*s.* 6*d.* On the 21st May 1800, by a lease of that date, both the last-mentioned premises were together renewed for a joint fine of 6*l.* On the 1st May 1785 the lease of the same two gardens was renewed at the same fine of 6*l.* On 1st August 1771 they were renewed for a fine of 5*l.* 10*s.*

Before the last-mentioned period the fines upon these small gardens are stated to have been very trifling. No mention of them occurs in the books of the corporation.

The fines upon the renewals of these two little pieces from 1789, the period from which the accounts were regularly kept, and from which time the fines expressly appear to have been carried to the wrong account, amount to 17*l.* 14*s.* 2*d.*

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Before the year 1762 the lands in and near Pitchcroft, purchased with the £16*l.*, appear to have been let in three different tenancies, producing an aggregate rent of 11*l.*, but in the year 1762 Artichoke Field, being a part of those lands, consisting of about 6½ acres, was let to Joseph Millington for 41 years, commencing from 2d April then last past, at a rent of 5*l.* a year, for which lease the lessee paid a fine of 30*l.* and covenanted to lay out 150*l.* in building a house. The rest of those lands last mentioned remained at rack-rent.

On 24th February 1766 the corporation, in consideration of the surrender of the existing interest, and of the undertaking on the part of the lessee to make good his engagement to lay out 150*l.* in the building of a house, demised 4½ acres, part of Artichoke Field, to the said Joseph Millington, to hold to him, his executors, administrators and assigns, for 41 years from the Lady-day then next; and in the same lease the corporation covenanted with the said Joseph Millington perpetually to renew the said lease for a fine of 3*l.* 12*s.*, to be paid on each renewal. The same lease recited an agreement between Millington and the corporation to let the governors of the Worcester Infirmary enjoy the remaining two acres of the same field for building a new hospital thereupon; and by an indenture, bearing the same date as the one last mentioned, the corporation granted to the said governors a lease of the said two acres for 41 years, to commence as aforesaid, with a like covenant for perpetual renewal, at a reserved rent of 1*l.* 10*s.*, and a fine on renewals every 14 years of 1*l.* 12*s.*

It should be added that the governors of the Infirmary gave Millington 200*l.* for the relinquishment of his interest in the two acres. And it is especially deserving of notice, and severe animadversion, that the said Joseph Millington was a leading member of the corporation at the time.

The fine of 30*l.* paid in 1762 as aforesaid, and also the first fines of 3*l.* 12*s.* and 1*l.* 10*s.*, were paid at a time, the accounts of which are wholly lost. They may possibly have been included in the balance handed over to the vice-chamberlain in 1790, but of that we can speak with no confidence. From the year 1790 the fines upon the last-mentioned property have amounted to 15*l.* 16*s.*

The remainder of the lands in Pitchcroft being 1*a.* 1*r.* 31*p.* produced to the charity 6*l.* a year.

The land called Wadd Close has been let for about 20 years, at 12 guineas, but the tenants have given notice to quit, and it is not expected that the same rent will be obtained upon a fresh letting.

In Michaelmas term 1811 an information was filed in the Court of Chancery, at the relation of Vaughan and others, in behalf of the charity, against the corporation of Worcester, and Sir Anthony Lechmere and others, the then lessees of the 4½ acres, part of the Artichoke Field, to set aside the subsisting lease of those premises. And by a decree of the Vice-Chancellor, dated 8th June 1826, it was ordered that the indenture of lease in the pleadings mentioned, dated 29th July 1794, should be set aside, and delivered up to the Attorney-General to be cancelled; that the defendants, J. Wheely and Sir Anthony Lechmere, should deliver up the possession of the estate and premises comprised in the said lease; and that it should be referred to the Master to take an account of the rents and profits of the estate comprised in the same lease which had accrued since the filing of the said information, and been received by the defendants, J. Wheely and Sir Anthony Lechmere, or to their use, who were to answer what should be found due from them respectively. The consideration of all further directions, and of the costs of suit, were reserved until the Master should have made his report; and all parties were to be at liberty to apply to the Court as there should be occasion.

The property in the parish of Powick, devised to the charity under the donor's will, consists of a dwelling-house, garden and orchard, now in the possession of Mr. Walter Carless, as tenant from year to year, for which he pays a rent of 30 guineas per annum. In 1810 the rent appears to have been 20 guineas, to which it had been gradually raised from 4*l.* 13*s.* 4*d.*, the rent in 1771. The present rent of 30 guineas is considered as adequate to the value.

The quantity of lands subject to rectorial tithes in the parish of Powick does not appear to have been hitherto ascertained with perfect certainty, and we forbear stating any thing conjectural on the subject, but we are assured by credible testimony, that considerable care and diligence has been exerted to obtain all that has been due to the charity from this source. It has already appeared that at the testator's death they were let for 90*l.*; in 1771 they were let for 100*l.*;



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100*l.*; in 1789 for 140*l.* upon a lease which expired in 1800. They were then let upon a fresh taking for 21 years, for 280*l.*, to the late Lord Beauchamp. From 1821 they have been held by Mr. John Hill and others, to the number of about 20, who apportion them among themselves and the other tenants, and collect and pay them to the corporation. By this mode of letting the rent has been increased to 311*l.*, the tenants paying the land-tax, amounting to 18*l.* a year, which, upon former lettings, used to be paid by the landlord.

The income of the charity, as it at present stands, is 367*l.* 1*s.* 8*d.*, independently of the question now in agitation, which income consists of the rents arising from the pieces of garden-ground and buildings in or near New-street, contiguous to the almshouses; the  $4\frac{1}{2}$  acres, part of Artichoke Field; the other piece of ground, part of Pitchcroft Field; Wadd Close, the house, garden and orchard in Powick; and lastly, but principally, from the rectorial tithes of that parish.

The rent of 1*l.* 10*s.*, reserved upon the lease first made in 1766 as aforesaid to the governors of the infirmary, does not appear to have been ever received by the corporation, or carried to the almshouse-account; but as far as we can collect from the papers laid before us, the sheriff of the city of Worcester, who is always one of the corporation, has been in the constant receipt, by himself or his under-sheriff, of this rent. From the sheriff's own account, which goes back to December 1810, this rent appears always on the receipt-side of that account; and the secretary of the infirmary has informed us, that during the seven years of his being in office he has paid the same rent to the under-sheriff, upon a clear understanding that such was the practice of his predecessors.

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Each of the 17 almshouses is paid 5 <i>s.</i> per week, amounting per annum to	£.	s.	d.
About Christmas in every year the poor people are furnished with articles of body-clothing, amounting to per annum	13	12	-
With shoes to the amount of about	6	14	-
With coals, about	8	10	-
About 8 <i>s.</i> towards the expense of their funeral	-	8	-
Sweeping the chimnies	-	5	8
Insurance	-	12	-
A quit-rent to the bishop of Worcester	-	2	6
Also to the bishop, for Powick Impropriation, a fee every three years of 2 <i>l.</i> 13 <i>s.</i> 8 <i>d.</i> , being per annum	-	17	10
A fee-farm rent of 12 <i>l.</i> 17 <i>s.</i> 8 <i>d.</i> , reduced by payment of land-tax to	11	-	-
To Lord Beauchamp, for almoners tithes of Powick, 1 <i>l.</i> 10 <i>s.</i> ; reduced by land-tax to	1	4	-
The clerk of the audit	-	5	-
Paid the clerk for reading the will	-	5	-
The accountant	-	6	8
Paid the King's receiver a chief-rent of 13 <i>s.</i> 8 <i>d.</i> for Pitt's gardens, of which property the charity is not in possession	-	13	8
For repairs, including the chancel of Powick church, on an average may be about	50	-	-
Paid to the several parishes mentioned in the will, according to the directions thereof	36	-	-
	£.	351	16 4

The accounts, upon the principle on which they have been kept, show a balance up to the present time, (Michaelmas 1827,) of 690*l.* 8*s.* 4*d.* in favour of the charity.

It remains to be observed, that there are certain deficiencies upon the above statement which the corporation will have to make good to this charity. The fines, which by distinct documentary evidence may with certainty be concluded to have been unpaid to the charity, amount to 69*l.* 10*s.* 6*d.*, to which is to be added the rents of the piece of Artichoke Field whereupon the infirmary stands, which rents have been received by the sheriff from the year 1810, and appear not to have been accounted for to the charity from 1789. The aggregate amount of these rents for the whole period, reckoning from 1789, would amount to 55*l.* 10*s.*, and the two amounts, composed respectively of the above arrears of fines and rents, put together, make the sum of 125*l.* 0*s.* 6*d.*, with which the corporation have now debited themselves to the charity.

In considering the debt with which the corporation is above charged, it seems fair and reasonable to give them credit for what they have expended in

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clothing the poor of the city, as that was an ulterior express object in the views of the founder of this charity, to be extended indefinitely with the augmentation of the funds.

The corporation annually give away, under the head of audit-coats, considerable sums, which form regular items in their accounts, the persons receiving these clothes being generally poor freemen of the city. The number of coats given is 26, of which six are charged to Benjamin Thorpe's charity-account hereafter mentioned, but for the remaining 20 the corporation appear to have no specific fund except the surpluses of Nash's charity. The corporation therefore claim to have the above debt for fines considered as satisfied by their expenditure upon clothing as above mentioned; but they have agreed in future to keep a distinct and particular account of all the objects to which the proceeds of Nash's charity-estates are applied, so as to keep them wholly separate from all other charitable receipts and disbursements.

It is proper also to observe, that due attention appears to have been bestowed in the first place upon the almshouses, as the primary objects of the founder's benevolence. The houses have been increased from 10 to 17, and the pay of the poor people from 2s. to 5s. per week.

It appears by a bond found in the chest belonging to the corporation, that 50*l.* out of Alderman Nash's money is now out upon loan to a Mr. John Thomson and his sureties. The bond is dated 2d February 1827.

WYATT'S ALMSHOUSES.

Wyatt's  
 Almshouses.

*Michael Wyatt*, by his Will, dated 18th May 1725, devised to the mayor, aldermen, and citizens of the city of Worcester, all that his freehold messuage, or tenement and gardens, situate in the Fryars-street, in the parish of St. Helen, in the said city of Worcester, to hold the same to the several uses therein expressed; viz. that six convenient houses should be erected and well built, and made firm and substantial with good materials, upon which 300*l.* or upwards should be laid out, and paid by his executor, upon the most convenient back part of the aforesaid tenement, together with the brick, timber, and materials then upon the ground, as soon as conveniently might be after the testator's decease; and after the said six houses or dwellings should be made fit to be inhabited, his will was, that the mayor, aldermen, and citizens of the said city for the time being, in council assembled, should have power to nominate and appoint six aged honest poor men of reputation, either bachelors or widowers, freemen of the said city, to dwell and inhabit therein for and during their natural lives, provided they should live sole, and behave themselves therein soberly, quietly and orderly, otherwise his will was, that the mayor and aldermen for the time being, or the major part of them, should displace either of them; and that upon the death or removal of either of them, the mayor, aldermen, and capital citizens of the said city, in council assembled, should elect another person or persons, qualified as aforesaid, into every or either of their vacancies, always preferring the testator's relations before any other person; and that all the rents, issues, and profits of the said messuage and gardens, should be set by the common council of the said city, and the rents received by the chamberlains thereof for the time being, and that 5*s.* thereof should be allowed the accountant yearly for his care therein to be taken; and that all the residue of the rents, after all necessary repairs and taxes were deducted, should be disposed and given to the six poor men dwelling in his almshouses to be erected as aforesaid weekly, and so to remain for ever; and for the further and better endowing and relieving of his said six almspeople to be placed therein as aforesaid, the testator gave to the mayor, aldermen, and citizens of the said city, all those his six freehold messuages, or tenements and gardens in the said city of Worcester, three whereof were lying in the Cooken-street, in the parish of St. Andrew, which he bought of the several persons therein mentioned, one lying in Powick-lane, in the said parish of St. Andrew, one lying in the Broad-street, in the parish of All Saints, and one messuage and garden lying in the parish of St. Alban, adjoining to the palace of the Bishop of Worcester, which said six tenements were then set at 50*l.* per annum, to hold the said six messuages, or tenements and gardens, to the said mayor, aldermen and citizens, and their successors, to and for the use, benefit, and relief of the six poor men dwelling in his said almshouses for ever, the rents and profits thereof to be received by the chamberlains of the said city for the time being, or either of them, and the whole profits thereof to be given to any  
 of



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of his said almspeople by paying 2s. weekly every Saturday to every of them, towards their relief and sustenance; and when the rents and profits would abear, after repairs and taxes were deducted, his will was, that the said chamberlains should buy six cloth coats, to be given yearly, or every other year, to his six almspeople, and that the residue, if any, should be laid out in buying more apparel for them, or coals; and given his said almspeople in the winter-season according as the mayor and aldermen for the time being should direct; and the said testator further directed, that a book should be provided, and that there should be yearly entered therein an account of the rents received, and the manner of their being employed or disposed of according to that his will, which book should be kept amongst the writings or records of the said city, so to remain for ever.

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Almshouses,  
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The earliest account respecting this charity which we find in the books begins with the year 1728, in which a Mr. Thomas Chetle, after charging himself with the receipt of rents for various periods of time upon the several houses devised as above, to the amount of 108*l.*, states his payments for taxes and other outgoings to have been 10*l.* 15*s.* 10*d.*, and his own demand upon his bill of costs for carrying on a chancery suit against Mr. Thomas Wyatt (who was probably the executor of the testator), to compel him to build the six almshouses, to be 130*l.* 17*s.* 2*d.*, making together 141*l.* 13*s.*; which appears to have been liquidated by the 108*l.* so received as aforesaid, and with the sum of 33*l.* 13*s.* added thereto by Mr. William Stephens, the then under-chamberlain.

The almshouses appear to have been built by the executor about this period, and probably in consequence of the said proceedings in Chancery, as we find payments made to the six poor people in the almshouses in all the succeeding accounts. The book in which these accounts are entered, and which is confined to the concerns of this charity, is only brought down to the year 1769, and on the receipt-side thereof the rents regularly amount to 39*l.* 6*s.*, being the total of what was received on the six messuages devised by the said will, which is less by 10*l.* 14*s.* than the rent which, according to the will, appears to have been paid in the testator's lifetime. But we do not discover that any fines were reserved upon the leases of these premises before the year 1769.

We could find no existing trace of the freehold messuage first mentioned in Mr. Wyatt's will, but as the six almshouses were to be built at the back of that messuage, and there is nothing but an open area between them and the street, which area is inclosed by a low brick wall, it is probable that the messuage first mentioned in the will being then dilapidated was taken down, to afford more space for the almshouses.

All the six messuages devised by the said will are in the possession of the corporation.

	£. s. d.
Of the three houses described as being situate in Cooken-street, (sometimes called Copenhagen-street,) one is under lease to John Sanders, dated 1st September 1823, for a term of 41 years, commencing from March 25th 1822, at a rent of 10 <i>l.</i> 10 <i>s.</i> , and 2 <i>s.</i> capon-money to the mayor - - - - -	10 10 -
Another is demised to Ann Giles, by a lease dated 1st March 1813, for 41 years, at a rent of - - - - -	6 - -
And 2 <i>s.</i> capon-money.	
And the third house in Cooken-street is let to William Dillon, by lease, dated 25th August 1823, for 41 years, commencing Lady-day 1822, at a rent of - - - - -	5 - -
And 2 <i>s.</i> capon-money.	
The house mentioned as situate in Powick-lane being in a very ruinous condition, was some time ago taken down, and the site thereof, with the appurtenances, let to Thomas Wells, by lease dated 1st January 1810, for 42 years, to commence from 29th September 1808, at a rent of - - - - -	15 - -

In which lease the premises are described as all that new erected messuage or tenement, stables and buildings, with their appurtenances, whereon an old decayed messuage formerly stood, in the parish of Saint Andrew, in a certain place called Powick-lane.

No fine was taken on granting the above lease, in consideration of the improvements made by the lessee.

These premises were, prior to the above-mentioned lease, let on lease for 21 years from 1st September 1795, at a rent of 12*l.* 10*s.*; and the rent first mentioned in the books was 11*l.*, all which rents appear to have been regularly carried to the credit of Wyatt's charity.

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 continued.

The messuage in Broad-street is now in the occupation of ——— Pemberton, and was demised, by a lease dated 1st January 1802, to James Milward for 41 years, commencing from 24th June 1797, at a rent of - - - - - £. s. d.  
 10 - -

The rent reserved upon the preceding lease, dated 1st January 1784, to commence from 24th June 1783, was 10*l.*, but without any fine, in consideration of the improvements made by the lessee upon the lease immediately preceding, which was made 1st September 1769; the rent was 10*l.*, and a fine of 5*l.* 5*s.* was taken.

The house described as adjoining to the bishop's palace is now in the occupation of ——— Walker, and was demised to William Green, by a lease dated 1st October 1813, for 41 years, to commence from Michaelmas 1812, at the rent of - - - - - 2 10 -

The fines taken for the four last renewals upon the premises now let to John Sanders, were in 1780, 20*l.*; in 1795, 21*l.* 3*s.* 6*d.*; in 1808, 36*l.* 2*s.*; and in 1823, 44*l.*; amounting together to the sum of 121*l.* 5*s.* 6*d.* Upon the premises now in lease to Ann Giles, in 1771, 10*l.*; in 1784, 12*l.*; in 1798, 13*l.*; and in 1813, 20*l.*; amounting together to 55*l.*

The fines upon the premises let to William Dillon were, in 1780, 1*l.*; in 1795, 5*l.* 5*s.*; in 1808, 5*l.* 5*s.*; and in 1823, 23*l.*; making together, 34*l.* 10*s.* Upon the house in Broad-street, in 1769, 5*l.* 5*s.*; and in 1802, 10*l.*; together, 15*l.* 5*s.*

Upon the premises near the bishop's palace, in 1770, 1*l.*; in 1784, 22*l.* 10*s.*; in 1798, 22*l.* 10*s.*; and in 1813, 23*l.* 10*s.*; amounting together to 69*l.* 10*s.*; so that the whole amount of the fines for the four last renewals, upon all the above-mentioned premises, is 295*l.* 10*s.* 6*d.*

Total income arising from rents - - - £. 49 - -

The hospital which is situate in Friars-street is a brick edifice, consisting of six almshouses or tenements, which are occupied by six poor freemen of the city, who are unmarried; to each of whom is paid the sum of 2*s.* per week, making an annual sum of - - - 31 4 -

Upon the clothing of the said six poor people is laid out about - - - 5 - -

They are allowed half a ton of coals each every winter, which, with the expense of carriage, amounts to about - - - - - 3 10 -

The burials may average about - - - - - - - - - - - 8 - -

Insurance - 5 - -

Chief rent to the Bishop of Worcester - - - - - - - - - - - - 2 4

Clerk of the audit, 2*s.*, accountant, 5*s.* - - - - - - - - - - - 7 -

The repairs average about - - - - - - - - - - - - - - - 8 10 -

£. 49 6 4

But the above items of disbursement are of course subject to some variations.

There is in the vice-chamberlain's hands an admitted balance of 58*l.* 12*s.* 1*½d.*

With respect to the fines, it does not appear that any were received during the period intervening between the death of the testator and 1769, to which time the old accounts are continued, with some interruptions and chasms, and down to which time the rents reserved were probably considered as adequate to the value of the premises. From the year 1769 the receipts of fines are evidenced by the leases, but from that year to 1789 the corporation-accounts are stated to be missing. From 1789 the accounts are extant, and these accounts treat the fines as the property of the corporation, and not of the charity. We therefore cannot but infer, that no fines from the first reservation of them in 1770 have been applied to the benefit of the almspeople. These fines, as it has already appeared, amount to 295*l.* 10*s.* 6*d.*, and for this amount the corporation have agreed to consider themselves as answerable, and propose to pay in future to the poor people 1*s.* a week in addition to their present pay, which will be somewhat more than 5-per-cent upon the arrear of fines calculated as above.



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THE HOSPITAL OF ROBERT BERKELEY.

The only document relating to the foundation of this charity is a copy of a Deed-poll, dated 13th December 1692, entered in an old book, containing the earliest accounts of Berkeley's Hospital, whereby the said Robert Berkeley, of Spetchly, in the county of Worcester, referring to his will, bearing equal date therewith, whereby he had directed his trustees therein named to raise, by annual sums of 400*l.*, out of the rents of his lands, the sum of 6,000*l.*, to be from time to time paid to such purposes as he should by deed appoint, did accordingly direct and appoint the said money so to be raised, to be laid out by his said trustees on an hospital in or near the city of Worcester, for 12 poor men and one poor woman of the said city; each of them to have 10*l.* per annum, to be paid to them quarterly; 20*l.* per annum to a chaplain; and 20*l.* per annum to a steward; each to have lodgings assigned them; and likewise a chapel to be built near the said almshouses for divine worship, with other provisions for carrying the same benevolent purposes into effect.

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The Hospital of  
Robert Berkeley.

And the said founder did further direct "the said hospital to be annually visited by the diocesan;" by which clause we consider ourselves precluded from inquiring into the management and revenues of this establishment, in virtue of the 12th section of the statute 58 Geo. 3.

It does not appear that, in point of fact, any formal visitation of the diocesan has taken place within the memory of any persons living.

We will only add, that the mayor, aldermen, and town-clerk of the city for the time being, together with 18 other persons, were named trustees by the deed, with power for those persons to nominate new trustees; but that it does not appear that new trustees have been appointed within time of memory. The management has always rested solely with the city magistrates.

GEARY'S ALMS-HOUSES.

*Charles Geary*, of the city of Worcester, by his Will, dated 11th November 1789, reciting that he had lately, with the consent of the mayor, aldermen, and citizens of Worcester, built two small messuages or tenements upon land belonging to certain tenements, in the parish of St. Nicholas, called Nash's tenements, and the lane there called Taylor's-lane; and two other small messuages or tenements upon land, being part of and belonging to a charity called Wyatt's Charity, situate in the parish of St. Martin, which he declared to be for the habitation of four poor impotent women, to be appointed, removed and suspended, from time to time, in the manner expressed and declared by a certain Indenture enrolled in Chancery, dated 25th December 1784, and made between himself, (the testator), of the one part, and the mayor, aldermen and citizens of Worcester, of the other part; and reciting, that he had by such Indenture granted an annuity of 15*l.* per annum to the said corporation, and charged the same on certain premises in Pershore, for the purposes of enabling them to keep all the said four messuages in repair, and to provide fuel and maintenance for the inhabitants of some of the said messuages; but that no competent provision for the fuel and maintenance of the inhabitants of the other messuages had as yet been made, he did thereby, for the purpose of making such provision, give and bequeath, out of his personal estate, to the said mayor, aldermen and citizens, and their successors, the sum of 300*l.*, to be paid them at the end of six months after his decease, with lawful interest for the same, not for the purchasing of lands and hereditaments, or for repairing, improving or altering the said four messuages or tenements, but upon trust, merely that they should pay the lawful interest of the said 300*l.* for ever, on Friday weekly, unto and amongst such poor-women, inhabitants of the said four messuages, for their fuel, maintenance and support, in such proportions and in such manner as should make all of them, with what they should be entitled to under the said indenture, equal.

Geary's  
Almshouses.

The corporation had not in their possession the Indenture, dated 25th December 1784, referred to in the said will, nor were they able to explain how it has been lost.

The accounts of the corporation respecting these gifts of *Charles Geary* commence in 1795; and we are given to understand that the testator's bequest did not come into operation till his death at that period. It was also stated to us, that during the testator's life the management and application of the rent-

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charge of 15*l.* per annum was in the testator's own hands. From 1795 the accounts are regularly brought down to the present time.

Two of these four almshouses are situate in Taylor's-lane adjoining to Nash's almshouses, and the other two are in Fryars-street, and in each of them one old woman is maintained, who is paid 2 <i>s.</i> 6 <i>d.</i> per week, amounting per annum to - - - - -	£. s. d.
They are allowed two tons of coals, which, with the carriage, cost about 2 <i>l.</i> 7 <i>s.</i> 6 <i>d.</i> more or less - - - - -	26 - -
Sweeping four chimnies at 4 <i>d.</i> each - - - - -	2 7 6
Insurance - - - - -	- 1 4
Repairs, about - - - - -	- 5 -
	1 - -
	£. 29 13 10

And there is now a balance in hand of 6*l.* 10*s.* 8*d.*

*Letitia Hackett's Gift.*—*Letitia Hackett*, by her Will, dated 5th June 1804, gave and bequeathed to the corporation of the city of Worcester the sum of 140*l.*, and directed that the same might be placed out by them upon government or sufficient real security, and that out of the interest arising therefrom, should be annually purchased two tons of coals, and the same divided in four equal parts among the poor persons who might reside in the hospital, called Geary's Hospital, it being her desire that each person might receive one ton of coals instead of half a ton, the quantity then given; and as to the residue of such interest, she directed the same might be distributed and divided in equal weekly payments amongst the said four persons in the said hospital, and which, with what had already been devised for the use of that charity, would make up at least 3*s.* per week per annum, to each individual.

*Letitia Hackett* died about five years ago, and the legacy-duty, which was paid, has been made up by an accumulation of interest. The sum of 143*l.* 14*s.* has been laid out by the corporation in and about the purchase of 140*l.* 18*s.* 10*d.* in the new four-per-cent annuities, the sum laid out in such purchase being 142*l.* 7*s.* 6*d.*, and the residue for a power of attorney for transferring the stock.

The additional income arising to the charity by this accession will be 5*l.* 12*s.* 9*d.* which is intended to be laid out for the benefit of the poor women, according to the directions of the will.

JOSEPH WORFIELD'S CHARITY.

Joseph Worfield's  
 Charity.

*Joseph Worfield*, of the parish of Allhallows Barking, London, by his Will, dated 1st October 1642, among other things, gave to the corporation of Worcester 100*l.*, to be paid within four years after his decease, to be employed for the relief of two weavers, or two walkers, or one weaver, and one walker, within the said city or county of Worcester; and he appointed that no person should receive the interest of the said monies unless within the time of seven years next immediately after the same person should have been made free of the said trade within the said city and county, and for such of the persons so to be made free as aforesaid, that were poor, industrious, and of honest life; and he directed that the interest of the monies should be disposed of by the said corporation yearly, in such manner as might be for their most encouragement and best advantage in the said trades; and his will further was, that no person whatsoever should receive any advantage of the said monies above the space of five years, and that the names of those that should receive such advantage should be publicly made known from time to time on one Sunday every year, in every parish-church, and other public place within the said city and county, or in default thereof, the said corporation were to repay the said 100*l.* unto the said testator's next heir which should be then living, within one month next after such default made.

And the said testator also, by his said will, gave his messuages, lands and tenements, in the parishes of Powick, Leigh, Wicke and Bransford, in the county of Worcester (except such lands as by that his last will should be otherwise given and bequeathed) unto William Worfield his son, during the life of his wife; and after his wife's life he gave the same, except as aforesaid, to the corporation of Worcester, and appointed that the same should be for ever towards the maintenance and bringing up in learning of 14 poor male children,

whose



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whose parents were deceased, or towards the maintenance of such children whose parents were of very mean ability, and had not wherewith to allow maintenance unto them; and that such children should be born in the city and county of Worcester, or in the parishes of Powick, Leigh, Bransford or Wicke aforesaid, (all bastard children to be excepted) the children of his kindred to be preferred wheresoever born (except where their parents could expend 200*l.* per annum, or were really worth 3,000*l.*) That none of such children should have any benefit of his said gift above the space of seven years; that the number of 14 children were ever to receive yearly maintenance, and to be and remain on in every year complete in number for ever; and after giving power to the corporation to withdraw the benefit from such children as should behave ill or neglect their studies, he appointed that two able and learned persons who had taken the degree of Master of Arts, should be employed by the corporation yearly, from time to time, for ever, in the examination and election of such child or children, which should be fit to receive the benefit of his said bequest, such examination and election to be from time to time yearly, at a certain time and place; at which time and place any child and children whatsoever, and from what school or schools, place or places soever, that were born at any of the place or places aforesaid, might be examined as to their fitness to repair to one of the universities; and he further gave power to any divine, scholar or gentleman, at the same time to examine the sufficiency in learning of any of the said children so to be appointed; and he lastly provided that in case of any breach of trust in execution of his said charitable bequest, his next heir was to enter.

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Joseph Worfield's  
Charity,  
continued.

And the said testator further gave and devised to his cousin, Joseph Worfield, during his life, all those other his lands, meadows and pastures, then in the possession of Robert Coether, which he had theretofore purchased of Thomas Evans, the same to commence presently after the determination of such estate as the said Robert Coether then had therein: and he did appoint, that if Joseph Worfield, his heirs, executors or administrators, should purchase, and convey and settle unto and upon the mayor, burgesses, and corporation of Worcester, lands of the clear yearly value of 10*l.* per annum within one year next after the decease of him the said testator, for and towards the yearly maintenance of 14 poor male children to and for the use and employment aforesaid, and to be disposed in manner aforesaid, such child or children being born in any of the place or places before mentioned, (bastard children always to be excepted), that then and from the time of such settlement all the lands before mentioned given to his said cousin Joseph Worfield, for his life, should remain unto his said cousin Joseph Worfield and his heirs for ever; and he further appointed, that if his said cousin Joseph Worfield, his heirs, executors or administrators, should not purchase and convey to the corporation such lands as aforesaid, that then all the said lands before mentioned given to his said cousin, Joseph Worfield, for his life, should be and remain to the said corporation for ever, to and for the uses, and for and towards the relief and breeding up in learning of 14 poor male children, in such manner as all other his lands in Powick, Wicke, Leigh, and Bransford, by his said will, were limited and devised.

With respect to the 100*l.*, there is no trace whatever of its having been received by the corporation. It was given during the Civil Wars, in which the charitable gifts to the corporation are said to have suffered some loss.

The messuage, lands and tenements, described in the will to have been in Powick, Wicke, Leigh, and Bransford, appear at the present day to constitute a farm, with a homestead, barns and stables, and about 140 acres of land.

About 40 years ago an exchange was made of some pieces of charity-land for other lands judged to be more conveniently situated; which exchange, we understand upon inquiry, was beneficial to the charity.

This farm is now let to John Dakin Only, esquire, as tenant from year to year, at the rent of 208*l.* 3*s.*, which was settled upon the valuation of an experienced surveyor. The rent has varied at different times since the year 1810; in 1814 it was 310*l.*, but it was afterwards reduced for the following reasons, stated in a memorandum in the account-book of the charity.

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Joseph Worfield's  
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continued.

" 1816, August 19th.—Present, Anthony Lechmere, esquire, mayor, Samuel Garmstone, Richard Nash, Thomas Carden, William Morton and Benjamin Johnson.

The treasurer's account was audited and settled, and the arrear reported to be due from Mr. John Only, the tenant of the Bransford estate, was taken into consideration; and it appearing that the trustees could not give him the possession of several pieces of land agreed for at his first entrance, and which were described in Mr. Aird's map as belonging to the charity, but on the inclosure of Bransford had been given in exchange to other persons, the contract for a lease as originally intended was dissolved.

And it having been certified that Mr. Only had made considerable improvements in the farm, and had done a great deal of hauling for repairs and new buildings, and had a bill against the trustees on account thereof, it did not appear to the trustees just and proper to open the letting of the farm, but to give Mr. Only, as tenant, the preference to continue the farm at a fair rent, and such rent having been ascertained on behalf of the charity, by an actual survey by Mr. Thomas Fulljames and Mr. Thomas Wheeler, two experienced and competent persons, at the sum of 208*l.* 3*s.*, the same was approved by this meeting, whereby the balance was reduced, and the whole of Mr. Only's account was stated, settled, and allowed as follows:

Dr. Mr. John Only:		£.	s.	d.
To 4½ years rent, at 208 <i>l.</i> 3 <i>s.</i> , due at Lammas 1816	- - -	936	13	6
In part whereof he has paid the treasurer	- - -	300	-	-
		<hr/>		
		636	13	6
Allow				
Land-tax four years, at 8 <i>l.</i> 4 <i>s.</i>	- - -	32	16	-
Property-tax four years and two months, at 20 <i>l.</i>	- - -	83	6	8
		<hr/>		
		116	2	8
		<hr/>		
	Balance	520	10	10
<hr/>				
Cr.				
By Mr. Onley's bill allowed for repairs *	- - -	505	8	1½
Deduct therefrom for timber and bark, &c.	- - -	39	-	6
		<hr/>		
		466	7	7½
		<hr/>		
		£.	54	3 9½
<hr/>				
* Mr. Onley's whole bill, including cash-payments	- - -	932	3	6½
Extract the cash-payments	- - -	300	-	-
		<hr/>		
		£.	632	3 6
Deduct the taxes therein contained	- - -	117	3	7
Items not allowed for hauling, &c.	- - -	9	11	10
		<hr/>		
		126	15	5
		<hr/>		
		£.	505	8 1½

It is proper to observe further, in explanation that the sum of 310*l.*, for the rent was carried to that amount by an extraordinary competition excited among the bidders by temporary circumstances, and personal opposition.

Down to the year 1810 this estate was held upon two leases for 99 years, made about the year 1737, to John Garway, a principal member of the corporation, at the rents of 18*l.* and 32*l.*, together 50*l.* per annum. That which was let to him for 18*l.* having been previously let at 17*l.*, and that which was let to him for 32*l.* having been previously let for 28*l.* The same leases contained a covenant for the lessee to lay out 200*l.* upon the premises, which 200*l.* never was expended, nor any buildings erected by him or his representatives, nor was the sum of 200*l.* paid, or otherwise accounted for.

The above leases also contained an extraordinary covenant in favour of the lessee, giving him the power to cut down timber upon the estate, leaving sufficient standing thereupon for repairing buildings on the premises.

The terms of these leases appear to have been censurably low and inadequate; but about the year 1810 they were given up, at the instance of the corporation, before their expiration, on the ground of the estate having been improperly let as charity-



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charity-property; and upon that arrangement with the representatives of Garway no notice was taken of the 200*l.*, nor was any money paid to the corporation by way of compensating for the deficiency in the rents reserved upon the leases so surrendered, but we are given to understand that Mr. Garway became a bankrupt, and died insolvent.

From the accounts, which have been regularly kept from the commencement, it appears that the rent of lands in the parish of Dodderhill has been received by the steward of this charity, and these lands the corporation can trace to no other source than the bounty of Joseph Worfield the testator. And as the rent of these lands, according to those early accounts, was originally 10*l.* 5*s.*, the probability is that Joseph Worfield, the cousin, performed his condition by purchasing and conveying the lands at Dodderhill in the manner described by the will.

In the last lease of these lands, which was made 2d February 1811, to James Carroll, for a term of 14 years thence next ensuing, the premises at Dodderhill are described to be a messuage or tenement situate at Piper's Hill, with the garden and orchard thereunto adjoining, containing by admeasurement 2*r.* 17*p.*; a close of arable-land called the Home Close, adjoining to the said messuage, containing by admeasurement 1*a.* 1*r.* 13*p.*; a piece of ground adjoining thereto called the Meadow, containing by admeasurement 2*a.* 1*r.* 10*p.*; a piece of arable land called the Three Acres, containing by admeasurement 2*a.* 1*r.* 17*p.*; another piece of arable-land called the Two Acres, adjoining to the said last-mentioned piece, containing by admeasurement 1*a.* 2*r.* 33*p.*; a piece of meadow ground, adjoining the two last-mentioned pieces, called Cooksaves Meadow, containing by admeasurement 4*a.* 1*r.* 31*p.*; all which premises were situate in the parish of Dodderhill, in the county of Worcester, the total amount of acreage being 12*a.* 3*r.* 1*p.*

Upon the lease above mentioned a rent of 31*l.* 10*s.* was reserved, and the tenant holds over upon the same terms. The rent reserved upon the lease immediately preceding was 20*l.*

The total amount of the rents of the two estates is now 239*l.* 13*s.* which, after the usual disbursements, is applied in exhibitions at the university, to which young persons born at any of the parishes mentioned in the will are considered as eligible.

The amount of the rents and disbursements having been fluctuating, the applicable income of the charity has of course varied in its amount. Eligible candidates have also not always presented themselves for existing vacancies, so that there have been occasional accumulations, from which circumstances it has followed that the exhibitions allowed to the young men have been greater or less, according to circumstances. The lowest and highest sums appear to have been 10*l.* and 30*l.*

There are now only seven students at the university, each of whom receives 30*l.* a year.

This charity is stated to have been confined to persons born at one or other of the places mentioned in the will; and the other injunction of the testator, that no opulent person, or one who is of sufficient ability to maintain, without help, his son at school or the university, should receive the benefit of this charity, does not appear to have been departed from.

The accounts show the items of receipt and expenditure, and carry over the balances; the last balance on the settlement of the charity-accounts in May 1827 being 31*l.* 6*s.* 1*d.*

MARGARET BROWN'S CHARITY.

The corporation have not the original document of the gift of *Margaret Brown*, but in an old book belonging to them, intitled, "An Account of all the Lands and Sums of Money given to the Corporation of the city of Worcester for charitable uses, whereby the Magistrates may the more easily keep the said Gifts in remembrance," it is stated that Margaret Brown, some time of the city of Worcester, widow, by her Deed of Feoffment, dated 18th day of April, in the second year of Queen Elizabeth, gave to the corporation of this city one messuage or tenement, and garden, lying and being in the Nelder-street, (now called Pump-street,) within the city of Worcester, to the intent that the head-officers for the time being, calling unto them such as had been head-officers of the said city, should distribute and pay the rents and profits thereof unto the poor people of the said city, at one or two times in

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the year, at their discretion; and that the said Margaret Brown being in her lifetime lawfully possessed of one parcel of arable-land, called Hangman's Acre, containing by estimation  $5\frac{1}{2}$  acres, lying near the claypit, in the parish of Caines, in the county of Worcester, under a lease made by one John Callowhill, gentleman, for 1000 years, under the yearly rent of one red rose, and of and in one little close of pasture called Little Losemore, lying near the claypits, and shooting upon Great Losemore; and of and in two parcels of ground or arable-land, the one called the Harp, lying above the claypits, containing six acres, and the other being above that, on the right hand, in a field called Windmill Field, containing two acres, called by the name of the Fort, under a lease thereof made by John Callowhill, for a term of 400 years, did by her assignment, dated 18th day of April, 2d Queen Elizabeth, grant, assign and set over the said ground called Hangman's Acre, and all her estate therein, together with the said indenture of lease, unto the said corporation of the city of Worcester, to the end that the head-officers, calling unto them such as had been head-officers, should distribute, pay, and give to the poor of the said city, during the time in the said lease unexpired, the issues, rents and profits issuing out of the same, at one or two times in the year, at their discretion.

And the said Margaret Brown by another assignment, bearing even date with the former, did grant, assign and set over, unto the corporation of the said city, the said other three parcels of ground called the Harp, and Little Losemore, during so many years as were then unexpired of the said term of 400 years, to the intent that the head-officers of the said city should distribute to the poor of the said city the rents, issues, and profits at one or two times in the year, at their discretion.

The messuage and garden above described as lying in Pump-street cannot now be identified. It is conjectured that it may form part of certain premises purchased by Mr. Houseman of late Wakeman Long's executors, for which a rent is paid to the corporation of 8 s. a year, and 2 s. capon-money.

The corporation are in possession of the piece of land called Hangman's Acre, now called Ackman's Acre, containing, by an admeasurement made in 1824, 3 A. 1 R. 26 P., but since reduced in quantity by the appropriation of a part to the purposes of the Birmingham and Worcester Canal.

This piece of land was let by the corporation to a Mr. Stallard, at the rent of 25 l. 3 s. a year, under a lease for 21 years, which expired at Michaelmas last, and it is now proposed to let the premises by public auction.

The close of pasture called Little Losemore adjoins the Losemore canal-bridge, nearly opposite the gasworks, on the right-hand going from Worcester. Little Losemore has never at any time been the subject of a distinct letting, being formerly considered of little or no value; it was included in the general letting of Mrs. Brown's property. Some years ago a portion of Little Losemore was taken into the public road by the commissioners, and the residue remained for some time in total neglect, except that it has been occasionally used to receive dung, and, of late, heaps of stones for the repairs of the road. This ground, however, has become valuable in consequence of the canal being brought along it, and the corporation are about, in behalf of the charity, to assert their property in the same.

The premises called the Fort, consisting, by the admeasurement before mentioned, of 2 A. 1 R. 3 P., were let to Mr. William Whitehouse, at a rent of 14 l. 10 s. upon a lease, which expired at Michaelmas-day last.

The premises called the Harp, originally containing six acres, has been reduced by a road made through it to 4 A. 0 R. 12 P. They were let to Mr. Price and Mr. Reed, upon leases of 21 years, at rents amounting together to 29 l. a year. These leases also expired at Michaelmas last.

Prior to the year 1802 the whole of the above-mentioned property, except the house in Pump-street, was let for 21 l. per annum. The present amount of the rents is 69 l. 1 s., which, with other sums of money coming from various sources, have been distributed at Christmas and on Good Friday among the poor of the different parishes of the city.

As the leases are now expired it is proposed to call upon the trustees of the canal to pay an adequate rent for the land taken by them.



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the Corporation.  
Lands and Annual  
Rents purchased  
by Robert Youle.

LANDS AND ANNUAL RENTS PURCHASED BY ROBERT YOULE.

The gifts of *Catherine Heywood* and *Thomas Prestwood*, of 100 marks, and 10*l.* respectively, and laid out, as appears by the book of charities belonging to the corporation before mentioned, in the purchase of some lands, and also of some rents, will be more particularly mentioned in the account hereafter given of the Trinity Almshouse, which has always received the benefit of the messuages and tenements which formed a part of that purchase; but the rents of an acre of land lying in Horse-lane, in the parish of St. Nicholas, a messuage in the High-street, and two or three small gardens, and the following rentcharges, made also a part of that purchase, and these have always been vested in the corporation, and disposed of by them.

The rent derived from the acre of land in Horse-lane has been only 5*s.* chief-rent. The premises in High-street are let for 8*l.* per annum, and the gardens for 3*l.* 3*s.* per annum.

The rents alluded to are

3*s.* 4*d.* issuing out of a messuage in the parish of All Saints, formerly in the tenure of Maurice Ap David:

3*s.* 4*d.* issuing out of another messuage in the said parish of All Saints, sometime in the occupation of Richard Hunt:

5*s.* 8*d.* issuing out of a messuage in the parish of St. Swithin, sometime in the occupation of William Spetchley.

12*d.* issuing out of a messuage sometime in the occupation of one John Ainsworth; all which were to be disposed of for the best benefit of the poor within the said city, according to the book of charities.

The first of the above-mentioned rents is still payable out of a house in All Saints, now in the possession of Mr. Cripps, a wine-merchant. The next above mentioned is also payable out of premises in the same parish now called the Unicorn Inn. The two succeeding rents of 5*s.* 8*d.* and 12*d.* are now consolidated, and paid out of a house in St. Swithin's, in the possession of Mr. Stevenson, a druggist.

All these rents have for some years been received by the sheriff of the city and county of the same city, for the purpose of distributing them in execution of the trust reposed in the corporation, together with other monies paid to him upon a similar account, and whose receipts and disbursements have been laid before us.

ROBERT YOULE'S CHARITY.

*Robert Youle*, by his Will, made in 1560, as appears by the book of charities, gave to the commoners of the city of Worcester, being none of the chamber of the said city, and such as were not assessed at 5*l.* in goods, and upwards, to the queen's majesty for the subsidy, one messuage in the Broad-street, called the Antelope, then of the value of 4*l.* 10*s.* per annum, and all those houses or tenements in the parish of St. Andrew, of 3*l.* 13*s.* 4*d.* per annum, and one tenement in Baxter-street, in the parish of St. Swithin, at 12*s.* rent per annum, the rents, issues, and profits whereof should be employed and bestowed, for ever, for the payment, as far as it would stretch, of such taxes, subsidies, fifteenths, contributions, harnessing of men for the wars, and the payments which should from time to time be laid upon the poor commoners of the said city, and to none other use or employment.

Robert Youle's  
Charity.

The house called the Antelope is now a saddler's shop in Broad-street.

Some of the houses mentioned in the will to be in the parish of St. Andrew, which stood together, appear to have been formerly used as a guard-house when soldiers were quartered in the city. But by an Indenture, dated 24th March 1778, between the corporation of the one part, and Richard Southall and John Elcocks, of the other part, the corporation, in consideration of 14*l.*, being the amount of arrears of rent, demised to the said Richard Southall and John Elcocks all those several decayed messuages or tenements and dwelling-houses situate in Caines-street, Little Fish-street, and Warmstrey Slip, in the several parishes of St. Andrew and St. Alban; and also one other messuage situate in Caines-street aforesaid; to hold the same for the term of 41 years, commencing from 29th September then next, at a rent of 7*l.*; and the said indenture contained a covenant on the part of the said lessees, at their own costs and charges to repair and build the said demised premises.

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continued.

The above lease came by assignments to John Hebbrow, and afterwards to his executors, and the covenant to build was carried into effect by John Hebbrow. They now consist of 14 small tenements, lying together in or near Little Fish-street.

The house in Baxter-street now makes part of the shambles in the meat-market.

The total rent arising from these premises is 18*l.* 17*s.* 6*d.*, which the corporation have treated as part of their own income, but they allege and show by their books that they have disbursed many large sums, at various times, towards the internal defence of the country; and we find among other such payments a voluntary contribution of 500*l.* for prosecuting the late war.

Charities of  
Lawrence Palmer  
and John Chappell.

CHARITIES OF LAWRENCE PALMER AND JOHN CHAPPELL.

*Lawrence Palmer*, of Alcester, in the county of Warwick, in the year 1604, gave to the corporation of this city the sum of 20*l.*, to be used and employed for the best benefit of the poor of the said city for ever.

And *John Chappell*, of the City of Worcester, gave to the corporation for buying corn for the poor, 20*l.*—[From the Book of Charities.]

The above-mentioned two sums of money were laid out in the purchase of a small estate situate at Longdon, consisting of 32*a.* 1*r.* 1*p.*, which land is now let to a yearly tenant, at the annual rent of 34*l.* 10*s.* It was let in the year 1790 for 21*l.* 15*s.*

The rent of the above property, subject to a chief-rent of 2*s.* 6*d.*, is distributed on St. Thomas's-day with other charity-mones in the disposition of the corporation among the poor of the city.

Thomas Bonner's  
Charity.

THOMAS BONNER'S CHARITY.

*Thomas Bonner*, by his Will, dated 20th February 1607, gave to the corporation the sum of 100*l.*, 20*l.* thereof for the maintenance of a preacher in the city; 40*l.* to the use of the poor, and the other 40*l.* to be lent to four young men, two to be free of the Company of Mercers, and the other two of the Company of Clothiers, each to have 10*l.* for the time of three years, paying for the same yearly, 10 dozen of white bread, to be given upon Christmas-eve to the poor; four dozen were to be for the parish of All-Saints, and the other six dozen to the several parishes within the city, in rotation, to begin with St. Nicholas.—[From the Book of Charities.]

£.2. 2*s.* is paid to a preacher on the day of electing the mayor and city-officers, and the interest of 60*l.* is stated to be included in the general annual distribution of bread to the poor by the corporation.

Charities of  
George Sherriffe,  
&c.

CHARITIES OF GEORGE SHERRIFFE, MARY WARMSTREY, AND EDMUND SIMONDS.

*George Sherriffe*, sometime of Grimley, in the county of Worcester, by his Will, dated 1st April 1616, gave to the corporation of the city of Worcester the sum of 40*s.*, to be employed for the best use of the poor; after whose decease *Joice Sherriffe*, the wife and executrix of the said testator, out of her free will and charitable mind, gave 40*s.* more unto the corporation, to be disposed of by the officers for the time being to the benefit of the poor within the said city.

*Mary Warmstrey* gave to the corporation 10*l.*, to be employed for the best benefit of the poor within the said city for ever.

And *Edmund Simonds* gave to the corporation 5*l.*, to be employed in the same way.

These three gifts, which we find recorded in the above-mentioned book of charities, were together laid out in the purchase of some premises called the Stacking House, situate at Hartlebury, near Stourport, which was formerly used by the corporation as a receptacle for coals to be given in charity, but which for these last 10 years has been let to John Yeates, of Stourport, at an annual rent of 10*s.*, and 2*s.* capon-money.

As soon as the present lease, of which there are upwards of 20 years to come, is run out, a great deal more is expected to be made of these premises by letting them at a rack-rent. The present tenant holds on the above-mentioned low terms in consideration of his having undertaken to build upon the premises, and we understand he has made a wharf and erected some warehouses upon the ground.

The



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The 10s. rent has made a part of the general distribution on St. Thomas's-day.

Worcester.

Charities  
vested in and under  
the management of  
the Corporation.

Lady Booth's  
Charity.

LADY BOOTH'S CHARITY.

The book of charities, to which we have already alluded, contains an entry to the following effect :

Dame *Elizabeth Booth*, of the city of Bath, in the county of Somerset, widow, gave unto the corporation of this city the sum of 100*l.*, to be let out at 12*d.* in the pound, to 10 poor tradesmen, housekeepers, and artificers, for one whole year, viz. to every of them 10*l.*, and none to have above the said sum of 10*l.*, and to give good security for the same, which security was to be renewed every year, and the interest to be bestowed as follows, viz. that the said mayor and aldermen, and citizens, should, upon the 18th day of October yearly, bestow 5*l.*, being the interest of the said 100*l.* for one year, in good and wholesome bread, to be given unto 24 poor aged persons of the same city every Sunday in the year for ever, a penny loaf a-piece. And the Sunday next before Christmas yearly, each of the said 24 persons to have three penny loaves a-piece, and the clerks of the parishes or churches in the said city that should take pains for delivery thereof, to have on the said Sunday before Christmas amongst them 5*s.* 8*d.*, to be had out of the advantage or poundage of the said bread all the year, and so to have continuance for ever, as by her deed, dated 27th December 1623, it would plainly appear.

The 100*l.* given by Lady Booth has long ago been lost sight of ; but whether in consequence of lending it out as directed by the will, or how otherwise, does not appear ; the corporation, however, consider it as a charge upon their own estates, and in reference to the same, give bread to the amount of 5*l.* per annum to the poor of the several parishes of St. Nicholas, St. Alban, St. Helen, St. Clement, St. Martin, St. Swithin, All Saints, St. Andrew, and St. Peter, 2*s.* in each week.

WILLIAM SWADDON'S CHARITY.

This donation appears to have been made by a deed of grant, of which the corporation are not now in possession, but in the book of charities before mentioned is the following entry :

W. Swaddon's  
Charity.

" *William Swaddon*, D. D., and Elizabeth his wife, gave unto the corporation of this city of Worcester the sum of 4*l.* per annum, for ever, issuing out of certain lands in Singleberrow, in the county of Bucks, to be distributed amongst the poor of the said city, yearly, 8*s.* whereof is yearly, by the said corporation, to be paid to the poor of the parish of St. Michael, in Bedwardine, as by their deed of feoffment remaining in the treasury of the said city, bearing 1st day of November in the year 1623."

The proprietor of the lands at Singleberrow above referred to pays by himself or his agent the annual sum of 4*l.*, which, after paying thereout 2*s.* for the trouble of receiving it, and 2*s.* to the town-clerk of the corporation, is distributed every St. Thomas's-day among the poor of the city generally, always including the poor of the parish of St. Michael. The sum of 8*s.* will for the future be first paid to the churchwardens of St. Michael, and the remainder distributed among the poor of the other parishes.

MARY FREEMAN'S CHARITY.

Mrs. *Mary Freeman*, of Bockleton, in the county of Worcester, gave by her Will, dated 20th December 1624, to the corporation of this city, the sum of 10*l.*, to be put out to the best use, the one half of the benefit thereof to be bestowed in bread for the use of the poor people there, for ever, to begin in All Saints, and so to go through the city ; and the other half towards the maintenance of a preacher, as Mr. Bonner had appointed by his will, and so to have continuance for ever. [Book of Charities.]

Mary Freeman's  
Charity.

For the interest of the 10*l.* the corporation expend annually 10*s.* in bread, which is distributed annually among the poor of the city.

JOHN PALMER'S CHARITY.

*John Palmer*, by his Will, dated 18th July 1628, bequeathed 120*l.* to the corporation ; the sum of 100*l.* whereof was to be for the maintenance of a school-master in Suckley, and 20*l.* to be laid out in corn for the poor, when it was

John Palmer's  
Charity.

Worcester.  
Charities  
vested in and under  
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the Corporation.

cheap, and to be kept in store, and when corn should be dear to be sold to the poor in the city at such moderate rates as that the said 20*l.* might again be raised. [Book of Charities.]

As far back as the accounts go it appears, that in reference to this gift the corporation have paid 6*l.* per annum to a schoolmaster at Suckley, towards his salary, for teaching the children of the poor in that place.

William Solly's  
Charity.

WILLIAM SOLLY'S CHARITY.

*William Solly*, of Worcester, by his Will, dated 9th June 1686, gave to Alice his wife, and to her heirs, for ever, all his messuage, house or tenement, situate near the quay, in the city of Worcester, and then in the occupation of one Walker Newie, upon trust, that the said Alice should yearly, for ever, within one week before Christmas-day, out of the rents and profits of the said messuage buy and provide three tons of stone-coals or pit-coals, to be distributed among certain poor persons within the said city, in manner following, viz.; one ton to the poor of the parish of St. Andrew, one ton to the poor of the parish of All Saints, and one ton to the poor of the parish of St. Nicholas, within the said city, viz., to 10 poor people, being five poor men and five poor women of every of the said several parishes a draught of coals a-piece, to be delivered, distributed, and disposed of by the said Alice to such poor of the said parishes as she should appoint during her life, and after her death at the discretion and appointment of the mayor and aldermen of the said city for the time being, or the greater part of them.

As the mayor and aldermen have had nothing more vested in them than the mere appointment of the persons to receive the benefit of the charity, who were to be the poor of the said three parishes in the said will mentioned, the distribution of the coal has been left to the parishes therein named, into whose disposition of the same we shall inquire when we come to those parishes.

T. Lord Coventry's  
Charity.

THOMAS LORD COVENTRY'S CHARITY.

According to the above-mentioned book of donations, *Thomas Lord Coventry*, by his Deed, bearing date in 1657, gave unto Sir John Packington, and others, their heirs and assigns, for ever, one annuity or yearly rent of 25*l.*, to be issuing out of meadow-ground lying in Powick, in the county of Worcester, called the Great Hamme, to be paid at Lady-day and Michaelmas-day in the town-hall of the city of Worcester, upon trust, that they his said trustees should from time to time thereafter pay the said annuity unto the mayor, three senior aldermen, sheriff, and town-clerk of the said city of Worcester, to the intent that they the said mayor and others should pay and dispose of the same to such of the inhabitants then residing within the said city of Worcester as the said Lord Coventry, and his heirs should appoint by some note in writing under his or their hands, and in default of such appointment within the space of 14 days after any of the said days of payment, that they the said mayor and others should pay the said annuity, or so much thereof as should not be appointed, to such of the inhabitants then residing within the said city of Worcester as they the said mayor and others should in their wisdoms and charitable dispositions think fit.

This annuity of 25*l.* has been regularly paid by Lord Coventry and his heirs to the corporation of the city, and distributed by nine of the members of the corporation, appointed pursuant to a chamber order made previous to St. Thomas's-day, among the poor of the nine several parishes of the city, in the following proportions: All Saints, 3*l.* 6*s.* 8*d.*; St. Alban, 1*l.*; St. Andrew, 3*l.* 6*s.* 8*d.*; St. Clement, 2*l.*; St. Helen, 3*l.* 6*s.* 8*d.*; St. Martin, 3*l.*; St. Nicholas, 3*l.* 6*s.* 8*d.*; St. Peter, 3*l.*; and St. Swithin, 2*l.* 13*s.* 4*d.*

A list of the persons to whom these gentlemen have distributed it has always been kept by themselves, but for the future it is intended that the lists of the persons receiving the benefaction shall be returned into, and filed in, the vice-chamberlain's office.

Maurice Hiller's  
Charity.

MAURICE HILLER'S CHARITY.

*Maurice Hiller* gave to this city a messuage and close containing six acres, called Hoopers, lying in Kempley, in the county of Gloucester, the profits thereof to be yearly, on the 1st day of November, laid out in buying necessaries and warm clothes for such and so many poor people as were not of ability to buy



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buy for themselves, as the mayor, aldermen, and citizens, in their discretion, should think fit. [From the Book of Charities.]

The property called Hooper's consists of about the quantity assigned to it by the will. The rent of this land is 4*l.*, reduced by the land-tax, and fees for receiving it, to 3*l.* From a blameable inadvertence the above rent (which when it was first reserved may have been equal to the value of the land, the access to it having been difficult from the state of the roads,) has continued at the same amount to the present time; but it is now intended to give the tenant notice to quit, in order that a fair rent may be reserved.

The rent above mentioned has made a part of the aggregate sum distributed to the poor on St. Thomas's-day and Good Friday.

CHARITIES OF WILLIAM NORTON AND THOMAS SHEPHEARD.

The corporation have no documents in their possession to show the origin or first receipt of this charity of *William Norton*, but in an order-book of the chamber of the city is the following entry :

" 1723-4, 8th January.—Ordered, that *William Ballard*, esquire, mayor, *Robert Vaughan*, gentleman, sheriff, and *Mr. Moses Winsmore* and *Mr. Shadrack Pride*, the two chamberlains, or the major part of them, be and are hereby authorized and empowered to dispose of the interest of the 200*l.* given by *William Norton*, esquire, to this city, to such poor prisoners in the gaol of this city, as they or the major part of them shall think proper (not going or doing any thing contrary to the will of the donor), and whatever they or the major part of them do therein, the whole chamber do agree to ratify and confirm."

And in the old book of the charities of the corporation before referred to is an entry in the following words :

" At a chamber-meeting, held the 11th of October 1734, the following instrument was this day read and approved, and ordered that the common seal of the corporation be affixed thereto :

" We, the mayor, aldermen and citizens of the city of Worcester, in common council assembled, do hereby acknowledge and declare, that *Thomas Shephard*, of Hallow, in the county of Worcester, gentleman, hath given and this day paid unto us the sum of 100*l.* of lawful money of Great Britain, upon this special trust and confidence in us reposed, that we, the said corporation and our successors, do and shall for ever hereafter answer and pay interest for the same, after the rate of 5*l.* per centum per annum, and from time to time, as there shall be occasion, apply such interest-money to and for the releasing and discharging of such poor prisoners for debt or gaol-fees as shall have been confined in the common gaol of the said city, for three months or upwards (always regarding the greatest and most proper objects of charity); in consideration of which said sum of 100*l.*, (which is hereby accepted with the utmost gratitude), we, the said mayor, aldermen and citizens of the said city of Worcester, do hereby, for ourselves and successors, faithfully promise and agree to execute and perform the said trust, and for ever hereafter from time to time, as proper objects shall offer, to pay and apply the clear annual sum of 5*l.* to and for the discharging the intention and design of the said *Mr. Thomas Shephard* hereinbefore mentioned, and not otherwise; and in testimony of such his benefaction, and our acknowledgment, we do hereby direct that one part of these presents be exemplified under our common seal, and delivered to the said *Mr. Thomas Shephard*."

It appears from the documents before mentioned that the corporation have received the above two sums of 200*l.* on account of *Norton's* charity, and 100*l.* on account of *Shephard's*; but their books up to the year 1789 having been partly lost, and partly left in great confusion, it has been found impossible to trace the payment of the interest paid for the relief of the poor prisoners farther back than that year. From that period, the accounts which have been produced to the present time show that the different sums of money advanced for the use of the prisoners, from 1790 down to the present year, (1827), amount to the sum of 284*l.* 4*s.* 10*d.*; and the interest of the two sums of 200*l.* and 100*l.*, at 5-per-cent, from the year 1790, to the sum of 555*l.*; from which being deducted the sum of 284*l.* 4*s.* 10*d.*, the corporation are answerable for the sum of 270*l.* 15*s.* 2*d.* to the purposes of the charity, which they engage themselves to apply accordingly.

Worcester.

Charities  
vested in and under  
the management of  
the Corporation.

Charities of  
*W. Norton* and  
*T. Shephard*.

Worcester.  
 ———  
 Charities  
 vested in and under  
 the management of  
 the Corporation.  
 James Steward's  
 Charity.

It may be inferred, that before the period from which the account is taken as above, the claims on this fund were much greater than since the Insolvent Debtors Acts have been in operation.

JAMES STEWARD'S CHARITY.

The corporation have no copy or extract of Mr. *Steward's* Will; and we only learn from their accounts the existence of any donation attributable to this donor.

By those accounts it appears that in the year 1792 Mr. Alderman Nash paid into the hands of the vice-chamberlain the sum of 50*l.*, as a legacy of Mr. John Steward, of the city of Worcester, the interest thereof to be paid by the corporation to the almswomen in Trinity Hospital; and in the sequel of the same account it appears that the annual sum of 2*l.* 10*s.* 9*d.*, in respect of this donation, was paid by the vice-chamberlain on the 2d of February in every year, to the 29 almswomen, in portions of 1*s.* 9*d.* each.

[N. B. The will of James Steward has been searched for, both in the Court of the diocese of Worcester, and also at Doctors Commons, without success.]

BENJAMIN THORPE'S CHARITY.

Benjamin Thorpe's  
 Charity.

*Benjamin Thorpe*, of the parish of St. Swithin, in the city of Worcester, by his Will, dated the 26th day of March 1716, gave unto the poor of the city of Worcester the yearly sum of 5*l.*, the same to be applied by his executors thereinafter named, or the heirs, executors, or administrators of his brother Joseph Thorpe, one of his said executors, in buying yearly for 10 poor men of the said city 10 coats; and he did thereby order and direct that the said coats should be distributed and given by his said executors, or the heirs, executors or administrators of his said brother Joseph Thorpe, yearly, for ever, after his decease, upon All Saints-day, unto such 10 poor men of the said city as he or they should think fit; and for the better securing the said yearly sum of 5*l.* for ever, for the use of the said poor as aforesaid, the said testator thereby gave and bequeathed unto his said brother Joseph Thorpe the sum of 400*l.*, and did order and direct that the same should be laid out in purchasing to his said brother Joseph Thorpe, and his heirs and assigns for ever, lands or tenements of inheritance in fee-simple as soon as a convenient purchase could be had, and such premises being purchased, the said testator did by his said will charge and subject the same with the raising and payment of the said yearly sum of 5*l.* for buying of the said 10 coats, to be distributed yearly, for ever, upon the said All Saints-day as aforesaid.

We have not been able to ascertain by any existing documents in what manner the 400*l.* so bequeathed by Benjamin Thorpe was disposed of; but we find that the Rev. R. R. Vaughton, of Arly, near Birmingham, admits the 5*l.* per annum to be payable by him as a charge upon an estate belonging to him, called Howley Grange, in the parish of Hales Owen, in the county of Salop. This annuity had been omitted to be applied for during a considerable period before the year 1801, when the arrears amounted to 60*l.*, which being then paid to the corporation was invested by them in the purchase of 50*l.* Irish 5 per-cent stock, producing an annual dividend of 2*l.* 10*s.*, which added to the 5*l.* makes the income applicable to the charity of 7*l.* 10*s.*

Mr. Vaughton has since the period above mentioned been regular in his payments, and the corporation-accounts respecting this charity show the application of this annual sum without any charges or abatements.

The 7*l.* 10*s.* is applied in the purchase of cloth, and paying for making it up for the clothing of poor freemen of the city, together with other sums applicable to the same purpose.

JOHN FLEET'S GIFT.

John Fleet's Gift.

*John Fleet*, sometime of Hallow, esq. appears, by an extract preserved in the book of charities belonging to the corporation, to have given by his Deed, bearing date 27th June, 37th Elizabeth, six fates or bullaries, in Droitwich, then of the yearly value of 36*l.* to the corporation of Worcester, for ever, 4*l.* of which was to be given on St. Thomas's-day and Good Friday, to the inhabitants in the eight almshouses in Powick's-lane, founded by John Fleet, the grandfather of the donor, and 12*l.* to other poor people wanting relief in the same city,



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city, as to the mayor and aldermen, and four of the most ancient citizens, should seem convenient, and the residue of the profits were to be employed in loans upon good securities to weavers and clothiers, and to be laid up and accumulated in the manner therein mentioned.

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Charities  
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the Corporation.

These fates or bullaries were, as we learn, salt-vats, which have long been worn out, and become unproductive. We cannot find that there is any trace in the books of the corporation of any thing having ever been received under this charity.

HUGH ATWELL'S CHARITY.

*Hugh Atwell*, clerk, gave to the corporation the sum of 3*l.* 6*s.* 8*d.* to be employed as a stock to set the poor to work to be disposed of by the masters of the city on such as they should think fit. [From the Book of Charities.]

Hugh Atwell's  
Charity.

The corporation have no account of this charity but what appears in the above mentioned book of charities, and it cannot be said to be in operation unless it can be considered as answered by their general distribution of charities.

NICHOLAS ARCHBOLD'S CHARITY.

*Nicholas Archbold* gave to the corporation of the city of Worcester, for the use and benefit of young beginners and other honest citizens, and towards the relief of the poor there, and of the Hospital of St. Oswald, near the said city, for ever, the sum of 30*l.* [Book of Charities.]

Nich. Archbold's  
Charity.

The above-mentioned book of charities contains a note expressing that this money was never received by the corporation.

THOMAS WALSGROVE'S CHARITY.

*Thomas Walsgrove*, by his Will, dated 16th December 16th Jac. 1, gave to the corporation of Worcester two messuages and tenements in Fish-street, sometime in the occupation of John Collier, and certain tenements in the Foregate-street, whereof some were adjoining near unto Saint Swithin's-lane, for and towards the erecting of a place for the bringing up of poor children in a laborious and painful course of life, 3*l.* whereof were out of the profits of the same lands yearly, to be allowed to the master or governor of the said children, and 3*s.* 4*d.* to a clerk for receiving and keeping an account thereof. [From Book of Charities.]

T. Walsgrove's  
Charity.

Whether any property ever came to the corporation under this gift of Thomas Walsgrove seems to be wholly unknown and untraceable. Nothing whatever exists to show that it was ever enjoyed, or to point out the subject of the devise.

PHILIP STURLEY'S GIFT.

*Philip Sturley*, of the city of Worcester, in the year 1603, gave to the corporation 25*l.*, to be lent out to two poor artificers upon sufficient security, and so from four years to four years, to have continuance for ever, the interest of the money to be paid to the parish of Saint Swithin, to be laid out in bread for the poor every Sabbath-day. [From Book of Charities.]

P. Sturley's Gift.

The corporation deny any knowledge of this gift, nor as far as their records extend does there appear to be any trace of their having been received or applied.

LEWIS RANDOLPH'S CHARITY.

*Lewis Randolph* gave in the year 1613 to the corporation the sum of 100*l.*, 80*l.* thereof to be lent from time to time to four clothiers, being freemen, and inhabiting within the said city, to every of them 20*l.* for the space of two years together from the lending thereof, at the rate of 10*s.* yearly for every 20*l.*, which interest, amounting yearly unto 40*s.*, was to be annually distributed as follows, viz. to the minister and churchwardens of All Saints, 20*s.* per annum; to the minister and churchwardens of Saint Andrew, 13*s.* 4*d.*, and to the minister and churchwardens of Saint Clement, 5*s.* 8*d.*, to be by them distributed to the poor of the said several parishes, upon the feast of Saint Mathias the Apostle in every year, the said several ministers and churchwardens keeping records of the same, and the other 20*l.* to be lent to four honest butchers, being freemen, of the poorest sort, and of inhabitants there, to every of them 5*l.* a-piece for two years freely. [From the Book of Charities.]

Lewis Randolph's  
Charity.

It appears by the accounts of the corporation that the greater part of the 100*l.* so given by Lewis Randolph has been lost probably in the course of

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 William Moseley's  
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lending it, but the corporation pay to the said several parishes the respective sums directed by the donor.

WILLIAM MOSELEY'S CHARITY.

*William Moseley*, in the year 1619, gave to the corporation 20*l.*, to be lent freely, from four years to four years, to a young clothier. [From Book of Charities.]

The fate of this charity is like that of the last reported. The fund is supposed to have been lost by being lent out, and never repaid.

Thomas Tomkins's  
 Charity.

THOMAS TOMKINS'S CHARITY.

*Thomas Tomkins*, organist of the cathedral church, gave 50*l.* to the corporation, to be lent to two young tradesmen of the city, 25*l.* a-piece, for one, two, or three years, on their giving good security for the repayment of the principal, and 20*s.* yearly, as interest, which 20*s.* was to be bestowed on four aged, honest, and devout people. [Book of Charities.]

Of this charity the same account is given as of the last mentioned.

Gifts of  
 John Eliot, &c.

GIFTS OF JOHN ELIOT, GEORGE NASH, ANNE STEYNER, AND ROGER CLARKE.

*John Eliot* gave by his Will, as appears by the above-mentioned charity-book, 20*l.* to the corporation, to be lent freely, from two years to two years, to some poor young man who was free of the weavers or walkers, such as to the head-officers for the time being should seem meet, and from one poor man to another, he putting two sufficient sureties for the repayment thereof, and so to continue from two years to two years for ever. [Book of Charities.]

*George Nash* gave to the said corporation the sum of 30*l.*, to be lent freely to young beginners and occupiers for one whole year, giving good security for the same to the corporation, and so from year to year to have continuance for ever. [Book of Charities.]

*Anne Steyner* gave to the mayor, aldermen, and sheriff of the city of Worcester, 20*l.*, to divide the same into four equal parts each, to be lent out, gratis, for the space of five years to some honest poor tradesman of the city upon good security, and so from five years to five years. [From the Book of Charities].

*Roger Clarke*, by his Will, dated 1st November 1691, gave to the trade of bakers 50*l.*, to be lent out, gratis, to two young thriving bakers for five years, and so on from five years to five years, on good security. [Book of Charities.]

Of these four bequests no better account can now be given than of the preceding gift-monies, to be bestowed in loans.

Samuel Swift's  
 Charity.

SAMUEL SWIFT'S CHARITY.

*Samuel Swift*, by his Will, dated 6th July 1710, gave to the mayor, aldermen, and citizens of Worcester, the sum of 400*l.*, to be lent out, gratis, to 10 honest tradesmen, such as were young beginners, by 10 equal portions, for five years, and so on from five years to five years, on good security. [Book of Charities].

From 200*l.* to 220*l.* is said to be outstanding on loans secured by the bonds of the borrowers and their securities, and those that are due the corporation have undertaken to get in.

Sir T. White's  
 Charity.

SIR THOMAS WHITE'S CHARITY.

By the account given of this charity in the Bristol Reports [see 8th Rep. p. 585,] it appears that Worcester was included among the cities to which the bounty was to extend.

And it appears also by the bonds in the repository of the corporation that there have been receipts of money from time to time under this charity, probably according to the rotation settled by the donor, but there is no account extant to show the amount of these receipts; and from the same bonds it is evident that these monies, or some part thereof, have been lent out from time to time as directed by the donor.

We have been unable, however, after much inquiry, to collect any intelligence respecting the operation given to this charity, except that some years ago



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ago 50*l.* was paid back to the corporation, and immediately afterwards lent out to one Charles Yardley, a tradesman of Worcester, upon his bond in the penalty of 100*l.*, with two respectable sureties.

But since the commencement of our sittings, Mr. Mence, the late deputy town-clerk, has paid into the hands of the vice-chamberlain 104*l.*, which he appears to have received in 1825 from the chamberlain of Bristol, and which is intended to be lent out according to the terms of the charity.

The oblivion into which the transactions respecting this charity have fallen appears to have arisen from omission to keep a book for recording the payments and loans made under it, and we therefore regret to say that all we have been enabled to do for the ascertainment and future security of this fund has been to recommend to the corporation to commence, immediately, a regular distinct account of all that shall be done respecting the same, exhibiting its loans, losses and accessions, together with the names, residences, and trades of the borrowers and their securities.

It is impossible not to see, in the treatment of these loan-charities a very culpable remissness on the part of the corporation. They appear to have, till within these few years, employed agents and officers unqualified for the discharge of their duty in their several departments, and to have suffered loss in their own property by such improper appointments. Every disposition, however, is shown by the body, as it is at present composed, to exert their best endeavours to recover all monies owing to them as trustees of these loan-charities, and to put them into the securest and best course of application for the future.

About the year 1801, it appears that one of the payments was made to this charity, which was deposited in the office of the town-clerk. We have inquired particularly as to the fate of this money, but can find no evidence of its having been lent out at all. The corporation, therefore, have at our suggestion agreed to debit themselves with this sum, and bring it to account; but we are given to understand that demands are made upon Worcester by the city of Oxford for contributions to the expenses of a law-suit instituted by that city respecting the claims of the charity upon Sir Thomas White's estate. The corporation of Worcester has already contributed 50*l.*, and has yet to consider to what extent it will accede to the remaining demand of 175*l.* upon the same account.

Worcester.  
—  
Sir T. White's  
Charity,  
continued.

The Corporation have laid before us the following Account :

The Corporation of Worcester in account with the several Charities of the said City.

Rents and Interest of Charity Money, 1826.	£. s. d.	Payments, 1826.	£. s. d.	£. s. d.
By Lord Coventry - - -	25 - -	To Deane, baker, for Lady Booth's bread to the parishes - -	- - -	5 - -
Brown's rents, which are in future to be received by the six masters	69 1 -	To the under-mentioned parishes for bread every Good Friday :		
By Palmer Simmonds, and others rents - - - - -	34 10 -	St. Helen's - - - - -	1 16 6	
By rent of the Stacking-House -	- 10 -	All Saints - - - - -	2 11 -	
By Lady Booth's charity - - -	5 - -	St. Nicholas - - - - -	1 11 6	
By Freeman's - - - - -	- 10 -	St. Martin's - - - - -	1 14 -	
By Swaddon's - - - - -	3 16 -	St. Peter's - - - - -	2 - -	
By Hiller's - - - - -	3 - -	St. Andrew's - - - - -	2 2 -	
By Youle and others - - - - -	11 8 -	Fleet's gift - - - - -	2 - -	
By Bonner's - - - - -	2 - -	St. Clement's - - - - -	1 19 6	
By Randolph's - - - - -	2 19 -	St. Swithin's - - - - -	1 18 -	
By Warmstrey's - - - - -	- 10 -	St. Alban's - - - - -	- 13 6	
By Fleet, Chandler, and others -	12 - -			18 6 -

Rents and Interest of Charity Money, 1826.		Payments, 1826.		£. s. d.		£. s. d.	
By Balance annually over-paid by the Corporation of Worcester -	81	-	-				
		To the undermentioned pa- rishes for bread on St. Thomas's- day :					
		All Saints - - - - -	3	-	-		
		St. Nicholas - - - - -	1	16	2		
		St. Andrew's - - - - -	3	18	2		
		St. Martin's - - - - -	1	18	8		
		St. Clement's - - - - -	-	18	1		
		St. Peter's - - - - -	2	8	9		
		St. Helen's - - - - -	2	8	2		
		St. Swihin's - - - - -	1				
		St. Alban's - - - - -	-	8	11		
		St. Michael's - - - - -	-	8	-	18	5 6
		To the free school - - - - -	-	-	-	2	- -
		Saint Thomas's-day, Malden- money, &c.					
		All Saint's parish - - - - -	3	16	-		
		St. Alban's - - - - -	-	10	-		
		St. Andrew's - - - - -	2	15	-		
		St. Helen's - - - - -	2	5	-		
		St. Clement's - - - - -	2	-	-		
		St. Martin's - - - - -	2	15	-		
		St. Nicholas - - - - -	3	-	-		
		St. Peter's - - - - -	2	15	-		
		St. Swihin's - - - - -	1	18	-	21	14 -
		To payments on St. Thomas's-day, in money, &c., to the poor of the city, the names of whom are en- tered in the books of the town- clerk - - - - -	-	-	-	117	13 6
		To the poor clothiers on St. Tho- mas's-day - - - - -	-	-	-	2	- -
		To one year's ringing the eight o'clock bell - - - - -	-	-	-	2	- -
		To one year's rent of the Soup House - - - - -	-	-	-	17	- -
		To monthly payments of 28 days to 10 poor women at 2s. each, and 10 at 1s. 6d. - - - - -	-	-	-	22	5 -
		To Lord Coventry's St. Tho- mas's-day-money :					
		All Saints - - - - -	3	6	8		
		St. Alban's and St. Andrew's - -	4	6	8		
		St. Clement's - - - - -	2	-	-		
		St. Helen's - - - - -	3	6	8		
		St. Martin's - - - - -	3	-	-		
		St. Nicholas - - - - -	3	6	8		
		St. Peter's - - - - -	3	-	-		
		St. Swihin's - - - - -	2	13	4	25	- -
						£.	251 4 -
		£.	251	4	-		



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It appears by the above account, that the expenditure of the corporation on the objects enumerated on the credit-side has much exceeded the amount of their obligations under the several specific gifts, but the mode of distribution hitherto adopted, with respect to these general money and bread-charities, cannot be regarded as useful and beneficial. It has usually taken place on St. Thomas's-day, upon which a crowd of applicants have presented themselves at the town-hall as objects of charity, among whom it has been for the most part dispensed in small sums, and without the opportunity of inquiry and discrimination. This fund however will be considerably reduced by the diversion of a portion of it to the improvement of the pay and support of the Trinity almspeople, in the manner hereinafter mentioned in the Report of that charity.

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vested in and under  
the management of  
the Corporation.

The corporation have agreed and determined to fix a certain periodical meeting, for settling a list of the proper objects of these general charities, founded upon the representation of such corporators as will undertake the task of ascertaining in the parishes, wherein they respectively dwell, the real state and merits of the poor, and to send the proportionate relief to the several persons mentioned in their list, in which list is to be set opposite their names, their residences, and their cases.

It is due to the corporation to record that no charges for management have been thrown upon any of their charities.

THE FREE SCHOOL AND TRINITY ALMSHOUSES UNDER THE MANAGEMENT OF THE SIX MASTERS.

The earliest document produced to us relating to these foundations is an extract from the Will of *Thomas Wild*, which we find in an old book belonging to the corporation, recording the charities under their management, from which extract it appears that *Thomas Wild*, by his Will, dated 19th August 1558, gave unto the corporation of the city of Worcester a parcel of ground, called Little Pitchcroft, and 4½ acres of meadow, in Great Pitchcroft, for and towards the erecting and establishing of a free-school within the said city, for the bringing up of youth in their A. B., matins and even-song, and other learning, which should make them ready for the King's Grammar School.

The Free School and Trinity Almshouses under the management of the Six Masters.

From which it appears that there was a grammar-school existing at the period of the said grant.

In another book belonging to the six masters, importing to be a record of the grants to and endowments of the above establishments, the following entry first occurs;

"The grant of the Queen's Majesty, at the humble suit of *William Langley* of Worcester, surveyor of her grace's Mint in the Tower of London, in the time of service there, altering the base monies into fine silver, which God long continue. Her Majesty hath erected and founded the free-school of Worcester to continue for ever, and the almshouses in the Trinity, to continue for ever, as doth appear by her letters patent under the great seal.

The Queen's Majesty, at the humble suit of <i>William Langley</i> above mentioned, did give unto the free-school 6 <i>l.</i> 13 <i>s.</i> 4 <i>d.</i> - - - -	£. s. d.
More to the poor people - - - - -	6 13 4
More, 40 trees out of the Forest of <i>Wyer</i> , as doth appear by her Grace's bill, assigned at the humble suit of the aforesaid <i>William Langley</i> , to the building and comfort of the poor, and no otherwise, to be used by the governors and supervisors as by her Grace's letters patent doth appear to the godly meaning thereof - - - -	5 7 4
	40 trees."

The almshouses stand in a quarter of the city called the Trinity, partly in Saint Nicholas's parish, and partly in Saint Swithin's. The school is situate at some distance from the almshouses, and close to Saint Swithin's church.

By letters patent of *Queen Elizabeth*, dated in the third year of her reign, dated 23d February 1561, her said Majesty did, at the humble request of the corporation and inhabitants of the city of Worcester, for a school for A, B, C, and grammar, and the instruction and education of children, to be erected and established in the said city; and also for the continuance of divers poor inhabitants in divers houses or cottages of alms in the said city of Worcester for ever, viz. in twenty-three houses, as in time out of mind they had been resident, grant that from thenceforth there should be one school for A, B, C, and grammar, for the

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teaching erudition, and instruction of children; to teach and instruct them to read, and otherwise in good learning and manners to be taught and brought up as at old time it had been used in the said city, and should be called "The Free School in the city of Worcester for education, erudition and instruction of children." And that the aforesaid 24 cottages, commonly called the almshouses for the relief, help and sustentation of 48 poor persons in the city aforesaid, should be converted and remain so for ever. Also that the same school should continue with one master and usher; and her said majesty did further grant and ordain that six, five or four of the discreetest citizens of the said city of Worcester should be a body corporate, by the name of Governors and Supervisors of the Free School and Almshouses of the said city, by that name to have perpetual succession; and that by that name the said corporation should be of capacity in law to receive and possess lands, tenements and hereditaments, to them and their successors in fee, in perpetuity, and that they should have a common seal. And her majesty did thereby constitute six persons therein named, citizens of the said city, to be the first rulers, governors and supervisors of the free-school and almshouses of the said city; and that six, five, or four governors from time to time might make and ordain for the good government of the said school and almshouses, ordinances and statutes in writing, concerning the governance and direction of the schoolmaster, usher and scholars of the said school, and poor people in the houses aforesaid, and the stipend of the schoolmaster and usher; and that they should have full power and authority to make orders for the preservation and disposition of the rents and revenues for the sustentation of the said school and almshouses; and power was given to the said governors to appoint the schoolmaster and usher from time to time. And it was further thereby ordained, that when it should happen that any one or more of the said governors for the time being should die, that within six weeks next after the decease of such poor person, one or more other meet persons of the number of those 24 chief citizens of the city of Worcester, commonly called the Head-Council of the said city for the time being, by the said five persons, or the more part of them then living, should be chosen. And it was therein lastly ordained, that all the rents, revenues and profits of the lands, tenements and hereditaments thereafter to be given and appointed to and for the sustentation and maintenance of the said school and almshouses, should in all times to come be converted unto the sustentation of the schoolmaster and usher of the school aforesaid, and of the poor and needy persons being in the same city, and others coming to the same and not otherwise.

In the said book of grants, Mr. *Robert Youle* is recorded to have given, in lands to the free-school for ever, to the value of 13*l.* 6*s.* 8*d.*; but by what instrument or in what manner this gift was made effectual to the charity does not appear by the same entry.

We further find by the book of charities that *Catherine Heywood*, widow, by her will, dated 2d October 1559, gave unto the corporation of Worcester 100 marks, to be delivered to the chamber of the said city, to the end that it might be bestowed in lands for the poor people for ever.

And that *Thomas Prestwood* gave unto the said corporation the sum of 10*l.*, to the end that the same might be bestowed in lands to and for the best benefit of the poor of the said city.

Which said two several sums of 100 marks and 10*l.* (according to the same book), *Robert Youle*, one of the capital citizens of the said city, took into his hands, and therewith purchased

One message or tenement, and garden, in the Foregate-street.

One message or tenement, with a certain house called the School-house, since converted into a tavern, lying in Goose-lane, alias Melcheapen-street.

One other message or tenement, lying in Melcheapen-street aforesaid.

One acre of land, lying in Horse-lane, in the parish of Saint Nicholas.

One other message or tenement, lying in the High-street.

And also three gardens, in the several occupations therein mentioned.

With the same monies also certain rents were purchased, issuing out of several messuages in the city of Worcester therein enumerated, and which will be hereafter noticed, but which do not make a part of the revenues of this charity.

Whether the gift of Sir John Baker, lord-keeper of the great seal, of 5*l.* 6*s.* 8*d.*, "to the maintenance of the free-school" next mentioned, was a sum in gross, or an annual payment, does not distinctly appear. But none of the six

masters



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masters had any recollection of any such payment, nor is there any other trace of it that we could find in any document.

There next appears in the said book of grants a decree of the court of Wards and Liveries, made in Michaelmas term 1613, whereby the corporation of governors and supervisors of the said school and almshouses, who were therein recognized as the lessees for very long terms of years, under the family of the Callowhills, of the site of the late priory or nunnery of Whistons, (now called the White Ladies), with the houses, lands, and tenements therein enumerated, and which, by certain inquisitions therein referred to had been found subject to certain payments to the Crown, were discharged and exonerated therefrom, and confirmed in their leases, notwithstanding the same were prejudicial to the king's majesty on account of their length, out of regard to the charitable uses to which those leasehold interests had been devoted.

The premises described in the above document as being under these long leases to the charity, were the site of the late priory or nunnery of Whistons, with all houses, lands, and hereditaments being within the county of Worcester, and within the liberties of the city of Worcester; and also a close called London, a close called Barn Close, and the Pinfold, a close called the Harp Arde, a parcel of land in a field called Windmill Field, a field called Hangman's Acre, one Brickkiln, a close called Pitchcroft, a parcel of meadow-ground called great Pitchcroft, a windmill and five acres of land, three messuages or tenements, and gardens, lying in Foregate-street, all which said site of the said priory and other the said lands, tenements, and hereditaments above specified, are therein said to have been by John Callowhill and other persons then estated in the said lands from the same John Callowhill, by several leases yet enduring, granted to the said governors of the free-school and alms-houses for the benefit of the same.

It is observable that the decree of the court of wards includes in the enumeration of the property in the possession of the governors of the free-school and almshouses, a close of land called the Harp, a parcel of land called the Windmill Field, and a field called Hangman's Acre; and that among the gifts mentioned in the charity before reported of Margaret Brown, these same pieces or parcels of land appear to have been given by her as far back as the second year of queen Elizabeth to the corporation of the city, to distribute the rents and profits to the poor of the city, according to their discretion; and it further appears that her interest in those premises was derived to her from John Callowhill, under long leases, the lease of Hangman's Acre being for 1,000 years, and the Harp and Windmill for 400 years respectively.

The decree above mentioned was made upwards of 60 years after Margaret Browne's alleged gift to the corporation, and the discrepancy between her alleged gift to the corporation, and the specification of property in the said decree, seem incapable of being reconciled but by supposing that the corporation, in the interval between those documents, had, in the exercise of their discretion, assigned the premises called the Harp, the Windmill, and the Hangman's Acre, to the governors of the school and almshouses for the benefit of those establishments. But it is also to be inferred from the fact of there being no trace in the accounts of the school and almshouses, which begin in the year 1671, or in the leases of the hospital-property, the earliest of which is dated in 1700, of the above premises being in the possession of that establishment, that the corporation subsequently resumed this property, and transferred the benefit from the school and almshouses to other charitable objects, upon the strength of the general discretion with which Margaret Brown appears to have invested them.

Thomas Fleet, by his Will, dated the 16th day of December 1613, gave (*inter alia*) to the corporation of the six masters, being the governors of the free-school and almshouses within the said city of Worcester, and to their successors, for ever, four tenements newly builded, with the gardens thereunto belonging, situated between Froggate and Froggmill, in the parish of St. Peters, and within the liberties of the city of Worcester, which said four tenements and gardens he did ordain and appoint for ever thereafter to be almshouses for poor people to dwell in; and that the said governors and supervisors and the greater number of them, should from time to time, for ever, dispose thereof, and place in them such poor people as were honest and well-disposed persons, especially he did appoint that any poor of his name or kindred should be preferred before others. He also gave to the corporation of the six governors and supervisors

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and Trinity Alms-  
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Six Masters,  
*continued.*



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 houses under the  
 management of the  
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 continued.

of the said free-school and almshouses, and to their successors for ever, one rent-charge of 26*s.* 8*d.* by the year, to be issuing and payable yearly out of the two other tenements newly built, and the gardens to them belonging, situate near Froggmill Pound without Froggate, within the liberties of the said city of Worcester, and in the parish of St. Peter aforesaid, (which said rent-charge of 26*s.* 8*d.* was to be paid unto them and their successors yearly on Christmas-eve, and on Easter-eve, by equal portions), and that for default of payment thereof it should be lawful for them and their successors, and any others in their behalfs, to distrain upon the said premises, or any part thereof, and such distress to detain until they should be fully satisfied thereof. And he appointed that the said six governors and supervisors, and their successors, for ever, should dispose thereof to the reparations of the said four almshouses, and relief of the said poor people which should there inhabit from time to time; their officer under them to have for his pains and attendance yearly, out of the said rent, 3*s.* 4*d.*

By an entry in the above mentioned Book of Grants it appears, that

*Thomas Moore*, esq., one of the aldermen of the city of Worcester, and *Anne* his wife, by their deed, dated 1st May, 2d Car. 1, for bringing up of poor children, whose parents were destitute of means to give them necessary food and raiment, much less to give them education fit for Christians, gave and conveyed unto the corporation of the city of Worcester certain messuages, houses, and gardens, therein described by their occupations, and stated to be held at rents amounting together to 36*l.* 2*s.*; also certain tenements in the parish of St. Swithin, then leased at 5*l.* per annum, the profits of all which said premises, amounting to 41*l.* 2*s.* (by mis-reckoning called 41*l.* 10*s.* in the entry) were to be disposed of as follows, viz. 40*l.* 6*s.* 8*d.* should be yearly paid and employed for the bringing-up of 10 poor male children, lawfully begotten, being all under the age of 12, and above the age of four years, whose parents were not able to maintain them; and that some honest man and his wife should be elected by the said *Thomas Moore* during his life, and after his death by *Mrs. Anne Moore* during her life, and after her death by the six governors and supervisors of the free-school and almshouses; and for default of them, by the mayor and aldermen, or the greatest part of them; which said man and woman should take upon them to keep the said 10 poor children with lodging, diet, washing and apparel, and as they should grow in strength whilst they were in their keeping, should set some of them, such as should be capable, to writing and reading at the free-school, and set the other unto such labour as they should be able to do; and that the said man and his wife, for their care and pains, should dwell, rent-free, in that part of *William Skelton's* house that was next the well, and should every calendar month receive 3*l.* 6*s.* for every child by the month, and the overplus of the rents to go towards the repair of the premises, if occasion required, or else to go to the said poor man and his wife for their better maintenance and keeping of the said 10 poor children; and if any of the children being of the blood of the said *Mr. Thomas Moore*, or *Anne* his wife, or either of them, should happen to have need of such education, then the child that had longest had such education, though he should not be 12 years of age, should within one month depart, after petition made for the same, by the other, and that the election of those children not being of the blood should first be of such of the parish of St. Martin, as the overseers of the same parish should appoint, and for default of such, then others to be preferred that were born within the parish of Spetchley, or in default of such, then such as were born in the city of Worcester, or in default of such, then such were to be preferred that were born in the parish of Suckley; and the said man and his wife were yearly, on every Easter Monday, to give an account in the parish-church of St. Martin, before the six masters, or in default of them, before the mayor and aldermen, having notice given them for that purpose, in the presence of the churchwardens and overseers of the poor of the same parish, what children by them had been so educated and brought-up, and then and thither to bring with them such 10 children so educated and then in their keeping; and that at the next chamber-meeting after every Easter quarter sessions for the city of Worcester, the said deed, or a true copy thereof, to be publicly read.

The same book afterwards records, that in the 14th year of *Charles the First*, for the increase of the means of the said honest man and his wife to breed



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breed and educate the said 10 poor children, the said Mrs. Ann Moore did upon her death-bed provide that 20 nobles a year should, for ever, be settled after the 14th of January 1699, and paid by the churchwardens of St. Martin unto the said man and his wife in the following manner, upon every Saturday throughout the year, 2s. 6d. for ever, and besides, for every Christmas-even, for ever, 3s. 4d., wherewith to provide somewhat extraordinary for diet for the said poor children upon every Christmas-day, which 20 nobles a year were to be paid out of certain houses and lands in Much Cowarn, in the county of Hereford, then in the occupation of Mr. Walwyn, unto the churchwardens of the parish of St. Martin, at Christmas and Midsummer, by equal portions.

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By a rental at the foot of the above entries it appears that all the houses described in the above deed as being without St. Martin's Gate were burnt down and destroyed in the time of the Civil War, and that out of the relics of the donor's gifts, by the care and industry of the six governors, upon the site thereof, certain premises, therein enumerated, had been erected.

In the book of charities belonging to the corporation we find the following gift of Henry Goulsborough thus recorded:

"*Henry Goulsborough*, some time of the city of Worcester, deceased, gave unto the corporation of this city, the sum of 40*l.*, to be employed at the discretion of the magistrates, for the time being, at the best benefit they could devise for the raising of a yearly profit, to be bestowed betwixt three of the poorest children of the Free-school at Worcester, so as they should be hopeful to prove scholars, and the same dividend to remain to every of them so long as he or they should remain in the grammar-school, not having sufficient means or maintenance to live in that fashion without it: the nomination of which children to be charitably made by the magistrates for the time being, or the greater part of them, and so to continue for ever."

The almshouse and school appear always, since the gift of Thomas Wild, to have had the benefit of the proceeds of some land both in Great and Little Pitchcroft, four acres in Great Pitchcroft, and about the same quantity in Little Pitchcroft. They are both of them portions of a large open common field, Little Pitchcroft, being separated from Great Pitchcroft by a ditch.

The Great Meadow, or Great Pitchcroft, is held by the different proprietors, subject to be thrown open every year after the grass has been cut down, from old Midsummer-day to old Candlemas-day succeeding, that is, from the time of the grass being mowed to the time of its being laid up again for mowing, during which time it receives the cattle of the freemen of Worcester, and the bishop's tenants of Claine's Manor, and is also used as a race-ground. Little Pitchcroft is said to be exclusive property, and not subject to any public rights. Upon this last-mentioned property there are many coal-yards, and accommodations of a commercial kind connected with the navigation of the river, and it is only within the last 30 years that this land has been turned to valuable account, by being cleared of dunghills and other nuisances.

The interest in Great Pitchcroft is let by the six masters at eight guineas a year.

The land in Little Pitchcroft, on account of the particular uses alluded to, produces a rent of 60*l.* per annum.

We do not find that there is any distinct gift of Youle's recognized in the accounts of this charity, and possibly what in the extract in the book of grants is called Youle's Gift, was nothing more than the purchase made by him for the charity, with the two gifts before mentioned.

The premises above enumerated as being purchased by Youle, with the gifts of Christopher Heywood and Thomas Prestwood, are for the most part in the possession of the six masters. They hold two messuages in that part of Foregate-street called the Tithing; and two messuages in Melcheapen-street, now laid into one large one; but the acre in Horse-lane, enumerated among the premises purchased by Youle, with Haywood and Prestwood's gifts, is not, nor appears ever to have been, in the possession of the six masters. The corporation have always received the rent of that acre by the hands of their sheriff, and the same will be found among the corporation-charities.

The six masters are also, under the same purchase, in possession of a large house in the High-street, standing upon a considerable area, and supposed to have been formerly two; and near where the school now stands there are some

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small gardens, occupied in part by the schoolmaster, and in part by poor persons, as the sub-tenants of the lessee of the six masters.

The site of the late priory or nunnery of Whistons, now called the White Ladies, with the hereditaments thereto belonging, and which appear by the above-abstracted decree of the court of wards and liveries, to have been held in the year 1613 by the said governors of the hospital, under long leases from the Callowhills, is now the property of the charity, and by far the most valuable part of it. It consists of about 25 acres of land, upon which there are two considerable mansions or dwelling-houses now standing, the whole comprehended under one lease.

Of the four houses given by Mr. Thomas Fleet two are now standing, but the other two were necessarily taken down, being in a state of great decay, and the corporation are now rebuilding them at their own expense, there being no money left by Fleet to support the houses, or to maintain the poor people in them, except the 1*l.* 6*s.* 8*d.* rentcharge, which is paid out of certain buildings in Frog-lane.

The tenements which have come to the charity under Mr. Moore's bounty are six dwelling-houses, lying together in Silver-street, each with a small garden attached.

The annual sum of 6*l.* 13*s.* 4*d.* is regularly paid every year to six masters, under the gift of Mrs. Ann Moore, out of lands at Much Cowan, in Herefordshire.

The Income of the Charity is now composed as follows :

	£.	s.	d.
The rents of the two Pitchcrofts - - - - -	68	8	-
The two houses in Foregate-street, that came under the purchase of Robert Youle, are let upon leases for 41 years, for the two chief-rents of 1 <i>l.</i> 10 <i>s.</i> and 1 <i>l.</i> 5 <i>s.</i> - - - - -	2	15	-
The premises in Melchepen-street pay a chief-rent of - - - - - They are also let upon a lease of 41 years.	7	10	-
For the house in High-street a chief-rent is paid of - - - - -	7	10	-
For the little gardens, which are very small, exclusive of the master's occupation - - - - -	1	10	-
The practice, with regard to all these premises coming under Youle's purchase, has been to renew every 14 years upon fines, but the tenants have been under engagements to repair and rebuild, and it is alleged that they would not have been in their present improved state but in consequence of the above mode of letting; but as they are now in good condition, and most of them rebuilt, it was resolved in the year 1816, a minute of which resolution appears in the books of the trustees, that the existing leases should be suffered to run out, and the terms of letting in future be confined to 21 years, except when any building upon the premises was to be provided for.			
The average of the fines for 28 years upon these premises will be about - - - - -	5	-	-
The White Ladies and premises above mentioned are held under a lease of 41 years, of which 11 only remain unexpired, at a chief-rent of - - - - -	40	-	-
Three roods twenty-seven perches, and seven tenths of a perch, a part of the above premises, was sold to the Birmingham Canal, for which the proprietors of that canal pay per annum - - - - -	13	-	-
The chief-rent reserved upon the premises at White Ladies, before it was raised to 40 <i>l.</i> , was 17 <i>l.</i> and a thousand of tiles per annum.	9	10	-
And for other premises connected with the White Ladies, chief-rents of the renewals upon the White Ladies, and the premises therewith connected, amount, for the same period, to 202 <i>l.</i> 6 <i>s.</i> In August 1800 some timber was sold off the estate for 100 <i>l.</i> 6 <i>s.</i> , and in 1811 to the amount of 174 <i>l.</i> , making together the sum of 274 <i>l.</i> 6 <i>s.</i> If the above sales and the fines be averaged for the 28 years they would afford about 17 <i>l.</i> per annum - - - - -	17	-	-
The six houses in Silver-street, coming under Moore's gift, are let to six tenants, upon leases for 41 years, upon chief-rents, amounting in the aggregate to - - - - -	80	-	-
The average amount of the fines upon the property in Silver-street has been about - - - - -	5	-	-
The rentcharge issuing out of the lands at Much Cowan - - - - -	6	13	4
The charity receives the two gifts mentioned at the beginning of this Report from Queen Elizabeth, reduced by office-fees from 12 <i>l.</i> 0 <i>s.</i> 8 <i>d.</i> to - - - - -	10	16	9



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<p>The corporation pay 2<i>l.</i> to the charity annually, in respect of the above-mentioned gift of Henry Gouldsbrough of 40<i>l.</i>, which they received, and for the interest of which they have always considered their funds chargeable - - - - -</p> <p>Rentcharge out of premises situate near Frognaill Pond, charged by Thomas Fleet - - - - -</p> <p>For two small gardens in the Trinity, 5<i>s.</i> each - - - - -</p> <p>A part of the balance to the amount of 300<i>l.</i> has been lent to the commissioners of the water-rates by way of investment, at an interest of five per cent - - - - -</p>	<table border="0"> <tr> <td>£.</td> <td>s.</td> <td>d.</td> </tr> <tr> <td>2</td> <td>-</td> <td>-</td> </tr> <tr> <td>1</td> <td>6</td> <td>8</td> </tr> <tr> <td>-</td> <td>10</td> <td>-</td> </tr> <tr> <td>15</td> <td>-</td> <td>-</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>£.</td> <td>293</td> <td>9 9</td> </tr> </table>	£.	s.	d.	2	-	-	1	6	8	-	10	-	15	-	-	<hr/>			£.	293	9 9	<p>Worcester.</p> <p>The Free School and Trinity Almshouses under the management of the Six Masters, continued.</p>
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Putting therefore these sums together, the income of the charity will be shown to have been for the last 28 or 30 years about 293*l.* 9*s.* 9*d.*, to which may be added the annual sum of 1*s.* 6*d.* paid on the 2d February in every year by the vice-chamberlain of the corporation, in respect of the donation of 50*l.* by Mr. James Steward, as noticed among the charities under the management of the corporation.

It is to be observed that the leases have been granted upon terms of substantially repairing or rebuilding the premises, and that the property has been considerably improved in value within the last 20 or 30 years, and will, of course, as the leases run out, which, as before mentioned, they are now to be left to do, yield a considerable rack-rent.

The almshouses consist of a range of 29 rooms or dwellings, in a part of the city called the Great and Little Trinity, within the parishes of St. Swithin and St. Nicholas. There are 29 old women inhabiting these apartments, each having one.

<p>Each of these 29 has 6<i>s.</i> the calendar month, amounting per annum to 104 8 -</p> <p>They have half a ton of coals each, amounting, on an average to about 15 - -</p> <p>There is a very good school-room capable of accommodating about 50 boys; the number at present is six, who are educated and clothed.</p> <p>The master's and usher's salaries together make - - - - -</p> <p>To a man and his wife, who live in a house belonging to the charity rent-free, is paid 4<i>l.</i> 10<i>s.</i> a month for finding diet for the six boys, and washing their clothes - - - - -</p> <p>To tradesmen for clothing the six boys - - - - -</p> <p>Paid to the man and his wife for repairing clothes - - - - -</p> <p>Books and implements for the school - - - - -</p> <p>Insurance - - - - -</p> <p>Chief-rent to the dean and chapter - - - - -</p> <p>Average of repairs for the last 30 years - - - - -</p> <p>For collecting rents - - - - -</p> <p>Average of law-charges - - - - -</p>	<table border="0"> <tr> <td>£.</td> <td>s.</td> <td>d.</td> </tr> <tr> <td>104</td> <td>8</td> <td>-</td> </tr> <tr> <td>15</td> <td>-</td> <td>-</td> </tr> <tr> <td>33</td> <td>-</td> <td>-</td> </tr> <tr> <td>58</td> <td>10</td> <td>-</td> </tr> <tr> <td>20</td> <td>8</td> <td>6</td> </tr> <tr> <td>1</td> <td>1</td> <td>-</td> </tr> <tr> <td>3</td> <td>10</td> <td>-</td> </tr> <tr> <td>-</td> <td>15</td> <td>-</td> </tr> <tr> <td>-</td> <td>2</td> <td>3</td> </tr> <tr> <td>36</td> <td>-</td> <td>-</td> </tr> <tr> <td>2</td> <td>2</td> <td>-</td> </tr> <tr> <td>2</td> <td>2</td> <td>-</td> </tr> <tr> <td colspan="3"><hr/></td> </tr> <tr> <td>£.</td> <td>276</td> <td>18 9</td> </tr> </table>	£.	s.	d.	104	8	-	15	-	-	33	-	-	58	10	-	20	8	6	1	1	-	3	10	-	-	15	-	-	2	3	36	-	-	2	2	-	2	2	-	<hr/>			£.	276	18 9
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A debtor and creditor-account of this charity has been kept regularly for upwards of 100 years, in which the balances, when any have existed, have been regularly carried over. The accumulations of the balances have been reduced by occasional investments. £.300. has already been mentioned as secured on the water-rates, and the estate has been surveyed and accurately mapped, at an expense of about 28*l.* The treasurer is at present in advance about 16*l.* to the charity.

It is intended when the leases fall in, and the income of the estate is improved, to increase, proportionably, the provision for the poor hospitallers and the other objects of the charity; and as the lands given by Mrs. Margaret Brown were once, as has been made already to appear, in the hands of the six masters for the benefit of the hospital and school, and were without any reason, so far as now appears, many years ago withdrawn from those objects, and applied by the corporation in a general way for the poor of the city, we have suggested the fair claims of this establishment, especially when the very small subsistence

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which the poor women at present enjoy is considered, to have the rents of the house and lands called the Harp, the Windmill Close, and Hangman's Acre, added to the endowment of the charity; to which suggestion the corporation have acceded.

It appears that about 30 years ago the poor women received only 9 *d.* a week; it has since been increased to 1 *s.* 6 *d.*; but the accession of the rents of the above property coming from Margaret Brown, amounting to 69 *l.*, will enable the trustees of this charity still further to increase the comforts of the hospitaliers.

The master of the school connected with this establishment teaches upon this foundation six boys reading and writing. He has also private pupils, who are taught in the same school; and we understand he performs his duty with respect to the six foundation-boys carefully and attentively.

## BISHOP LLOYD'S CHARITY.

Bishop Lloyd's  
Charity.

By an Indenture, dated 10th March 1713, between the Lord Bishop of Worcester, of the one part, and the Lord Bishop of Oxford, the then dean of the cathedral church of Worcester, the Rev. William Lloyd, D. D. Chancellor of the diocese of Worcester, the Rev. William Worth, archdeacon of Worcester, the Rev. Edward Chandler, D. D., Thomas Wyld, and Charles Cocks, of the city of Worcester, esquires, Aaron Lilley, mayor of the said city, and Richard Lane, of the other part, reciting that the said Bishop of Worcester, for promoting Christian knowledge among the children of the poor inhabiting in or near the said city, and breeding them up to be useful to the public, and to be able to get their own livelihood, had determined to erect and endow two charity-schools in the said city, to be called the Bishop's Charity-schools, one for the instruction of boys, the other of girls, in the Christian religion, and in reading and working, whose parents lived in or near the said city, and were unable to pay for their education, and that for the better governing of the schools, the said bishop had made certain orders in writing, bearing even date with the indenture now in recital; and reciting that the said Bishop of Worcester, by indenture, under his episcopal seal, dated 15th April then last, and made between himself the said bishop, of the one part, and the said Thomas Wyld and Charles Cocks, of the other part, had demised to the said Thomas Wyld and Charles Cocks all the messuage or tenement, buildings, gardens and orchards, together with divers parcels of land therein mentioned, lying in the parish of Aston, in the county of Worcester, except the woods and great trees then growing, or which should thereafter grow in or upon the said demised premises, or any part thereof, and liberty for the said bishop and his successors, and his and their assigns, at all seasonable times, to cut down and carry away the same at his and their will and pleasure; to hold to them, their heirs and assigns, for the lives of the three persons therein mentioned, upon such trusts as the said bishop, by any deed or writing under his hand and seal, should declare and appoint, at the yearly rent of 1 *l.* 6 *s.* 8 *d.* and one heriot, or 20 *s.* in lieu thereof, to be delivered or paid to the said bishop and his successors, upon the surrender or decease of the said Thomas Wyld and Charles Cocks: It is by the same indenture witnessed, that the said bishop did thereby constitute and appoint the said Bishop of Oxford, and the other persons therein mentioned, of the second part, and the survivors and survivor of them during their lives, and the dean of the said cathedral, the chancellor of the said diocese, the archdeacon of the said archdeaconry, and the mayor of the said city for the time being, to be governors of the said charity-schools, and from and after the decease of the survivors of them, the several persons therein mentioned of the second part, the said dean, chancellor, archdeacon, and mayor for the time being alone, to be perpetual governors thereof; and it was thereby further declared, that the demise of the premises above mentioned was made to the said Thomas Wyld and Charles Cocks, upon trust, that they should renew the said lease from time to time upon the like rent and heriot, and upon the trusts therein declared; and if it should happen that any successor or successors of the said bishop should demand any fine upon any such new lease or leases, (which it was hoped they would not), then that out of the rents and profits they should pay every such fine, together with all necessary charges for renewals; and that after paying such charges of renewals, and their own necessary costs and charges, the said bishop thereby directed that the said Thomas Wyld and Charles Cocks, their heirs and assigns, should pay all the rest and residue of the rents and profits of the said premises



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Bishop Lloyd's  
Charity,  
continued.

so demised to the treasurer of the said charity-schools for the time being, to be disposed of for the salaries of the master and mistress of the said charity-schools, and for providing necessary books and fuel for the said children, and for such other uses relating to the said schools, and in such proportions as by the said orders were or by future orders should be from time to time declared; and it was further provided, that after the decease of either of them, the said Thomas Wyld or Charles Cocks, the survivor of them should, upon the request of the major part of the governors for the time being, convey the said premises to some person to be nominated by the said major part, to the use of himself and such other person or persons as by the said major part should likewise be appointed, and their heirs, for the remainder of the term then unexpired, subject to the rent and covenants in the said recited indenture contained, and upon the like trusts.

The rules and orders so referred to in the above deed are as follow :

*Rules concerning the Master and Dame.*

1. That they be members of the Church of England, frequenting the prayers and holy communion, free from scandal in their lives, and orderly in their families.
2. That they be skilful in teaching to read, and have sufficient knowledge of the principles of the Christian Religion, and that the master write a good hand, and be able to instruct the children in arithmetic.
3. That they be removable, or at least that their salaries may be stopped at the discretion of the majority of the trustees.
4. That they teach no other children besides those named by the trustees, nor take any gratuity from the friends of those poor children for teaching.
5. That they take care that their school-houses be kept clean swept, and that the children appear washed, combed, and clean in their apparel.
6. That a note be taken and kept by the master of all books delivered in by the trustees for the use of each school, and that he and the dame be accountable respectively for such books as have been delivered to them for the use of the schools.

That the name, parentage, age and parish of every child elected into either school, and the time of such child's election, be registered by the master in a book; as also when such child goes off, and how.

*Concerning the Children.*

1. That the children be chosen out of the parishes of the city and suburbs of Worcester; and that none be taken into the schools under the age of six years, nor above the age of twelve years, nor continue in the schools above six years from the time of their admission.
2. That they be such whose parents are not able to give them education.
3. That the hours of teaching be, in the mornings, from seven to eleven, between Candlemas and All Hallowntide, and from eight to eleven from All Hallowntide to Candlemas; in the afternoons, from one to six from Lady-day to Michaelmas, and from one to five from Michaelmas to Lady-day.
4. That there be no breaking up, except one week before each of the three great festivals, and one week after.
5. That all the children be taught the Church-catechism three times a week; and that as soon as they can say it perfectly they also learn some exposition of it, such as shall be thought by the trustees most fit for their use.
6. That such of the children as are ready in their catechism be catechised in the church, as often as the minister of the parish shall appoint.
7. That such of them as can read well be taught to write and cast accounts three times a week.
8. That they shall all follow their master and dame to and from church twice every Lord's-day and holiday, and once every Wednesday and Friday, in an orderly manner, and in such habits as the trustees shall think fit to clothe them with.
9. That on some Sundays and great festivals, appointed by the trustees, they come up to college-prayers and sermon.
10. That the master and dame teach them how to use their Bibles and Common Prayer-books in church, and see that they use them there accordingly, and that their whole behaviour there be decent and reverent.

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Worcester.  
 Bishop Lloyd's  
 Charity,  
 continued.

11. That care be taken for tuning their voices to fit them to join in the singing psalms.

12. That they be taught prayers to use at home morning and evening, and graces before and after meat, such of each as the trustees shall approve.

13. That the schools be opened with prayers in the morning, and concluded with prayers and the singing a psalm in the evening.

14. That special care be taken of their manners, and in particular that God's precepts against stealing, lying, swearing, profaning the Lord's-day, drunkenness, unchastity, and idleness, be often laid before them.

15. That the names of the children be called over morning and evening, and the absentees and late-comers noted, and a list of their absences and gross faults be laid before the trustees as often as they meet.

To the above rules regarding the children were added the following regulations :

That a court of assistants, consisting of the ministers of each parish in the city and suburbs of Worcester, and the trustees of the workhouse of each parish, should be desired to attend the meeting of the trustees to inform them of such children as were real objects of the charity in their respective parishes, and of any neglect of the master, or faults of the scholars, or any other matter that might be of advantage or use to the schools : That any benefactor who should give to the schools the value of 10*l.* yearly, or 50*l.* at once, should be entitled to an equal vote with the trustees in the government of the schools ; and such as should give 40*s.* yearly, or 10*l.* at once, might, if they pleased, be of the court of assistants : That at the first opening of the schools the scholars should be all clothed, but that afterwards, if the revenues would not allow it, the scholars admitted should not be clothed till they had been in the schools a twelve-month, or according to their degrees of proficiency, or otherwise, at the discretion of the trustees : That if any parent should remove his child without leave of the trustees before the child's year was expired, the clothes of such child should be returned to the master, for the use of such other child, as the trustees should direct, in order to which a promissory-note should be given by the parent upon the clothing of the child that the clothing should be so returned : That if the charity should increase by gifts, the trustees should dispose of part of the surplusage in apprenticing such of the poor children as should behave themselves best, in case the parishes to which they belonged would assist in so good a work : That the trustees should visit the school at least once in every year, and that at such visitation they should have a public examination of the children, so as to be able to judge of their improvement : That the salaries of all employed in teaching the children, and the number of children, should be left to the discretion of the trustees, as far as they should find the income would bear : That the ministers of the town and suburbs should be desired to visit the schools and examine the improvement of the scholars as often as their leisure would allow them to do it : That the rules and orders for the schools should be hung up on a table in each school : That so much of the orders as related to the poor children should be printed, and a copy of them given to the parents of every poor child that should be taken into either school ; all which rules and orders appear to have been signed by the Bishop of Worcester.

The estate which was the subject of the bishop's settlement upon this charity, accrued to him by an escheat, occasioned by a murder committed by Thomas Symonds, who held the same for lives under the bishop of Worcester, and the bishop being unwilling, as it is recorded, to reap any benefit from what he deemed the price of blood, determined upon founding two charity-schools, one for boys and the other for girls, with the property so derived as aforesaid, and for that purpose executed the above-abstracted deed of the 10th of March 1713.

What this property was we find ascertained in a lease made of the same, by Brownlow lord bishop of Worcester, dated 13th January 1778, in which it is described as being the moiety or half dole of the site of the manor of Aston Episcopi, in the county of Worcester ; also the moiety of the lands, meadows, leasows, feedings, pasture, and demesne lands, to the said moiety of the site



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site of the said manor belonging; and also a messuage and half-yard land theretofore reputed to be customary land, lying in the parish of Aston aforesaid; and all the arable-lands, meadows, and pasture-grounds thereunto belonging, and which are in the said Indenture particularly set forth and described, amounting altogether to 78A. 3R.

Worcester.  
Bishop Lloyd's  
Charity,  
continued.

By a survey and map made of the premises in 1778, the property above set forth was ascertained by admeasurement to consist of 70 A. 1R. 10P., a discrepancy that may be accounted for by adverting to the usual difference between measured and computed acres.

An Act of Parliament has been very lately obtained for dividing and inclosing the wastes and common fields of the parish of Aston Episcopi; and as the original charity-lands lay at inconvenient distances from each other, an exchange of certain parts thereof for others lying more convenient for occupation, was effected under the authority of that Act. The land so acquired by the charity, added to so much of the original charity-property as was retained, together with a small allotment from the waste, make a total of about 86 acres, the present estate of the charity.

The property so designated by Bishop Lloyd, as the endowment of this school, appears never to have been adequate to its complete support; and very soon after the estate was settled upon it, as above mentioned, annual subscriptions were received for carrying it on, but which appear to have ceased in the year 1721. From that period the school gradually declined till it sunk into such insignificance that it is now hardly known where it was carried on, unless it was at a place called Trinity-hall, an old building then belonging to the corporation, and long since removed. It seems to have been held for some time in the house of the schoolmaster, situate in Frog-lane, where it was most inefficiently conducted by a person so unfit for the situation that it was found necessary to dismiss him, which was done in 1778, and about the same period the then trustees exerted themselves to put the school on a better footing, for which purpose 192L. 6s. was raised by a subscription of the inhabitants, of which sum 150L. was laid out in the purchase of the present school-house, which is freehold property, and the remainder was invested in the purchase of 50L. in the three-per-cent consols. From that time the charity has been in a state of some efficiency, and has been aided by subsequent donations.

Mr. Charles Geary, who died about the year 1796, left to this charity the sum of 100L., which, with some little addition made to it by the bounty of an individual, purchased 200L. stock in the three-per-cent consols. It appears also by the accounts, that stock to the amount of 659L. 4s. 11d. has been bought in the same fund, with the savings of the income accruing from time to time, which together with the above-mentioned 200L. makes the present amount in the three-per-cent consols 859L. 4s. 11d., now standing in the name of the Rev. Thomas Lloyd Baker.

Mr. Baker the treasurer has also a 100L. exchequer-bill in trust for the charity.

To these amounts we have also to add a gift of Mr. *Thomas Lloyd*, who died in the year 1755, and directed by his Will, that within five years next after his decease his executors should invest as much money in the three-per-cent-consols as would purchase 420L. in the names of persons mentioned by him, upon trust, that they should apply the interest, with the approbation of the trustees, in clothing as many of the poor children of the said charity-schools, either boys or girls, as the same would extend to, (such clothing to be in the uniforms already settled for them, with the mitre on the buttons and on the caps of the boys, and a mitre on the left arm of the girls); and he further directed that a deed of trust should be executed by his three nephews, or the survivor of them, to be enrolled in the office of the clerk of the peace for the city of Worcester, declaring the trusts thereof, with a covenant that upon the death of any of them a new trustee should be added, who should be a descendant of Bishop of Lloyd (if any in existence), and that the said 420L. should be transferred into the name of such new trustee, so that there should be always two trustees of the family of Bishop Lloyd, if any were then existing, and if not, to such trustees as the dean, chancellor, archdeacon, and mayor of Worcester for the time being should appoint.

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Worcester.  
Bishop Lloyd's  
Charity,  
continued.

<p>The last lease that was made of the premises settled upon the charity by the founder was for 20 years, and terminated about 11 years ago; the rent reserved upon which was 35<i>l.</i> per annum the first three years, and 38<i>l.</i> for the remainder of the term. Since the expiration of that lease it has been held over by the representative of the lessee till the present time, at an annual rent of 40<i>l.</i> The reason given for the low rent reserved was the scattered condition of the property</p> <p>A lease is now preparing to the person already in possession for 21 years, at the increased rent of 80<i>l.</i>, with an allowance to the lessee of 10<i>l.</i> per annum for the three first years, in consideration of his draining the land and putting it in complete order; the terms of which lease were settled on the valuation of a respectable surveyor.</p> <p>The amount of the dividend on the stock of 859<i>l.</i> 4<i>s.</i> 11<i>d.</i> - - -</p> <p>Dividends on the 420<i>l.</i> - - - - -</p> <p>Interest on exchequer-bill - - - - -</p>	<p>£. s. d.</p> <p>40 - -</p> <hr/> <p>25 15 6</p> <p>12 12 -</p> <p>2 10 -</p> <hr/> <p>£. 80 17 6</p>
<p>Expenditure :</p> <p>The master's salary - - - - -</p> <p>His wife - - - - -</p> <p>Chief-rent to the bishop - - - - -</p> <p>The children are clothed once in every two years, averaging per annum</p> <p>Insurance - - - - -</p> <p>The repairs for the estate may be about per annum - - - - -</p>	<p>20 - -</p> <p>10 - -</p> <p>1 6 8</p> <p>18 10 -</p> <p>- 5 -</p> <p>5 - -</p> <hr/> <p>£. 55 1 8</p>

From the above statement of the income and expenditure there appear to have been large surpluses, but there have been also large investments, as has been shown, in the funds. Although Bishop Lloyd seems to have contemplated a relinquishment of the fines on the part of his successors, it does not appear that such concessions have been usually made to the charity. The improved value of two years has been generally taken. The fine upon the last renewal was 80*l.*

The award of the commissioners upon the inclosure above alluded to is not yet perfected, and the treasurer is under the necessity of keeping a reserve in his hands for defraying the calls which are yet to be made upon him for the expenses of the Act.

Some timber was lately cut down upon the premises by the authority of the bishop, out of the proceeds of which 50*l.* was by him presented to the charity. Regular accounts have been kept by the treasurer, and audited by the trustees up to the year 1820.

Sixteen boys and eight girls are considered the complement of the school, and there are generally that number. The master teaches the boys to read, write, and cast accounts; and the mistress, who is his wife, teaches the girls to read, write, cipher, and work with their needle. The wife appears to give satisfaction in her department, but we are informed that the master has of late been frequently intoxicated, and that the trustees intend, without delay, to hold a meeting, to consider of the steps proper, under such circumstances, to be adopted.

SHEWRINGE'S HOSPITAL.

Shewringe's  
Hospital.

By an Indenture, dated 14th October 1702, made between *Thomas Shewringe*, one of the Aldermen of the city of Worcester, of the one part, and *Thomas Bearcroft* and others therein mentioned as trustees, of the other part, reciting that the said *Thomas Shewringe* had erected six almshouses or habitations for six poor widows, or poor ancient maidens, in the tithing of *Whistons*, adjoining to the city of Worcester (now called *Shewringe's Hospital*); it is witnessed, that for the considerations therein mentioned the said *Thomas Shewringe* did grant, enfeoff and confirm unto the said parties of the second part, the said almshouses, with their appurtenances, and also the garden or piece of garden-ground lying behind or on the east side of the said almshouses; and also a messuage or tenement and garden-ground in the tithing of *Whistons* aforesaid, near the said almshouses, and then let at 9*l.* per annum; a messuage or tenement situate in the parish of *Welland*, in the county of Worcester, and the buildings, outhouses and gardens belonging thereto; two closes



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Shewringe's  
Hospital,  
continued.

closes of pasture-ground adjoining to the last-mentioned tenement, containing by estimation three acres; a piece or parcel of land called Shutfield, lying in Welland aforesaid, containing by estimation eight acres, divided by a brook from a meadow called West Meadow; certain closes or grounds, containing by estimation 30 acres, called Churchend Grounds, being part of a certain farm and lands formerly called Stoakes Farm, and afterwards Wapoles, lying in Welland aforesaid, and extending from the Queen's Highway, leading from the church of Welland to a brook there on the south-east part thereof; two parcels of meadow-ground, commonly called the Rough Moor, containing by estimation five acres, having the said brook on the east part; two pieces of arable-land, called Pitt Closes, containing by estimation five acres, in Welland aforesaid; and a piece of arable-land containing by estimation one acre, situate in a common field called the Meers in Welland aforesaid, with the trees, woods, underwoods and hereditaments to the same belonging; all which premises, were then let at a rent of 30*l.* per annum, to hold the same to the said parties of the second part, their heirs and assigns, upon trust, that they whom the said Thomas Shewringe did thereby appoint to be governors and supervisors of the said almshouses, and their successors in the said trusts, should, out of the clear yearly rents and profits of the said several tenements, lands and premises, keep and maintain the said six almshouses in good repair, and make use of the same only for the habitations of six poor widows, or poor ancient maidens, of honest conversation and reputation to dwell in, and that they should suffer such poor women as had been put in by the said Thomas Shewringe, and should be living there at his death, to remain there during their lives, and should every week pay unto each of them 2*s.* towards their support; and that they the said trustees, governors and supervisors, or the major part of them, should within 14 days next after the decease of any of the said poor women, elect out of the several parishes and places therein and hereinafter mentioned some other such like poor widow or ancient maiden to inhabit the said almshouses, and to have the benefit of the said 2*s.* per week during her life so that the number of six might be always continued therein. And it was further declared, that the said poor widows or ancient maidens so to be elected should, one of them always be one of the inhabitants in the parish of St. Swithin, in the city of Worcester, one other of them in the parish of All Saints, in the same city, one other of them in the parish of St. Andrew, in the said city, one other of them in the parish of St. Helen, in the said city, one other of them in the parish of St. Clement, in the said city, and the other of them in the said tithing of Whistons, in the said county of Worcester, and that the kindred and relations of the founder, if wanting the relief, should be preferred in the respective parishes. And it was further declared, that if there should be any overplus after the said payments, that the same should be kept as a stock to be made use of as occasion should require for the repairs of the said almshouses, and the messuages and tenements aforesaid. And that in case of the death or incapacity of any of the said trustees, the survivors should nominate and appoint others, being persons of honest and good reputation, and residing within the said city of Worcester, to succeed to the trust. And the trustees were by the said deed also empowered to make such constitutions and ordinances for the government of the said charity, and the management of the said estate, as they should think reasonable from time to time.

The trustees have been regularly renewed, and conveyances executed for transferring the estates to the new trustees, the last of which is dated 25th April 1821. The surviving trustees are the Rev. Richard Grape, Edward Oldnall senior, Edward Oldnall junior, the Rev. T. H. Newport, and Lockhart Johnstone, esquire.

The premises in the city of Worcester given by the before-mentioned foundation-deed now consist of a dwelling-house, situate next to the said almshouses called Shewringe's Hospital, and certain warehouses, fitted up for the business of a coachmaker, adjoining thereto.

A survey of the estate situate at Welland was made in the month of September 1791, according to which the land so situate amounts to 53*a.* 1*r.* 19*p.*, exceeding by one acre the estimated quantity set forth in the description of the parcels in the deed of gift before mentioned.

This land is partly arable, and partly meadow or pasture, and is now let in one farm to Mr. Richard Bright for a term of 21 years, which will expire in the year 1830, at the yearly rent of 84*l.*, which rent was settled by a surveyor.

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Worcester.  
—  
Shewringe's  
Hospital,  
continued.

The houses and premises in Worcester are let to Mr. John Blew for 21 years, by a lease, dated 30th June 1813, at the rent of 65*l.*, which rent was also fixed by a surveyor.

Mr. John Blew was the personal representative of a Mr. Dorrell, who held the same premises under a lease for 99 years, at the low rent of 8*l.* per annum, which lease was set aside by the Court of Chancery; but as it appeared that considerable sums had been laid out upon the premises in expectation of the continuance of the said lease, the Court recommended that the new lease should be made upon terms having regard to such circumstance. At the expiration of the present lease it is expected that a considerable increase of rent may be obtained.

The whole income of the charity appears from what has been stated to be 149*l.* per annum.

The hospital is a brick edifice, with three sides, and is open to the street. It is now inhabited by six old and infirm women, answering the description in the foundation-deed. Each of the poor women has one apartment, which she furnishes for herself, except the fixtures.

	£.	s.	d.
Their pay is 8 <i>s.</i> each, weekly, making together an annual payment of -	124	16	-
The annual repairs, and putting the apartments in order when new persons succeed, amount to about - - - - -	7	-	-
Besides which the trustees pay land-tax - - - - -	4	4	-
And insurance - - - - -	-	1	6
Making together annually about - - - £.	136	1	6

An account of the receipts and disbursements has been kept from the commencement of the charity, and the yearly balances regularly carried over, but no investments of the balances appear to have been made. The balance in the hands of the trustees at the last settlement in December 1826, was 136*l.* 18*s.* 8½*d.*, out of which the expense of a conveyance, upon the renewal of the trustees, must soon be defrayed, and it will then be taken into consideration by the trustees what further addition the then existing state of the funds will admit of to the pay of the almspeople.

There is a stone under the window of each of the apartments in the hospital, on which is inscribed the name of the parish out of which the person to be admitted into that apartment upon a vacancy is to be elected, but which is alleged not to be regularly attended to on every vacancy.

PARISH OF ST. NICHOLAS.

STEYNOR'S CHARITY.

St. Nicholas.  
—  
Steynor's Charity.

In an old book of accounts kept by the churchwardens of this parish, now remaining in the parish-chest, and commencing about the beginning of the last century, it is stated, under the head of Mr. Steynor's gift, that Mr. Steynor formerly gave five almshouses, which were then converted into eight, adjoining to St. Nicholas church-yard, to certain feoffees, and their heirs, for ever, who placed poor people of the said parish therein from time to time, but such feoffment cannot now be found.

It is also stated under the head of Mr. Steynor's gift, in the same book, that a house in Beardport, in the parish of St. Andrew, was then let by the parish of St. Nicholas, to Mr. James Smith, at 30*s.* per annum, and the rent paid by the churchwardens to the eight poor people living in the said almshouses, by equal portions, at Christmas and Easter; and that the rent of another house in Cooken-street, in the said parish of St. Andrew, then let at 1*l.* 15*s.* per annum, was also paid in the same manner.

And it was further stated that two houses in Warmster's slip in the said city were then inhabited by the poor of the parish of St. Andrew, for which the parish-officers paid 2*s.* per week, making 5*l.* 4*s.* per annum, to the parish of St. Nicholas, and that out of these rents an annual payment of 18*s.* 8*d.* was made to the parish of St. Helen, in the said city, and that the residue of the said rents was distributed among the poor people in the said almshouses, at the discretion



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St. Nicholas.  
Edward Elvine's  
Charity,  
continued.

upon a house, situate opposite St. Nicholas'-church, to be distributed among poor people, in bread, at the rate of 6*d.* per week, every Lord's-day.

This 1*l.* 6*s.* has been regularly paid to the churchwardens by the owner of the house aforesaid, the situation of which is well known.

The distribution of the bread is made on every Sabbath-day, together with the other bread-charities belonging to the said parish, the rector remaining in the church to superintend the distribution, and to see that no person partakes of the said charities who has not attended Divine Service; but if any persons are kept from attending the church by sickness, some neighbour is allowed to take the bread home to them.

THOMAS EATON'S CHARITY.

Thomas Eaton's  
Charity.

The benefaction table, and also the said old book of charities, mention, that Mr. *Thomas Eaton*, gave an annuity of 1*l.* 6*s.*, for ever, charged upon a house in the Foregate-street, for bread, to be distributed among poor people, at 6*d.* per week, every Lord's-day.

This house is also well known, and the rentcharge regularly paid by Mr. *Tims*, the present occupier.

It is under the same distribution and superintendence as the last mentioned charity.

JOHN STIRROP'S CHARITY.

John Stirrop's  
Charity.

*John Stirrop*, by his Will, dated 15th January 1681, directed that out of the rents of his two freehold messuages in Angel-lane therein mentioned, 20*s.* per annum, for ever, should be paid to the churchwardens of the parish of St. Nicholas, towards the placing out an apprentice every other year.

The two houses so charged are situate in Angel-street, and the particular abuttals and boundaries are set forth in the old book of benefactions before mentioned.

This annuity of 20*s.* appears by the accounts of the churchwardens to be regularly paid and applied, together with the other charities given for the same purpose.

RICHARD BLURTON'S CHARITY.

Richard Blurton's  
Charity.

*Benefaction Table.*—"Mr. *Richard Blurton* gave 10*s.* per annum, for ever, out of a meadow at the White Ladies, near the city of Worcester, called the White Lady Close, to be given to 10 poor people in bread, 5*s.* to weavers, and 5*s.* to weavers widows, by 1*s.* a-piece."

This annuity is regularly paid by the owner of the land, and applied in the general distribution of bread before mentioned.

CHARITIES OF GEORGE BAGNALL, OF WICK, WILLIAM BAGNALL, GEORGE BAGNALL, OF LONDON, NICHOLAS BAGNALL, HENRY BAKER, AND SARAH HIS WIFE, JOHN WATTON, AND ELEANOR HIS WIFE, CLEMENT WRITER, AND JOYCE SHUSMITH.

Charities of George  
Bagnall, &c.

By an Indenture, dated 31st July 1684, made between Edmund Norden of the one part, and Francis Haynes, esq., then mayor of Worcester, and divers other persons therein described, inhabitants of the parish of St. Nicholas, in the same city, of the other part; reciting, that *George Bagnall*, late of Wick, in the county of Worcester, did by his Will, dated 17th April 1680, give the sum of 40*l.*, to be employed by his nephews, William Bagnall and Harry Green, in buying an annuity, or house and lands, the rents and profits thereof to continue, for ever, to the relief of the poor of the said parish of St. Nicholas in manner following, to wit; in buying coals for 12 poor aged people of the said parish, being widowers or widows, which had not followed the trades of weaving, walking, or clothing; and after the death of the said Harry Green, the same to be bestowed by the minister of St. Nicholas for the time being; which poor people were not to be displaced during their lives if they continued widowers or widows; and that at the death or marriage of any of them, another in his or her place should be chosen by the minister of the parish aforesaid; and reciting that the said *William Bagnall* had also given 30*l.* to be disposed of in the said manner as the said 40*l.* above mentioned, which two charities amounted together to 70*l.*; and also reciting, that *George Bagnall*, brother of William Bagnall, had given to the poor of the same parish 20*l.*, and that *Nicholas Bagnall*, another brother of William, had given to the poor of the said parish 10*l.*; and also reciting, that *Henry Baker* and *Sarah* his wife, therein mentioned, had given

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given to the poor of the same parish 20*l.*; and that *John Watton* and *Eleanor* his wife had given to the poor of the same parish 8*l.*; *Clement Writer* to the poor of the same parish, 10*l.*, and *Joyce Shusmith*, to the poor of the same parish 5*l.*, all which last-mentioned six gifts amounted together to the sum of 73*l.*, the interest of which was to be given in bread every Sabbath-day proportionably to such people inhabiting within the said parish who constantly frequented the church; it is witnessed, that the said Edmund Norden, in consideration of the sum of 143*l.*, being the amount of the whole of the said gifts, did release and convey to the said Francis Haynes and others, the parties thereto, of the second part, all the three several parcels of arable, meadow, pasture, and wood-lands and grounds, situate in the parish of Cradley, in the county of Hereford, therein described as follows, viz.; all that parcel of arable and pasture-ground then divided into two parts or more, whereon a cottage did theretofore stand, and wherein one Edward Moore did then dwell, containing 11 acres by estimation, commonly called Orley Leasow; and also one other parcel of land commonly called Astwood, and all other lands, tenements, and hereditaments then in the possession of John Clarke, *alias* Shuster, as tenant to the said Edmund Norden, to hold the said lands, hereditaments and premises to the said Francis Haynes and others, their heirs and assigns, for ever, to the uses after mentioned, viz., as to one moiety of the rents and profits thereof to be laid out in bread, to be distributed on every Sabbath-day proportionably to such poor people as should inhabit within the said parish of St. Nicholas, and who constantly frequented the church, at the discretion of the churchwardens of the said parish; and the other moiety of the rents and profits thereof to be laid out in buying coals for 12 poor aged people of the same parish being widowers or widows, and which had not followed the trades of weaving, walking, or clothing, the same to be bestowed by the minister of the said parish of St. Nicholas for the time being, for ever, upon every St. Thomas's-day.

St. Nicholas.  
Charities of George  
Bagnall, &c.  
continued.

A survey and plan were made of this estate about the year 1812, by which the quantity of the land was ascertained to be 31*a.* 2*r.* 1*p.* This survey and plan are now in the possession of the rector of the said parish.

A lease was soon afterwards made of the said premises by the said trustees bearing date 12th April 1812, for the term of 14 years, commencing from the 2d of February preceding, at the rent of 40*l.* per annum, the tenant covenanting to pay all taxes except land-tax, and to keep the gates and fences in repair upon being allowed rough timber for such purpose, such timber to be set out by the feoffees; but it was afterwards found necessary, on the decline in the value of agricultural produce, to make the tenant an abatement, and in 1818 the rent was reduced to 30*l.*

There was also in the year 1812 a quantity of timber on the estate, which was then cut down and sold, and produced the net sum of 280*l.* 19*s.* 6*d.*, which sum, together with 7*l.* 0*s.* 6*d.* added thereto by the parish, to make up the sum of 288*l.*, was afterwards laid out in the purchase of a piece of land, containing by admeasurement 2264 square yards, exclusive of roads, situate at Rainbow Hill, in the parish of Claines, adjoining to the said city of Worcester, and which piece of land was, by indentures bearing date 23d and 24th June 1812, in consideration of the said sum, conveyed by Robert Felton and Richard Evans, the vendors thereof, to James Wakeman, esq. and others, parishioners of the said parish of St. Nicholas, and feoffees of the other lands belonging to the said parish, to hold to them and their heirs, to the several charitable uses and purposes expressed in the several wills of the respective donors above mentioned.

A building lease of this estate was afterwards granted by the said feoffees, dated 24th June 1812, to Robert Hullah therein mentioned, for 40 years, at 15*l.* per annum, in which lease the tenant covenanting to lay out the sum of 300*l.* in buildings, and keeping them in repair, and also to insure the same.

The present rents of the estates at Cradley and Rainbow Hill aforesaid, amount together to the sum of 45*l.* per annum, which are received by the said feoffees. No separate account of the application of this fund appears to have been kept, the same being blended in the churchwardens books with the receipts and disbursements of the other parochial trust-funds. But upon the statement in the said parish accounts it appears that a sum equal to one moiety of the clear rents and profits of the above-mentioned estates is expended in the



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St. Nicholas.  
Charities of George  
Bagnall, &c.  
continued.

distribution of weekly bread on every Sabbath-day, among such of the poor people as live in the parish, and constantly frequent the church, and the other moiety of the said rents and profits is laid out by the officers of the said parish in buying coals, which are distributed among poor aged people of the said parish, being widows or widowers, upon St. Thomas's-day annually.

NICHOLETT'S CHARITY.

Nicholett's Charity. Upon a benefaction table in the parish-church it is stated, that "Mr. Nicholetts gave to the poor of the city of Worcester 20s., to be yearly distributed in the cathedral church of Worcester, on the morrow after Ascension-day, to such poor and indigent people of the said city as the officers in every parish in the said city shall conceive to have most need; the like sum to the parish of Avenbury yearly, and has charged his estate for the payment of the same for ever. His will bears date 12th May 1684; he died in 1690."

The annuity last above mentioned is regularly paid, by the proprietor of the estate charged, to the officers of the said parish of St. Nicholas, and applied with the other money-charities belonging to the said parish.

CHARITIES OF HARRY PHILIPS AND JANE HIS WIFE.

Charities of Harry  
Philips, and Jane,  
his wife.

The same benefaction table also records the gift of *Harry Philips* and *Jane* his wife, who gave the sum of 50*l.*, one moiety of the interest thereof to be paid to the minister of the parish of St. Nicholas, if godly, or else to some other godly minister in the said city, and the other moiety to poor housekeepers, 1*s.* each, payable at Michaelmas and Lady-day yearly.

[N. B.—This sum of 50*l.* was laid out in the purchase of a house and garden, in St. John's, Bedwardine, near the city of Worcester, then let to Frank Haynes, of Wick, for 99 years, at the rent of 2*l.* 10*s.* per annum, upon a lease dated February 2d, 1723, which expired in 1822.]

During the continuance of this lease a good dwelling-house was built upon the premises by the lessee, and since the expiration thereof the said house has been let for seven years, at a rent of 40*l.* per annum, one moiety whereof is paid to the rector of the said parish, and the other moiety is laid out in the purchase of coats, gowns, shoes and coals, and distributed among the poor of the said parish, at Christmas yearly; and an account of such expenditure is regularly kept.

GIFTS OF AARON LILLEY, MOSES LILLEY, AND MRS. LILLEY.

Gifts of Aaron  
Lilley, Moses Lilley,  
and Mrs. Lilley.

Upon the aforesaid benefaction table the following gifts are also stated, "*Aaron Lilley*, esq. gave to the parish of St. Nicholas the sum of 30*l.*, the interest to be given to the poor of the parish in bread. He also gave to the charity-school of the said parish the sum of 40*l.*, the interest to be employed towards clothing and teaching the poor children of the said school, and in case the said school should not be continued, then for the clothing of such of the children of the said parish as should be deemed proper objects. And he also gave to the said parish the sum of 40*l.*, the interest to be employed in clothing four poor men of the parish, the clothes to be delivered on the 2d day of November yearly."

*Moses Lilley*, esq. gave to the said parish the sum of 40*l.*, the interest to be yearly laid out in coals and distributed to the poor people of the parish on All Saints-day by the minister and churchwardens.

And *Mary*, the mother of *Moses Lilley*, agreed to advance 3*l.* 3*s.* more than the said Legacy.

The benefaction table further states that with the above sums, amounting together to 153*l.* 3*s.*, five acres of land in Pitchcroft were purchased by the parish of St. Nicholas from Mr. Thomas Smith in the year 1724, and conveyed to feoffees, upon trust, to permit the rector and churchwardens of the said parish to take the rents and apply them to the same purposes as the interest of the said money is directed to be applied, as before mentioned, and to no other purpose whatsoever.

This purchase was completed as before stated, and by indentures of lease and release, dated 23d and 24th March 1724, the five acres of land in Pitchcroft were conveyed by the said Thomas Smith to Robert Vaughan, esq. then mayor of the city of Worcester, and other persons therein described as feoffees, elected and named at a parish-meeting of the said parish of St. Nicholas,

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St. Nicholas, to hold the same to them, their heirs and assigns upon trust, that they should at all times thereafter permit and suffer the rector, churchwardens and overseers of the poor of the parish of St. Nicholas to receive the rents and profits of the said premises, and to apply and bestow the same upon the charitable purposes directed by the respective donors above mentioned.

These five acres of land were let by a lease, bearing date 25th December 1800, for 14 years, at the rent of 13*l.* 10*s.* per annum. At the expiration of that lease they were let to Abel Pointon for seven years, commencing from Candlemas 1815, at the rent of 24*l.* 10*s.* Since the expiration of the last-mentioned lease, it is stated that no person could be found to take the said premises upon lease, and that the feoffees have therefore been obliged annually to let or sell the produce thereof to the best bidder.

This land forms part of an extensive common field, called Pitchcroft, situate close to the city of Worcester, and used as the race-ground. It is laid up for hay in February yearly, and after the hay is cut it is used by the freemen of the city, who claim a right of turning their cattle into it, in the manner before stated in Alderman Nash's charity (reported among the corporation charities), with respect to this land.

The annual sum which is usually obtained for the grass upon the land, in this mode of disposing of it, varies greatly in amount: the average sum received appears to be about 12*l.* per annum. This declension of the profit of the land is attributed to its lying in that part of the said common field which is principally occupied by the booths erected thereon during the race-time, and is thereby much injured.

The proceeds arising from this land are applied (there being no parochial school in the parish) in the purchase of bread, clothing, and coals, which are distributed among the poor of the said parish by the said rector and churchwardens.

THE GIFTS OF WILLIAM BALLARD, EDMUND HARRIS, ROBERT STIRROP, REV. ——— DUNNE, HUMPHREY LONGMORE, MRS. BOWEN, MR. SAVAGE, MR. OLDNALL, JOHN HEMMING, JAMES BROWN, JOSEPH CARWARDINE, ALDERMAN SHEWRING, AND STEPHEN ASHBY.

As all the principal monies arising from the gifts of the above-mentioned donors have been invested in the same manner, it has been judged proper to include them in one Report. They are stated upon different benefaction tables in the church of this parish, as follows:

“ Mr. *William Ballard* gave 30*l.*, the interest to be annually given to 12 poor people, at 2*s.* 6*d.* each.

Mr. *Edmund Harris* gave 5*l.*, and his Wife 2*l.*, which together made the sum of 7*l.*, the interest thereof yearly to be given in bread to poor people, by seven penny loaves monthly.

Mr. *Robert Stirrop* gave 22*l.*, the interest whereof to be delivered in bread to the poor people weekly.

The Rev. ——— *Dunne*, clerk, gave 15*l.*, to be lent to three young thriving clothiers.

Mr. *Humphrey Longmore* gave 25*l.*, the interest whereof yearly to be given in bread to the poor people.

Mrs. *Bowen* gave 10*l.*, the interest whereof yearly to be delivered in waistcoats to poor ancient maids.

Mr. *Savage* gave 10*l.*, the interest of it yearly to be delivered in bread to the poor people.

Mr. *Oldnall* gave 10*l.*, the interest whereof yearly to be given in bread to the poor people at Michaelmas, Christmas, Easter, and Witsuntide, by 3*d.* a-piece to poor house-keepers.

Mr. *John Hemming*, by his Will, gave 10*l.*, the interest whereof to be given to 12 poor people yearly, for ever, on the 2d day of February.

Mr. *James Brown*, by his last Will, gave 10*l.*, the interest whereof to put out a poor boy (who received no alms from the parish), apprentice, once every four years, for ever.

Mr. *James Carwardine*, by his last Will, gave 10*l.*, the interest to be given in bread on a Sunday.

Mr. Alderman *Shewring*, by his last Will, gave 20*l.* to the parish of St. Nicholas, the interest whereof to buy two warm gowns, to be given to two ancient maids or widows of the said parish, on St. Thomas's-day, yearly.

St. Nicholas.  
—  
Gifts of Aaron Lilley, Moses Lilley, and Mrs. Lilley, continued.

Gifts of W. Ballard, &c.



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St. Nicholas.  
 Gifts of  
 W. Ballard, &c.  
 continued.

Mr. *Stephen Ashby* gave 20*l.*, the interest to be paid yearly, for ever, to the minister of this parish, for the time being, for preaching a sermon, and administering the Sacrament every Good Friday."

In the old book, containing the churchwardens accounts and vestry-minutes, to which reference has before been made, is the following entry:

"At a parish-meeting held at Mr. Berkeley's chapel, on Wednesday the 23d of October 1728, it was ordered and agreed that all the gifts belonging to the parish of St. Nicholas should be paid into the hands of Samuel Andrews, treasurer to the trustees of the church, to be used and employed for and towards rebuilding the church, and that the interest for the said gifts be paid by the parish, and applied from time to time according to the wills of the several donors, until the said several gifts shall be repaid, and that the said Samuel Andrews's receipts shall be a sufficient discharge for the same."

The said order appears to have been carried into execution, and the monies expended according to the said resolution of the vestry. It also appears that interest at five-per-cent upon the several principal monies so given by the said respective donors, as before mentioned, has ever since the above order been applied by the minister and churchwardens of the said parish to the objects to which these gifts were respectively appropriated, except as hereafter mentioned, and that a list is kept of all the poor, and their families relieved under the said several benefactions, and of the amount bestowed to each person so relieved. The clothing trade having long ago ceased to be carried on at Worcester, the loan charity intended for clothiers by the gift of the said Rev. — Dunne, as aforesaid, has not been carried into execution, but the interest of the money left by him for that purpose has been applied, together with the interest of the other gifts above enumerated.

ALDERMAN EDWARD SOLLEY'S CHARITY.

Alderman Edward Solley's Charity.

It is also stated on the benefaction table that "Mr. *Edward Solley*, by his last Will, gave 2*l.* 12*s.*, yearly, out of two houses in the Broad-street, in the possession of Mr. Thomas Hill, peruke-maker, to be delivered in bread every Sabbath-day, to such poor people who come to hear Divine Service, being of the parish of St. Nicholas."

The two houses charged with the above payment are situate in Broad-street, in the parish of St. Nicholas, and are at present occupied by William Minchall and Richard Lillington.

The annuity is regularly paid to the churchwardens, and laid out in bread, which is distributed with the other bread-charities.

WILLIAM BAGNALL'S CHARITY.

William Bagnall's Charity.

The said benefaction tables also contain the following statements: "Mr. *William Bagnall* gave 4*l.* every other year, out of a meadow near St. Martin's Gate, in the city of Worcester, adjoining to the Pheasant Inn, for placing out a poor fatherless child an apprentice."

The situation of this meadow, by its boundaries, is described in the above book of benefactions, by which it appears that several houses had been since built thereon.

The annuity of 4*l.* is stated to be regularly paid, and applied, together with Nash's charity, hereafter mentioned, in apprenticing poor children of the parish.

SARAH HALL'S CHARITY.

Sarah Hall's Gift.

"Mrs. *Sarah Hall*, of Sidbury, in Worcester, by her Will, dated 17th July 1776, gave 200*l.* to the minister and churchwardens of St. Nicholas, to be placed out on good security in the joint names of them and their successors for the time being, the interest whereof to be laid out in good warm gowns, and given to six poor maids or widows of the said parish not receiving weekly-pay, by the said minister and churchwardens on All Saints-day for ever."

In November 1781 the said legacy of 200*l.* was invested on a mortgage of the rates arising from the waterworks in the city of Worcester, at an interest of five-per-cent.

The interest of this sum so secured is regularly paid to the churchwardens, and by them applied in the purchase of gowns and clothing, as directed by the donor.

GEORGE CORNWALL'S CHARITY.

The Rev. *George Cornwall*, in 1791, gave (in his life-time) 100*l.*, then placed on the security of the waterwork-rates above mentioned, the interest to be expended in bread for the deserving poor of this parish on New Year's-day for ever.

St. Nicholas.  
George Cornwall's  
Charity.

In 1792 he likewise gave 100*l.* more, then standing on the same security, the interest to be expended on the same objects.

The interest of these two sums of 100*l.* each is also regularly received, and distributed in bread in the manner directed by the donor; but the interest on these securities was some time since reduced, so that the whole interest upon the charities of Mrs. Sarah Hall and the Rev. George Cornwall now amounts to 19*l.* per annum, which is regularly paid, after the deduction of the receipt-stamp, and distributed as before mentioned.

JOHN GOODMAN'S CHARITY.

Mr. *John Goodman*, by his last Will, dated 16th April 1794, gave 21*l.*, the interest of which is to be distributed in bread to the poor on Christmas-day for ever.

John Goodman's  
Charity.

£. 1. 1*s.*, as the interest of this money, is annually paid to the churchwardens by Josiah Patrick, esquire, of Crow's Nest, near Worcester, a descendant of the testator, and is said to be paid out of a house in Broad-street. It is laid out by the churchwardens in bread, and distributed by them at Christmas, with the other bread-charities.

GIFTS OF GEORGE WINGFIELD AND HIS WIDOW.

The above persons, by their last Wills and Testaments, gave to the amount of 100*l.*, to be placed out on Government security in the names of the minister and churchwardens of this parish, the interest, dividends, and produce thereof to be applied in buying gowns to clothe poor women, to be given them on St. Thomas's-day yearly, the same woman not to have one for two years together.

Gifts of  
George Wingfield  
and his widow.

These legacies were, after payment of the legacy-duty, invested in February 1814 in the purchase of 100*l.* Navy five-per-cents, which were afterwards reduced by Act of Parliament to four per-cents, and now produce an interest of 4*l.* 4*s.* per annum.

This sum of 4*l.* 4*s.* per annum is laid out in clothing, and distributed, together with other sums given for the same purpose, among poor women of this parish.

ROBERT VELLERS'S CHARITY.

*Robert Vellers*, by his Will, dated 31st March 1815, gave to the several ministers and churchwardens of the respective parishes united in the city of Worcester for maintaining their poor in the house of industry, 100*l.* for each parish, to be placed out on Government or real security, and none other, and the interest applied annually to such of the most deserving poor as the minister and churchwardens of the respective parishes should deem most proper.

Robert Vellers's  
Charity.

The above legacy to the parish of St. Nicholas was afterwards in April 1817, laid out in the Navy five-per-cents, which having been reduced to four-per-cents by Act of Parliament, as before mentioned, now produces an interest of 4*l.* 4*s.* per annum, which is laid out annually in bread, and distributed on Lady-day, together with the other bread-charities.

ALDERMAN NASH'S CHARITY.

The parish receives 4*l.* per annum on account of this charity from the chamberlain of the city, towards placing out a poor boy apprentice. [See Alderman Nash's Charity reported among the charities vested in the corporation].

Alderman Nash's  
Charity.

It appears by a memorandum in the book of benefactions to this parish before mentioned that a mistake formerly prevailed, it being conceived that the churchwardens could not receive this legacy from the trustees until an application had been made by some person requiring to have a boy so placed out as apprentice, and that owing to such mistake the legacy had not been received for many years; this mistake has been since corrected, and for the last 12 years the sum of 4*l.* per annum has been regularly paid to the churchwardens, and applied



St. Nicholas. — together with other gifts, for the same purpose in placing out poor boys apprentices, as appears by the churchwardens accounts.

CHARITIES OF ——— CHANDLER, AND ——— INGLETHORPE.

Charities of  
— Chandler, and  
— Inglethorpe.

“ Mr. *Chandler* gave to the poor of the parish 1*l.* 15*s.* 2*d.*, to be paid on St. Thomas's-day, yearly, for ever, by the town-clerk of this city.”

“ Mr. *Inglethorpe* gave to the poor of this parish 1*l.* 9*s.*, to be paid every Good Friday, yearly, for ever, by the town-clerk of Worcester.”

The sums of 1*l.* 15*s.* 5*d.* so given by Mr. *Chandler*, and 1*l.* 10*s.* 6*d.*, to which the 1*l.* 9*s.* given by Mr. *Inglethorpe* has been increased, are regularly paid to the churchwardens of this parish, and distributed by them among the poor of this parish, at the town-clerk's office.

LADY BOOTH'S CHARITY.

Lady Booth's  
Charity.

“ Dame *Elizabeth Booth* gave 100*l.* to the city of Worcester, the interest thereof to be given in bread to the poor people of the said city; and every ninth Sabbath 24 penny loaves are to be given to the parish of St. Nicholas, by the mayor's order.

The corporation account for and pay to the churchwardens of this parish the interest of this donation [See this charity reported among the corporation-charities], which is distributed in bread according to the donor's direction.

CHARITIES OF ——— SWADDON, AND MRS. FREEMAN.

Charities of  
— Swaddon, and  
Mrs. Freeman.

“ Mr. *Swaddon* gave 40*s.*, to be paid by the chamberlain of the city of Worcester, yearly, for ever, to the poor of St. Nicholas.

Mrs. *Freeman* gave 6*s.* for ever, to be paid at the audit, and disposed of in bread to the poor people of St. Nicholas's parish.”

By a note in the above book of benefactions, made in 1814, it is stated that it did not appear from any of the churchwardens accounts that either of the above gifts of Mr. *Swaddon* or Mrs. *Freeman* had been received by them, and no documents or account referring to these charities could be found in the parish-chest, but it appears from the books of the corporation that two gifts answering the above description, and which are inserted among our Reports of the corporation-charities before mentioned, were given to the poor of the city generally.

The corporation have accordingly made a distribution of two sums of 40*s.* and 6*s.* in respect of these gifts, among the poor of the city generally, and not to the poor of St. Nicholas's parish exclusively.

REPORT OF THE COMMISSIONERS FOR  
INQUIRING CONCERNING CHARITIES.

COUNTY OF WORCESTER.

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## BERKELEY'S HOSPITAL.

Worcester.  
Berkeley's  
Hospital.

*Robert Berkeley, esq., of Spetchley, in the county of Worcester, by his Will, bearing date the 13th December 1692, after reciting that he was lawfully possessed of the residue of a term of 99 years, commencing from the 1st day of February 1654, of and in several manors, messuages, lands, tenements, advowsons, tithes, and hereditaments, situate, lying, and being in Spetchley and elsewhere, in the county of Worcester, which he had by his indenture, bearing date the 15th day of May 1673, granted, assigned, and set over to Sir Rowland Berkeley and others, in trust and for the sole use and benefit of himself, under a proviso therein contained that he should and might, by his last Will and testament, in writing, or by any other writing under his hand and seal, assign, grant, or dispose of the said premises, or any part thereof, to any person or persons whatsoever, or charge the premises or any part thereof with the payment of any annuity or any other sum or sums of money for and during any part of the residue of the said term of years, the said indenture of assignment, notwithstanding, did thereby assign, transfer, and set over unto Henry Arundel, esq., grandson to the Lord Arundel, of Wardour, Arthur Warren, of Great Marlow, in the county of Bucks, esq., Robert Dormer, of Lincoln's Inn, in the county of Middlesex, esq., Robert Wylde, of Worcester, esq., and Rowland Bartlett, of Hillead, their executors, administrators, and assigns, all and singular the said manors, lordships, messuages, tithes, lands, tenements and hereditaments, and all other the premises, with their and every of their appurtenances, and all the estate, right, title, interest, term of years, claim and demand whatsoever, either in law or equity, to which he, the said Robert Berkeley, then had or thereafter might have during the residue of the said term of 99 years; to have and to hold to the said Henry Arundell and others, their executors, administrators and assigns, from and immediately after his decease, for and during all the rest and residue of the said term of 99 years therein then to come and unexpired, upon trust and confidence nevertheless and for the sole use and benefit of himself and his assigns; to the intent and purpose that he, for the term of his natural life, and after his decease, his executors, administrators, and assigns, should and might from time to time, and at all times during the residue of the said term, receive and take to his own and their proper use and behoof, all and every the rents, issues, and profits of the said manors and lordships, tithes, lands, tenements, hereditaments and premises, without any account thereof to be rendered to them, the said Henry Arundel and others, their executors, administrators, or assigns, or any of them, and for default of any issue of his body, then upon further trust and confidence that they, the said Henry Arundel and others, their executors, administrators, or assigns, should, out of the rents, issues, and profits of the said premises, raise and pay yearly and every year the sum of 400*l.*, until the sum of 6,000*l.* should be raised and paid; the said money so to be raised to be, from time to time, paid to such person or persons, and to such uses, intents, and purposes, as the said Robert Berkeley should, by deed or note, in writing under his hand and seal, direct and appoint; and from and after the raising and payment of the said 6,000*l.* as aforesaid, then to hold the premises upon certain other trusts therein specified.*

*By deed-poll, of even date with his Will, the said Robert Berkeley, after reciting that he had ordered his trustees to raise the sum of 6,000*l.*, as above mentioned, directed and appointed that as the same should be raised it should be lodged and vested in the hands of his said trustees, to be by them laid out in erecting an hospital in or near the city of Worcester, and purchasing lands for the maintenance thereof; the said hospital to consist of 12 poor men and one poor woman, to be all of the city of Worcester, and to be of the age of 60 when admitted, and to each of them 10*l.* per annum, to be paid them quarterly; and 20*l.* per annum to a chaplain to officiate and say prayers morning and evening, and also to administer to the sick; and 20*l.* per annum to a steward to take care of the hospital and lands thereto belonging; the said chaplain and steward to have lodgings built and assigned them to reside in; and likewise a chapel to be built near the almshouses for divine service. The sum of 2,000*l.* to be expended in erecting a chapel and almshouses for the poor people, and lodgings for the chaplain and steward; and the remaining 4,000*l.* to be laid out in lands of inheritance in the names of such feoffees as his said trustees should approve; and the people to be admitted unto this intended hospital to be of the nomination of the persons thereafter named, or the major part of them, and to be subject to such orders and directions as they, from time to time, should limit and appoint (that is to say), the mayor, aldermen, and town-clerk of the city of Worcester for the time being, Henry Arundell, esq., Thomas Coventry, esq., Gilbert Coventry, esq., Sir John Pakington, Sir Edward Seabright, Sir Francis Russell, Robert Donner, esq., William Bromley, Henry Jefferees, Arthur Warren, Robert Wylde, Thomas Dorrell, Thomas Berkeley, Rowland Bartlett, Thomas Wylde, Thomas Chetle, George Harris, and John Astleley, and such new ones as the survivors of these persons should nominate to succeed them. The said hospital to be annually visited by the diocesan, and after the repairs of the said hospital and premises thereunto belonging, the overplus of the revenue of the said hospital lands to be given to the poor of the parish where the said hospital should stand.*

*The first step taken by the trustees was the purchase from the corporation of a site for the hospital, which was conveyed to them as follows:—*

*By indenture, dated 5th April 1705, and made between the mayor, aldermen, and citizens of Worcester, of the one part, and the Hon. Henry Arundel and others, of the other part, after reciting the above-mentioned Will and deed-poll, and that the parties of the second part were trustees thereby appointed, it was witnessed that, in consideration of the sum of 260*l.*, the mayor, aldermen, and citizens granted and confirmed to them a piece of land over against the new workhouse, in the parish of St. Nicholas, in the city of Worcester, containing, by estimation, 60 feet in front eastward, 300 feet in depth, stretching westward, and 60 feet at the bottom, having the city wall on the south, to hold the same in trust that they should, with all conve-*



Worcester.  
Barksley's  
Hospital,  
continued.

nient speed, erect thereon a hospital for the reception of 12 poor men and one poor woman, a chapel and convenient lodging for a chaplain and steward.

It appears by the accounts that for the enlargement of the site the trustees paid a further sum of 62*l.* 3*s.* to Mr. Baddeley, for six feet of his free land.

The hospital is a handsome building, standing in the principal thoroughfare of the city of Worcester, and forming a quadrangle. The house of the chaplain is on the right-hand side of the gateway, and the chapel forms the fourth side of the square, and separates the buildings from the garden, which is at the back.

The estate constituting the endowment was purchased with the gradual accumulations of the annuity of 400*l.* The dates of the respective purchases will appear by the following abstracts of the deeds of conveyance:—

By indenture quadruplicate, bearing date the 1st May 1706, and made between George Martin, of the parish of St. Giles-in-the-Fields, in the county of Middlesex, clerk, and Charles Cocks, of the city of Worcester, esq., of the first part, William Surman, of Tredington, in the county of Gloucester, and two others, of the second part, Henry Whittaker, of Hartlebury, gent., and Charles Whittaker, of the city of Worcester, gent., of the third part, and the Hon. Henry Arundel, grandson of the late Lord Arundel, of Wardour, and five others, of the fourth part, after reciting, among other things, the Will and deed of Robert Berkeley, and also that the said Henry Arundel and others, the surviving trustees, then intended to execute the trusts in them reposed and to perfect the charity in the deed mentioned, and had therefore contracted for the purchase of the fee-simple of the premises thereafter mentioned, it was witnessed that the said George Martin, at the appointment of the said Charles Cocks, in consideration of the sum of 1,100*l.*, and also that the said William Surman and others, at the like appointment of the said Henry Whittaker and others, in consideration of the sum of 600*l.*, and the said Henry Whittaker and others, in consideration of the sum of 540*l.*, granted, released, and confirmed to the said Henry Arundel and others the site of the manor-house, called Garlesford Court, with the gardens and outbuildings thereto belonging, and those several closes and parcels of arable, meadow, and pasture land, called by the several names of the Over-in-Close, the Flax Close, Throwbridge Field, Throwbridge Hill, Bearcroft Meadow, the Ox Leasowe, and the Over Throwbridge Meadow, with all tithes of corn, grain and hay, and all other tithes, growing and increasing out of the said site, gardens, orchards, closes, and parcels of land; all which were situated in the parish of Much Malvern, in the county of Worcester.

By indenture, bearing date the 24th September 1708, and made between Joseph Amphlett, of Clent, in the county of Stafford, esq., and Ann his wife, and Joseph Green, of Chadsley Corbett, in the county of Worcester, gent., and Elizabeth his wife, of the one part, and the Hon. Henry Arundel and others, of the other part, after reciting the Will and deed of Robert Berkeley, esq., deceased, and that the parties of the second part, as his trustees, had contracted for the purchase of the premises therein named for the purpose of completing the endowment of the charity, it was witnessed that the said Joseph and Ann Amphlett, and Joseph and Elizabeth Green, in consideration of the sum of 1,680*l.*, granted, released, and confirmed to the said Henry Arundel and others, that messuage and farm, called the Hay's Farm, in Cakebold, in the parish of Chadsley Corbett, and a close near thereto, called the Home Ground, containing, by estimation, eight acres; another close, near the lands of Humphrey Newnham, gent., containing six acres; another close, called the Crooked Moors, containing six acres; another close, called the Corner Close, containing six acres; another close, called the Middle Close, containing three acres and a half; another close, called the Hill Close, containing three acres; another close, called the Near Close, containing five acres; another close, called the Farther Close, containing three acres; another close, called the Round Bush Close, containing three acres; another close, called the Rosemary Close, containing six acres; all which premises were situated in Cakebold aforesaid. And also another messuage and farm-house, with the appurtenances, wherein Mary Cockett lately dwelt, situate in Cakebold aforesaid; and a close of pasture ground, called the Nether Barn Close, containing six acres; another close, called the Little Moors, containing one acre; another close, called the Middle Moor, containing two acres; another close, called the Upper Moors, containing two acres and a half; another close, called the Upper Barn Close, containing three acres and a half; a meadow, called the Hither Tim Meadow, containing three acres and a half; another meadow, called the Further Tin Meadow, containing two acres and a half; another meadow, called the Upper Tim Meadow, containing three acres and a half; and a close, called the Somer-house Close, containing four acres; another close, called the Middle Close, containing four acres; another close, called the Brown Close, containing six acres; another close, called Hackeridge, containing four acres and a half; another close, called the Nine Lands, containing two acres; another close, called the Pool Close, containing four acres; another close, called Thistly Close, containing three acres, all which premises were in Cakebold aforesaid; and also a close, called the Upper Moor, containing five acres; and a close, called the Middle Moor, containing four acres; another close, called the Nether Moor, containing three acres, which three last-mentioned closes were also in Cakebold aforesaid. And also all houses, buildings, barns, gardens, and orchards, to the said messuages and lands belonging, to hold the same to the proper use and behoof of the said Henry Arundel and others, their heirs and assigns, for ever, of the chief lord of the fee, by the rents and services due in respect thereof.

In the year 1718 a further sum of 121*l.* 1*s.* was invested in the purchase of four acres of land, at Bergis Green, which was conveyed to the trustees by a deed, bearing date the 22d of May, in that year.

It appears, then, that the sums expended on account of the charity, without making any allowance for the building and legal and other incidental charges, were as follows:—



WORCESTER.]

INQUIRING CONCERNING CHARITIES.

799

	£.	s.	d.
1705.—For the site of the hospital . . . . .	322	3	0
1706.—For Garlesford Court, in the parish of Great Malvern . . . . .	2,240	0	0
1708.—For the Cakebold Farm, in Chadsley Corbett . . . . .	1,680	0	0
1718.—For land, at Bergis Green, now part of the Cakebold Farm . . . . .	121	1	0
Total . . . . .	<u>£4,363</u>	<u>4</u>	<u>0</u>

Worcester.  
Berkeley's  
Hospital,  
continued.

The first of the above farms contains 121A. 1R. 30P., and by a survey, made in June 1837, it appears that the land is of various qualities, chiefly marl and clay, and best suited for the growth of wheat, beans, and seeds. The surveyor considers that the tenant (Mr. John Bullock) has managed the farm in a manner which does him great credit, and that it is worth about 150*l.* per annum. The farm-yard is much exposed to the westerly wind, but the house and buildings are in tolerable repair, with the exception of some portion of the timbers, which have been decayed through the constant beating of the rain. The repairs might be paid for with the produce of timber, which might be felled with great advantage to the estate.

The Cakebold Farm contains 131A. 0R. 19P., and is worth about 196*l.* per annum. It has been in the occupation of Mr. John Corbett during the last 40 years. The tillage land varies in quality, and is best suited for wheat, beans, and barley. The pasture is chiefly of a peaty description, which has been drained by the tenant, who, according to the surveyor's report, has kept the farm exceedingly clean, and in a good state of cultivation.

The annual income actually derived from these farms is 330*l.*, viz., from Garlesford Court 150*l.*, and from Cakebold 180*l.* The former is held on a lease for 21 years, from 2d February 1832, and the latter by a yearly tenant. The deductions for repairs have annually amounted to about 20*l.*, and the land-tax is 20*l.* 6*s.* 3*d.*, leaving a balance for the yearly expenses of the hospital of 290*l.* 13*s.* 9*d.*

At Midsummer 1819, the mayor, magistrates, and town-clerk, as trustees of Berkeley's Hospital, having found that the funds of the charity were capable of extending the benefit of it, and that the donor had directed that the surplus of the revenue should be given to the poor of the parish in which the hospital stood, were of opinion that the best mode of fulfilling this intention would be to erect two additional almshouses, built and endowed as the other 13 were, which should be occupied by two poor men of the parish of St. Nicholas, not under the age of 60; the nomination to be with the minister and churchwardens of the parish.

By reference to the accounts, it appears that the two additional hospitalers were elected on the 14th September 1819, and that their houses cost 212*l.* 13*s.*

At the time of our Inquiry the Rev. Edwin Crane held the joint office of chaplain and steward, and, in addition to a comfortable house within the hospital, enjoyed a salary of 40*l.* per annum. The following statement shows the average amount of the yearly charge on the funds:—

	£.	s.	d.
Clear annual income . . . . .	290	13	9
The 15 inmates, in weekly payments of 5 <i>s.</i> each . . . . .	195	0	0
Salary of the chaplain and steward . . . . .	40	0	0
Insurance of the hospital . . . . .	2	10	0
Ditto of the farms . . . . .	2	19	7
Medical attendance . . . . .	3	3	0
Sweeping the court . . . . .	2	14	6
Allowance to the sexton . . . . .	0	15	6
Sweeping chimneys and other small charges, about . . . . .	1	10	0
	<u>248</u>	<u>12</u>	<u>7</u>
Leaving for repairs, &c. . . . .	<u>£42</u>	<u>1</u>	<u>2</u>

There was a balance in the hands of the steward of 164*l.* 18*s.* 10*d.*; but considerable repairs of the outer part of the building were in progress, which it was expected would consume about half this fund. The mayor, aldermen, and town-clerk acted as trustees of the charity, and in that capacity have always inspected and signed the accounts at their yearly audit. Since our Inquiry new trustees have been appointed, in pursuance of the Municipal Corporation Reform Act.

EDMUND CLARK.

## Appendix 8

### **BISHOP STILLINGFLEET AND CHARITABLE TRUSTS OF WORCESTER**

#### ***To the Editor, Berrow's Journal***

Sir

In 1694 and 1695 Bishop Edward Stillingfleet presided over two Commissions enquiring into the administration of charitable trusts for the poor and other needy persons of Worcester. It would appear that the capital sums, as well as the incomes therefrom, had been appropriated in doubtful circumstances, or applied to objects having no connection with the terms of benefaction. The following charities came under the surveillance of Stillingfleet:-

Katherine Heywood and Thomas Prestwood - The combined annual income stood at £62 7s. 8d, in 1627, Of the administrators of this charity Stillingfleet demanded:-

"We desire an account what is become of the profits over since that time: for it is not pretended that this was taken up and lent for the King's service in the time of the wars."

Margaret Brown - The annual income of £9 a year was to be distributed to the poor twice yearly. The administrators would have it believed that it had been "swallowed up" by poor travellers' of no abiding city.

Thomas Bonner - The capital sum of £80 left February 20, 1607, was to be loaned to young tradesmen. The interest to go to or be used for the benefit of the poor.

Lady Booth - Capital sum of £80 left December 27, 1627, to be loaned to 10 poor tradesmen for a Year. The interest to be given to 24 aged persons every Sunday.

Lewis Randolph - Capital sum of £100, of which £80 was to be loaned to four young clothiers for two years and £20 to four butchers for two years without interest.

Lawrence Palmer and John Chappel left £20 apiece. The interest to be used for buying corn "at the best hand" for the use of the poor. Of the capital sums and interest Stillingfleet remarked: "I have been told this was part of the purchase money for Longdon Marshes. But is the profit applied to the use it was given for?"

Alderman Nash, Capital sum of £300, to be lent freely for five years - £100 to two Weaver's and £200 to ten young beginners. Any increase in the capital was to be devoted to the purchase of land.. His will was to be read every year.

There were other benefactions, not so considerable - Maurice Hiller £50. Mr.Eliot £20, Mr. Sturley. £25, George Nashe £30, Mr.Tomkins £50, Miss Anne Stayner £20, and several others. In these particular instances neither capital sum nor interest was accounted for.

Stillingfleet admonished the trustees of the various charities, saying, "But this I must let you know, who are 'concerned' in these matters, that the Commissioners expect a speedy and clear answer, and will not be put off with affected delays and trifling excuses, and the more openly and freely you deal in this matter, the more you will vindicate your own honour and the city's, and give satisfaction to the poor of this city, who need all the assistance we can give them."

I should be most grateful if anyone could give me further information regarding the foundation of these charities and biographical details of the founders: Also of Joule's and Chandler's.

**Yours truly**  
**(REV.) JAMES NANKIVELL,**  
**The Episcopal Library,**  
**Hartlebury Castle, Near Kidderminster,**  
**Worcestershire.**

**December 11, 1945.**

MISCELLANEOUS  
**DISCOURSES**  
On SEVERAL  
**OCCASIONS**<sup>(bib13)</sup>

By the Right Reverend  
**EDWARD STILLINGFLEET, D. D.**  
*Late Lord Bishop of Worcester*

Now first published by his Son the Reverend  
*James Stillingfleet, D. D. Dean of Worcester.*



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**EXTRACTS**

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Page 168 *Town - Hall in Worcester, Aug. 14. 1694.*
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- Chapter X** *Answer to Sir F. W's Objections at the Town-Hall in Worcester,*  
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## VIII.

### *Speech at the Opening a Commission of Charitable Uses, at the Town-Hall in Worcester, Aug. 14. 1694.*

GENTLEMEN,

THIS is the first Time of my Appearing in this Place ; and my only Design in coming hither now, is to promote among you, as much as in me lies, two of the best Things in the World, and those are Unity and charity : And I hope the due executing the present Commission for Charitable Uses will tend to both. But as things now are, there is little Reason to expect Unity, until the Matter of Charity be cleared ; for while there are such Apprehensions in the Minds of so many, about the misemploying what was design'd for Charitable

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Charitable Uses, it will be found impossible to keep up any just Esteem of those who are supposed to be concerned in it ; and where that is wanting, there can be no hearty Affection, nor real and lasting Union. And therefore I think this *Commission* so very seasonable and useful, that those who are most suspected ought as much to desire it, if they be innocent, for the clearing themselves, as others to have it duly executed, if they be guilty. These *Commissions* are like Physick to a distemper'd Body, which only purges away noxious Humours; and although it may make Persons uneasy in the Operation, yet if it does Good afterwards, that makes Amends for the Trouble. The last *Statute for Charitable Uses*, 4.3 *El.* 4. is of very great and excellent Use ; and on that this *Commission* is grounded. And the Honour of our Religion, of our Nation, and of our Government, are all concern'd in preventing the Abuses of Charity ; and if we have any Regard for these, we shall do our Endeavours to remove such a Reproach from us. It seems to look ill at first View, that such a Law should be thought necessary;

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### *Speech at the Opening of a Commission of Charitable Uses.*

necessary after the *Reformation* ; because the designed Abuse of Charity is a Violation of natural Justice and Equity, a Breach of Trust, an Injury to the Poor, an Offence to the Rich, a Hindrance to the Charity of others, and a great Dishonour to Religion.

But since the best Religion in the World cannot keep some Men from committing such Faults, it is great Wisdom in the Government to make such Laws, as may reform such Abuses in the most effectual Manner ; and for that Purpose this *Statute* was very well design'd. "But was there no " Need of any such Law before the Reformation ? Were all Charities so well employ'd then ?" To which a three-fold Answer is to be given.

1<sup>st</sup> That the Charities in the Times before the Reformation ran generally in another Channel. There was something of Purgatory at the Bottom of them : For they hoped by Masses for the Dead, and founding Monasteries and Chanceries for such Purposes, to have great Relief from the Pains they were otherwise to undergo. But it cannot be denied that there were many great and magnificent Churches then



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then erected, many Colleges nobly endow'd ; but these were under the Regulation of special Visitors appointed for them.

**2dly**, Where there were Charitable Foundations, and no special Visitors appointed, there the *King* did use to send out Commissions for Enquiry, and the Jury were to make a Return. Thus 26 *E.* 1. a

Return was made upon Oath of the State of the Hospitals of St. *Nicholas* and St. *Thomas in Scardborough.* 10 *E.* 2. of the Hospital at *Ripon*, and the Misemployment of the Charity there. Another Inquisition for the same Place, 19 *E.* 3. and again 26 *E.* 3. Another Inquisition in the time of *E.* 3. upon the Hospital of Innocents at Lincoln. 34. *E.* 3. an Inquisition and Return upon the Hospitals of St. Leonard and St. *John in Aylesburg.* 35 *E.* 3. an *Inspeximus* relating to a Decree made *E.* 3. 2. and inrolled in Chancery concerning the Hospital of St. *Bartholomew* by *Oxford*, made in the time of *E.* 2. 4 *H.* 4. a special Commission was granted for visiting the Hospital of St. *Mary de Bethlehem* without *Bishopsgate* : But the Privileges of the City put a Stop to it.

**3rdly**, The Bishops had

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had an **ordinary Right** to visit Hospitals, and such Charitable Foundations, and to reform such Abuses *as* they found in them. Thus the Hospital of *Illeford Essex* was visited by the Bishop in the time of *E.* 3. *jure ordinario*, *as* it is there said, who reformed Abuses, and made Statutes for the better government thereof. *Lyndwood* saith, that by common Right, Charitable Foundations are under the Care of the Ordinary, so as that he sees the Charity employ'd for the Uses *it* was intended for. And this Authority was confirm'd by Parliament, 2 *H.* 5. *c. i.* whereby the Bishops are empower'd to visit Royal Foundations by Commission ; but all other Hospitals by their own Authority. The Words are, "As to other Hospitals which be of another Foundation and Patronage than of the *King*," the Ordinaries shall enquire of the Manner of the Foundation, Estate, and Governance of the same, and of all other Matters and Things necessary in this Behalf; and upon that " to make thereof Correction and Reformation according to Laws of holy Church, as to them belongeth.", By

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By the Statute 25 *H.* 8. *c.* 21. If any Hospitals were exempt from the Ordinary, then the Visitation is to be by Commission from the King. 14 *Eliz.* *c.* 5. The Ordinaries are required annually to visit all Hospitals in the Diocese, where no Visitors are appointed by the Founder, and to take Account of the State and Revenue thereof, and to punish Disorders, with two Justices of the Peace. But that Act expiring, and Abuses increasing, a new Act of Parliament was made 39 *Eliz.* *c.* 6. wherein these things are superadded to former Laws.

**1st** A Commission under the great Seal to the Bishop and his Chancellor, and other Persons of good and sound Behaviour, to enquire into such Charitable Uses as are there mentioned.

**2dly**, A Jury is to be summoned of twelve Men of the same Country, in order to this Enquiry; but the Commissioners are not tied to them only, but they are to make Use of all other good and lawful Ways and means ; such are Witnesses, former Inquisitions, Persons own Knowledge, Accounts, Rentals, &c. But they can not examine the Party upon his Oath.

**3dly**, The Commissioners were not Only

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only to enquire into Hospitals and Almshouses, but into Lands and Tenements, &c. given for any Publick and Charitable Uses, as Repairs of Bridges, High-ways, and Sea-banks, Maintenance of Free-Schools, Relief of Orphans, &c. Which shews the large Extent of Charitable Uses, according to this Law.

*4thly*, Upon a full Hearing and Examination of the Matter, the Commissioners are to make Orders, judgments, and Decrees, which are to be certified under their Seals into the Chancery ; and to abide firm and good, not being contrary to the Will of the Donors or Founders.

*5thly*, There was an express *Proviso* added, that neither this Act, nor any thing therein contained, shall be any way prejudicial or hurtful to the jurisdiction or Power of the Ordinary ; but that he may lawfully in every Cause execute and perform the same, as though the Act had never been had or made. But within a few Years several Defects were found in this Law ; and therefore another was drawn up with great Care, and passed into a Law still in Force, 43 *Eliz.* c. 6. And the main Alterations of this Law from the former

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***Commission of Charitable Uses.***

former are these.

*1st*, Money and Stocks of Money are to be enquired into as well as Lands and Tenements, &c. which have not been employ'd for the Uses they were given to.

*2dly*, The several Charitable Uses are more fully and distinctly enumerated, and Repairs of Churches are put in, and for building Houses of Correction, Help of young Tradesmen, Redemption of Captives, easing poor Inhabitants in their Taxes, &c.

*3dly*, The Number of Commissioners is determined to be any four or more of them but the same four are to examine and to make the Return.

*4thly*, The Parties interested are to be called, and to make their lawful Challenges to the jurors ; but not to be named either a Commissioner or a juror ; or being named, shall not execute and serve in the same.

*5thly*, That Consideration be made of Purchasers *bona fide*, who had no Notice, but a just Recompence ought to be allowed them.

*6thly*, That their Orders, Judgments, and Decrees be made and returned under the Seals of the said Commissioners within the limited time.

*7thly*, That upon Complaints made by any Persons grieved

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grieved by such Orders, the Lord Chancellor or Keeper shall hear and examine the whole Matter, and may annul, alter, or enlarge the said Orders, according to Equity and good Conscience ; and give Costs against those who complain without Cause. And thus the Law stands at present, and we are met together to open a Commission grounded upon this Statute, and to pursue the Design of it. But the great Difficulty is, to shew wherein lies the misapplying and misgoverning these Charitable Uses ; and we have these three Rules to direct us in them.

*1st* The Intention of the Donors and Founders.

*2dly*, The Nature of the Charitable Use designed.

*3dly* The Authority of the, Persons who employ the Money or Estates given.

*1stly* The Intention of the Donors and Founders. This runs through the Law as the main Rule of Direction in all Examinations of Charitable Uses ; either by the juries, Commissioners, or Lord Keeper. But here are two considerable Cases to be cleared:

*1st* Of improved Rents.

*2dly*, Of Leases at an Undervalue. How are we to judge of the Intention of the Donors in these Cases ? *1st As to*

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*1st* As to improved Rents, which may be from to £10 to £100. To whom is the Surplusage to go ? Did the Donor take Notice of any Improvement, and assign the Overplus any other Way ? If not, what Reason can there be to suppose, that he did not intend it should go the same Way ? " But he never thought of such an Improvement." What then? But he gave away that from whence the Improvement arises to a particular Use ; and how can we judge of his Intention, but as he expressed it ? We cannot make any new Intentions, nor alter the old ones for our Commission is limited to the Meaning and Intent of the Donor ; not any secret Meaning, but that which himself hath declared. But suppose by Accident it becomes beyond the Proportion at first intended ; if it be within any reasonable Measure, it ought to go just as he designed ; if it be beyond, then the next thing is to enlarge the Charity in the same Kind, and so to come as near the Intention as may be.

*2dly*, There is a great deal of Difference between giving a certain Rent out of such Lands for a particular Use, and giving

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giving those Lands for that Use, which afforded but such a Rent at that time. In the former: Case the same Rent continues, let the Improvement be what it will, but not in the latter ; for not only the Lands, but the Rents and Profits are given to these Uses. And so it hath been resolved in the noted Case of *Thetford School*, which was heard in Parliament ; and all the Judges agreed to it, that the improved Value should go to that School. In the Case of

*Morpeth School*, 5 Car. i. the Lord Keeper *Coventry* declared, " That the not bestowing the increased Value was a Breach of Trust in the Corporation, if no other Use were " expressed in the Charter of Foundation by E. 6." So in the Case of *Sutton Colefield School*, 1 I Car. 1. and of *Newington Hastings* when the Judges resolved, " That if one devise the Rent of his Land to a Charitable Use, it shall be taken largely for a " Devise of the Rent then reserved, " or afterwards to be improved."

**2dly**, As to Leases at an Undervalue, when it is purposely and designedly done to gratify Friends : This I cannot excuse from being a Breach of Trust.

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Trust. But we are not to judge of this by the utmost Rigour, but according to the reasonable Valuation of such Leases. So it was resolved in the Case of *Yevel*: But in the Case of *Warren* and the Inhabitants of *Eltham* the Lease to *Warren* was declared void by the Commissioners, altho' he took it at the Rate the Land was valued at, at the time of the Gift, and altho' he constantly paid the Rent to the Use it was given for: *Warren* appealed to the Lord Keeper, and the Decree was confirmed : And the Lord Keeper declared, that the Lease being made at an Undervalue, is a Breach of Trust and Fraud to deceive the Charitable Use of the true Value of the Land ; and the Commissioners may decree the Lease to be void and surrendred; and that the Lessee shall pay the true Profits of the Value of the Charitable Use above the Rent reserved. In the Case of *Newport School* in *Essex*, 14 Car. 2. a concurrent Lease of Tythes given for the Maintenance of a School, being at an Undervalue, was by the Commissioners declared to be void. Exceptions were made against the Decree, as tho'. the Commissioners had not

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not Power to make void the Lease by the Feoffees ; nor to decree a greater Rent to be reserved, than' was at the making of the Will : But the Lord Chancellor upon full hearing confirmed the Decree. But I need go no further than *this City* for an Instance of this Kind ; for a Complaint was made in the Time of Jac. I. that there were Leases lett at an Undervalue of the Charities of *Thomas Wylde*, *Robert Youle*, *Katharine Heywood*, and *Margaret Brown* : Upon which a Commission was granted to **John Bishop of Worcester**, and others ; and upon full hearing the Leases were set aside, and the Decrees confirmed by the Lord Keeper. But as to some of these, there was another Fault, viz. That whereas they were given to the Corporation of the City, the Supervisors of the Free-school and Alms-houses, called the Six Masters, took upon them to make Leases of them to their Friends and Relations.

**2dly**, The Nature and Kind of the Charity is to be consider'd ; and here are several Cases to be considered.

**Ist**, Suppose it to be a Charitable Use not mentioned in the Statute. The Difficulty



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Difficulty arises from so distinct and particular an Enumeration of the Charitable Uses, which seems to exclude any other. In the former Act, 39 *Eliz.* after the Mention of the *most common* Uses, it is added, *and such like good, lawful, and Charitable Uses* ; which Words are left out in the latter Act. And therefore *Serj. Moor*, who drew up the Act, and had a solemn Reading upon it, allows no Charitable Uses in Equity, but such as are founded on the Letter of the Act. He grants there may be an equitable Construction of the Words, as that under Churches Chappels may be comprehended, and what belongs to the Decency and Conveniency of them ; but not any other Kind of Charitable Uses, that is not comprehended under those mentioned. But it hath several Times been adjudged since, that if it be really a Charitable Use, altho' not expressly mentioned, it is within the equitable Construction of the Statute. So 5 *Car. r.* in the Case of *Rippon* and *Thornton* for Lands given to a Minister for reading Divine Service, the Decree of the Commissioners was confirm'd by the Lord Keeper. And 15 *Car.1.* two

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two Cases of Money given to maintain a Preaching Minister, altho' not named in the Statute, were confirm'd by the Lord Keeper and two Judges, as within the Equity of it. *2 dly* , Suppose " i t b e a U s e m e n t i o n e d m a y i t b e c h a n g e d b y t h e T r u s t e e s t o a n o t h e r U s e e q u a l l y m e n t i o n ' d ? " Sir *Fr. Moor* in his Reading denies it , and saith, that if the Donor appoint the Gift to be in Bread, even the Lord Chancellor cannot change it to be in Money. In the Case of *Wivelscomb* in *Somersetshire*, Money given to the Relief of the Poor, paid out to build a Conduit, adjudged a Misemployment. *Serj. Moor* saith expressly, if the Donor limit the Employment of the Profits to Persons of one Sex, Quality, Nation, Trade, or Profession, the Commissioners cannot decree the Employment to Persons of another Sex, Quality, Nation, Trade, or Profession. So Money given to be lent to young Tradesmen, cannot be bestow'd in Relief of the Poor ; nor Money to lay in a Stock of Corn for them to be distributed presently among them ; nor Money given to ease poor Men in their Taxes, be applied to whole wards or to any other

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o t h e r P u r p o s e s . A n d a s t h e U s e c a n n o t b e c h a n g e d , s o t h e s a m e l e a r n e d L a w y e r s a i t h , " t h a t n e i t h e r T i m e n o r P l a c e c a n b e c h a n g e d ; n o , n o t b y t h e L o r d C h a n c e l l o r . " *3 dly* , " T h e l a s t T h i n g i s , t h e a u t h o r i t y o f t h e P e r s o n s . " A n d t h e r e i s a D i f f e r e n c e t o b e m a d e b e t w e e n C h a r i t a b l e U s e s g i v e n t o C o r p o r a t i o n s , w h e r e t h e r e a r e s p e c i a l G o v e r n o r s a p p o i n t e d t o g o v e r n a n d d i r e c t s u c h L a n d s a n d T e n e m e n t s g i v e n , a n d w h e r e t h e r e a r e n o t . A n d i t h a t h b e e n f r e q u e n t l y r e s o l v e d , t h a t n o C o r p o r a t i o n c a n t a k e u p o n t h e m s e l v e s t o b e t h e i r o w n V i s i t o r s ; p a r t i c u l a r l y i n t h e c a s e o f t h e C o m p a n y o f *Leathersellers* , w h o p l e a d e d i n B a r t o a D e c r e e , t h a t t h e y w e r e a C o r p o r a t i o n , a n d s o e x e m p t e d b y t h e S t a t u t e . B u t i t w a s c a r r i e d a g a i n s t t h e m , a n d t h e D e c r e e w a s c o n f i r m ' d , t h e r e b e i n g m a n y P r e c e d e n t s f o r i t . I n t h e C a s e o f *Sutton Colefield* i t w a s d e c l a r e d , t h a t n o t w i t h s t a n d i n g t h e E x c e p t i o n o f s p e c i a l V i s i t o r s , i f t h e s a m e P e r s o n s w e r e T r u s t e e s a n d V i s i t o r s , t h e y w e r e l i a b l e t o a n A c c o u n t t o t h e C o m m i s s i o n e r s : F o r t h e S t a t u t e S u p p o s e s t h e s p e c i a l V i s i t o r s t o b e d i s t i n c t . A n d t h u s , *Gentlemen* , I h a v e l a i d t h i s M a t t e r

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matter before you as clearly and distinctly as I could.

And nothing now remains, but to make a very short Address both to the Gentlemen of the Commission, and of the juries. I am heartily glad to see so full an Appearance of the Gentlemen of the Country, as well as of the City here. And I hope they will shew their Diligence in attending upon it, as well as their Fidelity in managing such a Trust as is reposed in them ; that nothing be done out of Pique and Animosity, but all things be carried on with a just and due Regard to the preserving those Charitable Uses, which have been so well design'd by the several Benefactors, both in the City and Country ; which will bring Honour to yourselves, and encourage others to follow so good Examples. And for you, Gentlemen of the Juries, it lies upon you to make a faithful Return upon your Enquiry, of the several Charitable Gifts which have been among you, and how they have been misemploy'd ; by whose Means, and for what Ends,. and in what Manner. And if you do not your Duties herein honestly and conscientiously, you will involve yourselves in the Guilt of abused Charities ; for you make their Faults your own, who have done those things, if under the Oath you have taken, you do not your best Endeavour to discover what is past, and to prevent the like for the *Future.*

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**IX.*****Speech at the Opening a second  
Commission for Charitable  
Uses at Worcester, Sept. 26  
1695.*****GENTLEMEN,**

**WHEN the First *Commission for Charitable Uses*** was opened the last Year in this Place, I was in Hopes there would have been no Need of a Second. For the Work itself was so just, the Occasion for it so great, the Dispatch of it so necessary, that I thought a little Time and Application would have been sufficient to have

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settled the Charities of this *City* at least; and to have put others into such a Method, as they might have been concluded, before the Commission expired. But so many Delays were then used to hinder our Proceedings in it : So many Objections started about Persons, Books, Writings, relating *to* it : Such Difficulties raised to stop any considerable Progress in Execution of it, that the Time was spun out, so far, that the Winter came on before Matters could be brought to any Ripeness. And then we were some of us summoned to *London* on a publick Account ; and those who remained did not think fit to make any farther Steps in it, before the limited Time of the former Commission was spent. So that either the whole Design of settling the Charities for the Benefit of the Poor must fall, or a new one must be taken out. I confess I was very unwilling, and so were others, 10 excellent a Design, and so necessary a Works, should fall to the Ground. Altho' I was not inapprehensive of the Trouble I brought upon myself by it : for I soon found how very uneasy Persons are, when their Interest comes to be concerned,

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concerned, and how unwilling most Men are to disoblige their Neighbours, altho' it be in Matters of the plainest justice and Charity. But I thank God such Things do not discourage me, as long as I am conscious to myself, that I have no other End in what I undertake, but to do my Duty, and what Good I am able both to the *City* and *Country*.: In both which there have been, and are still, many Complaints about Charities that have been misemploy'd. And shall we then sit still and not do our Endeavour to remedy such Abuses, when the Law hath put it So much in our Power to do it, and bring upon ourselves the Guilt of all these misemploy'd Charities ? At least, if we can do nothing here, we may, and we must represent the State of Things as we find them, and leave the Persons concerned to clear themselves as 'well as they can in the Court above, where the last Appeal doth lie. But I am very unwilling to think, that the Commission must end only in Complaints which will neither be for the Honour or Interest of the Persons concerned in them. But if we meet with nothing but further Delays  
and

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and Excuses, and all our Endeavours have no Success in a reasonable Time then we must give the true Account of Things as we find them, and leave them to answer in another Place. This is the least we can do, and without doing this, we betray our own Trust. For

*"the Commission expresses a special Trust and Confidence reposed in the Fidelity as well as Wisdom and Discretion of those who are authorized and appointed to be Commissioners. So that we have not only full Power and Authority to enquire by all good and lawful Ways and Means, what Lands, Tenements, Profits, Money or Stocks of Money have been given for the publick and Charitable Uses mentioned in the Act of Parliament ; and of all Abuses, Misdemeanors, Breaches of Trust, Negligences, Misemployments of such Lands and Money : But there is a special Trust and Confidence in us, that we will do our Duties in it."*

Indeed we take no Oaths to do our Duty herein, as the Jurors do ; but the accepting the Commission lays an Obligation of Trust upon us, that we will not be wanting, as far as lies in us

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in us, in Reforming the Abuses of pub-lick Charities, and putting them into their proper Method for the Future. And were there no other Obligation but that of common justice and Charity, that were sufficient to stir us up to so very useful a Work, especially when we have Law and Reason, and Conscience and Honour on our Side ; and nothing but Pusillanimity, and other mean Considerations, to hinder us from it. Therefore I will not so much as suppose any Backwardness in those worthy Gentlemen, who are in the Commission, as to their Duties. *"But what if others will not produce their Writings, and Shew their Evidences and Accounts, upon which the Orders and Decrees are to be framed ?"* This is a Case I do not remember among all the Cases of Charitable Uses, which have been made publick since this Law was made ; and they are not a few. But this implies in it so great a Contempt of Law and Authority, that I cannot imagine any Persons, who have any Regard for their own Reputation, will persist in it. And the more backward any are to produce their Evidences, and shew their

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their Accounts, they do but fasten the Suspicion so much more upon themselves ; nay, the World will be apt to conclude them guilty without a Decree. But there are some material Objections against the Proceedings of this Commission, which I shall endeavour to remove.

*" 1<sup>st</sup>, Some things, they say, do not lie before us, because there are Special Visitors appointed for them.*

*2<sup>dly</sup>, Some Persons, they say, are interested Persons, and so not capable of acting.*

*3<sup>dly</sup>, The Miscarriages of the City so much complain'd of, have not risen by the ill Management of late Years, but by the great Debt the City was under in the time of the Wars, when the Money of the Poor was taken up, and never repay'd."*



*Ist*, I begin with "those Things which are said not to lie before us, because there are special Visitors appointed for them;" and those are **Chandler's** Gift, And **Youl's**. As to **Chandler's** gift, I do acknowledge, that there are special Visitors appointed ; and the Deeds were produced to that Purpose, which make it plain ; and accordingly a Visitation will be appointed by the proper

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proper Visitors. But as to *Youl's* Gift, the Matter is not so clear, for it depends upon the Words of the Will ; and whether the Heirs at Law, who are to enter upon misapplying the Charity, are special Governors within the Statute. And for this we must compare the Words of the Will, and those of the Statute together.

The Words of the Act are, "*And provided also, that neither this Act, nor any thing therein, shall extend to any City or Town Corporate, or to any of the Lands or Tenements given to the Uses aforesaid, within any such City or Town Corporate, where there is a special Governor or Governors appointed to govern or direct such' Lands, Tenements, or Things disposed to any the Uses aforesaid.*"

But in *Youl's Will*, 2.9 Eliz. 5. Nov. after reciting the Antelope and other Messuages, he saith, "*The Issues and Profits whereof shall be employ'd and bestow'd for ever for the Discharge and Payment, so far as it will stretch, of such Taxes, Fifteens, Subsidies, and Contributions, harnessing of Men for Arms, or " other Payments, as shall from time to*

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*to time be assessed and laid upon the said poor Commoners of the City, and to no other Use.*"

Here is as strict a Limitation of the Use, as it is possible. *But how, if there be no such Payments or taxes assessed upon the poor Commoners, may not this City employ this Charitable Use another Way?*

Are all the poor Commoners so kindly used, that there are no Payments or Taxes laid upon them ? I should be glad to hear there were so much Tenderness and Pity to the poor Commoners of this City : But I am afraid it is otherwise ; and I have heard it hath been often desired, and as often denied. If it be so, this is a Misapplication to Purpose. It may be said, that *some of these Uses are antiquated, and grown out, of Use, harnessing Men for Arms.* But are *all* Taxes and Payments upon poor Commoners, grown out of Use ? I am afraid not. But suppose it ; all that follows is, either that the Estate reverts to the Heirs at Law, or that a Commission of Charitable Uses must settle it in a way most agreeable to *Youl's* Intention. But I cannot see that it is at all in the power of the City to alter

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alter the Uses ; for it is given to them for these Uses, and no other. For the Will goes on, "*And if it shall happen the same hereafter to be converted to any other Use than this my Will in that Behalf, then it shall be lawful for my Daughter " Anne Steyner and her Heirs, the Heirs of my Daughter Alice Chamberlaine, the Heirs of my Daughter Ellen Flytte, and the Heirs of them and every of them, to enter upon the Premisses, said Tenements, and Houses with their Appurtenances, and the same to enjoy, and have among them equally divided, any thing before-mentioned to the contrary notwithstanding*"; Here we

see the Forfeiture is to come equally to the Heirs of all his Daughters ; and all this amounts hitherto only to a Forfeiture, which cannot make these Heirs special Governors, which the Law requires. But the main Difficulty lies in the following Clause, wherein *Youle* puts a Power in his Heirs to call the Corporation to an Account; Whether this doth make them special Governors as the Law mentions ? For the Words following are :

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*" And it shall be lawful for the Heirs of my said Children once every Year, and oftner if Need shall require, to call the said Chamberlains to Account, and to understand how the said Rents and Reparations are employ'd and bestow'd : And if the said Rents or Issues of the Tenements before rehearsed, be bestow'd to any other Use than is above named, then I Will the same shall revert, and come to the Heirs of my said Daughters for ever."*

Here indeed lies the main Strength of the Objection ; but notwithstanding this Clause, I am not satisfied that these Heirs are such special Governors as the Law intends ; and that for these Reasons:

*1<sup>st</sup>* Special Governors are such as are design'd to direct the Use, and prevent the Abuse of charitable Gifts : So the Words are,

*" Such Governors as are to direct and govern such Lands to the Uses aforefaid."* But these Heirs are only to call them to an Account ; and if they find the Use misemploy'd, they are to enter, and the Lands and Tenements to revert to them : But there is no such thing as to Special Governors ; they may direct and govern, but they cannot enter ; they

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they are design'd to preserve the Charitable Use, but the Heirs come in to destroy it.

*2ndly*, Special Governors are under a strict Obligation to do their Duty ; and the common Expression is, *Qua in re conscientias eorum oneramus*; or some other of a like Nature, which may make it a necessary Duty for them to do it. *Ad hoc tenentur ex praecepto*, saith the *Canon Law*, in the Case of Visitors ; and therefore it is laid of the Supreme Visitors upon the Neglect of others, *injungimus*, we injoyn and require them to do it. But here we find nothing like it : But " that it shall and may be lawful for the Heirs to call the Chamberlains to an Account, if they please", and they may let it alone if they please.

*3rdly*, Special "Governors may receive Complaints of Abuse, and reform and amend them"; for They have a threefold Right.

*1<sup>st</sup>*, A Right of Visitation, or calling Persons to an Account, in order to Amendment ; for that is the End of Visitation, and not entring upon the Estate.

*2ndly*, A Right of *Appeal*, or determining what is to be done in Cases of Difficulty upon Complaints; such as might easily be made about

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about the Meaning of the Words of this Gift ; what is meant by poor Commoners ; what by easing them in Taxes and Payments. The Heirs had no Authority to determine these Matters, but special Governors had.

*3dly*, A Right of *Reforming* and putting the Uses into better Order, upon Complaint made by any poor Commoners of the City ; for special Governors are not only to direct in Cases of Difficulty, but to govern them, and to put things into Order which they find amiss. From hence I conclude, that Youl by his Will did not make his Heirs special Governors within the Statute ; but used these Expressions *in Terrorem*, to make the City afraid of misapplying his Charity. But if not, there being no special Governors, it lies in the Power of the Commissioners to reform the Abuses committed, and to put things into a better Order for the Future. But for the clearing this Matter, we are to consider these things.

*1st*, That every Founder of a Charity hath, by the Law of *England*, the Right and Power to limit the Uses as he thinks fit ; and to appoint, that if those Uses be not pursued, the Estate so

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so given shall revert to his Heirs at Law ; and that they may call the Trustees of the Charity to an Account, in order to that End. And this is founded on the Right of Ownership, whereby the Founder had the Power to dispose of his Estate as he pleased.

*2dly*, By the same Law the Founder of a Charity may appoint special Governors to direct and order this Charity from time to time for the Uses so design'd ; for as he may appoint his Heirs to enter, so he may bar his Heirs, and put the Management into such Hands as may be bound to direct the Charity, but have no Power to enter.

*3dly*, When these special Governors are appointed, the Law gives them their Authority to direct, govern, and reform Abuses. For the Power of Visitors or special Governors is limited and determined by Law, as Executors are in the Nomination of the Party ; but their Duty depends upon the Law. So here it is in the Power of the Founder to appoint special Governors or not ; but being appointed, the Law gives them the Right of meeting, visiting, and reforming Abuses, So *Littleton* faith,. ?136, " If one that holds in Frank-Almoign

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Almoign do not his Duty, the Heir cannot enter, but he may complain to the Visitor And what power then hath the Visitor ?

*1st*, *To punish and correct for the Fault committed.*

*2dly*, *To take Care that no such Neglect be for the Future and of Right, saith he, he is bound to do this.*" My Lord, Cooke saith " *he ought to do it in the Right of his Office.*" And besides these, the Right of Appeal doth always lie to special Governors, whether mentioned or not.

*4thly*, Where there is no such Appointment of special Governors with these Powers, there the Commissioners of Charitable Uses are to Apply their Defects, and to enquire into all Abuses of Charity, and to make Orders and Decrees for the Regulation of them. And so it appears they did in the Commission granted 22 *Jac.*: r. for they determined things; relating to Youl's Gift and there was then no Objection made as to his Heirs being special Visitors: For the Decree bears date 27

November ,2 Car.1. And there not only Youle's Gift is recited but it is said, that "*the Coheirs after Youle's decease did confirm the Gift to*"

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*to the City for the Uses mentioned in his Will."* But if this did not amount to a renouncing their Interest as to Re-entry ; yet to shew the plain Difference between the Heirs at Law and special Visitors, we need only compare the several Expressions in Youl's Will, and in the Settlement of *Chandler's Gift*; where there are special Visitors appointed, and their Powers expressed. *Joyce*, the Wife of *Hugh Chandler*, Citizen of *Worcester*, in the Time of her Widowhood declared her Intention to settle a considerable Charity on the Poor of this City : After, she marries *John Walgrove*, alias *Fleet*, and dies before the Charity was settled. After her Decease *John Fleet* enters into a Bond of £1,000 for the Payment of £500 in order to this Charity : And by a Deed 1 *Mart.37 Eliz.* in Discharge of this Bond, and to pursue the charitable Design of his late Wife, he conveys and makes over to the Corporation of this City *six Ballaries of Salt Water in Upwicke*, then of the Value of £36. *per Ann.* but leaves the Manner of disposing and regulating the Charity to another Deed, which bears Date the 17th of *June* the same

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same Year. Wherein, after the several Uses are specified, it was agreed, that

*"the Bishop and Dean of this Cathedral Church, the Chancellor of this Diocese, and Archdeacon, with " the Heirs Males of Fleet, alias Walgrove, should be Supervisors and special Governors of this Charity, and as such had these Powers given them,*

*1st, To call before them the Bailiffs, Aldermen, and four Citizens, and to enquire into all Partiality, Defect, Want, or Abuse, contrary to the Intention of the Charity,*

*2dly They have not only Power to correct what hath been done amiss, but to make Orders, Rules, and Directions about " the Charitable Uses, and to change and alter them ; so as they be not contrary to the true Meaning and Design of the Charity ; and to explain any Ambiguities therein."*

And the Bailiffs, Aldermen, Chamberlains, And Citizens do, by Indenture under their common Seal, covenant to keep and observe the Orders of these Supervisors: Here I grant are special Governors or Visitors appointed, with the Several Powers belonging to them; so that there can be no case of dispute in this Case

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Case: But in the other, where there is only a Clause for the Heirs to call to an Account, in order to a Re-entry, I do not think them to be special Governors within the Statute.

*2dly*, The next Objection. is as to the *Persons concerned in the Commission*, that they are many of them *interested Parties*. The Words of the Statute are, "*Provided also, that no Person or Persons " that hath or shall have any Lands, " Tenements, Rents, &c. Money or Stocks of Money in his Hands*



*or Possession, or doth or shall pretend Title thereto, shall be named a Commissioner or Juror for any the Causes aforesaid, or being named, shall execute or serve in the same.*" By which it is plain,

**1st**, That no Man who pretends a Title to any of the Lands, Tenements, &c. given to Charitable Uses, can act as, a Commissioner, altho' he be named.

**2dly**, That no Man who is a Trustee for a Charitable Use, can act as a Commissioner, when that Trust is in Question ; for no doubt he is an interested Party.

**3dly**, That no Man who is accountable for Money which is called in Question, can act as a Commissioner for he hath an Interest depending

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depending. But here are two questions that arise.

**1st**, Whether such who have had Monies, but have accounted for them, and have their Discharge, be disabled from acting as Commissioners ?

**2dly**, Whether those who are disabled as to one Part, be wholly disabled, or not ?

**1st**, As to the former, several Things are to be consider'd :

**1st**, Whether the Discharge were full, and deliberately granted upon clear Stating the Accounts, .or not ?

**2dly**, Whether any Money still remain in his Hands, or be transmitted to other Hands, and he hath Receipts for it.

**3dly**, Whether any Money for Charitable Uses' were misemploy'd by any Act of his own, or by Order of those to whom he is to account. If the Discharge be full and deliberate upon stating the Accounts, and he have no Money in his Hands, I do not see how he is excluded,. But if there were a Surprize, or Money still in his Hands, or he did misapply any Charity Money by his own Authority, I see no Reason why such a Person should act as a Commissioner in those Matters; But

**2dly**, This is a Commission of large Extent as to the County as well as the City

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City and I do not see any Reason a Man should be excluded, where he is no interested Party ; Because he must be excluded where he is, And if every Man must be excluded. from acting as a Commissioner in the City, who is A Freeman of the City, and therefore an interested Person then it would be impossible to have such a Commission in the City, as should understand The Affairs of it and by the same reason none of the County should be Commissioners or Jurors, because there is a common Interest of a County too: But the Law expressly provides that the Jury shall be of the same County ; So that such a common Interest doth not exclude any from acting as Commissioners But,

**3rdly**, The main Difficulty lies as to the *City*, what Account that is liable to for the Charitable Uses which have been. given to it. I am truly sorry, and concerned for the Honour and Interest of it ;

both which suffer very much while this Matter of the Charities remains so much in the dark, and therefore makes Suspicions the greater. It cannot be denied that the City hath been entrusted with many considerable gifts and for very different

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different Uses, altho' all of them relate to Charity, besides those of *Youl's* and *Chandler's* already mentioned. And I meddle not with the *Six Masters* Account, which is different as to the Schools and Hospitals from that of the City, which was in some Forwardness last Year. But I shall only put you in Mind of those Charities which the City is particularly concern'd in. There are two Things to be consider'd ; the Gifts, and the Uses. The Gifts are of two Sorts :

*Ist*, Such as remain'd in the City's Hands, even in and after the time of the Wars. I begin with *Katharine Heywood* and *Thomas Prestwood's* Charity ; which, by the Commission in the Beginning of *Charl. I.* was taken out of the Six Masters, and put into the City's Hands, and was then valued at £62. 7. s. 8 d. *per annum* which was 1627. We desire an Account what is become of the Profits ever since that Time : For it is not pretended that this was taken up and lent for the King's Service in the time of the Wars. The next which was settled by the same Commission, was the Charity of *Margaret Brown* ; which was likewise put into the City's Hands

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Hands, and then valued at £9 *per Annum* and was to be distributed twice a Year to the Poor ; and there is no Mention of poor Travellers in the Decree, under which Pretence we have been told it is swallow'd up. There is *Thomas Bonner's* Gift of £80. (besides £20. taken up in the Wars) 20 Feb. 1607. £40. to be lent to young Tradesmen, and the Interest to go to the Poor, and £40. more for the Benefit of the Poor. The Lady *Booth's* gift of £100. 27 Dec. 1623. which £100. was to be let to ten poor Tradesmen for one Year, and the Interest to be given to twenty-four aged Persons every *Sunday*. £20. of this was taken up in the Wars, but the £80. to be still accounted for. *Lewis Randolph's* Gift of £100. £80 of it to be lent to four young Clothiers for two Years. £20. to four Butchers for two Years freely. £20. of this taken up in the Wars. What is become of the rest ? *Laurence Palmer* and *John Chappel* gave £20. apiece, to buy Corn at the best Hand for the Use of the Poor : I have been told this was Part of the Purchase Money for *Longdon Marches*. But is the Profit applied to the Use , it was given for?

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for? Alderman Nash, besides his Hospital gave £300 to be lent freely for five years to two Weavers, £200 to ten young Beginners, and the Interest to be laid out in Land, and the Will to be read every Year. There are other Charities not so considerable, which were not in the Accounts I have seen of the money taken up in the Wars ; as *Maurice Hillar's* Gift of £50, Mr. *Eliot's* of £20. *Sturley's* of £25. *George Nashe's* of £30. Mr *Tomkins* of £50. Mrs. *Anne Stayners* of £20. and several others. None of these can be pretended to be discharged by the Feoffment.

*2dly*, . There were other Monies taken up in the Wars, which amounted to a considerable Sum but it was Charity-Money; and it being the City-Act [Chamber Order] that must be answerable for it. I need not mention all, but some I have already, and the, far greatest Part of the rest was *Chandler's* and *Houghton's* Money. To clear this, we are told , "That a feoffment hath been made A.D. 1672 (which

*was somewhat late) towards paying the Poor's Debts, as **to** these Charities". This was a very good Design, if it were well pursued and*

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and the Money did not pass into another Channel. I must speak plainly in this Matter : If the monies designed for Payment of the Poor were employed for any other Uses, than what they were given for, it is a double Misemployment of the Charity, as to the Original Donors , and as to the new Feoffment, and consequently it is a double Breach of trust in those who Were guilty of it. But while we are pleading for Charity, we must exercise it too, and hope and believe the best, till We see plain Evidences to the contrary. But this I must let you know, who are concerned in these Matters, that the Commissioners expect a speedy and clear Answer, and will not be put off with affected Delays, and trifling Excuses ; and the more openly and freely you deal in this Matter, the more you will vindicate your own Honour and the City's, and give Satisfaction to the Poor of this City, who need all the Assistance we can give them. And I hope when these Charities are set right, their Condition will be made much easier than otherwise it is like to be, especially if they should suffer under the Extremities of a hard Winter.

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Which Consideration I hope will make you more ready to prepare a satisfactory Answer, and the Gentlemen of the Commission to attend it that before Winter comes the Poor of this City may be convinced that we take all possible Care to prevent their suffering any great Hardships in it. As to you, who are concerned for the Country, I am to let you know, that you are bound to give in an Account of any Complaints that are made to you, or any just Cause for them that you know of yourselves, as to any Charities misemploy'd, as to Hospitals, poor Schools, Churches, Bridges, High- ways, &c. and whatever Complaints are brought in, we shall carefully examine them, and make such Orders about them, as shall seem to us most agreeable to Justice and Equity.

*Speech*

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### *Answer to Sir F. W--'s Objections at the Town-Hall in Worcester, Oct. 17. 1695.*

S I N C E I appeared last in this Place, I understand that a learned Gentleman of the Law hath undertaken to make it appear, that *Youl's* Charity doth not lie before us ; and especially that I, as Bishop of the Diocese, have nothing to do to sit upon it. I confess I was not a little surprised at the News of it, and was very sorry that my Illness hindred me from appearing here that Day, that I might have immediately set the Matter right, and presented the Talk that hath been about it ; I think more to the Prejudice of the Gentleman who made the Objections, than of the Commission. The main thing I hear he insisted upon was, that this was a meer *Lay-Charity* or Beneficence, and therefore I as Bishop had

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had nothing to do in it. And for this, *Sutton's Hospital's Case*, in *C. 10. R.* was produced ; and *Fitzherbert, N. B. F. 42.* and that it was *contra formam Collationis, N. B. 210.* and Dr. Coveny's Case was alledged, *Dyer 209*: This is the Substance of what I could learn was said upon this Occasion, and I doubt not but I shall give a full and distinct Answer to it, by shewing these two Things. That the Case Was wholly mistaken by him.

*2dly.* That if it had not, yet his Proofs had been weak and insufficient. That the Case was wholly mistaken by him. For it is not grounded on the Nature of the Charity, as it would be understood at common Law, but upon the *Statute for Charitable Uses, 43 Eliz. c. 6.* And I can hardly think the Gentleman ever looked on that Statute, when he made such a Plea. For can any thing be plainer, than that the Bishops of the several Dioceses are to be in the Commission,; and others are joynd with them with full Authority to enquire into the Charitable Uses there, enumerated : Among which this very Charity is one.; *for the Aid and Ease of poor Inhabitants concerning Taxes.* So

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So that the Bishop doth not act here *jure ordinario* as Visitor ; but *jure speciali* as a Commissioner impowered by Act of Parliament to make Inspection into these Matters. This very Law hath a *Salvo* for the Bishops ordinary jurisdiction in an express *Proviso*: But when the Bishop sits here by vertue of such a Commission, he must act as a Commissioner. And I would fain know of this Gentleman, whether the Broad Seal cannot give a special Commission to a Bishop to act in such a Capacity ? If a Bishop be put into a Commission of the *Peace*, hath he not Authority thereby to sit upon the Bench, altho' originally those Matters are not under Ecclesiastical Jurisdiction ? And for what imaginable Reason should the Bishop be excluded, when he is expressly mentioned in the Commission, and required so to be ? And a very good *Lawyer*, in his Reading upon this Statute, saith, that *unless the Bishop be deposed, he ought to be named in the Commission.* And must he be only named without any Authority to act ? That were ridiculous, to suppose a Law made, and the Bishop first Commissioner



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Commissioner in it ; and that all the rest may act, but he may not ; especially when the Commission is to the Bishop of the Diocese ; not to any Bishop whatsoever, nor to a meer Suffragan Bishop ; but such an one as is particularly concerned as to Matters of Charity within his Diocese. And this is no new thing introduced by this Law ; but it is an Affirmance of the Bishops Authority before about these Matters. For the same Power is given by the Statute 39 *Eli.* c. 6. By which the Commissions are to be directed

*"to the Bishop of the Diocese, and to other Persons of good and sound Behaviour, authorizing them thereby to enquire, &c." And therein a Proviso likewise, that this Act shall not be prejudicial or hurtful to the Power of the Ordinary ; but that he may lawfully in every Cause execute and perform the same as though this Act had never been had or made."*

What is the Meaning of these *Proviso's*, if the Bishop by the Law of *England*, had nothing to do in these Matters of Charity ? Would the Parliament have put in such insignificant *Proviso's* ? They knew very well,

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well, that by 14 *Eliz.* c. 5. the Bishop and his Chancellor had a Power to visit all Hospitals within the Diocese once a Year, and to reform Abuses with two Justices of Peace; but that was but a temporary Act, and was at last turned into the *Law for Charitable Uses*. But long before this, the Statute 2 *H. 5i.* gives the Bishop Power

*" to enquire into all Hospitals which are not of Royal Foundation, and " to correct the Abuses of them."*

And I do not know when this Law was repealed ; especially considering the *Proviso's* in these *Statutes for Charitable Uses*.

*2ndly* , But we have been told, *that the Law of England is otherwise*. That would be strange indeed, if the Law should be against the Law, *i. e.* common Law against express Acts of Parliament. But for this you have been told out of the Law-Books in the Case of *Sutton's Hospital*; that if *it be* a Lay Hospital, the Patron visits; if a *Spiritual*, the Bishop. Suppose it were so before, how doth it appear to continue so, when the Act of Parliament hath declared otherwise, and takes no Notice of any such distinction, but brings all under the Power of

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of Commissioners appointed by Law ? If such a Charity as this had been questioned before the Law had passed, 43 *Eliz.* I do not know what Pretence there could have been for the Bishop to have interposed ; because it is no Hospital, but a Charity vetted in a Corporation ; but since the Act, there can , be no more Question, than whether there be such an Act of Parliament or not ? But *Fitzherbert's* Authority is produced, f. 42. which saith, that

*if the Founder of an Hospital hath the King's Letters Patents, and it consist meerly of Temporalities, if the Bishop visits, there lies a Prohibition.*

And I pray who denies it ? Where *is* the Hospital, and where the King's License in this Case ? Here is nothing but 'a private Charity given to. a Corporation for a particular Use ; and we are empower'd by Act of Parliament to enquire into it; where lies the Prohibition now ? What ? a Prohibition against an Act of Parliament ? Surely no Lawyer could ever say such Things ? But it is *contra formam Collationis*, Fitz. N. B. 2 10. This Writ lies when Land is given in Frankalmoign, and the Possessors alien the Land ; then this

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this Writ lies for the Donor or his Heirs. But what is this to the present Case ? Is this Gift in Frankalmoign ? Is it pretended to be alienated? No ; we do not suspect that it hath been sold, but only misapply'd-; and for that the Act of Parliament empowers us to enquire. Dr. *Coveney's* Case is so remote from this Business, that I can hardly believe it was mentioned For that related to the *Visitor of a College*, which is excepted out of the Act , and the only Question was, whether an Appeal did lie from such a Visitor to the Court of Chancery : But this is so very far from this Matter, that I *must* conclude, that either I am misinformed, or he never read the Act of. Parliament, which settles this Commission or was resolved to overlook it. As to the Reasons why I believe Youl's Heirs not to be special Visitors within the Act, I have at large given them already ; and I see no Reason in the least to alter my Opinion about them.

### *Reasons*

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***Reasons for the Decree June  
the 25th, 1696.  
[Not delivered, the Mayor and  
Aldermen not appearing.]***

AND now, *Gentlemen*, we have performed the Trust reposed in us, according to the best of our judgments. As to the Noise and Clamors of any such, whole Interest it is to misrepresent what we have done, we regard them not : For none can pursue Justice and Charity in such Cases, but some will be displeas'd, and complain : But our Care and Concernment hath been to give no just Occasion to any to do it. But there are two Things which have been most plausibly suggested ; which, in few Words, I shall endeavour to remove.

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*Ist*, "That it hath been only the Misfortune of the City in the late Wars, which hath plunged it into these Difficulties, and not any Mismanagement of the Trust reposed in them.

*2dly*, That if the City had proceeded as formerly in the Way of *Fifteens*," *Youl's* Charity would have exceeded the Proportion now charged on the City.

But I hope to give a satisfactory Answer to both these.

*Ist*, As to the former : God forbid that we should charge the sad Accidents of War upon the City now. That the City was then at great and extraordinary expences there is no Question ; and that it suffer'd for its Loyalty is a Part of its Honour, which we neither lessen nor disparage ; but do heartily wish it had met with that just Recompence upon the *Restauration*, which it deserved. But that was not the Point before us : But here was a particular Charity for the Relief of poor Commoners, who ought in all Times to be consider'd, according to the Intent of the Will. And it is for the Honour of the City that the Account of it was kept distinctly in the worst of Times ; and no Abatements are made in the Books of those years for the extraordinary Accidents. Only in 1651, when the City was plundered, no

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no Account is entred, and the *Commissioners* have made Abatements for that Year ; and have struck out several Particulars in the first Charge, where they could make any equitable Abatement, or such Allowances as had been made before the former Commission. But they saw no Reason why *Youl's* Charity should be loaded with what did not at all concern it. In A.D. 1660, *Youl's* Charity had in Stock £57 11s 9d and Care is taken in the Books, that *Youl's* Account be made up next Audit. So little did they think then that it ought to be charged with the Expences of the War : and so the Account was kept on distinct, till the Stock, betides Misemployments, amounted to £483 19 s. 2 d. And what Reason imaginable can there be, why this Sum must be remitted, because of the former Losses of the City, when the City itself never thought of it in their own Books at the Time when their Losses were greatest ? V p. ult.

Secondly,

"As to the Way of raising Money by *Fifteens*; which, if it had continued, it is said, that the Stock in *Youl's* Charity had been more than exhausted." To which

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which I shall give a clear Answer from that very Book, which hath the Account of *Youl's Charity*. By which it appears, that after the Time it is commonly said, that they could not raise Money by *Fifteens* upon the City, according to which *Youl's Charity* is to bear a Share, the City did charge *Youl's Charity* by *double Fifteens*.

[reformatted by editor for comparative purposes]

A.D. 1647	£16 10s 4d	is a Proportion upon a double Fifteen in the Book,
A.D. 1650	£97 6s	£5. upon a double Fifteen. And
A.D. 1661	£41 6s. 5d. ob.	a double Fifteen was raised for the City Gates, and (this) was the Share of <i>Youl's Charity</i>
A.D. 1662	£3 13s. 7d.	for repairing the Bridge,

But it is observable, that in the Taxes since the Restauration, great Allowances were made out of *Youl's Charity* ; as

A.D. 1666	£40 6s 6d.
A.D. 1667	£42 8s 6d.
A.D. 1668	£23 9s 8d.

But within the Compass of the last seven Years, when Taxes have been higher, no such Allowances have been made with Regard to the Charity, as were before. And if there were Reason before, there must be so still when there was so great Occasion. But instead of that, we

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we can find only one, *Mountford*, by the Mayor's Order, had A.D. 1690, 3 s. 9 d. allowed him ; but nothing of the Share of *Youl's Charity* for the Ease of poor Commoners ; but a considerable Sum transmitted from one *Chamberlain* to another ; which, with the Sum of what is misemploy'd, and not accounted for, is now decreed to be laid out for the Use of the Will. But after all, it is said, that "*here is no Money put into particular Men's Pockets :*" And what then? Must the Publick suffer ? Must any be let alone to go on to misemploy that which was given for the Ease of poor Commoners, and that which was set apart for paying the Debts of the Poor ? How could we in such a Trust pass over these Things ? We must have brought their Guilt upon ourselves. But we have taken Care to set this Matter right, and to do Justice and Honour to the City, by putting the Charitable Gifts into such a Method, as they may be better disposed of according to the Will of the *Donors*.



## Appendix 9

**CAP. 22 - AN ACT TO ENABLE THE MAYOR, ALDERMEN, AND CITIZENS OF THE CITY OF WORCESTER TO GRANT RENEWABLE LEASES OF THE WORCESTER COUNTY INFIRMARY AND OF THE LAND HELD THEREWITH TO THE GOVERNORS OF THE SAID INFIRMARY, OR THEIR TRUSTEES. 21ST JULY 1835 [MOST OF JOHN NASH'S WILL]**

WHEREAS John Nash, formerly of the City of Worcester, an Alderman of the said City, duly signed and published his last Will and Testament in Writing, bearing Date on or about the Thirtieth Day of July in the Year One thousand six hundred and sixty one, and did thereby, after bequeathing to the Mayor, Aldermen, and Citizens of the said City the Sum of Three hundred Pounds upon the Trusts and for the Purposes therein mentioned, devise, give, and bequeath unto Francis Franke, Richard Heming, Richard Vernon, Thomas Pearsey, John Phillips, William Cheatle, John Bearcroft, Edward Cookesey, Walter Dollman, Edward Higgin, John Higgins the younger, Henry Taylor, Rowland Taylor, Thomas Eaton, and Thomas Smith, being all Clothiers of the said City of Worcester, their Heirs and Assigns forever, certain Messuages, Lands, Tenements, Tithes, and Hereditaments in the Parish of Powick in the County of Worcester and in the Parish of Saint Martin in the said City of Worcester, to hold the same unto the said Francis Franke, Richard Vernon, Richard Heming, Thomas Pearsey, John Phillips, William Cheatle, William Norris, John Bearcroft, Edward Cooksey, Edward Higgins, Thomas Eaton, William Taylor, Rowland Taylor, and John Higgins the younger, being all Clothiers of the said City of Worcester, their Heirs and Assigns for ever, upon Trust and Confidence, nevertheless, in them reposed, and to and for the Intents and Purposes therein expressed and declared, and to and for none other Use, Intent, and Purpose (that is to say,) that the Mayor, Aldermen, and Common Council of the said City of Worcester, or their Successors, or the greater Part of them for the Time being, for ever thereafter, should nominate and appoint such able and sufficient Tenants, Occupiers, or Holders of the said Premises or any Part thereof, with and under such Reservations of Rents, Sums of Money, and other Profits as should be thereafter in those Presents directed and appointed; and that the said Mayor, Aldermen, and Common Council of the said City of Worcester, and their Successors, or the greater Part of them for the Time being for ever thereafter, should take Leases and estates to such Person or Persons as should be nominated as aforesaid from Time to Time provided always, and his Will and Meaning was, that the Persons so to be nominated should be such able and sufficient Persons as should be of themselves able or otherwise should find and procure and give good Security to the Corporation of the said City of Worcester and their Successors for the true Payment of their several Rents to be reserved, and that the several Rents so to be reserved should be as near as conveniently they might to the full Value of such Messuages, Lands, Tenements, Tithes, and Hereditaments as should be leased, and that no Lease to be made as aforesaid should be either in Reversion of any Lease or Estate thereof in being for above the Term of One Year, or should in any Case exceed the Number of Twenty one Years from the Commencement thereof in Possession, and that all and singular the Rents, Sums of Money and other Profits as should be reserved as aforesaid should in and by their respective Indentures of Lease be Limited and appointed to be paid to the Hands of the Chamberlains of the said City of Worcester for the Time being, and in the Guildhall of the said City; and the said Testator's Will was, that the Chamberlains of the said City of Worcester for the Time being should out of the Rents and Profits of all the Premises cause the Tenements or Cottages in the Parish of Saint Martin's before mentioned to be newly and substantially built with Bricks, in such Manner as the Mayor, Aldermen, and Common Council, or the greater Part of them for the Time being, should direct and appoint, and to be made Ten good

Houses, and to be all built on that Side next unto the Garden Ground whereon a Walker's Rack then stood, the other Side being reserved for other Use; which said Ten Houses should for ever remain unto Eight of the most impotent, decrepit, single Men severally and successively that were living in the said City of Worcester, Three of which Number being such poor Men as had served as Apprentices in their Youth in the said City for the Term of Seven Years to the Trade of a Weaver, and were of good Report, and had been laborious and diligent Men in their Calling, and such as were either very aged, blind, lame, or at least so weak and impotent that they were not able to obtain their Living by their Labours; the other Five poor Men should be also such as had served Apprentices in their Youth in the said City for the Term of Seven Years to any trade whatsoever, and should be of the Conditions, Estates, and Qualities before mentioned; and unto Two poor Women, being sole and unmarried, and being reputed to be of honest Lives and of good Report, and painful and diligent in their Ways, and about Fifty Years of Age, which said poor Women should wash the Clothes of the Eight poor Men, and make their Beds, and attend upon them in all Time of their Sickness, to help them, and to provide Things necessary for them; and the said Testator declared his Will, Intention, and Meaning to be, that the said Eight poor Men and Two poor Women should be from Time to Time for ever elected, nominated, and appointed by the Mayor, Aldermen, and Common Council of the said City of Worcester, or the greater Part of them for the Time being; and that every poor Man and poor Woman so chosen, nominated, and appointed should, so long as they should continue Almsmen and Almswomen, according to such Nomination and Election as aforesaid, have and receive out of the Rents and Profits of all the Premises Two Shillings weekly for ever, which said Two Shillings weekly the said Testator directed should be paid unto the said Eight poor Men and Two poor Women by the Hands of the Chamberlains of the said City, or by some other honest Person by their Direction and Appointment; and the said Testator also directed that the said Chamberlains should have allowed them towards their Pains Six Shillings and Eight pence; and also that, if there should be at any Time thereafter any poor Persons that should be of his Name or of Kin unto him, and should be Suitors and Petitioners unto the Mayor, Aldermen, and Common Council of the said City for any of the said Almshouses before mentioned, and should be of the Conditions, Estates, and Qualities before mentioned, the said Testator declared his Will to be, that they should be preferred before others; and he also declared his Will to be, that it should be in the Power of the Mayor, Aldermen, and Common Council, or the greater Part of them for the Time being, at their Will and Pleasure, for any just Cause to them appearing, to remove any idle or disorderly Person or Persons elected and settled in any of the said Ten Almshouses, and should from Time to Time for ever thereafter nominate and elect such other Person and Persons in their Place as were before directed to be elected and chosen; and the said Testator declared his Will, Intent, and Meaning to be, and he did thereby will, devise, and appoint, that out of the Rents, Issues, and Profits of the Premises to be reserved as aforesaid, and to come and arise out of the aforesaid Lands, Tenements, Tithes, and Premises, the Sum of Eight Pounds should be yearly paid by the Chamberlains of the said City for the Time being unto the Church wardens and Overseers of the Poor of the several Parishes of Saint Martin and Saint Helen's within the said City for the Time being; (that is to say) to the Churchwardens and Overseers of the Poor of each Parish the yearly Sum of Four Pounds for ever, to be employed and disposed of by the said Churchwardens and Overseers of the Poor and Six of the most substantial Parishioners of each of the said Parishes respectively for and towards the placing, setting forth, and binding of apprentice the Son or Sons of some poor People born and bred within the said respective Parishes whose Parents were not of Ability to place them forth and provide for them, unto some or one of those Trades, Sciences, Mysteries, or Occupations thereafter named; (that is to say,) either to Shoemakers, Bakers, Chandlers, Glovers, Stationers, Butchers, Mercers, Pewterers, Braziers, Gunsmiths, Clothmakers, Dyers, and Dressers of Cloth; and for and concerning the Residue and Remainder of the said yearly Rents, Issues, and Profits to be reserved as aforesaid for and out of the said Lands, Tenements, Tithes, Hereditaments, and Premises, over and above the said Fifty two Pounds, and Eight Pounds before mentioned, the said Testator declared his Will to be, and did thereby ordain and appoint, that the Chamberlains of the said City of Worcester for the Time being should yearly and every Year at the General Audit render a certain

and particular account in Writing (of itself), by them to be subscribed, what Rents and Profits of all the said Premises given and bequeathed for the Maintenance and Relief of the poor People in the said Ten Almshouses, and for the placing out of poor Boys to be Apprentices, were paid and satisfied unto them, or unto any other by their Assent and Appointment, and how the same were disbursed; and the said Testator also directed that the Chamberlains should then pay and deliver the clear and full Overplus, Residue, and Remainder of the said Rents and Profits remaining due upon their said Accounts unto the Mayor and Aldermen of the said City for the Time being, or the greater Part of them; which Remainder, whatsoever it should rise to be, should be set forth gratis without Interest, by the said Mayor and Aldermen, unto some One young Tradesman within the said City, being of one of the Trades aforesaid, upon good and sufficient Security, which said Security should be put into the Treasury within One Month after the breaking up of the said Audit, in a Box provided purposely for that Use; and so likewise should the Remainder upon every Chamberlain's yearly Account be lent out without Interest as aforesaid until the said yearly Remainder should amount and rise in the whole to the Sum of Fourscore Pounds, and then that the said Tradesman to whom the said Mayor and Aldermen should set and dispose the same should pay the Sum of Five Pounds per Cent. and after that Rate for the Interest and Loan thereof; and that all the growing and ensuing Remainders of and upon every Chamberlain's yearly Account should be set forth gratis and without Interest upon good Security until they should grow, amount, and arise together unto the like Sum of Fourscore Pounds, and that then and as often as any such Remainder should make up and come unto the Sum of Fourscore Pounds that then the Tradesman unto whom the same should be lent as aforesaid upon good Security should pay unto the Chamberlains of the said City, and by them at the General Audit to be accounted for the Sum of Five Pounds per Cent. and after that Rate for any greater or lesser Sum for the Loan and Interest thereof, until there should be Lands therewith purchased; and when and as soon as the said yearly Remainder, with the aforesaid Interests thereof, and the growing Remainders found upon the said Chamberlain's yearly Account, should amount and arise to the Sum of One hundred and threescore Pounds or unto so much Money as would buy and purchase Lands of Inheritance of the yearly Value of Eight Pounds, his Meaning then was, and the said Testator did thereby will, ordain, and appoint, that the said Mayor, Aldermen, and Citizens should and did, within One or at the uttermost within Two Years then next following, if conveniently they could, therewith buy and purchase Lands of Inheritance of the clear yearly Value of Eight Pounds at the least, the Rents whereof should be payable unto and received by the Chamberlains of the said City for the Time being for ever, who should thenceforth and therewith pay the Sum of Eight Pounds for ever to the Churchwardens and Overseers of the Poor of the several Parishes of Saint Andrew and Saint Nicholas within the said City of Worcester for the Time being, (that is to say) to each of the said Parishes the yearly Sum of Four Pounds apiece for ever, to be employed, converted and disposed of by the Churchwardens and Overseers with the Approbation of Six of the most substantial Parishioners of each of the said Parishes respectively, for and toward the placing, setting forth, and binding apprentice to some or one of the said Trades, Sciences, Mysteries, or Occupations therein above expressed, qualified as aforesaid, the Son or Sons of some poor People within the said Parishes respectively whose Parents or Friends were not of Ability to set them forth and to provide for them; and the said Testator willed, ordained, and appointed, that when and so soon as he aforesaid yearly Remainders, with the aforesaid Interest thereof, and the growing Remainders found upon the Said Chamberlain's yearly Accounts, should again amount and arise to the like Sum of One hundred and threescore Pounds, or unto so much Money as would buy and purchase more Land of Inheritance of the like yearly Value of Eight Pounds, then he ordained and appointed that the said Mayor, Aldermen, and Citizens should and did, within One or at most within Two Years then next following, if conveniently they could, therewith likewise buy and purchase more Lands of Inheritance of the clear yearly Value of Eight Pounds at the least, the Rents and Profits whereof should be payable to and received by the Chamberlains of the said City for the Time being for ever, who should thenceforth and there with pay the Sum of Eight Pounds for ever yearly to the Churchwardens and Overseers of the Poor of Saint Peter and All Saints within the said City of Worcester for the Time being, (that is to say,) to each of the said Parishes the yearly Sum of Four Pounds apiece for ever, to be

employed, converted, and disposed by the Churchwardens and Overseers, with the Approbation of Six of the most substantial Parishioners of each of the said Parishes respectively, for and towards the placing, setting forth, and binding of Apprentices to some or one of the Trades, Sciences, Mysteries, or Occupations therein above particularly mentioned, qualified as aforesaid, the Son or Sons of some poor People within the said Parishes respectively whose Parents and Friends were not of Ability to set them forth and provide for them; and the said Testator thereby further willed, ordained, and appointed, that when and so soon as the aforesaid yearly Remainder, with the aforesaid Interest thereof, and the growing Remainders found upon the Chamberlain's yearly Accounts, should again amount and arise unto the Sum of One hundred and threescore Pounds, or unto so much Money as would buy and purchase more Lands of Inheritance of the clear yearly Value of Eight Pounds, that then the said Mayor, Alder. men, and Citizens should and did, within Two Years then next following, if conveniently they could therewith also buy and purchase more Lands of Inheritance of the clear yearly Value of Eight Pounds at least, the Rents whereof should as aforesaid be payable unto and received by the Chamberlains of the said City of Worcester for the Time being for ever, who should thenceforth and therewith pay the Sum of Eight Pounds yearly for ever to the Churchwardens and Overseers of the Poor of the several Parishes of Saint Clement's, Saint Alban, and Saint Swithin's, within the said City of Worcester, for the Time being, in Manner and Proportion following, (that is to say,) to the Churchwardens and Overseers, of the Poor of the Parish of Saint Clement's and Saint Alban's Forty Shillings apiece yearly, and to the Parish of Saint Swithin's the Yearly Sum of Four Pounds for ever, to be respectively employed, converted, and bestowed by the said respective Churchwardens and Overseers of the" Parishes, with the Approbation of Six of the most substantial Parishioners every of the said Parishes respectively, for and towards placing setting forth, and binding of Apprentices to some or one of the Trades, Sciences, Mysteries. Or Occupations therein above Specified (qualified as aforesaid,) the Son or Sons of some poor Inhabitants within the said Parishes respectively whose Parents and Friends were not of Ability to set forth and provide for them; and he did further will, ordain, and appoint, that the Churchwardens and Overseers of the Poor of all and every the said respective Parishes, having had and received any of his aforesaid annual Gifts and Legacies, should make it appear to the Mayor, Aldermen, and Common Council for the Time being that they had duly and justly disposed of, laid out, and employed the then last Year's Gift and Legacy so received by them, or that they had the same in Stock ready to be disposed of, laid out, and employed accordingly upon the next Opportunity offered, before they should have and receive any other or further Benefit by that his Will; and when and as soon as the said Mayor, Aldermen, and Citizens had bought and purchased the aforesaid Lands of Inheritance amounting and extending to the clear Value of Twenty four Pounds at the least, and had settled his aforesaid Will, Intent, and Devise in that Behalf, then the said Testator ordained, willed, and appointed that the yearly Overplus, Remainder, and Residue of the yearly Rents, Issues, and Profits of the aforesaid Lands, Tenements, Tithes, Hereditaments, and Premises due upon the said Chamberlain's Accounts, and also of the said purchased Lands, (if there should be any Overplus, or the Remainder thereof over and above the Legacies herein before given, bequeathed, and devised,) should be yearly set forth and lent by the said Mayor and Aldermen, or the greater Part of them, unto One young Tradesman of the said City, upon good and sufficient Security, gratis and without interest as aforesaid until the yearly Remainder should amount and rise in the whole unto the Sum of One hundred Pounds and then the said Testator's Will was that the said Tradesmen to whom the said Mayor and Aldermen should dispose and set the same should pay the Sum of Five Pounds per Cent. and after that Rate for the Interest and Loan thereof until there should be Lands therewith purchased; and he did so will, ordain, and appoint, that the said Mayor, Aldermen, and Citizens should and did, as soon as they conveniently could, therewith buy and purchase Lands of Inheritance of the clear yearly Value of Five Pounds at the least the Rents and Profits whereof should be payable unto and received by the Chamberlains of the said City for the Time being for ever, and by them accounted for and paid yearly at the General Audit to the said Mayor, Aldermen, and Citizens, who should yearly for ever lay out and employ and convert the said Five Pounds per Annum, being the Interest of the said One hundred Pounds, to and for the clothing of Five poor



aged impotent Men of the said City with Coats, Shoes, and Stockings, or the like, bestowing and laying out of the Sum of Twenty Shillings apiece in and for the clothing of every such poor Person yearly for ever; and the said Testator's Will was, that the said Mayor, Aldermen, and Citizens, until they should have purchased such Lands worth Five Pounds per Annum for that said Use, should and did lay out, employ, and convert the said Five Pounds per Annum, being the Interest of the said One hundred Pounds, to and for the clothing of Five poor aged impotent Persons as aforesaid; and when and as soon and as often as the said yearly Remainder found and brought in upon the said Chamberlain's Account, being from Time to Time lent forth upon good security as aforesaid, to some young Tradesmen of the said City should again arise and amount to the like sum of one hundred pounds, then he will, ordain, and appoint that the said five pounds yearly interest of the said one hundred pounds should be from time to time yearly employed and bestowed for ever by the Mayor Aldermen, and Citizens for the time being, to and for the yearly apparelling and clothing of five more poor aged impotent persons of the said City, in manner and sort as aforesaid, until the said Mayor, Aldermen, and Citizens should purchase therewith more Lands of Inheritance of the clear yearly Value of Five Pounds at the least, which he willed, ordained, and appointed they should do upon the first Opportunity from Time to Time for ever, the Rents, Issues and Profits of which said Lands should be payable unto and received by the Chamberlains of the said City for the Time being for ever, and by them accounted for at the General Audit, and yearly paid over to the said Mayor, Aldermen, and Citizens, to be by them for ever yearly employed, laid out, and bestowed in and for the apparelling and clothing of poor Men of the said City, qualified as aforesaid, by Twenty Shillings apiece, in Manner and in Sort as aforesaid; and his Meaning was, and he did so will, ordain, and appoint, that all the several Remainders found and brought in upon the several Chamberlains Accounts should be lent out, and Lands therewith purchased, as was before directed, expressed, and declared, from Time to Time for ever; and after giving certain Directions, therein mentioned, to his Executors, the said Testator for the further settling of the aforesaid Lands and Tenements, Tithes and Hereditaments, with their Appurtenances, in and by that his Will given and bequeathed unto the pious and charitable Uses therein expressed and declared, and for the avoiding of all Scruples that might any way arise for or concerning the same, directed that the Corporation of the said City of Worcester should use their best Means and Endeavours in convenient Time, by Act of Parliament, at the Charge of his Executors, to establish, settle, and assure all and singular the Lands and Tenements, Tithes and Hereditaments, to and for the Uses in and by that his last Will expressed and declared. And whereas the said John Nash the Testator departed this Life in or about the Month of May One thousand six hundred and sixty two; and on or about the Fifteenth Day of August One thousand six hundred and sixty two Administration of the Goods, Chattels, and Credits of the said Testator, with the Will annexed, was granted by the Consistory Court of Worcester to Thomas Hall, Richard Nash, Janies Nash, Somerset Hall, and John Nash, the Testamentary Trustees named in the said recited Will, during the Minority of Richard Nash, a Minor, the Executor named and appointed by the said Will. And whereas shortly after the Decease of the said John Nash, the said Mayor, Aldermen, and Citizens of the said City of Worcester entered into the Possession of the Hereditaments devised as aforesaid by the said recited Will, but no Act of Parliament was obtained to establish the same, or the Trusts thereby created, as by the said Will directed: And whereas in the Year One thousand six hundred and seventy nine the Surplus or Residue of the Rents and Profits of the aforesaid Hereditaments, after satisfying the prior Trusts of the said Will, amounted to the Sum of One hundred and sixty six Pounds One Shilling and Sixpence; and the said Mayor, Aldermen, and Citizens laid out and invested the Sum of One hundred and sixty five Pounds, Part of the same, and the further Sum of Fifty Pounds borrowed by them for that Purpose (but since repaid out of the said Trust Funds), and amounting together to the Sum of Two hundred and fifteen Pounds, in the Purchase from one Abel Alye of a Piece of Land called Winmill otherwise the Artichoke Field, situate in the said Parish of Saint Nicholas in the said City of Worcester, and containing Five Acres, and of another Piece of Land adjoining thereto containing One Acre, and also Six Acres of Land lying in a certain Common Meadow called Great Pitchcroft, in the Parish of Claines in the County of Worcester, and the said Pieces of Land so purchased by the said Mayor, Aldermen, and Citizens as aforesaid were duly

conveyed to them and their Successors for ever accordingly. And whereas the Rents and Profits of the said Land so purchased and conveyed as aforesaid have from Time to Time been received by the said Mayor, Aldermen, and Citizens, and have from Time to Time been carried to the Account of the said Charity Estate, and applied for the Uses and Purposes in the said Will of the said John Nash mentioned and directed and the Sum of Four Pounds hath yearly, and every Year, saving and except for about the Space of Two Years, been paid to the Churchwardens and Overseers of the Poor of each of the said Parishes of Saint Andrew and Saint Nicholas in the said City of Worcester, but no further Surplus or Residue arising from the Rents and Profits of the said Charity Estates has since been applied in purchasing Lands or Tenements: And whereas by an Indenture bearing Date on or about the Second Day of April One thousand seven hundred and sixty two, and made between the said Mayor, Aldermen, and Citizens of the said City of Worcester of the one Part, and Joseph Millington of the same City, Plumber and Glazier, of the other part, in consideration of the Sum of Thirty Pounds to the said Mayor, Aldermen, and Citizens paid by the said Joseph Millington, and for other the Considerations therein expressed, the said Mayor, Aldermen, and Citizens did demise and lease unto the said Joseph Millington, his Executors, Administrators, and Assigns, the said Piece or Parcel of Land formerly called Winmill Field, but then called the Artichoke Field, with the Appurtenances, to hold the same unto the said Joseph Millington, his executors, Administrators, and Assigns, from the Twenty fifth Day of March then last for the Term of Forty one Years then next ensuing, but subject to the Payment of the yearly Rent of Five Pounds and Two Shillings for Capons yearly reserved, and to the Observance and Performance of the Covenants, Conditions, and Agreements therein contained, and on the Tenants or Lessees Part to be paid, observed, and performed and amongst them to a Covenant by the said Joseph Millington to lay out the Sum of One hundred and fifty Pounds in building one, or more substantial House or Houses upon the said Premises, and to keep the same in repair. And whereas in the Year One thousand seven hundred and sixty five the said Mayor, Aldermen, and Citizens, and the Governors of the Worcester County Infirmary, entered into a Treaty for a Lease to certain Trustees appointed on behalf of the said Infirmary of Part of the said Piece of Land called the Artichoke Field, demised to the said Joseph Millington as aforesaid, as a Site for the Erection of a new County Infirmary, and by an Order of the said Mayor, Aldermen, and Citizens, on or about the Twenty eighth Day of June One thousand seven hundred and sixty five, it was ordered, the Mayor and Justices and the rest of the Surveyors of the said City should survey the said Piece of Land called the Artichoke Field, and should make their Report on or before the Sixteenth Day of July then next, in order that Terms might be made with the said Trustees of the Worcester Infirmary for the Erection of a proper Building on Part of the said Field for a new Infirmary; and it was further ordered, that a new Lease should be granted to the said Joseph Millington, at such Fine and according to such Terms as the said Mayor, Justices, and Surveyors should at that Time settle: And whereas the said Piece of Land was afterwards surveyed accordingly, and the said Joseph Millington having stated an Account of his Expences in improving the same, it was agreed on behalf of the said Mayor, Aldermen, and Citizens, that, in case the said Joseph Millington should within Twelve Months then next ensuing contract with the Governors of the said Worcester Infirmary for Two Acres of the said Piece of Land demised to him as aforesaid at any Sum not exceeding Two hundred Pounds, in order that the said Governors might erect thereon a new Infirmary, and in case the said Joseph Millington should surrender his Lease to the said Mayor, Aldermen, and Citizens, they would grant a Lease of such Two Acres to the said Governors and their Successors for the Purpose aforesaid for the Term of Forty one Years at the yearly Rent of One Pound and Ten Shillings, and Two Shillings to the Mayor for Capons, renewable for ever at the End for every Fourteen Years on paying a Fine to the Corporation of One Pound, and Ten Shillings, and would also after such Contract and Surrender grant a new Lease of the remaining Part of the said Land to the said Joseph Millington for the like Term of Forty one Years upon the Terms therein mentioned: And whereas the said Joseph Millington accordingly agreed with the Governors and Subscribers to the said Infirmary for Lease of Two Acres, Part of the said Piece of Land called the Artichoke Field, at the Sum of Two hundred Pounds, and at a Meeting of the said Mayor, Aldermen, and Citizens held on or about the Nineteenth Day of December One thousand seven hundred and sixty

five it was ordered that Leases should be granted to the Right Reverend the Lord Bishop of Worcester, the Honourable John Ward, the Honourable Edwin Sandys, the Honourable William Dowdeswell, Sir Richard Wrottesley Baronet, Dean of Worcester, the Reverend Treadway Nash, Doctor in Divinity, and Thomas Vernon Esquire, as Trustees for the said Infirmary, of the said Two Acres of Ground, for the Purpose aforesaid, and to the said Joseph Millington of the remaining Part of the said Artichoke Field, on the Terms aforesaid: And whereas by an Indenture bearing Date on or about the Twenty fourth Day of February One thousand seven hundred and sixty six and made or expressed to be made between the Mayor, Aldermen, and Citizens of the said City of Worcester of the one Part, and the said Right Reverend James Lord Bishop of Worcester, John Ward, Edwin Sandys, William Dowdeswell, Sir Richard Wrottesley Baronet, Treadway Nash, Doctor in Divinity, and Thomas Vernon, Trustees appointed at a General Meeting of the Governors and Subscribers to the Worcester Infirmary, of the other Part, it is witnessed, that for and in consideration of the said Premises herein before set forth, and therein fully expressed, the said Mayor, Aldermen, and Citizens did demise and lease unto the said Right Reverend James Lord Bishop of Worcester, John Ward, Edwin Sandys, William Dowdeswell, Sir Richard Wrottesley, Treadway Nash, and Thomas Vernon, all that Piece or Parcel of Arable Land as the same was then measured and set out, containing by Statute Measure Two Acres, being Part and Parcel of the Piece of Arable Land thereinbefore mentioned to have been demised to the said Joseph Millington, known by the Name of the Artichoke Field, which said Two Acres of Land, then planted as a Garden, and to be separated by a Wall from the other Part of the said Artichoke Field, is therein described to be bounded partly by a certain Messuage in the Possession of Robert Howarth, and partly by a Garden in the Possession of Doctor John Wall, on the East Side, by a common Road or Lane that lies between Pitchcroft Ham and the said Two Acres thereby demised, on the West, by Salt Lane, leading from the City of Worcester to Pitchcroft Ham aforesaid, on the North Side, and by the other Part of the said Artichoke Field then in the Possession of the said Joseph Millington on the South Side, to hold the same unto the said James Lord Bishop of Worcester, John Ward, Edwin Sandys, William Dowdeswell, Sir Richard Wrottesley, Treadway Nash, and Thomas Vernon, their Executors, Administrators, and Assigns from the Twenty fifth Day of March then next ensuing for the Term of Forty one Years, subject to the Payment of the yearly Rent of One Pound and Ten Shillings, and at the yearly Sum of Two Shillings for Capons thereby reserved, and to the Observance and Performance of the Covenants, Conditions, and Agreements therein contained, and on the Tenants or Lessees Part to be paid, observed, and performed; and by the Indenture now in recital the said Mayor, Aldermen, and Citizens, covenanted at the End of the first Fourteen Years of the said Term thereby granted, on Payment of a Fine of One Pound and Twelve Shillings, at the Request and Costs of the said Trustees, to execute a further Lease of the said demised Premises for the further Term of Forty one Years, to commence from the Expiration of the first Fourteen Years of the Term thereby granted, at the same yearly Rents, Covenants, and Agreements, and so for ever thereafter as often as any Lease should have Fourteen Years expired of the Term thereby granted: And whereas, after the Date and Execution of the said last in part recited Indenture of Lease, an extensive and commodious Building was erected by the said Governors of the said Infirmary upon Part of the land thereby demised as aforesaid, and a considerable Sum of Money arising from the Funds of the said Infirmary, or contributed or subscribed by various Persons for the Purpose, was applied in defraying the Expences of erecting and building and fitting up the same; and the said Building so erected as aforesaid hath since been and is now used as and for an Infirmary for the Benefit and Aid of the Poor in the said City of Worcester and in the County of Worcester, and the Residue of the Land demised as aforesaid by the said last mentioned indenture of Lease hath from Time to Time been let by the Governors of the said Infirmary, and the Rents thereof applied in aid of the charitable Purposes thereof: And whereas, after an intermediate Renewal of the said Indenture of Lease of the Twenty fourth Day of February One thousand seven hundred and sixty six, the said Mayor, Aldermen, and Citizens did by an Indenture of Lease, bearing Date the Twenty first Day of September One thousand seven hundred and ninety four, and made between the said Mayor, Aldermen, and Citizens of the one Part, and the Right Reverend Father in God Richard Lord Bishop of Worcester, William Lygon

Esquire, the Reverend Treadway Nash, Doctor in Divinity, and Sir Charles Trubshaw Withers Knight, Trustees appointed at a General Meeting of the Governors and Subscribers to the Worcester Infirmary, of the other Part, as well in consideration of the Surrender of a former Lease bearing Date the Twenty first Day of March One thousand seven hundred and eighty two, and also in order to promote and encourage the Infirmary then lately erected in the said City for the better Reception and Relief of the afflicted and distressed, and for and in consideration of the Sum of One Pound and Twelve Shillings paid to the said Mayor, Aldermen, and Citizens as a Fine by the said Richard Lord Bishop of Worcester, William Lygon, Treadway Nash, and Sir Charles Trubshaw Withers, and of the Covenants and Agreements in the said Indenture contained, the said Mayor, Aldermen, and Citizens did demise and lease unto the said Lord Bishop of Worcester, William Lygon, Treadway Nash, and Sir Charles Trubshaw Withers, the said Piece or Parcel of Land described or mentioned in the said Indenture of Lease of the Twenty fourth Day of February One thousand seven hundred and sixty six, and the said Building so erected and built thereon as aforesaid, with the Appurtenances, to hold the same unto the said Richard Lord Bishop of Worcester, William Lygon, Treadway Nash, and Sir Charles Trubshaw Withers, their Executors and Administrators from the Twenty fifth Day of March then last for the Term of Forty one Years thence next ensuing, at, under, and subject to the same or the like Rents, Covenants, and Agreements as were reserved and contained in the said Indenture of Lease of the Twenty fourth Day of February One thousand seven hundred and sixty six, and with a Covenant by or on the Part of the said Mayor, Aldermen, and Citizens for the Renewal of the said Indenture of Lease now in recital, to the same or the like Effect as the Covenant in that Behalf contained in the said Indenture of Lease of the Twenty fourth Day of February One thousand seven hundred and sixty six: And whereas the said Term of Forty one Years granted by the said Indenture of Lease of the Twenty first Day of September One thousand seven hundred and ninety four expired or determined on the Twenty fifth Day of March now last past, and Doubts have been entertained respecting the Right and Power of the said Mayor, Aldermen, and Citizens to renew the same according to their said Covenant for that Purpose, or to demise the said Premises for any Term, at the Rent and under the Covenants and Agreements in the said Indenture of Lease reserved and contained: And whereas considerable Sums of Money have been expended in erecting and continuing and maintaining the said Infirmary by the Governors thereof on the Faith of the said Indenture of Lease, and of the Power of the said Mayor, Aldermen, and Citizens to enter into and perform and execute the Covenant of Renewal therein contained: And whereas the said Infirmary is an Institution of great public Benefit, and is supported by voluntary Gifts and Subscriptions and affords constant and very material Assistance and Relief to the Poor in the said City of Worcester and in the said County of Worcester, and is within the general Scope and Design of the charitable Intentions of the said John Nash the Testator; and it is therefore expedient that such Doubt as aforesaid should be removed, and that the said Mayor, Aldermen, and Citizens should be enabled and empowered to grant such Leases and to enter into such Covenant of Renewal as herein aftermentioned; but the Object aforesaid cannot be obtained and effected without the Aid and Authority of Parliament: Now therefore your Majesty's most dutiful and loyal subjects, the said Mayor, Aldermen and Citizens of the said City of Worcester, do most humbly beseech Your Majesty that it may be enacted; and be it enacted by the King's most Excellent Majesty by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this Present Parliament assembled, and by the Authority of the same, That from and after the passing of this Act it shall be lawful for the said Mayor, Alderman, and Citizens of the said City of Worcester and their Successors, and they are hereby empowered and required, upon the Request in Writing and at the Costs and Charges in all Things of the Governors or Governor for the Time being of the said Infirmary, by an Indenture or Indentures under the Common Seal of the said Mayor, Aldermen, and Citizens, to demise or lease the said Piece or Parcel of Land described or mentioned in the said Indenture of the Twenty fourth Day of February One thousand seven hundred and sixty six, and the said Building or infirmary erected and built thereupon, to the Trustees for the Time being of the said Infirmary, and for the Purposes thereof, at the Rent of Sixty Pounds, for any Term or Number of Years absolute not exceeding Forty one Years, to take effect in Possession and not in Reversion



or by way of future Interest, without taking a Fine, Premium, or Foregift other than or beyond the said Fine, Premium, or Foregift of One Pound and Twelve Shillings in the said Indenture of Lease of the Twenty fourth Day of February One thousand seven hundred and sixty six mentioned; and so as the said Lessees do execute and deliver a Counterpart or, Counterparts of such Lease or Leases, and do, thereby covenant for Payment of the Rent thereby to be reserved, and all Taxes, Charges, Rates, Assessments, and Impositions in respect of the said Premises, and to keep the said Infirmary or Building in good, and sufficient Repair and Condition; and so that there be contained therein a Power or Condition in the Nature of a Condition of Re-entry on Nonpayment of the Rent to be thereby reserved within a Time to be therein limited, or on Non-performance of the Covenants on the Lessees Part therein to be contained, or in case the said Building shall at any Time be discontinued or cease to be used as a public Infirmary for the Space of Three Years; and so as the Lessees be not by any Clause or Words therein contained authorized to Commit Waste or be made dispunishable for Waste: Provided always, that it shall and may be lawful for the said Mayor, Aldermen and Citizens, at any Time after the passing of this Act, and full Right and Power is hereby accordingly reserved to them, to make and use a public Carriage Road or Way of the Width of Forty Feet, or any less Width, from the Lane or Street called Salt Lane, through that Part of the Land or Ground so to be demised as aforesaid which lies on the West Side of the said Building or Infirmary, to other Lands devised by or subject to the Trusts of the said Will of the said John Nash, so nevertheless that such Road or Way shall not be made within the Distance of Twenty five Yards from the said Building or Infirmary: Provided also, that the Governors of the said Infirmary shall not erect any Messuages or Buildings on such Part of the Lands to be comprised in such Lease as aforesaid as at the Time of the passing of this Act shall be let by them as Gardens to their Under tenants without the Licence of the said Mayor, Aldermen, and Citizens, testified by Writing under their Seal.

- II. And be it further enacted, That the said Mayor, Aldermen, and Citizens, and their Successors, shall and they are hereby required, in every Lease to be granted as aforesaid, to enter into a Covenant for the Renewal of the Term thereby demised at any Time during the last Seven Years thereof, on Payment or Tender of such Fine as aforesaid, and under such Rents, Covenants, and Agreements as aforesaid, and also that during the Continuance of any such Lease the Premises thereby demised shall be freed and discharged of and from the charitable Uses, Trusts, and Directions declared and contained in the said Will of the said John Nash, and be vested in the said Lessees for the Term thereby granted, subject only to the Rent, Covenants, and Agreements therein respectively reserved and contained, and that the said Rent and Renewal Fines shall be subject to and be applied upon and for the charitable Uses and Trusts in the said Will of the said John Nash mentioned.
- III. Saving always to the King's most Excellent Majesty, His Heirs and Successors, and to all and every Persons and Person, Bodies Politic and Corporate, his, her, and their respective Heirs, Executors, and Administrators or Successors, (other than and except the said Mayor, Aldermen, and Citizens of the said City of Worcester and their Successors, and the Trustees or Trustee of the Estates of the said John Nash for the Time being, and all Persons entitled to the Benefit of the Charity or Trusts created and declared by his said Will,) all such Estate, Right, Title, and Interest as belonged to or were holden and enjoyed by them or any of them immediately before the passing of this Act.
- IV. And be it further enacted, That this Act shall be printed by the several Printers to the King's most Excellent Majesty duly authorized to print the Statutes of the United Kingdom; and a copy thereof so printed by any of them shall be admitted as Evidence thereof by all Judges, Justices, and others.

LONDON: Printed by GEORGE, EYRE and ANDREW SPOTTISWOODE,  
Printers to the King's most Excellent Majesty. 1835.

# Appendix 10

## **ORDER TO REDEEM RENT CHARGE ON WORCESTER ROYAL INFIRMARY - 1864**

### **Charity Commission.**

#### **In the matter of John Nash's Charity with City of Worcester**

The Board of Charity Commissioners for England and Wales being satisfied by the representation of the Trustees of the above mentioned Charity and by a Report from Messieurs Webb and Buck of the City of Worcester aforesaid Land Surveyors that it will be advantageous to the said Charity to effect the sale of the piece or pieces of land and buildings with the appurtenances belonging thereto described in the Schedule hereunder written upon the terms hereinafter mentioned Do upon the application of the said Trustees hereby authorise them within six calendar months from the date of this Order to sell the said hereditaments for not less than £2,120 (subject to the condition) that all the costs charges and expenses attending the said sale including the deduction and verification of any title which the purchaser may require to be shown to the premises shall be paid and defrayed by him reserving to the said Trustees the right to make a road 40 feet wide from a certain lane called Salt Lane to other property belonging to the said Trustees on the north side of the said property hereby authorised to be sold and reserving also to the said Trustees the right to plant and nail fruit trees on the outward side of the wall separating the south west part of the said property from the north east and to do and execute all proper acts and assurances for carrying the said sale into effect and to give a conclusive discharge to the purchaser for the said purchase money.

And the said Board do further direct that the said purchase money shall be paid by the said Trustees to the Banking account of "The Official Trustees of Charitable Funds" at the Bank of England, by whom the same shall be forthwith invested in the purchase, in their name of Consolidated £3 per Annuities to be held by them in trust for the said Charity until the same shall be converted and reinvested under the Order of a competent Court or of the said Board in the purchase of their real Estate to be held upon the same trust and that the Dividends to accrue due in respect of the said Annuities shall in the meantime be remitted by the said Official Trustees to the acting Trustees for the time being of the said Charity, or as they shall direct in order to be applied by them to the purposes of the said Charity and as part of the yearly income thereof in lieu of the yearly rents and profits of the said hereditaments which shall have been sold.

#### **The Schedule above referred to:**

A piece or parcel of land containing 2 acres or thereabouts situate in the Parish of St Nicholas in the City of Worcester aforesaid being part of the field formerly called Winmill field and since Artichoke field as the same is now separated by a wall from the other part thereof together with the building erected thereon called The Worcester Infirmary

**Sealed by Order of the Board this 23rd day of December 1864**

## Appendix 11

**RICHARD INGLETHORPE'S WILL**

**Extracted from the Registry of the Prerogative Court of Canterbury, in the Will of Richard Inglethorpe, late of the City of Worcester, Gent, deceased dated 4th July 1618, is as follows:**

Item I give to Mr Thomas Warmstree, three pounds five shillings and eight pence.

Item I give to good wife Thurlston for her painstaking in my sickness, five pounds.

Item I give unto John Warmstree, my Godson, a gilt cup with a cover. Item I give and bequeath under the Corporation of the City of Worcester, all those my houses, edifices, buildings, lands, tenements and hereditaments with all and singular there and every of there appurtenances which I sometime bought and purchased of Robert Mudich of Ambresbury Hall in the County of Wiltshire Esq. situate lying and being within the City or County of Worcester, now in the tenure or occupations of John Mason, Thurlston Townsend, widow, Robinson widow, Overbury Robert Rowland alias Steiner, their assigns or under-tenants, or of any other whatsoever and also all those my houses, edifices, buildings, lands, tenements and hereditaments with all and singular there and every of there appurtenances which I sometime bought and purchased of Thomas Nash of the Inner Temple London Gentleman and John Nash of the City of Worcester in the County of Worcester, Clothier, and either of them situate lying and being with the City or County of Worcester, now in the tenure or occupation of Richard Davies, James Daggit, Edward Pearce, John Monarchs, Crosby widow, Thomas Edwards, John Hinton, Wheeler widow, Humphrey Packman, their assigns or under-tenants, or of any others whatsoever, together with all Deeds, Evidences and Writings whatsoever concerning the said houses, edifices, lands, tenements and hereditaments and premises, or any part thereof to have and to hold the said houses, edifices, lands, tenements and hereditaments and all and singular the premises with appurtenances immediately from and after the decease of the said Margaret, wife forever, to the only users in this my present testament hereafter expressed and declared and my interest and meaning is and I do hereby will and appoint that the said houses, lands, tenements, hereditaments and premises immediately after the decease of my said wife shall be demised set out and improved for yearly rents according to the full worth and value, and that the Chamberlains of the said City of Worcester for the time being shall from time to time collect, get in and receive the said rents, together with all improvements of rents, profits and commodities whatsoever to be made out of the aforesaid houses, edifices, buildings, lands, tenements and hereditaments and premises, and once every year shall make and yield up a wise and perfect account in the Chamber of the said City before the Common Council there as well as all and singular the said rents, improvements of rents, profit and commodities so by them received together with all arrearages behind to be received as also of such part thereof as has been, by them, at any time in the precedent year laid out, disposed and paid, and where to whom and in what manner they have so laid out, disposed or paid same, and likewise what part thereof is or shall be then remaining in their hands which remainder and overplus the said Chamberlains shall then pay into the said Chamber there to remain in stock to be disposed of in such manner as by this my present testament is hereafter expressed and set down **and that a table be made of the manner of the disposing this my present gift recording as the same is hereafter expressed, and also that a record or register be duly made and kept of the said remainder and overplus yearly which table, record and register I do entreat.** Mr Bailiff of the said City for the time being may be set up and continually kept either in the Council Chamber or in the Chamber over the top shop of

*the said City, to them and everyone that shall be desirous may understand whether this my gift may be employed according to the true intent and meaning of this my present Will and Testament,* which my true intent and meaning is and I do hereby will and appoint that the companies of the four and twenty and eight and forty being the Governors of the said City immediately after the decease of my said wife shall elect, nominate and appoint six poor men of the said City being of honest life and report and such as are either very aged, blind, lame, sick of the palsy, or falling sickness, and by reason of their age or infirmity of body, are not able to work and labour for their living, and also one poor woman being likewise of honest life and report and of the age of 50 years at the least or upwards which woman shall wash the clothes of the said six poor men, make their beds and attend upon them in all times of their sickness to help them and provide things necessary for them and as often afterwards as any of the said poor men or the said poor woman shall die or be moved or discharged from their said places and from the benefit of this my present gift by the said companies of the four and twenty and eight and forty, or the greater part of them which shall be done on any wise cause to them appearing, then the said companies of the four and twenty and eight and forty of the said City for the time being shall elect, nominate and appoint others to the like number in their places so dying, removed or discharged being likewise of the said City and of the estate infirmity, quality and condition aforesaid so that there may be continually the wise number of six poor men and one woman unto each of which said six poor men and one woman and their successors from time to time so to be elected, nominated and appointed as aforesaid. I do give, bequeath, will and appoint two shillings weekly a piece for ever to be paid unto them every week out of the said rents and commodities of the aforesaid houses, lands, tenements, hereditaments and premises by me in this my present Testament given and bequeathed to the said Corporation as aforesaid by the hands of the said Chamberlains of the time being or of some other honest man thereto nominated and appointed by the said chamber of the said City which said honest shall, in such case, receive it from the hands of the said Chamberlains and pay it to the said 6 poor men and one woman weekly, according to my true intent and meaning in this my present testament declared, provided, always, and it is my will that at all times and in every election and nomination to be had and made of the said 6 poor men or any of them as aforesaid, every person and persons which shall be of kin to me or Margaret, my wife, and every weaver or brewer being of the said City which shall be of the estate, infirmity, quality and condition aforesaid shall have the precedence and be elected, nominated and appointed to have the benefit of this my present gift before any other whatsoever, and I do give and appoint unto the Chamberlains of the said City for the time being for their pains in collecting the aforesaid rents, profits and commodities, two shillings yearly to be paid out of the aforesaid rents and I do also give and appoint unto the Town Clerk of the said City for the time being for his pains in keeping the aforesaid record or register, on setting up as aforesaid two shillings yearly to be likewise to be paid out of the aforesaid rents. And further concerning the ordering and disposing of the said stock which shall accrue, an increase of the yearly remainder and overplus of the said rents, together with the improvements of rents and all other profits and commodities whatsoever growing and arising or hereafter to be made out of the aforesaid houses, edifices, buildings, lands, tenements, hereditaments and premises and to be paid into the said chamber of the City of Worcester by the Chamberlains upon their accounts as aforesaid. I do will and appoint that part of the said stock shall be employed and bestowed upon the needful and necessary reparations of the said houses, edifices and buildings when and as often as need and occasion shall require, and if the tenants then having, or which shall have, the possession or occupation thereof are not, or shall not be, otherwise bound to pay the same. And likewise to the payment of the chief rents and other necessary charges yearly issuing out of the said houses, lands, tenements and premises already part thereof, and also upon the needful and necessary reparations of such houses and buildings as shall be hereafter erected and built, or otherwise provided for the habitation and dwelling of the said six poor men and one woman and their successors, and for the residue of the said stock according as the same shall arise and increase. My will is that it shall be kept in the chamber of the said City or be otherwise employed by the consent of the said companies of the four and twenty and eight and forty for the



good increase and benefit thereof until it shall amount to the sum of one hundred pounds, which sum of one hundred pounds I do will and appoint to be laid out and bestowed to the buying and purchasing of other houses, lands and tenements of inheritance unto the said Corporation of the said City of Worcester for every to be employed to the like uses as the aforesaid houses, lands, tenements, hereditaments and premises by me herein given and bequeathed to the said Corporation, and meant and intended and as often as the said stock shall approve and be increased to the sum of one hundred pounds, the said Corporation shall therewith purchase other houses, lands or tenements of inheritance in like manner to be employed to the like uses as aforesaid which shall be likewise demised for yearly rents to the full value and the said Chamberlain, for the time being, shall collect and gather up the rents, properties and commodities thereof and shall yearly give a true account of the same, and pay the remainder and overplus of the rents and thereof into the said chamber there to remain or be employed together and in the same manner with the remainder and overplus of the rents and profits of the houses, lands, tenements, hereditaments and premises by me herein before given and bequeathed to the said Corporation and immediately after every such purchases hereafter to be made, the said company of the four and twenty, and eight and forty shall add, elect, nominate and appoint unto the aforesaid six poor men, one other poor man of a like estate, infirmity, quality and condition, and as often henceforth as any of the said poor men so added shall I either die or be discharged or removed by the said company of the four and twenty, and eight and forty, for any misdemeanour the said companies of the four and twenty, and eight and forty shall elect, nominate and appoint as many others in their places of the like estate, infirmity, quality and condition as aforesaid so that there may be a perpetual succession of such poor men so added and elected upon any purchase as aforesaid forever in like manner as of the said six poor men and one woman by me herein formally mentioned, and to every which said poor man so to be added, elected and nominated and their successors I do will and appoint two shillings a piece weekly forever to be paid out of the rents and profits of the said houses, lands, tenements and premises so to be purchased at such times and in like manner as the aforesaid payment of two shillings a year weekly shall be paid unto the said six poor men and one woman herein first mentioned and expressed.

Item all the rest of my plate goods, cattle, chattels and debts not in this my present testament before given and bequeathed my debts and legacies paid and performed, I do hereby give and bequeath to Margaret, my wife, whom I do hereby make my sole and only executrix and I do appoint Mr William Warmstree and Mr Richard Hall of the City of Worcester overseers of this my present testament and I give unto each of them five marks a piece for their pains to be bestowed therein.

Richard Inglethorpe, signed, subscribed and acknowledged in the presence of...

Whereas I have formally bequeathed all those my lands, houses, edifices, buildings, tenements and hereditaments which I sometime bought and purchased of Robert Newdyke of Ambresbury Hall Esq. and all the lands, tenements and hereditaments with the appurtenances which I bought and purchased of John Nash and Thomas Nash of the City of Worcester unto the Corporation of the City of Worcester to the uses formally expressed in this my Will and Testament, now upon better advice and consideration I will and bequeath as well all those my houses, lands and tenements aforesaid which I bought of the said Robert Newdyke has also those lands and tenements which I bought of John and Thomas Nash unto my well beloved wife Margaret, and to William Warmstree and to their heirs forever and my desire is that my said wife and the said Williams Warmstree shall convey, assure and employ the rents and profits of the said lands and tenements and the said lands and tenements with the appurtenances unto the uses formally limited and expressed in this my aforesaid Will and Testament in witness whereof I have put my hand.

Richard Inglethorpe, signed, sealed and subscribed in the presence of, etc...

**Approved at London in the presence of Judge and Jury with Margaret, widow, an executrix, 1619.**

**List of Documents:**

Copy Will and Codicil;

Original Will and Codicil;

Conveyance between Robert Newdyke of Ambresbury Hall and Richard Inglethorpe 1615;

A list of the Deeds 1869;

Indenture endorsed as being Inglethorpe's Purchase Deed January 1615 between Robert Newdyke and Richard Inglethorpe;

Document endorsed as Inglethorpe's Charity attested copy Foundation Deed;

Copy of an Indenture made between Margaret Inglethorpe and William Warmstree and Sir Edwin Sands and others, 1619/20;

Indenture between Margaret Inglethorpe and Williams Warmstree and Sir Edwin Sands, endorsed 1619;

Document endorsed 1619 and this Indenture is between Margaret Inglethorpe, William Warmstree and Sir Edwin Sands;

Deed relating to Inglethorpe's Charity, first of which is a conveyance of 1615 between Robert Newdyke and Richard Inglethorpe;

Inglethorpe's Will;

Indenture between Margaret, William Warmstree and Sir Edwin Sands, 1619;

As a Memorial, Statement of Facts 1814. Two Statements regarding the collection of Land Tax in 1814 attached to that and what is owed by the Inglethorpe Charity.

# Appendix 12

## THE HISTORY OF “THE OLD GLOVE FACTORY”

**During the excavations** for the lift shaft, Mike Napthan Archaeology, found possible evidence of a tile oven on the site dating from the 15<sup>th</sup> Century.

**Immediately before the Civil War** there was a house on this site owned by Christopher Woodward. It was burnt down in 1645 by the King’s forces to prevent the Parliamentarians taking cover and sniping at the Royalists in the City. After the Civil War the site then lay derelict for about 45 years, in use as a “misken” or dung heap. Then in 1691 Edward Trovell, a relative of the Woodwards, built the present two town houses 13/15 Lowesmoor (originally 26/27). The houses had symmetrical rear wings either side of a courtyard at the rear. There was a carriage entrance in the centre of the ground floor, probably with a coach house behind. The attics were used for drying leather on tenter hooks.

**The buildings were probably altered** at least three times, at later dates. In about 1912 it seems the carriage entrance was widened. In the 1930s the present “North Light” warehouse was built with saw tooth windows in the roof, designed to catch the daylight all day long.

**Leather glove-making** was a very important part of Worcester’s 19th C. manufacturing industry although the Government’s decision to abolish the import duty on gloves in 1826 led directly to its gradual demise. The 108 glove manufacturers in 1830 had declined to eleven by 1884. In the same year, Fownes returned to their new purpose built factory (now an Hotel) in an attempt to revive the industry.

**1691 - 1791** Edward Trovell leased the site for 100 years from his relatives the Woodwards and built two new town houses on the site of the former dwelling destroyed during the Civil War.

**1791 - 1840** At the end of the 100 year lease, Thomas Woodward, Glover, moved in and worked here as a glove maker. His home was in Boughton Fields.

**1841 - 1851** William Williams - Glover, from Boughton Fields, employed 7 men and 54 women here.

**1851 - 1879** Groves and Partington - Glove Manufacturers employed 50 men and 8 boys here.

- 1879 - 1881** Glove Warehouse and "Octar Copson's Revolving Library." Picture of Octar Copson's poster on page 454.
- 1879 - 1898** John Kendrick contractor, builder, & undertaker and Charles Simpson Walker corn and coal merchant.
- 1909 - 1922** Cornforth and Cale, corn and coal merchants.
- 1924** Bastin, Kettle and Co corn merchants.
- 1926** Purchased by Phillips and Probert printers and stationers for £2,100.00.
- 1929 - 1959** Phillips and Probert Ltd printers and stationers purchase from former company for £5,486. 18s. 2d. and stay until 1959 when the new limited company is also in liquidation.
- 1959 - 1993** GT Cheshire & Sons Ltd (Great Universal Stores) - printers - transferred from Phillips and Probert by the liquidators.
- 1993** Purchased by the Roman Catholic Church from GT Cheshire (GUS) for £145,000.
- 1995 - 2000** The Technology Centre (lease from Catholic Church to Derek Serafini).
- 2000** Derelict and deteriorating, used as a clothes collection point by the Salvation Army.
- 2001 - 2004** Worcester Municipal Charities express an interest in purchase. The Catholic Church takes three years to decide to sell. 12 bids in excess of £350,000 - best offer, by treaty, on December 31st 2003 was £368,500.00 from the Worcester Municipal Charities.
- 2005 - 2006** Refurbished by Worcester Municipal Charities at a further cost of £1 Million.
- 2006** Beneficial leases for 14 years to Worcester Housing & Benefits Advice Centre, Headway Worcester Trust, the Black Pear Credit Union and Ethnic Access Link.
- 2007** Official Opening by HRH The Princess Royal 7th February 2007.

*With grateful acknowledgement to Dr. Pat Hughes, Dr. Adrian Gregson and Mike Napthan Archaeology*



The official opening of The Old Glove Factory by HRH Princess Royal on 7th February 2007



## 13-15 Lowesmoor Worcester

This Grade II listed property comprises the original 18thC three storey building of traditional brick construction under a plain clay tiled pitched roof with turn of the century two storey and single storey factory/warehouse accommodation at the rear.

The building has a history of mixed use, made manifest by extensive internal alterations and the addition of a two storey flat roofed extension and substantial single storey North light roofed extension to the rear of the original property. It is understood that this additional space was used originally for the production of gloves. Recent history is one of retail use with ancillary storage, office and staff accommodation. Following cessation of trade, the building remained unoccupied. The building fabric was already in a very poor state of repair and rapidly deteriorated further over this vacant period.



Worcester Consolidated Municipal Charity purchased the building in 2004 with the aim of providing local charitable institutions with modern office accommodation, retail space, café, meeting rooms and ancillary facilities both public and private. Members of the public have direct access into the building via the central entrance walkway. Controlled access to upper storey accommodation is available via an existing stair flight, new ambulant disabled stair and passenger lift. Access to the café and retail space is provided directly off the street or internal ramped approach. A central glazed atrium space was introduced to provide light and

ventilation and into the heart of the circulation core within the building. The building works were completed in July 2006.



Extensive structural repairs and strengthening works were required to stabilise existing walls and floors that were discovered to be in a dangerous condition. The top hung casement windows have been replaced with vertical sliding sash windows. The roof has been retiled using both salvaged tiles from the original roof, and reclaimed tiles.

Alteration and remedial works were carried out to the shop frontages and central entrance door. A new chimney stack was constructed to conceal boiler flues.





The central entrance area



The altered entrance area with direct access from Lowesmoor



The shop front to Lowesmoor



The completed Café floor etc  
Floor levels were raised to provide access for disabled users.



A view through the central walkway  
Looking towards Lowesmoor

▶  
The refurbished access route looking towards Lowesmoor showing compartmentation and first floor balustrading. The new passenger lift is located within the central lightwell.





The existing mezzanine level extension showing extent of dilapidations.



The refurbished mezzanine level offices, showing built-in desking, new windows, ceiling, services and finishes.



The introduction of an atrium within the heart of the building provides both natural ventilation and light into the central circulation area.



The existing building fabric, and structure, including original casement windows were retained wherever possible and repaired where necessary. Wall linings and suspended ceiling systems were used to safeguard and minimise disruption to the original building elements.





The new ground floor office accommodation utilised the existing glazed North light roof to provide natural light into the circulation spaces via the use of polycarbonate lay lights, reducing energy use and providing a further link to the outside environment.



The rear factory /warehouse area was partitioned to provide office accommodation, public spaces and ancillary facilities



The existing glazed north light roof above the Community Meeting Room was replaced, and opening lights were introduced. Means of escape and separate access is provided at the rear of the property.



The corrugated roof over the central entrance area was removed. The building fabric was altered extensively to provide open circulation space between levels and incorporate the passenger lift



Upper storey accommodation was fully refurbished. The historic building fabric and elements of structure were retained wherever possible. New timber floors and steelwork were introduced to cater for the intended use.

20 WORCESTER COMMERCIAL PROSPECTUSES. [Littlebury's 1881]

**OCTAR H. COPSON'S**  
**CIRCULATING LIBRARY AND FANCY BAZAAR,**  
27 LOWESMOOR, WORCESTER  
*(In a direct line from Shrub Hill Station to the Town).*

ALL Kinds of PLAIN, FANCY, and ORNAMENTAL STATIONERY,  
Leather Goods, Pocket Books, Cigar Cases, Purses, Photographic and Scrap Albums,  
Writing Desks, Work Boxes, Inkstands, Blotting Pads, Students' Cases, Pencil Cases,  
Glove and Handkerchief Boxes, Letter Racks, Brackets, Book Slides, Scent Bottles,  
Glass and China Ornaments, &c.

Bibles, Church Services, Prayer Books, Hymns, &c.

**HANDSOMELY BOUND BOOKS** suitable for Presentation  
TEXTS OUTLINED AND ILLUMINATED.

CHESS, DRAUGHTS, PLAYING CARDS, &c.

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Poetry Cards, Sachels, Christmas Cards, Valentines, Diaries, Almanacks, and  
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SPECIALITIES of WORCESTER in GREAT VARIETY  
Embracing many Useful and Interesting Articles in White Wood, Bone, and  
Ivory ; Photo Frames ; Panorama Views of Worcester and Malvern ; Views of all  
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Oil and Water Colour, Chromo-Lithographs, Prints, &c.

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EVERY REQUISITE FOR THE STUDIO-DRAWING COPIES,  
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PICTURES FRAMED and MOUNTS CUT TO ORDER.  
*A Liberal Discount to the Profession.*

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Daily Papers, Periodicals, &c., sent to all parts of the Town.  
AGENT FOR BIRMINGHAM "DAILY POST,"

**AGENT FOR COUTTS' ACETIC ACID.**

*Octar H Copson was born in 1851 and worked at Royal Worcester from around 1872. He left in 1880. He emigrated at some time to America and lived in Petersburg, Florida. Only a small number of magnificent plaques by Octar Copson survive, including one kept in the Worcester factory's museum collection. It is believed that Copson's paintings inspired later decorators at Worcester and was ultimately responsible for the 'Painted Fruit' style*

*He also painted a large plaque commissioned by a local farmer to celebrate the introduction of the Pershore plum in 1880.*

# Appendix 13

The Report of the Commissioners for inquiring into Municipal Corporations (the Corporation of Worcester in 1833)

## **CORPORATION OF WORCESTER.**

### LIMITS

1. The Limits of the corporate jurisdiction comprehend the greater part of the City of Worcester, excepting the Close, and the parish of St. Michael's: they are correctly described in the map annexed to the Report of the Boundary Commissioners, and contain a population of about 18,600. The boundary set out by the Reform Act contains a population of about 25,000.

### CHARTERS

2. The first Charter of Worcester, which is dated in the 1st year of the reign of Rich. 1 (1189), is merely a grant of the whole town to the burgesses of Worcester, at a yearly rent of £25. This grant was confirmed by a charter of the 11th year of Henry. 3 (1227), which raised the annual rent to £30, and gave the Burgesses a Guild merchant, exemption from tolls throughout England, and various other privileges and immunities now of no value. By a charter passed in the 40th year of the same reign (1256) the King granted to the citizens the return of writs. The twelfth of Edw. 3 confirmed several former charters and granted some further liberties; amongst which the most important were, that the citizens should not be impleaded out of the City, and that they should plead their own pleas without the interference of the King's Justices. The liberties granted by the above charters were confirmed by Charters of RICH. 2, HENRY 4, HENRY 5, HENRY 6, EDW 4, and HENRY 7; and in the 1st & 2nd years of the reign of Philip and Mary (1554) a charter was granted, which, after confirming previous liberties and declaring Worcester to be a City of itself, incorporated the citizens by the name of the "Bailiffs, Aldermen Chamberlains and Citizens of the City of Worcester." In this charter, the peculiar constitution of the common council, as hereinafter described, first appears. The present governing charter is the nineteenth of James 1 (1622), which confirms all previous charters, and constitutes the city and liberties of Worcester a county by itself, separate from the county of Worcester.

### TITLE AND BODY CORPORATE

3. The Title of the corporation is, "The Mayor, Aldermen and Citizens of the City of Worcester," and the Body consists of:

A BODY OF 24 persons, called the:

"Capital Citizens and Councillors of the City," of which body the Mayor and six Aldermen always form a part; and another

BODY OF 48 persons, called the:

"Capital Citizens, of the number 48."

### COMMON COUNCIL

These two bodies united constitute the Common Council of the city, which has the management of the affairs of the corporation, and the power of making bye-laws, and all orders respecting the funds or other concerns of the corporation.

4. Upon a vacancy in the body Of 24 “ Capital citizens and councillors of the city” a majority of that body, within 15 days, elect a successor out of the body of 48 capital Citizens.

A member of the 24 may be removed by the residue of that body, or a majority of them, for misgovernment, absence or non-residence within the city for one whole year, voluntarily absenting himself from any court or convocation of common council of the city, after sufficient summons given, or for any other reasonable cause.

5. Upon a vacancy in the body Of 48 capital citizens, that body, within 15 days, proceed to elect a new member out of the freemen of the city, nominated by the two treasurers and the rest of the body in rotation. Thus, if there be only one vacancy, the senior treasurer nominates a freeman; if two, the two treasurers one each; if three the two treasurers and the senior fortyeight man, one each; and so on through the whole body of 48. The election is by ballot, and if the person nominated by the senior treasurer be thrown out by a majority of Votes, the person nominated by the junior treasurer is next balloted for; if he be thown out, the person nominated by the senior fortyeightman; and so on in rotation.

It will be perceived from the foregoing statement, that the governing body of the corporation is self-elected; and it appears that no Dissenters, of any denomination, have been admitted. However, very few elections have taken place since the repeal of the Test Act.

#### OFFICERS

6. The officers are: a Mayor, Recorder, six Aldermen, a Sheriff, Town Clerk, four Auditors, two Chamberlains, two Coroners, ten Surveyors, a Sword Bearer, four Serjeants at Mace, four Mayor’s Officers, a Water Bailiff and Coal Weigher, besides several subordinate officers whose duties have become obsolete.

#### MAYOR

7. The Mayor is elected by a majority of the common council annually, on the Monday after St. Bartholomew’s day, from among the 24 “capital citizens and councillors.”

He acts as chief magistrate, and presides in the criminal and civil courts of the city as hereinafter described. By virtue of his office, he is also a commissioner under several local Acts of Parliament. The privileges attached to his office are merely formal, and he has no salary. The incidental emoluments of the Mayor do not exceed £45 per annum and are derived from the following sources.

- 1st A sum of 2s. received upon every lease granted by the corporation, in lieu of capons. This amounts upon an average to about £32 per annum.
- 2d. A fee of 2s called “sign money,” upon renewing the licences of public houses. The number of licensed public houses within the jurisdiction of the corporation is at present 109, so that the amount of emolument derived by the Mayor from this source does not much exceed £10 per annum.
- 3d. A fee of one guinea upon his taking an acknowledgment from a married woman to bar her dower; this perquisite could not anytime have been considerable and, at present, it scarcely exceeds two guineas per annum. It is usual, when the funds of the corporation will admit of it, to allow the Mayor £150 towards an official dinner given to the inhabitants of the city, and of the county of Worcester. The expense of the dinner is, in general, nearly double the amount allowed by the corporation.



**RECORDER**

8. The Recorder, who is required by the charter to be a person learned in the law, is elected by the majority of the 72 persons forming the common council, and holds his office during their pleasure.

He is a Justice of the Peace within the city by virtue of his office, and with the Mayor and Aldermen, a Judge of the criminal and civil Courts.

A Salary of £4. per annum which was formerly paid to him has been long since discontinued. The present Recorder is the Earl of Coventry. He does not discharge duties of his office in person.

**ALDERMEN**

9. The Aldermen are annually elected on the same day with the Mayor, by the common council, out of the body of 24 "capital citizens and councillors."

They are Justices of the Peace and Judges in the criminal and civil courts, by virtue of their office; but have no salaries or emoluments. In consequence of a death since the last election, the number of Aldermen is at present incomplete.

The Mayor, Recorder and Aldermen (of whom the Mayor and Recorder must be two) are, by the charter of James, constituted justices of Gaol delivery; but it is believed that no session of Gaol delivery was ever holden by the city magistrates, as no entry or record of such a session is found amongst the papers and books of the corporation.

**SHERIFF**

10. The Sheriff is elected by the common council from amongst themselves, at the same time as the Mayor and Aldermen. His functions are of the usual kind; such as executing process, and the like, and his duties are always performed by an under-sheriff. He has no salary, but his bill of cravings is paid out of the corporation funds.

**TOWN CLERK**

1. The Town Clerk, who is required by the charter to be a person skilled in the law, is elected by the majority of the common council in the same manner as the Recorder. He also holds his office during the pleasure of the body by whom he is elected.

His duties are to keep the records, manage the law business of the corporation, and to assist the magistrates in the administration of justice. He has no salary as Town Clerk, but as Clerk of the Audit he receives £3. 10s. per annum.

His emoluments are the usual professional charges for drawing leases and performing other professional business incidental to his office as Town Clerk. The present Town Clerk is a barrister, resident at Worcester.

**THE AUDITORS**

12. The Auditors are elected by the common council at the same time as the Mayor and Aldermen: two of them are chosen from the body of "capital citizens and councillors", and the two others from the "capital citizens of the number of 48".

Their duties are to investigate the accounts of the revenue and expenditure of the corporation. They render their audited account, signed by themselves, annually to the common council; but it is not otherwise made public. They have no salary or emoluments.

### CHAMBERLAINS

13. The Chamberlains are annually elected, at the same time as the Mayor and Aldermen, by the common council, out of the "capital citizens of the number 48".

Their business, which is performed by a deputy called a Vice Chamberlain, is to receive the rents and keep all the accounts of the corporation. The Chamberlains receive no salary or emoluments for themselves but the Vice chamberlain receives £60. a year from the corporation funds.

### CORONERS

14. The Coroners are elected by the common council from the freemen of the city, and hold their offices during pleasure. They have no salary or emoluments beyond the usual fees of their office.

### SURVEYORS

15. The office of Surveyor is not mentioned in the charter of James 1st, nor in any of the earlier charters; but by ancient custom ten surveyors have been annually appointed by the common council out of their own body.

Their duties are in general to survey the property of the corporation, and in particular, to value and report respecting tenements when fines are taken upon renewals. They have no salary or emoluments.

### SWORD BEARER

16. The Sword Bearer is annually elected by the common council.

The functions of his office are little more than those which its name imports. He receives a salary of one guinea a month from the corporation, and is permitted to take to his own use certain small tolls upon articles sold in the market, amounting to about £50. per annum. He is also entitled to a fee of 2s. 6d. from every freeman upon his admission.

### SERJEANTS AT MACE

17. The Serjeants at Mace are elected by the common council, and hold their offices during pleasure. Their business is to make arrests, and generally to execute civil process, They have no peculiar privileges, but each of them has a monthly salary of 25s., and is entitled to a small fee upon the service of process; to a fee of 1s. on admissions of freemen by servitude, and to a fee of 1s. 7½d. on admissions by purchase.

### MAYOR'S OFFICERS

18. Mayor's Officers are not mentioned specifically in any of the charters; but by the charter of James 1st, the common council are authorized to appoint inferior officers: these officers are at present appointed by the Mayor.

They act as a part of the police of the city, and receive at present 10s. a week for their services.

### WATER BAILIFF

19. The Water Bailiff is elected annually by the common council. His duty is to superintend the navigation of the river Severn at Worcester, and also to attend to the landing of coals on the quay to persons not freemen; foreigners being liable to a small toll or duty on landing coals. This was formerly an office of considerable emolument but, since the opening of the Birmingham canal, the net produce of the fees does not exceed £3. per annum.

**TREASURER TO THE BODY OF 48**

20. The body of 48 capital citizens appoints two Treasurers annually, Their office is honorary, but they have in succession a precedence in the nomination of persons offered to the choice of the body to fill up a vacancy.

Formerly, the junior treasurer of one year served as senior treasurer the next. At present, both treasurers are elected annually and serve the office only one year.

**FREE CITIZENS**

21. Persons become Freemen of the city by birth, purchase, servitude or gift.

The first son born to a freeman after his admission is thereby entitled to his freedom. If that son dies, the next son in succession has not the same privilege.

The service of an apprenticeship of seven years to a freeman of the city entitles the party serving to his freedom.

The common council create freemen upon payment of a fine. For upwards of 20 years the sum demanded has been £20. There have been instances of the admission of single women for the purposes of trade: the widow of a freeman is entitled to trade.

The common council also confers the freedom of the city by gift to distinguished persons and others. If the party so admitted pays a fee of 6s. 8d. he is entitled to vote in the election of Members of Parliament for the city; if he pays no fee he has no vote.

A person entitled to admission by birth or servitude, makes out his claim and enrolls it in the city court of record. If there be any formal defect in his title, the common council exercise an equitable jurisdiction of ordering his admission, notwithstanding such defect.

Under the Reform Act, all freemen admitted in right of birth or servitude are entitled, as well as ten pound householders, to vote in the election of Members of Parliament. The expense of admission, including a stamp of £1., is £1. 11s. 6d., and it was complained to us, that in the present state of election procedure, this charge upon admissions puts it in the power of an opulent artisan or candidate, unduly to influence a number of votes by defraying this charge. Between the 15th and 31st of July last, just in time to get their names on the registers for the present year, no less than 88 persons were admitted as freemen by birth or servitude and, as we believe, with a view to election purposes.

From the year 1800 to 1831, both inclusive, 2,503 Freemen have been admitted, of whom 1,856 became entitled by birth and apprenticeship, 647 by purchase and gift. The average number of persons annually created Freemen by gift does not exceed three or four.

The number of persons at present entitled to vote as freemen in the election of Members of Parliament is 1,666; and there are about 1,000 non resident freemen.

The Privileges of the freemen are an exclusive right of carrying on trade within the city; a limited right of common over about twenty acres of land; an exemption from certain small dues levied in the market; and an exclusive eligibility to certain almshouses, pursuant to the wills of the founders.

Fees on the admission of freemen are as follows:

	By Purchase.			By Birth or Servitude.		
	£.	s.	d.	£.	s.	d.
Government stamp	3	-	-	1	-	-
Town Clerk		12	6		3	-
Sword Bearer		3	-		2	6
Four Serjeants	-	6	6	-	4	-
Four Servants	-	2	-	-	2	-
Petition	-	2	6	-	-	-
	<b>£4</b>	<b>6</b>	<b>6</b>	<b>1</b>	<b>11</b>	<b>6</b>

The charter of James authorized the common council to suspend the franchise of such citizens as refuse to exercise corporate offices (excepting the Recorder and Town Clerk), and to fine or imprison them; and accordingly, by a byelaw, dated May 12, 1767, the Fines to be imposed on persons refusing to serve in the various offices of the corporation are fixed as follows: Mayor £100; Alderman £50; Sheriff, £60; Auditor £30; Capital Citizen and Councillor, £60; Capital Citizen of the 48, £30; Surveyor, £10; Constable, £10.

By a byelaw of August 26, 1822, every person, not being a freeman, who exposes goods for sale, or exercises any handicraft within the city, is subjected to a fine of £5 for the first, and £10 for the second offence.

#### COURTS

23. The Courts created by the charter, are:

1. A Court of Quarter Sessions.
2. A Court of Record called the Court of Pleas.
3. A Sheriff's Court.
4. A Court Leet. (Discontinued.)
5. A Court of Pie Powder.

#### QUARTER SESSIONS

24. At the Court of Quarter Sessions, the Mayor, Recorder and Aldermen, or any two or more of them, the Mayor or Recorder being one are authorized to preside and are assisted by the Town Clerk. Their jurisdiction embraces the city and liberties. and applies to nearly all felonies, except such as affect life and limb. This jurisdiction is, by a charter of Philip and Mary, confirmed by the charter of James 1st, exclusive as to the county magistrates. The fees at these quarter sessions are the same as in the county at large. In 1831, there were tried in this court 10 cases of felony, and 3 of misdemeanour; and in 1832, 28 cases of felony, and 8 of misdemeanour.

#### COURT OF RECORD

25. In the Court of Pleas, holden every week, the Mayor, Recorder and Aldermen; or any three or more of them, of whom the Mayor, or one of the two senior Aldermen must be one, are authorized to preside. The jurisdiction of this court extends to all causes of action arising within the city and Liberties, and is unrestricted as to amount. The process is by *capias* and the pleadings are as at common law.

From February 1831 to February 1832, 33 actions were brought in this court; of which 25 were settled, probably by mutual arrangement; two superseded; and two ended by payment of debt and costs. In that year it does not appear that any cause was removed, but causes are often removed by defendants to gain time. It was stated to us by a professional gentleman practising in this court, that the business would be considerable in a court properly constituted for final decision.



### SHERIFF'S COURT

26. The Sheriff's Court is held from month to month by the undersheriff. Its jurisdiction corresponds with that of other sheriff's courts, but the amount of business transacted in it is exceedingly small.

### PIE POWDER

27. The Court of Pie Powder is held only as a matter of form.

### JURIES

28. The Grand Jurors are nominated by the undersheriffs according to the charter, and it is said that they are taken principally from the members of the common council. The Petty Juries at assizes and sessions are taken according to the Jury Act. Upon trials in the court of record, the serjeants at mace return the names of the jury, and their qualifications are according to the Jury Act.

### POLICE

29. A Police Force of 18 men has been formed at the beginning of the present year under the management of commissioners, pursuant to the statute of 4 Geo.4, (local and public). This force is in aid of the four Mayor's officers, and two constables from each of seven wards of the city. The old watchmen have been discharged. The establishment of the police appears to have had a very beneficial operation, and the peace of the town is well kept.

A magistrate attends at The Guildhall every day to hear complaints and a full petty session is holden every Monday.

The town is lighted with gas by a company incorporated in 1818.

### POOR

30. The Poor are managed by a body incorporated by Act of Parliament in 1792 and styled "The Wardens of the Poor in the several Parishes in the City and of the Parishes united, therewith". This body is composed of the rectors and vicars for the time being of all persons in the respective parishes possessed of freehold or copyhold property of the yearly value of £30 or upwards; and of all persons in the respective parishes rated to the relief of the poor in respect of lands or hereditaments of the yearly value of £15, or of less value if the proprietor have also personal estate of the value of £500

The contributions of the respective parishes are fixed by the Act in certain invariable proportions; proportions which are said now to affect the rate with inequality, inasmuch as since the year 1792 the increase in wealth and population has been very different in various parishes. Great inconvenience is also experienced with respect to removals, and otherwise, from the circumstances of a portion of the town, called Blockhouse, being extra parochial.

The poor rates of the united Parishes amounted in:

	£	s.	d.
1824 to	2,477	16	-
1825 -	2,592	-	-
1826 -	2,783	-	-
1827	2,783	-	-
1828	2,708	-	-
1829 -	3,469	-	-
1830	3,758	-	-
1831 -	3,126	-	-
1832 (cholera) -	4,692	-	-

In the Parish of St. Peter, a suburb of the town, included in the local Poor Act, the rate amounted for the year ending:

March 25,	1826 to	£590 8 4½
Ditto	1833	£950 13 7

The population of the united parishes and St. Peter's is somewhat more than 19,000.

The persons relieved, at least in the united parishes, are principally glovers. There are at present in these parishes about 400 cases in which relief is administered to the labouring class out of the house of industry. Only infants and very aged persons are placed in the house of industry.

31. The sheriffs and magistrates have the superintendence of the City Gaol and two magistrates are appointed at every quarter sessions as visiting magistrates. The Gaol was built in 1823, and is well regulated, but insecure.

32. The Revenues of the corporation are derived chiefly from the rents of houses and gardens, fines upon renewals, and fines upon the admission of freemen.

Upon an average of the last seven years, the rents and some small tolls amount to about:

	£900 Per annum.
Fines on renewals	£700
Fines on admission	£400
	<b><u>£2,000</u></b>

On an average of the preceding seven years the revenue was much less. Of this revenue the corporation receives about £150 as trustees for certain charities.

The houses and gardens appear to be in the hands of about 470 occupiers and are for most part demised for terms of years at a small nominal rent, renewable at certain intervals upon payment of a fine of one year's value. In that value it is the custom, as in other corporations, not to include improvements or erections made since the preceding fine.

The corporation, in the year 1822, were considerably in debt, so much so, as to be obliged to borrow from 20 of their members £50 each. These sums were paid off out of their savings in the year 1824, during which time the Mayor's feasts were suspended. Some time since a sum of money was also raised, by mortgage of the corporation estates, for the purpose of purchasing houses and land for the erecting of a markethouse; before which time the market was held in the public streets, and the debt on the markethouse, in the year 1820 amounted to the sum of £5,300. The sum of £3,500 now remains due on mortgage, the remainder of the debt having been paid off.

The corporation keep in repair the Town-hall, which is used for the county sessions and assizes, and for other general business connected with the county at large, as well as the city. They have also largely subscribed towards the improvement of the town, and repairing churches, and annually pay to the Good Friday and St. Thomas's Day Charities considerable sums out of their own funds. The corporation also pave the High Street.

The following is an account of two years' receipts and expenditure, and an average of seven years

RECEIPTS of the Corporation for

	1831			1832		
	£	s.	d.	£	s.	d.
Rents &c.	844	8	6	1,007	-	9
Freedoms	355	13	4	335	13	4
Renewals	899	6	9	798	12	6
	<b><u>£2,099</u></b>	<b>8</b>	<b>7</b>	<b><u>2,141</u></b>	<b>6</b>	<b>7</b>

DISBURSEMENTS for 1831 and 1832.

	1831			1832		
	£	s.	d.	£	s.	d.
1. The Mayor towards his feast	150	-	-	150	-	-
2. Mortgages and interest to Wimwood paid off	821	19	-	-	-	-
3. Salaries wages &c.	251	12	-	244	15	-
4. Hall Keeper	5	15	10	11	19	3
5. Paviour	52	10	-	53	17	-
6. Annual payments to charities, interest of money, donations, and annual subscriptions	310	5	3	300	8	9
7. Dinners, wine. &c.	349	14	5	254	15	9
8. Coals, candles and gas	32	9	1	26	2	2
9. Draper, mercer, tailor & shoemaker	106	12	11	56	16	10
10. Mason, whitesmith, carpenter glazier, painter, &c.	159	6	1	298	18	5
11. Sheriff's cravings, law charges Town Clerk's office, printing and stationery						
12. Processions, perambulations & c,	54	8	6	39	10	-
13. New tables and firebuckets	554	3	-			-
14. Taxes poor's rates, insurance and sundries	83	10	2	89	11	-
	<b><u>2,665</u></b>	<b>10</b>	<b>11</b>	<b><u>1,757</u></b>	<b>12</b>	<b>7</b>

DETAIL of Item 6, for 1832.

	£	s.	d.
Subscriptions and Donations:			
To cholera fund	21	-	-
To infirmary	21	-	-
To dispensary	10	10	-
To new Worcester library	10	10	-
To Worcester race fund	30	-	-
To Good Friday Charity	13	13	-
To St. Thomas's day Charity	53	5	-
To national school	21	-	-
To cholera fund collection at the cathedral	10	-	-
To Visiting Society	5	5	-
To Worcestershire Society in London	5	5	-
To one year's soup for the poor	17	-	-
To Geary's Charity, one year's interest on £300	15	-	-
To Wyatt's Charity	15	-	-
To Norton and Shepherd's Charity	15	-	-
To Inglethorpe's Charity on £700	35	-	-
Interest on £50 left by Steward given to poor women in the Trinity, on the 2d February	2	10	9
	<b>£300</b>	<b>8</b>	<b>9</b>

RECEIPTS for Seven Years.

	£	s.	d.
Renewals	4,825	19	9
Freedoms	3,052	16	8
Rents, &c.	5,685	16	6
Sundries	1,135	7	5
	<b>£14,700</b>		<b>4</b>

DISBURSEMENTS for Seven Years

	£	s.	d.
The Mayor, annually allowed £150	1,050	-	-
Charities, interest, donations, annual payments, &c.	1,996	11	8
Salaries wages, &c.	1,556	12	9
Paviour	384	10	8
Dinners, &c.	790	6	-
Wine, &c.	1,056	4	10
Coals, candles and gas	221	5	2
Mercer, draper, tailor, &c.	575	12	1
Mason, carpenter, plasterer, smith, glazier, painter and repairs	2,264	11	9
Sheriff, law charges, printer, stationer, Town Clerks office &c.	1,215	1	8
Processions, perambulations	249	11	-
Taxes, poor rates, insurance and sundries	535	10	7
Paid off mortgages and debt to charities	2,132	15	1
	<b>£14,028</b>	<b>13</b>	<b>3</b>



From the foregoing account it appears that, upon an average revenue of £2,000 a year, about £265 is expended on dinners and wine, and £300 on eleemosynary purposes. The sum received, however, by the corporation as trustees for charities in the town, does not, upon an average, appear to exceed £150. a year. A detailed account of those receipts will be found in the report of the Commissioners for inquiring concerning Charities.

#### PATRONAGE

33. The objects of the various charities in the city, with the exception of those which are under the government of the six masters, are nominated by the common council. That body also nominates certain students at the Universities, not exceeding 14 in number, to the enjoyment of some exhibitions of £30. a year, paid out of Mr Worfield's Charity.

34. The Local Acts relating to the city are as follows:

2 & 3 Anne, c. 8; 3 Geo. 2, c. 23; 4 Geo. 2. c. 25; 32 Geo. 3, c. 99, all relating to the hopmarket. 31 Geo. 3, c. 59; 38 Geo. 3, c. 31; 44 Geo. 3. c35; 48 Geo. 3. c. 49; 55 Geo. 3, c. 66, relating to the Worcester and Birmingham canal.

32 Geo. 3. c, for uniting the parishes in the management of the poor.

56 Geo. 3. c. 57 Geo 3. c. for repairing roads leading into and from the city.

58 Geo. 4 c. for better supplying the City with water, and more effectively lighting, paving, and watching it.

#### GENERAL STATE AND PROSPECTS

35. The General State and Prospects of the town depend in a great degree upon the state of its principal manufactures.

Porcelain and Gloves are the chief productions of Worcester, but the manufacture of gloves employs the greater proportion of the capital and labour of the town. Within a few years the capital employed in gloving, and the quantity of gloves produced, is said to have decreased nearly a third. In 1825, as we are informed, there were 135 master manufacturers. In the present year there are only 94.

Much evidence was laid before us on this subject. The result upon our minds was a clear opinion, that the statements as to the distress of the glove trade in Worcester were highly exaggerated; that the ordinary rate of profit is realized in the porcelain manufacture; and that that manufacture has never been, upon the whole, in a more flourishing condition than at present.

The fines to which nonfreemen are liable for trading in the town, and the price set upon the purchase of the privilege to trade, are considered to operate injuriously, not only on persons commencing business with small capitals, but also on the owners of houses, for which it is supposed there would be a greater demand if the privilege of trading were exempted from this charge.

StratfordonAvon, Sept. 15, 1833

Peregrine Bingham  
David Jardine

## Appendix 14

### Note from Dr Pat Hughes

Greyfriars House, 7-9 Friar Street, once incorrectly thought to have been part of the Franciscan Friary, was built about 1490 and came into the ownership of Francis Street, senior, in the mid 16<sup>th</sup> century. The Streets were brewers. In 1601 Francis Street, son of Francis, sold the property to Worcester Corporation for £100 and it was then leased back to the Streets on a 400 year lease for £5 annual rent. The rent, which continued to be paid by the Street family and subsequent tenants, went into the funds of the St. Thomas's Day Charity. The property was split into 4 tenements and is listed as part of St Thomas's Day Charity in the 1899 Charity Commission Scheme. See Chapter 4 (2) 1899 Charity Commission Scheme Property list.

**Writer's Note:** GREYFRIARS – the building apparently came into the possession of the Charity as part of the St. Thomas's Day Charity listed in the 28 March 1899 Scheme as 14 "Properties sometime purchased by the Corporation of Worcester for the use of the poor" "Tenements in Friar St. Worcester – 400 years' lease, at £5 p.a. expiring in the year 2000".



### WMC Minutes

23<sup>rd</sup> April, 1943

#### Old Friary, Friar Street

The Clerk reported his correspondence with Messrs. John Stallard & Son with regard to the assignment to Mr W.J. Thompson of the Lease of this part of these premises and was instructed to press for some further information.

25<sup>th</sup> September, 1946

#### Old Greyfriars

A letter of the 2<sup>nd</sup> September was received from the Charity Commissioners that in the event of the sale of this property at £200, the income of the Charities would be barely enhanced and that all capital accretion at the termination of the Lease in fifty four years' time would be lost. That it was gathered from the Surveyor's valuation that the Trustees would be likely to receive £1,500 on the sale of the site in the event of the property being condemned on a slum clearance order made and that the Commissioners would not be justified in authorising a sale for £200.

The Clerk also read letters of the 23<sup>rd</sup> and 24<sup>th</sup> September from Messrs. March & Edwards, enquiring if the Commissioners knew that the proposed Purchaser and the Lessee were one and the same, and also suggesting that they were prepared to attend the Charity Commissioners in London to discuss the matter with them.

The Clerk was instructed to ask Messrs. March & Edwards for an increased offer and to inform them that the Trustees had no objection to their meeting the Charity Commissioners.

18<sup>th</sup> December, 1946

Old Greyfriars

The Clerk read a letter of the 5<sup>th</sup> December from the Charity Commissioners with regard to the proposed sale of this property that they would not feel justified, as at present advised in consenting to a sale of the freehold reversion unless the Trustees obtained (a) the sum of £220 and (b) such a sum as if accumulated at compound interest at 2½% for the remainder of the term of the Lease would amount to £1,280, the difference between £220 and £1,500, the sum required being approximately £466; and suggesting that it might be possible to sell the front portion of the property only.

The matter was adjourned to the next meeting when Mr Acton was requested to place his observations before the Trustees.

29<sup>th</sup> January, 1947

Old Greyfriars

The Clerk read a letter of the 31<sup>st</sup> December from Messrs. March & Edwards confirming that the Building had been scheduled as an ancient monument and suggesting in these circumstances that Mr Acton's valuation was too high. Also, that the Archaeological Society did not consider feasible the Commissioners' suggestion that only the front portion of the property should be sold to the Society.

The Clerk was instructed to obtain details as to the scheduling of the Building as an ancient monument.

30<sup>th</sup> April, 1947

Old Greyfriars

The Clerk read a letter of the 8<sup>th</sup> April from the Charity Commission, in effect refusing to sanction the sale of this property at the figure suggested, and was instructed to report the same to Messrs. March & Edwards.

28<sup>th</sup> May, 1947

Old Greyfriars

The Clerk read a letter of the 13<sup>th</sup> May from Messrs. March & Edwards that their Clients agreed to purchase this property at the price recommended by the Charity Commission.

This was approved and the Clerk was instructed to ascertain if the Charity Commission required the usual Advertisement before officially sanctioning the same.

25<sup>th</sup> June, 1947

Old Greyfriars

The Clerk produced a letter from the Charity Commissioners that subject to the result of the Publication of the usual Notices, they were prepared to sanction the sale upon the terms agreed. The Clerk informed the Trustees that the Notice would appear in the next issue of the Berrows' Journal, and that Notices had already been affixed to the Notice Boards on The Guildhall and City Police Station.

18<sup>th</sup> December, 1947

Old Greyfriars

The Clerk produced the engrossment of the Conveyance of this property.

Ordered that the Conveyance be executed by the Trustees.

It was decided that the proceeds of the sale when received should be invested in 3% Savings Bonds 1965-75.

28<sup>th</sup> January, 1948

Old Greyfriars

The Clerk reported the completion of the sale of this property and the signing of a cheque for £686 to be invested as arranged at the meeting on the 18<sup>th</sup> December last was ordered.

**14/12/1948** - WCMC - order to invest proceeds of sale of Greyfriars lease expiring 27/04/2000 after 400 years being leased at £5 a year.

# Appendix 15

## Property Schedule Extract from Scheme, 30th December 1977.

### WORCESTER CONSOLIDATED MUNICIPAL CHARITY

Registration no. 205299

### EXTRACT FROM SCHEME

Sealed 30th December 1977

### SCHEDULE

#### 1. Worcester Consolidated Municipal Charity.

The following land: situate at Worcester in the County of Hereford and Worcester:

1. Land containing 2,265 square yards or thereabouts having a frontage to New Street with the almshouses thereon.
2. Land containing 2,270 square yards or thereabouts having a frontage to The Foregate with the almshouses, Nurse's Home and Chaplain's House thereon.
3. Land with the buildings thereon known as 1 and 2 The Cross and 18 and 19 St. Swithin's Street now let to International Stores Limited at the yearly rent of £3,450.
4. Land with the buildings thereon known as 17 St. Swithin's Street now let to Istead Cine and Photo Services Limited at the yearly rent of £2,500.
5. Land with the buildings thereon known as 16 St. Swithin's Street now let to Foster Brothers Limited at the yearly rent of £1,400.
6. Land with the buildings thereon known as 15 St. Swithin's Street now let to J. H. Dewhurst Limited at the yearly rent of £2,000.
7. Land with the buildings thereon known as 3 St. Swithin's Street now let to St. Georges Laundry (Worcester) Limited at the yearly rent of £1,200.
8. Land with the buildings thereon known as 2 St. Swithin's Street now let to Allied Shoe Repairs at the yearly rent of £1,250.
9. Land with the buildings thereon known as 59/60 High Street and 1 St. Swithin's Street now let to Cadena Cafes Limited at the yearly rent of £1,000. (*SOLD 1979 - Subject to 15 years recoupment order as sold for £130,000 and its book value was £170,000.*)



10. Land having a frontage to The Foregate with the buildings thereon known as Almshouses Cellar now let to Midlands Electricity Board at the yearly rent of £80.

11. Land containing 13 acres 1 rood 29 perches or thereabouts having a frontage to Tolladine Road called Pike Hill.

The following land situate at Chaddesley Corbett in the said county:

12. Land containing 145.870 acres or thereabouts with the buildings thereon known as Longmore Farm now let to Frank Yardley and Richard Norman Yardley at the yearly rent of £3,575.

13. Land containing 0.574 of an acre or thereabouts with the buildings thereon known as The Drying Site, Chaddesley Corbett now let to John Yardley at the yearly rent of £225

The following land situate near Bromyard in the said county:

14. Land containing 227.78 acres or thereabouts with the buildings thereon known as The Hawkins, Bringsty and Hill Oak Farm, Bishops Frome now let to John Henry Hawkins at the yearly rent of £2, 970.

15. Land with the buildings thereon known as Pound Cottage, Bringsty now let to Florence May Walters at the yearly rent of £84.

16. Land containing 22.657 acres or thereabouts at The Oaks, Bringsty with the buildings thereon now let to John William Tom Richards at the yearly rent of £630.

17. Land containing 120.78 acres or thereabouts with the buildings thereon known as Lower House Farm and part of Bullring Farm, Bringsty now let to Henry Francis Lowden at the yearly rent of £2,300.

18. Land containing 189.799 acres or thereabouts at Avenbury Court, Avenbury with the buildings thereon now let to Henry Dennis Everdell Stock at the yearly rent of £3,200.

19. Land containing 272.256 acres or thereabouts at Burgess Farm, Avenbury now let to Samuel Charles Turner at the yearly rent of £4,000

A perpetual yearly rentcharge of £4 charged upon or issuing out of land situate at Singleberrow in the County of Buckinghamshire now in the possession or ownership of W. Hanson.

A perpetual yearly rentcharge of £15 charged upon or issuing out of land situate at Pershore in the said County of Hereford and Worcester now in the possession or ownership of Graham Lyon Brown, 'Christine', Midland Bank Limited and Whitbread Flowers Limited.

A perpetual yearly rentcharge of £25 charged upon or issuing out of land situate at Powick Ham in the last-mentioned county now in the possession or ownership of the Right Honourable The Earl of Coventry.

A perpetual yearly rentcharge of £22.47 charged upon or issuing out of land situate at Worcester in the last-mentioned county now in the possession or ownership of British Waterways Limited.

Wayleave of £4.64 in respect of poles and stays at Longmore Farm and Cakebole payable by Midlands Electricity Board.

Wayleaves of £13.44 in respect of poles and stays at Avenbury payable by Midlands Electricity Board.

Wayleaves of £6.78 in respect of poles and stays at Stamford Bishop payable by Midlands Electricity Board.

Acknowledgment of £1 payable yearly by John Page in respect of waterpipe at Longmore Farm.

Acknowledgment of £1.75 payable yearly by Mitchells and Butlers Limited for opening Foregate Street, Worcester.

Acknowledgment of 30p payable yearly by Norwich Union Insurance Society for opening Foregate Street, Worcester.

Acknowledgment of £1.95 payable yearly by Rediffusion in respect of Nash's and Berkeley's Almshouses.

Acknowledgment of £1.49 payable yearly by Post Office Telephones in respect of cable at 2 St. Swithin's Street, Worcester.

Acknowledgment of £1 payable yearly by Albert Thomas Bennett in respect of water supply at Tolladine Golf Club.

Acknowledgment of £3 payable yearly by the personal representatives of Arthur Ralph Wintour Skipp in respect of water supply to Avenbury Vicarage.

Acknowledgment of £1 payable yearly by Kwik Discount Group Limited in respect of Berkeley's Almshouses.

Acknowledgment of 10p payable yearly by Worcester Labour Club in respect of fire escape at Nash's and Wyatt's Almshouses.

Acknowledgment of 5p payable yearly by Worcester City Council in respect of Berkeley's Hospital.

Acknowledgment of 5p payable yearly by Worcester City Council in respect of St. Swithin's Street.

Acknowledgment of 5p payable yearly by Worcester City Council in respect of Friar Street.

The following investments standing in the name of the Official Custodian for Charities

£1,315.54 9% Treasury Stock, 1992-96.

26,354.24 Income Shares in the Charities Official Investment Fund.

2,657 Income Shares in the said Fund

Proceeds of sale of former Wyatt's Almshouse.

812 Income Shares in the said Fund (Almshouse and other Property Repair Fund).

370 Income Shares in the said Fund (Coffee Tavern Repair Fund).

611 Accumulation Shares in the said Fund.

4,067 Accumulation Shares in the said Fund.

2,266 Accumulation Shares in the said Fund.

£3,473 cash on deposit account at the branch of Lloyds Bank Limited at 4 The Cross, Worcester, being the clear proceeds of the sale of land under the authority of an Order of the Charity Commissioners of the 26th October 1977.

£3.80 cash on deposit account at the said branch of the said bank being accumulations of income.

£1,551.90 cash on current account at the said branch of the said bank.

## **2. Charity of Christopher Henry Hebb.**

1,459 Income Shares standing in the name of the said Official Custodian in the said Fund.

£90 cash on deposit account at the said branch of the said bank.

£2,066.38 cash on deposit account at the said branch of the said bank being accumulations of income.

£134.01 cash on current account at the said branch of the said bank.

## **3. Charity of Sir Thomas White.**

150.27 Income Shares standing in the name of the said Official Custodian in the said Fund.

£16.14 cash on current account at the said branch of the said bank.

## **4. Victoria Relief Fund.**

127 Income Shares standing in the name of the said Official Custodian in the said Fund.

£18.22 cash on current account at the said branch of the said bank.

Notes. - (1) The above-mentioned land and rent charges are vested in the said Official Custodian by virtue of the above-mentioned Scheme of the Commissioners of the 5th May 1908 as effected by the provisions of the Charities Act, 1960.

# Appendix 16

## **EXTRACT FROM SCHEME SEALED 14 MAY 1985**

### **WORCESTER MUNICIPAL EXHIBITIONS FOUNDATION**

#### **SCHEDULE**

The following lands situate at Bransford in the County of Hereford and Worcester:

1. Land containing 95.5 acres or thereabouts known as Hole Farm now let to David Ralph and Philip Derrick Ralph at the yearly rent of £4,500.
2. Land containing 12.3 acres or thereabouts known as Croft Meadow and Little Marsh now let to Hubert John Tooby at the yearly rent of £450.
3. Land containing 4.7 acres or thereabouts known as Hunger Ley and Ashbeds now let to James Edward O'Brian at the yearly rent of £160.

Wayleave of £1.50 payable by Midlands Electricity Board in respect of six poles erected on Hole Farm.

The right to receive an annual sum of £252 out of the income of the above-mentioned Worcester Consolidated Municipal Charity.

£4,254.82 Income Shares standing in the name of the Official Custodian for Charities in the Charities Official Investment Fund being permanent endowment.

£3,724.09 cash on deposit account at the branch of Lloyds Bank plc at 4 The Cross, Worcester, being accumulations of income.

£10.40 cash on current account at the said branch of the said bank.

Note. The above-mentioned lands numbered 1 to 3 are vested in the said Official Custodian by virtue of a Scheme of the Charity Commissioners of the 28th March 1899 and Orders of the Commissioners made on the 12th May 1905, the 22nd April 1913 and the 8th February 1924 as affected by the provisions of the Charities Act 1960.

**Sealed by Order of the Commissioners this 14th day of May 1985.**



	ADDRESS	PROPERTY	AQUIRED	AQUIRING CHARITY	TENANT/OCCUPANT
1.**	2 St. Swithin's Street	Shop	1560	St Thomas's Day	Timpson Ltd
2.**	3 St. Swithin's Street	Shop	1560	St Thomas's Day	Miss Sarah Johnson
3.	15 St Swithin's St, Ground Floor	Shop + 1st floor room	1560	St Thomas's Day	M & M Meats (Nelmes Family)
3A.	15 St. Swithin's Street	4 Social Housing Units	1560	St Thomas's Day	Citizens Advice 4 HMO Residents
4.	1 The Cross	Bank	1618	Inglethorpe's	National Westminster
5.	16 St Swithin's St, Ground Floor	Shop	1618	Inglethorpe's	Headway
6.	17 St Swithin's St, Ground Floor	Shop	1618	Inglethorpe's	SCOPE
6A.	16/17 St Swithin's St, Upper Floors	6 Social Housing Units	1618	Inglethorpe's	Citizens Advice 6 Residents
7.	Nash's & Wyatt's Court	25 Social Housing Units	1661	Nash's	25 Residents
8.	25 Nash's & Wyatt's Court	1 Flat	1661	Nash's	Warden's Flat
9.	13 Nash's & Wyatt's Court	Community Room	1661	Nash's	Residents
10.*	Berkeley Court	7 Social Housing Units	1705	Berkeley's	7 Residents
11.*	Kateryn Heywood House	Charities' Offices	1705	Berkeley's	WMC & Laslett's Charities
12.*	The Chapel, Berkeley Court	Community Room	1705	Berkeley's	Residents & Charities
13.*	The Gatehouse, Berkeley Court	Warden's House	1705	Berkeley's	Warden's House
14.*	The Cellar, Berkeley Court	Electricity sub-station	1705	Berkeley's	Western Power Distribution
17.	22 The Cross, Ground 1st, 2nd & 3rd	Shop & Flat	1990	WMEF	Mr Spyros Tsangarakis
18.**	3 - 4 Shaw Street	Offices & Car Park	1994	WCMC/WMEF	Planned conversion to 25 Flats
19.#	6A Checketts Lane Ind. Est.	Offices	1996	WCMC	Enterprise Driver Training
20.#	6B Checketts Lane Ind. Est.	Furniture Store	1996	WCMC	Armchair
21.	Castle House, Castle Street	Offices & Car Park	1997	WCMC	Swanswell Charitable Trust
22.	20 Church St, Evesham	Charity Offices	1997	WCMC	Evesham & District Mental Health
27.	Sir Thomas White Court	10 Social Housing Units	1997	WCMC	Citizens Advice 6 Residents
28.#	1 & 2 Inglethorpe Court	Offices	2000	WCMC	Citizens Advice
32.	Crown Lane Wychbold 1	Warehouse, Offices & Carpark	2000	WCMC	Worcestershire County Council
33.	Crown Lane Wychbold 2 & 3	Wheelchair Clinic & W'shops	2002	WCMC	Worcs. Health & Care NHS Trust
37.**	8 Sansome Place	2 Social Housing Units	2002	WCMC	Citizens Advice 2 tenants
40.**	Old Glove Factory (13 Lowesmoor)	Expertan	2006	WCMC	J Fiedorowicz & K Kumorowski
41.**	Old Glove Factory (13A, B)	Offices	2006	WCMC	Citizens Advice
42.**	Old Glove Factory (15 Lowesmoor)	Shop	2006	WCMC	Sorin Pop
43.**AM#	St Albans, Deansway	Day Centre for the homeless	2009	WCMC	Maggs Day Centre
44.**S#	Tudor House, Friar Street	Heritage Centre /Museum	2008	WMEF	WHAT
46.#	Medway Road Community Centre	Offices, Youth Club, Hall	2012	WMEF	WAY & All Sorts of Performing Arts
48.**	9 Sansome Place	6 Social Housing Units	2013	WCMC	Citizens Advice 6 Residents
49.	Land at Welland	45.1 acres arable land	1702	S & G	Mr Bullock - Life-Time tenancy
51.**#	21 The Cross	3 Social Housing Units	2014	WCMC	Citizens Advice 3 Residents
52.**	19 Foregate Street	Office	2015	WCMC	Dawn Salter, Gentle Changes
52A**	19 Foregate Street	6 Social Housing Units	2015	WCMC	Citizens Advice 6 Residents
53	59/60 The Tything	Charity Shop & Offices	2016	WMC (CIO)	Maggs Day Centre
53A	59/60 The Tything	2 Social Housing Units	2016	WMC (CIO)	Citizens Advice 2 Residents

\* = Grade I Listed \*\* = Grade II Listed \*\*\* = Grade II\* Listed AM = Ancient Monument

# Leasehold - Properties are freehold except 19, 20, 28, 43, 44, 46 & 51

# Appendix 17

## Grants made in 1984 and 1985

### Worcester Consolidated Municipal Charity - Grants 1984

	Individual Grants	Organisations	Amount £
January		<b>Worcester Industrial Chaplaincy</b>	<b>150.00</b>
		<b>Worcester District Community Health</b>	<b>250.00</b>
	<b>Twin tub washing machine</b>		<b>95.00</b>
	<b>Debts</b>		<b>84.36</b>
	<b>Heating costs</b>		<b>150.00</b>
	<b>Cooker</b>		<b>100.00</b>
	<b>Telephone bill</b>		<b>37.39</b>
	<b>Holiday</b>		<b>100.00</b>
February		<b>Thornton House School</b>	<b>1500.00</b>
		<b>Aubrey Lloyd Centre</b>	<b>250.00</b>
		<b>Worcester Canoe Club</b>	<b>400.00</b>
		<b>Ray Portman Charity Productions</b>	<b>200.00</b>
	<b>Holiday</b>		<b>150.00</b>
	<b>Heating costs</b>		<b>150.00</b>
	<b>Insurance and battery for wheelchair</b>		<b>100.00</b>
	<b>Gas fire and carpet</b>		<b>100.00</b>
	<b>Electricity bill arrears</b>		<b>107.40</b>
	<b>Beds and bedding</b>		<b>100.00</b>
	<b>Spin dryer</b>		<b>50.00</b>
	<b>Washing machine and tumble dryer</b>		<b>270.00</b>
March		<b>Boys Brigade</b>	<b>200.00</b>
		<b>Regent House</b>	<b>100.00</b>

	<b>Gas bill</b>		<b>87.77</b>
	<b>Electricity debt</b>		<b>50.00</b>
	<b>Furniture</b>		<b>50.00</b>
	<b>Utility bills</b>		<b>50.00</b>
April	<b>Water bill and rent arrears</b>		<b>25.00</b>
	<b>Rent arrears</b>		<b>25.00</b>
	<b>Telephone extension</b>		<b>15.00</b>
		<b>Worcester Stroke Club</b>	<b>300.00</b>
	<b>Gas fire</b>		<b>25.00</b>
	<b>Batricar</b>		<b>25.00</b>
		<b>Manor Park Day School</b>	<b>250.00</b>
	<b>Holiday</b>		<b>25.00</b>
May	<b>Debts</b>		<b>25.00</b>
	<b>Holiday</b>		<b>40.00</b>
	<b>Shoes and clothes</b>		<b>40.00</b>
	<b>Shoes</b>		<b>50.00</b>
	<b>Telephone grants for 3 people</b>		<b>200.00</b>
June	<b>Building work debt</b>		<b>116.00</b>
		<b>British Red Cross</b>	<b>152.00</b>
	<b>Clothing and bedding</b>		<b>100.00</b>
	<b>Cooker</b>		<b>85.00</b>
July		<b>Dines Green Playscheme</b>	<b>40.00</b>
		<b>King George V Playing Fields</b>	<b>40.00</b>
	<b>School uniform</b>		<b>50.00</b>
		<b>The Kings Squad Holiday Club</b>	<b>40.00</b>
	<b>Air fare to Ireland</b>		<b>75.00</b>
		<b>Warndon Playscheme</b>	<b>50.00</b>
September	<b>Gas bill</b>		<b>50.00</b>
	<b>Winter coats</b>		<b>50.00</b>
		<b>Dines Green Playscheme</b>	<b>60.00</b>

October	<b>Bills</b>		<b>170.00</b>
	<b>Moving house</b>		<b>40.00</b>
		<b>King George V Playing Fields</b>	<b>50.00</b>
	<b>Gas heater</b>		<b>30.00</b>
November		<b>WRVS</b>	<b>50.00</b>
		<b>Russel House Sheltered Housing</b>	<b>50.00</b>
December		<b>Perryfields</b>	<b>400.00</b>
	<b>Debts</b>		<b>100.00</b>
		<b>1984 Grants Total £</b>	<b>7,724.92</b>

#### Worcester Consolidated Municipal Charity - Grants 1985

	Individual Grants	Organisations	Amount £
January		<b>St Michaels Mother and Toddler Group</b>	<b>250.00</b>
		<b>Worcester District Health Authority</b>	<b>200.00</b>
		<b>Good Neighbours Service</b>	<b>100.00</b>
	<b>Heating costs</b>		<b>100.00</b>
	<b>Washing machine</b>		<b>100.00</b>
	<b>Funeral costs</b>		<b>250.00</b>
	<b>Telephone bill</b>		<b>31.17</b>
February	<b>Beds</b>		<b>100.00</b>
	<b>Telephone bill</b>		<b>73.22</b>
	<b>Household items following a fire</b>		<b>250.00</b>
	<b>Bills</b>		<b>150.00</b>
	<b>Shower repair</b>		<b>110.20</b>
		<b>Worcester Community Workshop</b>	<b>500.00</b>
		<b>Cranham Playgroup</b>	<b>100.00</b>
	<b>Telephone bill</b>		<b>103.50</b>
March		<b>Worcester City Play Schemes</b>	<b>4,750.00</b>
		<b>Thornton House Special School</b>	<b>1,500.00</b>
		<b>Worcester Mencap</b>	<b>750.00</b>



		<b>Cherwell House Community Room</b>	<b>46.00</b>
April		<b>Homestart</b>	<b>3,925.00</b>
	<b>Driving Lessons</b>		<b>158.60</b>
		<b>Lincoln Green Sheltered Housing</b>	<b>50.00</b>
	<b>Holiday</b>		<b>50.00</b>
		<b>Ray Portman Charity Productions</b>	<b>50.00</b>
	<b>Gas bill</b>		<b>60.00</b>
May		<b>Samaritans</b>	<b>4,000.00</b>
		<b>Worcester Canoe Club</b>	<b>400.00</b>
		<b>Worcester Arts Workshop</b>	<b>1,000.00</b>
	<b>Debts</b>		<b>250.00</b>
	<b>Telephone bill</b>		<b>30.50</b>
	<b>Cooker</b>		<b>100.00</b>
	<b>Holiday</b>		<b>298.00</b>
	<b>Telephone installation</b>		<b>108.00</b>
June		<b>Worcester Hospital Radio</b>	<b>500.00</b>
	<b>Holiday</b>		<b>115.00</b>
	<b>Gas fire</b>		<b>54.90</b>
	<b>Holiday</b>		<b>150.00</b>
	<b>Decorating costs</b>		<b>150.00</b>
	<b>Telephone bill</b>		<b>86.28</b>
	<b>Pension</b>		<b>260.00</b>
	<b>Pension</b>		<b>300.00</b>
July	<b>Holiday</b>		<b>106.90</b>
	<b>Bed and bedding</b>		<b>85.00</b>
	<b>Washing machine</b>		<b>150.00</b>
	<b>Vacuum cleaner</b>		<b>80.00</b>
	<b>Washing machine</b>		<b>150.00</b>
	<b>Telephone rental</b>		<b>75.00</b>
	<b>Locks</b>		<b>70.50</b>

	<b>Furnishings</b>		<b>75.00</b>
August		<b>Mencap</b>	<b>500.00</b>
	<b>Debts</b>		<b>320.00</b>
		<b>WRVS shoe fund</b>	<b>100.00</b>
		<b>Maggs</b>	<b>1,000.00</b>
	<b>School Uniform</b>		<b>80.00</b>
	<b>Electricity bill</b>		<b>58.57</b>
	<b>Debts</b>		<b>192.00</b>
	<b>Debts</b>		<b>100.00</b>
	<b>Holiday</b>		<b>50.00</b>
	<b>Holiday</b>		<b>40.00</b>
September	<b>Debts</b>		<b>100.00</b>
		<b>Cripplegate Sons of Rest</b>	<b>100.00</b>
October		<b>Worcester Womens Aid</b>	<b>1,000.00</b>
		<b>Maggs</b>	<b>3,800.00</b>
		<b>Cranham Court</b>	<b>100.00</b>
		<b>Crossroads</b>	<b>200.00</b>
	<b>Baby buggy and clothes</b>		<b>130.00</b>
	<b>Childrens shoes</b>		<b>30.00</b>
	<b>Fencing</b>		<b>100.00</b>
	<b>Secretarial course – Living expenses</b>		<b>1,000.00</b>
	<b>Telephone rental</b>		<b>85.00</b>
November		<b>Crossroads</b>	<b>1,000.00</b>
	<b>School uniform</b>		<b>48.00</b>
	<b>School uniform</b>		<b>45.00</b>
	<b>School uniform</b>		<b>20.00</b>
	<b>School uniform</b>		<b>42.00</b>
	<b>School uniform</b>		<b>12.00</b>
	<b>School uniform</b>		<b>7.00</b>
		<b>St Georges Playing Fields</b>	<b>150.00</b>

	<b>Washing machine</b>		<b>110.00</b>
	<b>TV licence fine</b>		<b>159.00</b>
	<b>Gas fire</b>		<b>120.00</b>
	<b>Debts</b>		<b>39.73</b>
December		<b>Iris House Trust</b>	<b>3,500.00</b>
		<b>Workers Educational Association</b>	<b>500.00</b>
	<b>Debts</b>		<b>400.00</b>
	<b>Fuel bills</b>		<b>100.00</b>
		<b>St Michaels Youth Group</b>	<b>110.00</b>
	<b>Theology Course</b>		<b>350.00</b>
	<b>Heating costs</b>		<b>50.00</b>
December continued	<b>Telephone and Road Tax</b>		<b>138.09</b>
	<b>Tandem</b>		<b>94.50</b>
	<b>Fencing</b>		<b>79.50</b>
	<b>Boots</b>		<b>50.00</b>
	<b>Clothing</b>		<b>100.00</b>
	<b>Gas bills</b>		<b>178.00</b>
	<b>Clothing</b>		<b>30.00</b>
	<b>Outward bound course</b>		<b>20.00</b>
	<b>Debts</b>		<b>160.00</b>
	<b>Spectacles</b>		<b>63.75</b>
	<b>School holiday</b>		<b>60.00</b>
		<b>1985 Grants Total £</b>	<b>39,174.91</b>

# Appendix 18

Published in the early 1980s



Berkeley's Hospital  
The Chapel and Almshouses  
The Foregate  
Worcester



## Berkeley's Hospital The Chapel and Almshouses

When Henry VIII dissolved the monasteries in 1534 the poor of the land were left without the people they relied upon for food and shelter. The monks had gone and the harshness of the Poor Laws in the reign of Queen Elizabeth I (1558-1603) showed what a gap they had left.

Fortunately gaps are there to be filled. The numbers of the poor in England had risen to one million in the reign of Queen Anne (1702-1714), when the total population of the country was only five millions. In terms of modern life this was equal to having nearly ten million people on social security.

Robert Berkeley, of Spetchley Park on the road to Alcester and Stratford, was a great sheep farmer and representative of the prosperity of the City of Worcester, built on the clothing trade at that time. Like others in the district he was prepared to use his wealth for the good of the local poor. The provisions of his will are set forth on the board at the gate of the building.

Many of those who look in as they pass along the Foregate are struck by the Dutch appearance of the buildings. Robert Berkeley had been ambassador to the Stadtholder of Holland (later King William III of England), and he may have impressed his love of Dutch architecture on those who were to carry out the work. The result is a very happy marriage between the native architecture of the Netherlands and the

domestic style of the England of Queen Anne. The chapel in particular is a pleasing example of an English building at the start of the eighteenth century and stands well in the City of Worcester, where so much architectural elegance of the same period is to be found.

There is no documentary evidence as to who was responsible for the architectural designs; a possible candidate is a Worcester bricklayer-mason, Charles Green, whose work flourished in the city around the years 1700-1731. He was paid a substantial sum by the Corporation when the Foregate was demolished, in order to rebuild an adjoining house; from the evidence of his works it is possible to conclude that he was capable of building, enriching, even 'designing' the Hospital.

A plaque on the outside wall of the Hospital records the removal of the old Foregate in 1702. This was part of the old city walls which came along the present City Walls Road and crossed the line of the High Street to go on down to the river Severn. The date 1703 appears upon some of the buildings, but whether this is strictly accurate may be a matter of conjecture. Nevertheless, the removal of the Foregate left clear the way for the building of Berkeley's Hospital. The line of the city wall may well have followed the northern half of the front lawn.

The residents are elected to their position by vote of the Trustees, and it is stipulated that they shall have lived for some years in the locality.



Drawing—Janet Mills  
Layout—Oak Leaf Studio  
Photosetting—Townsend Typesetter

# Appendix 19

## **LETTER FROM HEBB TO WORCESTER HERALD UNDER THE PSEUDONYM “CUSTOS VIGILAX” re THE REFORMATION**

### **Worcester Municipal Charities**

In going through the wills and other documents connected with these charities, I was forcibly struck by the circumstance, and which doubtless is similar in other places, that they all bear date subsequent to the great Reform, called the REFORMATION. This led me to consider and inquire what could be the cause that no such charities existed before that event; when a careful and impartial appeal to history responded to my inquiries by demonstrating that cause to be that they were not previously wanted. The Catholic religion, which had been the sole religion of our forefathers for the nine hundred years that Christianity had then existed in England, had, whatever may be its errors, provided, up to that time, for the wants of the poor and necessitous, by devoting, according to the original intent, one-fourth, if not one-third, of all tithes to their use and support; and by making imperative the extended charity and hospitality constantly displayed in the numerous Monasteries and Abbeys scattered throughout the kingdom in all directions, and for which purposes the immense estates bequeathed to them by charitable individuals afforded ample means. While the Monks and Abbots themselves, by living and expending their large revenues on those estates, and thus employing and providing for the surrounding population, rendered the calls upon charity less numerous and urgent. But when the reformed religion was established by Act of Parliament, and when all these estates, left for purely charitable and Catholic religious purposes, were confiscated by Henry the 8th and his successors, and by them lavishly distributed among their courtiers, favourites, and parasites, or transferred, with the tithes, to the Clergy of the Reformed Church, - but, above all, when that portion of the tithes heretofore exclusively devoted to the poor, the aged, and the infirm, ceased, by this transfer, so to be appropriated, then came the time, and not of necessity till then, for benevolent individuals, such as I have been speaking of, to found hospitals and almshouses. And then, for the first time, it became necessary to enact laws to enforce a compulsory provision for the poor, for no such laws had existed in England before the days of Elizabeth. Now with this knowledge before us, can we view in the light in which some persons wish to place it, the religion of an Alfred and a Saint Louis ? - the religion that provided for the poor, the stranger, and the afflicted, during the first nine centuries of our Christian era, without any forced imposition upon the community in the shape of poor-rates? Or is there any thing so base or dangerous in the words “Popery and Papist,” - in the difference between “consubstantiation” and “transubstantiation”, or in the vague charge of “the worshipping of images,” (which, if it have any foundation in truth, can be a question solely between individual man and his Creator,) that ought to induce us to cease to entertain a grateful recollection of the good we have derived from our ancestors, who believed in the Catholic religion, and who obtained for us the GREAT CHARTER - founded our Universities - built our most splendid religious edifices - and framed that admirable Constitution of “King, Lords, and Commons,” of which we all so justly boast; or any thing that should incline us to consider our modern Catholic fellow countrymen as unworthy to possess all and the fullest civil and religious rights and privileges which we ourselves enjoy ? Forbid it reason - forbid it every generous, enlightened, and truly Christian sentiment or feeling that appertaineth to the heart of man!

CUSTOS VIGILAX

Worcester, 5th Sept. 1837.



# Appendix 20

## **VOLUNTARY REDEMPTION OF SIR THOMAS WHITE'S CHARITY - 1974**

Sealed 8th March 1974

311

74

County - Wilts and other counties.

Places - Salisbury and other places.

Charities of Sir Thomas White.

B.

202,110 C/11

Release of periodical payment  
(voluntary redemption).

### CHARITY COMMISSION.

In the matter of the following Charities of Sir Thomas White:

1. at Bath, in the County of Somerset;
2. at Cambridge, in the County of Cambridgeshire and Isle of Ely, where it is one of the United Charities, regulated by a Scheme of the Charity Commissioners of the 24th July 1970;
3. at Canterbury, in the County of Kent, where it is one of the United Municipal Charities, regulated by a Scheme of the Charity Commissioners of the 19th May 1939;
4. in the City of Chester, where it is one of the Chester Municipal Charities, regulated by a Scheme of the Charity Commissioners of the 29th March 1892 as varied by Schemes of the said Commissioners of the 17th May 1901 and 24th May 1929;
5. at Colchester, in the County of Essex, regulated by a Scheme of the High Court of Chancery of the 7th May 1846 as varied by an Order by way of Scheme made by the Charity Commissioners on the 26th March 1886 And as further varied by a Scheme of the said Commissioners of the 30th September 1924;
6. in the County Borough of Derby, where it is one of the Municipal Charities, regulated by a Scheme of the Charity Commissioners of the 28th March 1919 as varied by a Scheme of the said Commissioners of the 11th October 1960;
7. at Exeter, in the County of Devon, where it is now administered as part of Blundell and White's Charity, being one of the Exeter Municipal General Charities, regulated by a Scheme of the Charity Commissioners of the 27th August 1897;

8. in the City of Gloucester;
9. in the City of Hereford, where it is one of the Hereford Municipal Charities (Apprenticing and Educational Branch), regulated by a Scheme of the Charity Commissioners of the 24th April 1972;
10. at Ipswich, in the County of Suffolk;
11. in the City of Lincoln, where it is one of the Municipal Charities, comprised in Schemes of the Charity Commissioners of the 20th December 1901, 20th September 1907 and 8th April 1965;
12. at Newcastle upon Tyne, in the County of Northumberland;
13. in the City of Oxford, where it is one of the City of Oxford Charities (1971), regulated by a Scheme of the Charity Commissioners of the 9th March 1972;
14. at Salisbury, in the County of Wilts, where it is one of the Salisbury Municipal Charities, regulated by a Scheme of the Charity Commissioners of the 29th January 1909 as varied by further Schemes of the said Commissioners;
15. at Shrewsbury, in the County of Salop, where it is one of The Shrewsbury Municipal Charities, regulated by a Scheme of the Charity Commissioners of the 3rd August 1906 as varied by Schemes of the said Commissioners of the 31st July 1936 and 11th January 1957;
16. in the County Borough of Southampton, comprised in a Scheme made under the Endowed Schools Act, 1869, and approved by Her Majesty the Queen in Council on the 28th May 1872;
17. at Winchester, in the County of Hampshire, regulated by a Scheme of the Charity Commissioners confirmed by the St. John's Hospital Winchester) and other Charities Scheme Confirmation Act, 1929 as varied or affected by an Order of the said Commissioners of the 30th April 1948 and a Scheme of the said Commissioners of the 12th May 1966;
18. in the City of Worcester, where it is one of the Worcester Consolidated Municipal Charities and Hebb's and White's Charities, regulated by a Scheme of the Charity Commissioners of the 5th May 1908 as varied by Schemes of the said Commissioners of the 1st April 1913, 23rd January 1931 and the 6th February 1953;
19. in the City of York, where it is one of the York City Charities, regulated by a Scheme of the Charity Commissioners confirmed by the Francis Barker and certain other Charities (City of York) Scheme Confirmation Act, 1956, as varied or affected,, by Schemes of the said Commissioners of the 17th December 1962, 3rd February 1972 and the 19th July 1972;

In the matter of the following Charities:

20. the Loan Money Charity, administered as part of the Grammar School, being one of the Municipal Charities, in the City of Bristol;
21. The King's Lynn General Educational Foundation, at King's Lynn, in the County of Norfolk, regulated by a Scheme made by the Secretary of State for Education and Science on the 15th March 1968.

22. The Merchant Taylors' Consolidated Loan Charities, being under the management of the Merchant Taylors' Company of the City of London and comprised in Schemes of the Charity Commissioners of the 11th October 1960 and 2nd February 1966;
23. the Norwich Consolidated Charities, at Norwich, in the County Of Norfolk, regulated by a Scheme of the Charity Commissioners of the 10th November 1959;
24. the Blue Coat School Foundation, in the County Borough of Reading, regulated by a Scheme made by the Secretary of State for Education and Science on the 30th April 1964; and

In the matter of the Charities Act, 1960.

THE CHARITY COMMISSIONERS FOR ENGLAND AND WALES HEREBY ORDER  
as follows:

1. The Trustees of the above-mentioned Charities may grant a release of the periodical payment described in the schedule hereto and belonging to the Charities on payment to each of the Charities within six months from the date of this Order of the redemption Price of not less than £57 and a sum equal to £4.33 for each year since the periodical payment was last made to the Charities and all their proper expenses in connexion with the release.
2. The Trustees shall pay over the said sums of £57 for investment in trust for each of the Charities in the name of the Official Custodian for Charities.

#### SCHEDULE.

An annual payment of £104 payable by the Bristol Corporation to each of the above-mentioned Charities in rotation every 24th year.

Sealed by Order of the Commissioners this 8th day of March 1974.

## Appendix 21

### The “Stacking” or “Cloth House”

The Stacking House was one of the properties transferred to the Independent Trustees from the Corporation in 1836. It belonged to the St. Thomas's Day Charities.

Following its sale in 1920 the original deeds are still in the possession of the Worcester Municipal Charities and available to bona fide researchers.

In 1635 it was purchased by the Corporation for £90 as an investment for the poor, at which time the tenants were “the Clothiers of Worcester” many of whom were the Councillors and Trustees of the charity concerned (hence behaving illegally). The rent is believed to have been £5 a year at the time. The site was in use by the clothiers as a water driven Fulling Mill. They were long-stay sitting tenants, who remained in situ after the purchase.

According to the Domesday Charity Commissioners the purchase money was taken from the following 3 charities <sup>306</sup>

- George and Joice Sherriffe 40 s. each.
- Mary Warmstree £10.
- Edmond Simonds £5.

Local historian Pat Hughes says 24/10/2018:

*“Dated December 21st 1634 the St. Thomas's Day account book, which is catalogued as Walsgrove Almshouses Accounts because the first entry relates to the almshouses entry says:*

*“Paied unto the Chamberlaines that was borrowed the last audit out of Mr Youle's money 52.10.00”*

*There is no further information in the 1634 entry. It seems likely from the juxtaposition of the date, St Thomas's Day Charity, Youle's Charity and the City Chamberlains, that this is at least part of the Stacking House transaction. However, the corporation was in the habit of juggling with Peter's money to pay Paul and this may be another such transfer. It is nevertheless a quite substantial sum, not like the £5 borrowed in 19th Dec.1633. (COB II p.280)*

*There could be something in the city accounts. WAAS 496.5 BA 9360. A 10 probably box 2 or 3.”*

It is not known when the Fulling Mill ceased operation, and the buildings started being used residentially, one of them eventually becoming “The Cross” Public House.



**1842** Hebb <sup>307</sup> says:

“Stacking House,” situate at Hartlebury, near Stourport. Of this property, the Charity Commissioners, in their 1827 “Report,” observe, “the Stacking House was formerly used by the Corporation as a receptacle for coals, to be given in charity, but which, for the last ten years, has been let to John Yeates, of Stourport, at an annual rent of 10s., and 2s. capon money.

Clearly their visit prompted a considerable rent increase.

As soon as the present lease, of which there are upwards of twenty years to come, is run out, a great deal more is expected to be made of these premises, by letting them at a rackrent.

“The present tenant holds on the abovementioned low terms, in consideration of his having undertaken to build upon the premises; and we understand he has made a wharf and erected some warehouses upon the ground.” This statement appears to be incorrect, as in the lease bearing date 1st Nov. 1806, and granted to John Yeates, of Stourport, for fortyone years, at a rent of 10s. per annum, and 2s. capon money, on payment of a fine of £28. 8s., the premises are thus described:

“Four messuages or tenements, and warehouse, which warehouse hath long since been converted into dwelling houses, situate at Hartlebury, near Stourport, commonly called or known as the Stacking House, otherwise the Cloth House,” and it contained no conditions, except the usual ones, to keep the premises in proper repair, &c.

Unfortunately, notwithstanding these remarks of the Commissioners and the wellknown state of the law as respects leases of charity property, [21 years maximum] a fresh lease was granted in Nov. 1834, for 41 years, at the usual fine of one year’s estimated rent, (£35 10s.) and the annual chiefrent of 10s., and 2s. capon money.”

**In 1857** the Worcester Municipal Charity Trustees commissioned a survey of all its properties and this property is detailed on page 12 <sup>308</sup>

**1890** Its first written appearance available seems to be in the first Charity Commission Scheme of 30 May 1890 when it is described under St Thomas’s Day as having 4 tenants, William Newnham £10. 8s 0d, Joseph Rowley £5. 17s 9d, John Rowley, £5. 12s 8d and George Stiff £5. 4s 0d.

**1908** In the Commission’s Scheme of 1908 for Worcester Municipal Charities the rents had not changed, probably due to there being no systematic rent reviews in place.

**27/04/1920** - WCMC - order - to sell Stacking House, Hartlebury, ie 4 freehold cottages with outbuildings and gardens, 2,012 sq yds extending to River Severn for £522 10s. being the highest price offered.

## References

### Chamber Order 18 March 1635/6

Att this chamber yt is likewise agreed that the staking house in the parish of [?Hartlebury] shall bee purchased by the corporacion of this cittie for the some of fourscore and tenne powndes to and

307 Chapter 3 p 141

308 Chapter 4(3) p 235

for the use of the poore if the assurance shall appeare to bee good, and that the assurances and evidences thereof shall bee perused by Mr Cowcher Mr Vernon and Mr Townclarke.

### **Chamber Order 17 June 1636**

Att this chamber yt is likewise agreed that the corporacion shall proceede in the purchasing of the cloth barge house, store house, and ground proffered to bee sould by William Farley att the rates formerlie proposed.

### **P 64 Chapter five - Alan Dyer <sup>(1)</sup>**

We know from other sources that the river was used to take a very large proportion of the cloth manufactured in the city to be fullled at the mill at Hartlebury, 12 miles upriver.

### **P 102 Chapter eight - Alan Dyer <sup>(1)</sup>**

#### **Fulling**

“The normal practice seems to have been for the weaver or clothier to bring his cloth to the fuller, who carried out his duties and then returned the cloth to its maker - the fuller retained his independence and very rarely became the direct employee of the clothier. The walker, no matter how humble, was a relatively free agent.

Some walkers may well have carried out the fulling process completely on their own premises, but by the later Middle Ages it was customary to use water-driven machinery to beat the cloth to matt it together. The location of the fulling mills used by the Worcester industry is difficult to determine but normally it seems that mills in the countryside were used, despite the legislation of 1555 and 1559 forbidding the use of rural mills for processes which could be carried on within the city.” This is another example of municipal policy in the difficult middle years of the century, aimed at maximizing employment for the citizens by discouraging rural competition of any kind.

There is firm documentary evidence for the use of the fulling mill at Hartlebury which had existed on the bishop’s manor since the thirteenth century. A leading clothier bequeathed money in 1617 for improving the landing stage there “that their cloths may be landed clean”.

**A single boat, known as the “cloth barge”**, was used to take the textiles up the Severn to the mill. The use of the barge on Sundays was an intermittent source of concern to the corporation, beginning in 1565, and the walkers were prosecuted by the ecclesiastical authorities for working on Sundays more often than any other trade in the earlier seventeenth century, usually in connection with the barge.”

**Francesca Llewellyn** has researched the history of the building reference “Unlocking Stourport’s Past – The Stacking House”.

<http://www.unlocking-stourports-past.co.uk/stackinghouse/stackinghouse.html>

## Appendix 22

Following the publication of this leaflet by Charles Lindblom, he and David Braybrooke wrote a book in 1963 on the subject entitled "A Strategy of Decision" - Policy Evaluation as a Social Process". The book is available at the Charity's Offices.

## The Science of "Muddling Through"

By CHARLES E. LINDBLOM

*Associate Professor of Economics  
Yale University*

**S**UPPOSE an administrator is given responsibility for formulating policy with respect to inflation. He might start by trying to list all related values in order of importance, e.g., full employment, reasonable business profit, protection of small savings, prevention of a stock market crash. Then all possible policy outcomes could be rated as more or less efficient in attaining a maximum of these values. This would of course require a prodigious inquiry into values held by members of society and an equally prodigious set of calculations on how much of each value is equal to how much of each other value. He could then proceed to outline all possible policy alternatives. In a third step, he would undertake systematic comparison of his multitude of alternatives to determine which attains the greatest amount of values.

In comparing policies, he would take advantage of any theory available that generalized about classes of policies. In considering inflation, for example, he would compare all policies in the light of the theory of prices. Since no alternatives are beyond his investigation, he would consider strict central control and the abolition of all prices and markets on the one hand and elimination of all public controls with reliance completely on the free market on the other, both in the light of whatever theoretical generalizations he could find on such hypothetical economies.

Finally, he would try to make the choice that would in fact maximize his values.

An alternative line of attack would be to set as his principal objective, either explicitly or without conscious thought, the relatively simple goal of keeping prices level. This objective might be compromised or complicated by only a few other goals, such as full em-

ployment. He would in fact disregard most other social values as beyond his present interest, and he would for the moment not even attempt to rank the few values that he regarded as immediately relevant. Were he pressed, he would quickly admit that he was ignoring many related values and many possible important consequences of his policies.

As a second step, he would outline those relatively few policy alternatives that occurred to him. He would then compare them. In comparing his limited number of alternatives, most of them familiar from past controversies, he would not ordinarily find a body of theory precise enough to carry him through a comparison of their respective consequences. Instead he would rely heavily on the record of past experience with small policy steps to predict the consequences of similar steps extended into the future.

Moreover, he would find that the policy alternatives combined objectives or values in different ways. For example, one policy might offer price level stability at the cost of some

Short courses, books, and articles exhibit administrators to make decisions more methodically. But there has been little analysis of the decision-making process now used by public administrators. The usual process is investigated here, and generally defended against proposals for more "scientific" methods.

Decisions of individual administrators, of course, must be integrated with decisions of others to form the mosaic of public policy. This integration of individual decisions has become the major concern of organization theory, and the way individuals make decisions necessarily affects the way these decisions are best worked with others. In addition, "decision-making method" relates to allocation of decision-making responsibilities—who should make what decision.

More "scientific" decision-making also is discussed in this issue. "Tools for Decision-Making in Resource Planning"

risk of unemployment; another might offer less price stability but also less risk of unemployment. Hence, the next step in his approach—the final selection—would combine into one the choice among values and the choice among instruments for reaching values. It would not, as in the first method of policy-making, approximate a more mechanical process of choosing the means that best varied goals that were previously clarified and ranked. Because practitioners of the second approach expect to achieve their goals only partially, they would expect to repeat endlessly the sequence just described, as conditions and aspirations changed and as accuracy of prediction improved.

#### By Root or by Branch

For complex problems, the first of these two approaches is of course impossible. Although such an approach can be described, it cannot be practiced except for relatively simple problems and even then only in a somewhat modified form. It assumes intellectual capacities and sources of information that men simply do not possess, and it is even more absurd as an approach to policy when the time and money that can be allocated to a policy problem is limited, as is always the case. Of particular importance to public administrators is the fact that public agencies are in effect usually instructed not to practice the first method. That is to say, their prescribed functions and constraints—the politically or legally possible—restrict their attention to relatively few values and relatively few alternative policies among the countless alternatives that might be imagined. It is the second method that is practiced.

Curiously, however, the literatures of decision-making, policy formulation, planning, and public administration formalize the first approach rather than the second, leaving public administrators who handle complex decisions in the position of practicing what few preach. For emphasis I run some risk of overstatement. True enough, the literature is well aware of limits on man's capacities and of the inevitability that policies will be approached in some such style as the second. But attempts to formalize rational policy formulation—to lay out explicitly the necessary steps in the

process—usually describe the first approach and not the second.<sup>1</sup>

The common tendency to describe policy formulation even for complex problems as though it followed the first approach has been strengthened by the attention given to, and successes enjoyed by, operations research, statistical decision theory, and systems analysis. The hallmarks of these procedures, typical of the first approach, are clarity of objective, explicitness of evaluation, a high degree of comprehensiveness of overview, and, wherever possible, quantification of values for mathematical analysis. But these advanced procedures remain largely the appropriate techniques of relatively small-scale problem-solving where the total number of variables to be considered is small and value problems restricted. Charles Hitch, head of the Economics Division of RAND Corporation, one of the leading centers for application of these techniques, has written:

I would make the empirical generalization from my experience at RAND and elsewhere that operations research is the art of sub-optimizing, i.e. of solving some lower level problems, and that difficulties increase and our special competence diminishes by an order of magnitude with every level of decision making we attempt to ascend. The sort of simple explicit model which operations researchers are so proficient in using can certainly reflect most of the significant factors influencing traffic control on the George Washington Bridge, but the proportion of the relevant reality which we can represent by any such model or models in studying, say, a major foreign policy decision, appears to be almost trivial.<sup>2</sup>

Accordingly, I propose in this paper to clarify and formalize the second method,

<sup>1</sup> James G. March and Herbert A. Simon similarly characterize the literature. They also take some important steps, as have Simon's recent articles, to describe a less heroic model of policy making. See *Organizations* (John Wiley and Sons, 1958), p. 137.

<sup>2</sup> "Operations Research and National Planning A Dilemma," *Operations Research* 7:6 (October, 1957). Hitch's dissent is from particular points made in the article to which his paper is a reply. He claims that operations research in the low-level problems is widely accepted.

For examples of the kind of problems to which operations research is applied, see C. W. Churchman, R. L. Ackoff and E. L. Arnold, *Introduction to Operations Research* (John Wiley and Sons, 1957); and J. F. McCloskey and J. M. Lippinger (eds.), *Operations Research for Management*, Vol. II. (The Johns Hopkins Press, 1956).



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much neglected in the literature. This might be described as the method of *successive limited comparisons*. I will contrast it with the first approach, which might be called the rational-comprehensive method.<sup>2</sup> More impressionistically and briefly—and therefore generally used in this article—they could be characterized as the branch method and root method, the former continually building out from the current situation, step-by-step and by small degrees; the latter starting from fundamentals anew each time, building on the past only as experience is embodied in a theory, and always prepared to start completely from the ground up.

Let us put the characteristics of the two methods side by side in simplest terms.

**Rational-Comprehensive (Root)**

- 1a. Clarification of values or objectives distinct from and usually prerequisite to empirical analysis of alternative policies.
- 2a. Policy formulation is therefore approached through means-end analysis. First the ends are isolated, then the means to achieve them are sought.
- 3a. The test of a "good" policy is that it can be shown to be the most appropriate means to desired ends.
- 4a. Analysis is comprehensive; every important relevant factor is taken into account.
- 5a. Theory is often heavily relied upon.

Assuming that the root method is familiar and understandable, we proceed directly to clarification of its alternative by contrast. In explaining the second, we shall be describing how most administrators do in fact approach complex questions, for the root method, the "best" way as a blueprint or model, is in fact not workable for complex policy questions, and administrators are forced to use the method of successive limited comparisons.

**Intertwining Evaluation and Empirical Analysis (1b)**

The quickest way to understand how values are handled in the method of successive lim-

<sup>2</sup>I am assuming that administrators often make policy and advise in the making of policy and are treating decision making and policy-making as synonymous for purposes of this paper.

ited comparisons is to see how the root method often breaks down in its handling of values or objectives. The idea that values should be clarified, and in advance of the examination of alternative policies, is appealing. But what happens when we attempt it for complex social problems? The first difficulty is that on many critical values or objectives, citizens disagree, congressmen disagree, and public administrators disagree. Even where a fairly specific objective is prescribed for the administrator, there remains considerable room for disagreement on sub-objectives. Consider, for example, the conflict with respect to locating public housing, described in Meyerson and Banfield's study of the Chi-

**Successive Limited Comparisons (Branch)**

- 1b. Selection of value goals and empirical analysis of the needed action are not distinct from one another (but are closely interwoven).
- 2b. Since means and ends are not distinct, means-end analysis is often inappropriate or limited.
- 3b. The test of a "good" policy is typically that various analysts find themselves directly agreeing on a policy (without their agreeing that it is the most appropriate means to an agreed objective).
- 4b. Analysis is drastically limited:
  - i) Important possible outcomes are neglected.
  - ii) Important alternative potential policies are neglected.
  - iii) Important affected values are neglected.
- 5b. A succession of comparisons greatly reduces or eliminates reliance on theory.

cago Housing Authority—disagreements which occurred despite the clear objective of providing a certain number of public housing units in the city. Similarly conflicting are objectives in highway location, traffic control, minimum wage administration, development of tourist facilities in national parks, or insect control.

Administrators cannot escape these conflicts by ascertaining the majority's preference, for preferences have not been registered on most issues; indeed, there often are no preferences in the absence of public discussion sufficient to bring an issue to the attention of the electorate. Furthermore, there is a question

<sup>1</sup>Martin Meyerson and Edward C. Banfield, *Politics, Planning and the Public Interest* (The Free Press, 1955).

of whether intensity of feeling should be considered as well as the number of persons preferring each alternative. By the impossibility of doing otherwise, administrators often are reduced to deciding policy without clarifying objectives first.

Even when an administrator resolves to follow his own values as a criterion for decisions, he often will not know how to rank them when they conflict with one another, as they usually do. Suppose, for example, that an administrator must relocate tenants living in tenements scheduled for destruction. One objective is to empty the buildings fairly promptly, another is to find suitable accommodation for persons displaced, another is to avoid friction with residents in other areas in which a large influx would be unwelcome, another is to deal with all concerned through persuasion if possible, and so on.

How does one state even to himself the relative importance of these partially conflicting values? A simple ranking of them is not enough: one needs ideally to know how much of one value is worth sacrificing for some of another value. The answer is that typically the administrator chooses—and must choose—directly among policies in which these values are combined in different ways. He cannot first clarify his values and then choose among policies.

A more subtle third point underlies both the first two. Social objectives do not always have the same relative values. One objective may be highly prized in one circumstance, another in another circumstance. If, for example, an administrator values highly both the dispatch with which his agency can carry through its projects and good public relations, it matters little which of the two possibly conflicting values he favors in some abstract or general sense. Policy questions arise in forms which put to administrators such a question as: Given the degree to which we are or are not already achieving the values of dispatch and the values of good public relations, is it worth sacrificing a little speed for a happier clientele, or is it better to risk offending the clientele so that we can get on with our work? The answer to such a question varies with circumstances.

The value problem is, as the example shows, always a problem of adjustments at a margin. But there is no practicable way to

state marginal objectives or values except in terms of particular policies. That one value is preferred to another in one decision situation does not mean that it will be preferred in another decision situation in which it can be had only at great sacrifice of another value. Attempts to rank or order values in general and abstract terms so that they do not shift from decision to decision end up by ignoring the relevant marginal preferences. The significance of this third point thus goes very far. Even if all administrators had at hand an agreed set of values, objectives, and constraints, and an agreed ranking of these values, objectives, and constraints, their marginal values in actual choice situations would be impossible to formulate.

Unable consequently to formulate the relevant values first and then choose among policies to achieve them, administrators must choose directly among alternative policies that offer different marginal combinations of values. Somewhat paradoxically, the only practicable way to disclose one's relevant marginal values even to oneself is to describe the policy one chooses to achieve them. Except roughly and vaguely, I know of no way to describe—or even to understand—what my relative evaluations are for, say, freedom and security, speed and accuracy in governmental decisions, or low taxes and better schools than to describe my preferences among specific policy choices that might be made between the alternatives in each of the pairs.

In summary, two aspects of the process by which values are actually handled can be distinguished. The first is clear: evaluation and empirical analysis are intertwined; that is, one chooses among values and among policies at one and the same time. Put a little more elaborately, one simultaneously chooses a policy to attain certain objectives and chooses the objectives themselves. The second aspect is related but distinct: the administrator focuses his attention on marginal or incremental values. Whether he is aware of it or not, he does not find general formulations of objectives very helpful and in fact makes specific marginal or incremental comparisons. Two policies, X and Y, confront him. Both promise the same degree of attainment of objectives *a*, *b*, *c*, *d*, and *e*. But X promises him somewhat more of *f* than does Y, while Y promises him somewhat more of *g* than does

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X. In choosing between them, he is in fact offered the alternative of a marginal or incremental amount of *f* at the expense of a marginal or incremental amount of *g*. The only values that are relevant to his choice are these increments by which the two policies differ; and, when he finally chooses between the two marginal values, he does so by making a choice between policies.<sup>6</sup>

As to whether the attempt to clarify objectives in advance of policy selection is more or less rational than the close intertwining of marginal evaluation and empirical analysis, the principal difference established is that for complex problems the first is impossible and irrelevant, and the second is both possible and relevant. The second is possible because the administrator need not try to analyze any values except the values by which alternative policies differ and need not be concerned with them except as they differ marginally. His need for information on values or objectives is drastically reduced as compared with the root method; and his capacity for grasping, comprehending, and relating values to one another is not strained beyond the breaking point.

#### Relations Between Means and Ends (2b)

Decision-making is ordinarily formalized as a means-ends relationship: means are conceived to be evaluated and chosen in the light of ends finally selected independently of and prior to the choice of means. This is the means-ends relationship of the root method. But it follows from all that has just been said that such a means-ends relationship is possible only to the extent that values are agreed upon, are reconcilable, and are stable at the margin. Typically, therefore, such a means-ends relationship is absent from the branch method, where means and ends are simultaneously chosen.

Yet any departure from the means-ends relationship of the root method will strike some readers as inconceivable. For it will appear to them that only in such a relationship is it possible to determine whether one policy choice is better or worse than another. How can an administrator know whether he has made a

wise or foolish decision if he is without prior values or objectives by which to judge his decisions? The answer to this question calls up the third distinctive difference between root and branch methods: how to decide the best policy.

#### The Test of "Good" Policy (3b)

In the root method, a decision is "correct," "good," or "rational" if it can be shown to attain some specified objective, where the objective can be specified without simply describing the decision itself. Where objectives are defined only through the marginal or incremental approach to values described above, it is still sometimes possible to test whether a policy does in fact attain the desired objectives; but a precise statement of the objectives takes the form of a description of the policy chosen or some alternative to it. To show that a policy is mistaken one cannot offer an abstract argument that important objectives are not achieved; one must instead argue that another policy is more to be preferred.

So far, the departure from customary ways of looking at problem-solving is not troublesome, for many administrators will be quick to agree that the most effective discussion of the correctness of policy does take the form of comparison with other policies that might have been chosen. But what of the situation in which administrators cannot agree on values or objectives, either abstractly or in marginal terms? What then is the test of "good" policy? For the root method, there is no test. Agreement on objectives failing, there is no standard of "correctness." For the method of successive limited comparisons, the test is agreement on policy itself, which remains possible even when agreement on values is not.

It has been suggested that continuing agreement in Congress on the desirability of extending old age insurance stems from liberal desires to strengthen the welfare programs of the federal government and from conservative desires to reduce union demands for private pension plans. If so, this is an excellent demonstration of the ease with which individuals of different ideologies often can agree on concrete policy. Labor mediators report a similar phenomenon: the contestants cannot agree on criteria for settling their disputes but can agree on specific proposals. Similarly, when

<sup>6</sup>The line of argument is, of course, an extension of the theory of market choice, especially the theory of consumer choice, to public policy choice.



one administrator's objective turns out to be another's means, they often can agree on policy.

Agreement on policy thus becomes the only practicable test of the policy's correctness. And for one administrator to seek to win the other over to agreement on ends as well would accomplish nothing and create quite unnecessary controversy.

If agreement directly on policy as a test for "best" policy seems a poor substitute for testing the policy against its objectives, it ought to be remembered that objectives themselves have no ultimate validity other than they are agreed upon. Hence agreement is the test of "best" policy in both methods. But where the root method requires agreement on what elements in the decision constitute objectives and on which of these objectives should be sought, the branch method falls back on agreement wherever it can be found.

In an important sense, therefore, it is not irrational for an administrator to defend a policy as good without being able to specify what it is good for.

#### Non-Comprehensive Analysis (4b)

Ideally, rational-comprehensive analysis leaves out nothing important. But it is impossible to take everything important into consideration unless "important" is so narrowly defined that analysis is in fact quite limited. Limits on human intellectual capacities and on available information set definite limits to man's capacity to be comprehensive. In actual fact, therefore, no one can practice the rational-comprehensive method for really complex problems, and every administrator faced with a saliently complex problem must find ways drastically to simplify.

An administrator assisting in the formulation of agricultural economic policy cannot in the first place be competent on all possible policies. He cannot even comprehend one policy entirely. In planning a soil bank program, he cannot successfully anticipate the impact of higher or lower farm income on, say, urbanization—the possible consequent loosening of family ties, possible consequent eventual need for revisions in social security and further implications for tax problems arising out of new federal responsibilities for social security and municipal responsibilities for ur-

ban services. Nor, to follow another line of repercussions, can he work through the soil bank program's effects on prices for agricultural products in foreign markets and consequent implications for foreign relations, including those arising out of economic rivalry between the United States and the U.S.S.R.

In the method of successive limited comparisons, simplification is systematically achieved in two principal ways. First, it is achieved through limitation of policy comparisons to those policies that differ in relatively small degree from policies presently in effect. Such a limitation immediately reduces the number of alternatives to be investigated and also drastically simplifies the character of the investigation of each. For it is not necessary to undertake fundamental inquiry into an alternative and its consequences: it is necessary only to study those respects in which the proposed alternative and its consequences differ from the status quo. The empirical comparison of marginal differences among alternative policies that differ only marginally is, of course, a counterpart to the incremental or marginal comparison of values discussed above.<sup>12</sup>

#### Relevance of Wall on Realism

It is a matter of common observation that in Western democracies public administrators and policy analysts in general do largely limit their analyses to incremental or marginal differences in policies that are chosen to differ only incrementally. They do not do so, however, solely because they desperately need some way to simplify their problems; they also do so in order to be relevant. Democracies change their policies almost entirely through incremental adjustments. Policy does not move in leaps and bounds.

The incremental character of political change in the United States has often been remarked. The two major political parties agree on fundamentals; they offer alternative policies to the voters only on relatively small points of difference. Both parties favor full employment, but they define it somewhat differently; both favor the development of

<sup>12</sup> A more precise definition of incremental policies and a discussion of whether a change that appears "small" to one observer might be seen differently by another is to be found in my "Public Analysis," *48 American Economic Review* 206 (June 1958).



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water power resources, but in slightly different ways; and both favor unemployment compensation, but not the same level of benefits. Similarly, shifts of policy within a party take place largely through a series of relatively small changes, as can be seen in their only gradual acceptance of the idea of governmental responsibility for support of the unemployed, a change in party positions beginning in the early 30's and culminating in a sense in the Employment Act of 1946.

Party behavior is in turn rooted in public attitudes, and political theorists cannot conceive of democracy's surviving in the United States in the absence of fundamental agreement on potentially disruptive issues, with consequent limitation of policy debates to relatively small differences in policy.

Since the policies ignored by the administrator are politically impossible and so irrelevant, the simplification of analysis achieved by concentrating on policies that differ only incrementally is not a capricious kind of simplification. In addition, it can be argued that, given the limits on knowledge within which policy-makers are confined, simplifying by limiting the focus to small variations from present policy makes the most of available knowledge. Because policies being considered are like present and past policies, the administrator can obtain information and claim some insight. Non-incremental policy proposals are therefore typically not only politically irrelevant but also unpredictable in their consequences.

The second method of simplification of analysis is the practice of ignoring important possible consequences of possible policies, as well as the values attached to the neglected consequences. If this appears to disclose a shocking shortcoming of successive limited comparisons, it can be replied that, even if the exclusions are random, policies may nevertheless be more intelligently formulated than through futile attempts to achieve a comprehensiveness beyond human capacity. Actually, however, the exclusions, seeming arbitrary or random from our point of view, need be neither.

#### Achieving a Degree of Comprehensiveness

Suppose that each value neglected by one policy-making agency were a major concern of at least one other agency. In that case, a

helpful division of labor would be achieved, and no agency need find its task beyond its capacities. The shortcomings of such a system would be that one agency might destroy a value either before another agency could be activated to safeguard it or in spite of another agency's efforts. But the possibility that important values may be lost is present in any form of organization, even where agencies attempt to comprehend in planning more than is humanly possible.

The virtue of such a hypothetical division of labor is that every important interest or value has its watchdog. And these watchdogs can protect the interests in their jurisdiction in two quite different ways: first, by redressing damages done by other agencies; and, second, by anticipating and heading off injury before it occurs.

In a society like that of the United States in which individuals are free to combine to pursue almost any possible common interest they might have and in which government agencies are sensitive to the pressures of these groups, the system described is approximated. Almost every interest has its watchdog. Without claiming that every interest has a sufficiently powerful watchdog, it can be argued that our system often can assure a more comprehensive regard for the values of the whole society than any attempt at intellectual comprehensiveness.

In the United States, for example, no part of government attempts a comprehensive overview of policy on income distribution. A policy nevertheless evolves, and one responding to a wide variety of interests. A process of mutual adjustment among farm groups, labor unions, municipalities and school boards, tax authorities, and government agencies with responsibilities in the fields of housing, health, highways, national parks, fire, and police accomplishes a distribution of income in which particular income problems neglected at one point in the decision processes become central at another point.

Mutual adjustment is more pervasive than the explicit forms it takes in negotiation between groups: it persists through the mutual impacts of groups upon each other even where they are not in communication. For all the imperfections and latent dangers in this ubiquitous process of mutual adjustment, it will often accomplish an adaptation of pol-

icies to a wider range of interests than could be done by one group centrally.

Note, too, how the incremental pattern of policy-making fits with the multiple pressure pattern. For when decisions are only incremental—closely related to known policies, it is easier for one group to anticipate the kind of moves another might make and easier too for it to make correction for injury already accomplished.<sup>1</sup>

Even partisanship and narrowness, to use pejorative terms, will sometimes be assets to rational decision-making, for they can doubly insure that what one agency neglects, another will not; they specialize personnel to distinct points of view. The claim is valid that effective rational coordination of the federal administration, if possible to achieve at all, would require an agreed set of values<sup>2</sup>—if "rational" is defined as the practice of the root method of decision-making. But a high degree of administrative coordination occurs as each agency adjusts its policies to the concerns of the other agencies in the process of fragmented decision-making I have just described.

For all the apparent shortcomings of the incremental approach to policy alternatives with its arbitrary exclusion coupled with fragmentation, when compared to the root method, the branch method often looks far superior. In the root method, the inevitable exclusion of factors is accidental, unsystematic, and not defensible by any argument so far developed, while in the branch method the exclusions are deliberate, systematic, and defensible. Ideally, of course, the root method does not exclude; in practice it must.

Nor does the branch method necessarily neglect long-run considerations and objectives. It is clear that important values must be omitted in considering policy, and sometimes the only way long-run objectives can be given adequate attention is through the neglect of short-run considerations. But the values omitted can be either long-run or short-run.

<sup>1</sup> The link between the practice of the method of successive limited comparisons and mutual adjustment of interests in a highly fragmented decision-making process adds a new facet to pluralist theories of government and administration.

<sup>2</sup> Herbert Simon, Donald W. Smithburg, and Victor A. Thompson, *Public Administration* (Alfred A. Knopf, 1950), p. 434.

#### Succession of Comparisons (5b)

The final distinctive element in the branch method is that the comparisons, together with the policy choice, proceed in a chronological series. Policy is not made once and for all; it is made and re-made endlessly. Policy-making is a process of successive approximation to some desired objectives in which what is desired itself continues to change under reconsideration.

Making policy is at best a very rough process. Neither social scientists, nor politicians, nor public administrators yet know enough about the social world to avoid repeated error in predicting the consequences of policy moves. A wise policy-maker consequently expects that his policies will achieve only part of what he hopes and at the same time will produce unanticipated consequences he would have preferred to avoid. If he proceeds through a succession of incremental changes, he avoids serious lasting mistakes in several ways.

In the first place, past sequences of policy steps have given him knowledge about the probable consequences of further similar steps. Second, he need not attempt big jumps toward his goals that would require predictions beyond his or anyone else's knowledge, because he never expects his policy to be a final resolution of a problem. His decision is only one step, one that if successful can quickly be followed by another. Third, he is in effect able to test his previous predictions as he moves on to each further step. Lastly, he often can remedy a past error fairly quickly—more quickly than if policy proceeded through more distinct steps widely spaced in time.

Compare this comparative analysis of incremental changes with the aspiration to employ theory in the root method. Man cannot think without classifying, without subsuming one experience under a more general category of experiences. The attempt to push categorization as far as possible and to find general propositions which can be applied to specific situations is what I refer to with the word "theory." Where root analysis often leans heavily on theory in this sense, the branch method does not.

The assumption of root analysis is that theory is the most systematic and economical way to bring relevant knowledge to bear on a

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specific problem. Granting the assumption, an unhappy fact is that we do not have adequate theory to apply to problems in any policy area, although theory is more adequate in some areas—monetary policy, for example—than in others. Comparative analysis, as in the branch method, is sometimes a systematic alternative to theory.

Suppose an administrator must choose among a small group of policies that differ only incrementally from each other and from present policy. He might aspire to "understand" each of the alternatives—for example, to know all the consequences of each aspect of each policy. If so, he would indeed require theory. In fact, however, he would usually decide that, for policy-making purposes, he need know, as explained above, only the consequences of each of those aspects of the policies in which they differed from one another. For this much more modest aspiration, he requires no theory (although it might be helpful, if available), for he can proceed to isolate probable differences by examining the differences in consequences associated with past differences in policies, a feasible program because he can take his observations from a long sequence of incremental changes.

For example, without a more comprehensive social theory about juvenile delinquency than scholars have yet produced, one cannot possibly understand the ways in which a variety of public policies—say on education, housing, recreation, employment, race relations, and policing—might encourage or discourage delinquency. And one needs such an understanding if he undertakes the comprehensive overview of the problem prescribed in the models of the root method. If, however, one merely wants to mobilize knowledge sufficient to assist in a choice among a small group of similar policies—alternative policies on juvenile court procedures, for example—he can do so by comparative analysis of the results of similar past policy moves.

#### Theorists and Practitioners

This difference explains—in some cases at least—why the administrator often feels that the outside expert or academic problem-solver is sometimes not helpful and why they in turn often urge more theory on him. And it explains why an administrator often feels more confident when "flying by the seat of his

pants" than when following the advice of theorists. Theorists often ask the administrator to go the long way round to the solution of his problems, in effect ask him to follow the best canons of the scientific method, when the administrator knows that the best available theory will work less well than more modest incremental comparisons. Theorists do not realize that the administrator is often in fact practicing a systematic method. It would be foolish to push this explanation too far, for sometimes practical decision-makers are pursuing neither a theoretical approach nor successive comparisons, nor any other systematic method.

It may be worth emphasizing that theory is sometimes of extremely limited helpfulness in policy-making for at least two rather different reasons. It is greedy for facts; it can be constructed only through a great collection of observations. And it is typically insufficiently precise for application to a policy process that moves through small changes. In contrast, the comparative method both economizes on the need for facts and directs the analyst's attention to just those facts that are relevant to the fine choices faced by the decision-maker.

With respect to precision of theory, economic theory serves as an example. It predicts that an economy without money or prices would in certain specified ways misallocate resources, but this finding pertains to an alternative far removed from the kind of policies on which administrators need help. On the other hand, it is not precise enough to predict the consequences of policies restricting business mergers, and this is the kind of issue on which the administrators need help. Only in relatively restricted areas does economic theory achieve sufficient precision to go far in resolving policy questions; its helpfulness in policy-making is always so limited that it requires supplementation through comparative analysis.

#### Successive Comparison as a System

Successive limited comparisons is, then, indeed a method or system: it is not a failure of method for which administrators ought to apologize. None the less, its imperfections, which have not been explored in this paper, are many. For example, the method is without a built-in safeguard for all relevant values, and it also may lead the decision-maker to



overlook excellent policies for no other reason than that they are not suggested by the chain of successive policy steps leading up to the present. Hence, it ought to be said that under this method, as well as under some of the most sophisticated variants of the root method—operations research, for example—policies will continue to be as foolish as they are wise.

Why then bother to describe the method in all the above detail? Because it is in fact a common method of policy formulation, and is, for complex problems, the principal reliance of administrators as well as of other policy analysts.<sup>9</sup> And because it will be superior to any other decision-making method available for complex problems in many circumstances, certainly superior to a futile attempt at superhuman comprehensiveness. The reaction of the public administrator to the exposition of method doubtless will be less a discovery of a new method than a better acquaintance with an old. But by becoming more conscious of their practice of this method, administrators might practice it with more skill and know when to extend or restrict its use. (I hat they sometimes practice it effectively and sometimes not may explain the extremes of opinion on "muddling through," which is both praised as a highly sophisticated form of problem-solving and denounced as no method at all. For I suspect that in so far as there is a system in what is known as "muddling through," this method is it.)

One of the noteworthy incidental conse-

<sup>9</sup> Elsewhere I have explored this same method of policy formulation as practiced by academic analysts of policy ("Policy Analysis," *44 American Economic Review* 492 [June, 1954]). Although it has been here presented as a method for public administrators, it is no less necessary to analysts more concerned to illuminate policy questions, despite their tendencies to devote their own analytical efforts as though they were the rational-comprehensive method with an especially heavy use of theory. Similarly, this same method is inevitably resorted to in personal problem-solving where means and ends are sometimes impossible to separate, where aspirations or objectives undergo constant development, and where drastic simplification of the complexity of the real world is urgent if problems are to be solved in the time that can be given to them. To an economist accustomed to dealing with the marginal or incremental concept in market processes, the central idea in the method is that both evaluation and empirical analysis are incremental. Accordingly I have referred to the method elsewhere as "the incremental method."

quences of clarification of the method is the light it throws on the suspicion an administrator sometimes entertains that a consultant or adviser is not speaking relevantly and responsibly when in fact by all ordinary objective evidence he is. The trouble lies in the fact that most of us approach policy problems within a framework given by our view of a chain of successive policy choices made up to the present. One's thinking about appropriate policies with respect, say, to urban traffic control is greatly influenced by one's knowledge of the incremental steps taken up to the present. An administrator enjoys an intimate knowledge of his past sequences that "outsiders" do not share, and his thinking and that of the "outsider" will consequently be different in ways that may puzzle both. Both may appear to be talking intelligently, yet each may find the other unsatisfactory. The relevance of the policy chain of succession is even more clear when an American tries to discuss, say, antitrust policy with a Swiss, for the chains of policy in the two countries are strikingly different and the two individuals consequently have organized their knowledge in quite different ways.

If this phenomenon is a barrier to communication, an understanding of it promises an enrichment of intellectual interaction in policy formulation. Once the source of difference is understood, it will sometimes be stimulating for an administrator to seek out a policy analyst whose recent experience is with a policy chain different from his own.

This raises again a question only briefly discussed above on the merits of like-mindedness among government administrators. While much of organization theory argues the virtues of common values and agreed organizational objectives, for complex problems in which the root method is inapplicable, agencies will want among their own personnel two types of diversification: administrators whose thinking is organized by reference to policy chains other than those familiar to most members of the organization and, even more commonly, administrators whose professional or personal values or interests create diversity of view (perhaps coming from different specialties, social classes, geographical areas) so that, even within a single agency, decision-making can be fragmented and parts of the agency can serve as watchdogs for other parts.



# Appendix 23

## Ancient Charities in the Parish of Saint Nicholas

In addition to the larger “Municipal” donations to the Corporation, a very large number of smaller individual gifts were made to the Parishes, particularly St. Nicholas’s, where many of the city centre workers were housed. There were about 35 of these “parochial” charities in St. Nicholas alone, mainly giving out bread, coal, coats, gowns, and shoes, and paying for apprentices. One of them specifically excluded people in the weaving trades.

The Charity Commissioners’ “Domesday” Report<sup>309</sup> of 1827 records the following Parish Charities in Worcester. None of these were handed over to the Worcester Municipal Charities in 1836 and it is believed that all of them have now disappeared.

**Steynor’s Charity - 11 Almshouses originally** (8 pulled down in 1736 to enlarge the churchyard) **and now 3 almshouses and gifts to 8 poor persons.**

**William Solley’s charity - coal**

**Edward Elvine’s charity - bread** on the Sabbath

**Thomas Eaton’s charity - bread** every Lord’s day

**John Stirrop’s charity - placing out an apprentice** every other year

**Richard Blurton’s charity - 10 poor people in bread, gifts of 5s. to weavers, and 5s. to weavers’ widows, by 1 s. a-piece every year**

**Charities of George Bagnall, of Wick, William Bagnall, George Bagnall, of London, Nicholas Bagnall, Henry Baker, and Sarah, his wife, Nicholett’s Charity, John Watton, and Elenor, his wife, Clement Writer, and Joyce Shusmith**

**Coals** for 12 poor aged people of the said parish, being widowers or widows, which had not followed the trades of weaving, walking, or clothing

**Bread**, to be distributed on every Sabbath-day proportionably to such poor people as should inhabit within the said parish of St. Nicholas, and who constantly frequented the church.

**Coals** for 12 poor aged people of the same parish being widowers or widows, and which had not followed the trades of weaving, walking, or clothing, the same to be bestowed by the minister of the said parish of St. Nicholas for the time being, for ever, upon every St. Thomas’s-day.

Weekly **bread** on every Sabbath-day, among such of the poor people as live in the parish, and constantly frequent the church, and the other moiety of the said rents and profits is laid out by the officers of the said parish in buying **coals**, which are distributed among poor aged people of the said parish, being widows or widowers, upon St. Thomas’s-Day annually

**Charities of Harry Philips, and Jane, his wife**

Poor housekeepers, 1s. each, payable at Michaelmas and Lady-day yearly.

**Coats, Gowns, Shoes and Coals**, distributed among the poor of the said parish, at Christmas yearly

**Gifts of Aaron Lilley, Moses Lilley, and Mrs Lilley.**

The poor of the parish in bread. £40, the interest to be employed towards **clothing** and **teaching** the poor children of the said school, and in case the said school should not be continued then for the clothing of such of the children. £40, the interest to be yearly laid out in **coals** and distributed to the poor people of the parish on All Saints-day. £40, the interest to be employed in **clothing** four poor men of the parish, the clothes to be delivered on the 2d day of November yearly. £40, the interest to be yearly laid out in **coals** and distributed to the poor people of the parish on All Saints-Day by the minister and churchwardens.

**THE GIFTS OF WILLIAM BALLARD, EDMUND HARRIS, ROBERT STIRROP, Rev. DUNNE, HUMPHREY LONGMORE, Mrs BOWEN, Mr SAVAGE, Mr OLDNALL, JOHN HEMMING, JAMES BROWN, JOSEPH CARWARDINE, ALDERMAN SHEWRING, AND STEPHEN ASHBY.**

As all the principal monies arising from the gifts of the above-mentioned donors have been invested in the same manner, it has been judged proper to include them in one Report. They are stated upon different benefaction tables in the church of this parish, as follows :

Mr *William Ballard* gave 30L., the interest to be annually given to 12 poor people, at 2s. 6d. each.

Mr *Edmund Harris* gave 5L., and his Wife 2L., which together made the sum of 7L., the interest thereof yearly to be given in bread to poor people, by seven penny loaves monthly.

Mr *Robert Stirrop* gave 22L., the interest whereof to be delivered in bread to the poor people weekly.

The Rev. *Dunne*, clerk, gave 15L., to be lent to three young thriving clothiers.

Mr *Humphrey Longmore* gave 25L., the interest whereof yearly to be given in bread to the poor people.

Mrs *Bowen* gave 10L., the interest whereof yearly to be delivered in waistcoats to poor ancient maids.

Mr *Savage* gave 10L., the interest of it yearly to be delivered in bread to the poor people.

Mr *Oldnall* gave 10L., the interest whereof yearly to be given in bread to the poor people at Michaelmas, Christmas, Easter, and Witsuntide, by 3d. a-piece to poor house-keepers.

Mr *John Hemming*, by his Will, gave 10L., the interest whereof to be given. to 12 poor people yearly, for ever, on the 2d day of February.

Mr *James Brown*, by his last Will, gave 10L., the interest whereof to 'put out a poor boy (who received no alms from the parish), apprentice, once every four years, for ever.

Mr *James Carwardine*, by his last Will, gave 10L., the interest to be given in bread on a Sunday.

Mr Alderman *Shewring*, by his last Will, gave 20L., to the parish of St. Nicholas, the interest whereof to buy two warm gowns, to be given to two ancient maids or widows of the said parish, on St. Thomas's-day, yearly.

Mr *Stephen Ashby* gave 20L., the interest to be paid yearly, for ever, to the minister of this parish, for the time being, for preaching a sermon, and administering the Sacrament every Good Friday."

In the old book, containing the churchwardens accounts and vestry-minutes, to which reference has before been made, is the following entry:

"At a parish-meeting held at Mr Berkeley's chapel, on Wednesday the 23d of October 1728, it was ordered and agreed that all the gifts belonging to the parish of St. Nicholas should be paid into the hands of Samuel Andrews, treasurer to the trustees of the church, to be used and employed for and towards rebuilding the church, and that the interest for the said gifts be paid by the parish, and applied from time to time according to the wills of the several donors, until the said several

gifts shall be repaid, and that the said Samuel Andrews's receipts shall be a sufficient discharge for the same."

The said order appears to have been carried into execution, and the monies expended according to the said resolution of the vestry. It also appears that interest at five-per-cent upon the several principal monies so given by the said 'respective donors', as before mentioned, has ever since the above order been applied by the minister and churchwardens of the said parish to the objects to which these gifts were respectively appropriated, except as hereafter mentioned, and that a list is kept of all the poor, and their families relieved under the said several benefactions, and of the amount bestowed to each person so relieved. The clothing trade having long ago ceased to be carried on at Worcester, the loan charity intended for clothiers by the gift of the said Rev. Dunne, as aforesaid, has not been carried into execution, but the interest of the money left by him for that purpose has been applied, together with the interest of the other gifts above enumerated.

**Alderman Edward Solley's charity - Bread** every Sabbath-day, to such poor people who come to hear Divine Service, being of the parish of St. Nicholas.

**William Bagnall's charity** - £4. every other year, out of a meadow near St. Martin's Gate, in the city of Worcester, adjoining to the Pheasant Inn, for placing out a poor fatherless child an apprentice." £4. is stated to be regularly paid, and applied, together with Nash's charity, hereafter mentioned, in **apprenticing** poor children of the parish.

**Sarah Hall's gift and the Rev. George Cornwall's charity.**

Sarah Hall's £200 was invested on a mortgage of the rates arising from the waterworks in the city of Worcester, at an interest of five-per-cent. The interest of this sum so secured is regularly paid to the churchwardens, and by them applied in the purchase of **gowns and clothing**, as directed by the donor.

The Rev. George Cornwall's £200 was amalgamated with it, the interest to be expended in bread for the deserving poor of this parish on New Year's-day for ever.

**John Goodman's charity** - £21., the interest of which is to be distributed in **bread** to the poor on Christmas-day for ever.

**Gifts of George Wingfield and his widow** - £100. invested in Navy five-per-cents, which were afterwards reduced by Act of Parliament to four per-cents, and now produce an interest of 4L. 4s. per annum which is laid out in **clothing**, and distributed, together with other sums given for the same purpose, among poor women of this parish.

**Robert Veller's charity** - £100, of which the £4 4s Navy interest is laid out annually in bread, and distributed on Lady-day, together with the other bread-charities.

**Alderman Nash's charity** - £4 per year placing out poor boys apprentices

**Charities of Chandler and Inglethorpe** - The sums of £1. 15s. 5d. given by Mr Chandler, and £1. 10s. 6d., given by Mr Inglethorpe are regularly paid to the churchwardens of this parish, and distributed by them among the poor of this parish, at the town-clerk's office.

**Lady Booth's charity** - Dame *Elizabeth Booth* gave £100. to the city of Worcester, the interest thereof to be given in bread to the poor people of the said city ; and every ninth Sabbath 24 penny loaves are to be given to the parish of St. Nicholas, by the mayor's order.

**Charities of Mr Swaddon, and Mrs Freeman** - Mr Swaddon gave 40s., to be paid by the chamberlain of the city of Worcester, yearly, for ever, to the poor of St. Nicholas and Mrs Freeman gave 6s. for ever, to be paid at the audit, and disposed of in bread to the poor people of St. Nicholas's parish. This has never been paid over and following the Commissioners' visit will be distributed to the poor of the City generally instead.

## Appendix 24

### **LIST OF DOCUMENTS HELD BY THE CHARITY**

Book of Notices of meetings etc. 25/1/1879 - 24/10/1891  
Book of Newspaper Cuttings - resume of minutes 28/10/1874 - 31/7/1889  
Book of Newspaper Cuttings - resume of minutes 28/09/1889 - 30/05/1894  
Book of Notices of meetings etc. - 25/1/1879 - 24/10/1891

### **Court of Chancery, Charity Commission Orders, Board of Education etc.**

Folder 1 Schemes - WMC 1836-1899 including Educational Charities (down to 1871)  
Folder 2 Schemes - WMC 1903-2016  
Folder 3 Schemes - WMEF Educational only 1871-1995  
Folder 4 Orders relating to property, funds, and discharge and appointment of Trustees 1875-1912  
Folder 5 Orders relating to property, funds, and discharge and appointment of Trustees 1920-2009

**Property Plan Book** dated 1857 of all property owned by the charities - copy issued with this book.

**Property Title Deeds.** With the registration of the CIO in 2016 the Charity became a corporate body entitled to hold its own title deeds most of which were handed over by the Solicitors in 2013. On vesting day 1<sup>st</sup> July 2017, the Official Custodian for Charities ceased acting for the Charity.

### **Accounts**

Accounts for the charities were kept individually prior to 1836 and some of these handwritten ones may be found separately at the County Records Office, as they formed part of the City Council's records of the former Corporation, and some were handed over by the Charity in the 20th Century.

After 1836 when the management of the Charities was handed over to independent Trustees, the first collective accounts remaining are a single page for 1877 (Appendix 3 No.13 available in the office).

**The collective accounts for 1899** appear in this book, chapter 4(1) together with the **Charity Commission Scheme dated 28 March 1899** listing all the property then owned. This was issued to the 17 Trustees with the 1899 Report containing the accounts.

**The accounts handed over by Solicitors in 2013** and available in the office start from 1982.

### **Minute Books**

There are no minute books in existence before a handwritten one dated 28/11/1934 - 28/06/1950.

The minutes for a special meeting held 05/June or July 1877 concerning the separation of Educational funds from Relief in Need funds can be found in Appendix 2.



The Grants Committee was established on 17 December 1980 and there are separate minutes in the office.

There are no separate WMEF Minute Books before January 1988 as the two Charities were run collectively prior to that date.

**Missing minute books**                      December 1836 - November 1934

**Available to read at the office on request from bona fide researchers:**

Trustees of the Worcester Charities Minute Book	November 1934 - June 1950
Worcester Municipal Charities Minute Book	July 1950 - July 1959
Worcester Municipal Charities Minute Book	September 1959 - 22 December 1965
Worcester Municipal Charities Minute Book	January 1966 - May 1974
Worcester Municipal Charities Minute Book	May 1974 - November 1979
Worcester Consolidated Municipal Charity Minute Book	January 1980 - December 1982
Worcester Consolidated Municipal Charity Minute Book	January 1983 - July 1986
Worcester Consolidated Municipal Charity Minute Book	August 1986 - December 1989
Worcester Consolidated Municipal Charity Minute Book	January 1990 - December 1992
Worcester Consolidated Municipal Charity Minute Book	January 1993 - December 1994
Worcester Consolidated Municipal Charity Minute Book	January 1995 - December 1996
Worcester Consolidated Municipal Charity Minute Book	January 1997 - December 1998
Worcester Consolidated Municipal Charity Minute Books	January 1999 - December 2001
Worcester Consolidated Municipal Charity Minute Book	January 2002 - December 2003
Worcester Consolidated Municipal Charity Minute Book	January 2004 - December 2005
Worcester Consolidated Municipal Charity Minute Book	January 2006 - December 2007
Worcester Consolidated Municipal Charity Minute Book	January 2008 - December 2009
Worcester Consolidated Municipal Charity Minute Book	January 2010 - March 2011
Worcester Consolidated Municipal Charity Minute Book	April 2011 - December 2013
Worcester Consolidated Municipal Charity Minute Book	January 2014 - December 2014
Worcester Consolidated Municipal Charity Minute Book	January 2015 - December 2015
Worcester Consolidated Municipal Charity Minute Book	January 2016 - June 2016
Worcester Municipal Exhibitions Foundation Minute Book	January 1988 - December 1993
Worcester Municipal Exhibitions Foundation Minute Book	January 1994 - December 1998
Worcester Municipal Exhibitions Foundation Minute Book	January 1999 - December 2004
Worcester Municipal Exhibitions Foundation Minute Book	January 2005 - March 2010
Worcester Municipal Exhibitions Foundation Minute Book	April 2010 - December 2013
Worcester Municipal Exhibitions Foundation Minute Book	January 2014 - December 2014
Worcester Municipal Exhibitions Foundation Minute Book	January 2015 - December 2015
Worcester Municipal Exhibitions Foundation Minute Book	January 2016 - June 2016
Worcester Municipal Charities (CIO) Minute Book	July 2016 - December 2016
Worcester Municipal Charities (CIO) Minute Book	January 2017 - Date

## Appendix 25

### **BIBLIOGRAPHY References**

The pages of Chapters 3, 4, & 5, are numbered consecutively within this book. These chapters are self contained and also include their original page numbers which are not referred to in the Index. Mountford, Chapter 5 also has its own bibliography.

“app” means Appendix

“chap” means Chapter

“p” means page number

“pp” means page numbers

\* means available to read in the Charity Office by bona fide researchers with a prior arrangement.

1. \*Alan Dyer - **The City of Worcester in the Sixteenth Century (1973)**
2. **Chapter 5 - Tony (A.J.) Mountford - The Administration of Worcester Municipal Charities in the Age of Reform: The Impact of Two Commissions of Inquiry 2004** (previously unpublished)
3. \*David Owen - **English Philanthropy 1660 - 1960 (1964)**
4. \***Chapter 3 - A Trustee – (Christopher H. Hebb) - An Account of the Public Charities** in the City of Worcester that are under the control of the Worcester Charity Trustees (1842). An updated version was published in 1860 mainly with new 1859 accounts figures. The Charity has a pdf version
5. \*Rev. F.T. Marsh “**Annals of the Hospital of St Wulstan or the Commandery**” (1890)
6. \*A Daly Briscoe - “**A Marian Lord Mayor - Sir Thomas White**” (1982)
7. **Chapter 4(1) Report upon the Constitution Management and Nature of the Trust (1899)**  
**Chapter 4(2) 8/03/1899 Charity Commission Scheme**  
**Chapter 4(3) Property Plan Book 1857**
8. **Appendix 24 - Minute books and documents of the Charities – List**
9. **Appendix 7 - The “Domesday Book” - Reports of the Commissioners for Inquiring Concerning Charities (1818 - 1837)** contains the 1828 **Report 19** City of Worcester pages 489-540 and **Report 32 II** City of Worcester pages 797-799 (Robert Berkeley’s Charity)

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### HOW TO SEARCH - Finding references in this book & in WAAS Records

The main text of the book is available to genuine researchers in a PDF version.

**Appendix 7** ("Domesday" Reports), Reports 19 & 32 without margin annotations) is available in WORD to genuine researchers.

**Appendix 8** (Stillingfleet); **Chapter 3** (Hebb); and **Chapter 5**; (Mountford), are available in WORD versions from the Charity to genuine researchers.

Details are also available in respect of the following WAAS archives referred to in the "Domesday" Report in Appendix 7, WORD version.

**"The Book of Charities"**, **"The Old Book of the Charities"**, **"Book of Donations"**, **"Book of the Poore's Money"** **"Record of Benefactors of Worcester Charities 1627"**, **"The Book of Grants"** **"The Old Book of Benefactions"**, **"Book of Accounts"** and **"Old Account-Book"**.



**The Author, Paul Griffith MBE**

Paul became a Trustee of Worcester Municipal Charities in 1984, was elected Chairman in 1985 and has been re-elected annually ever since. This is his first and last book, written to fill a gap, because virtually nothing had ever been written previously about the Charity's rich history - spanning over 450 years. He became curious by the riches to rags process, which had almost ruined the Charity, and set about trying to reverse it.

He was born 1943 in West Malvern, one of three sons of Paul and Dora Griffith, who were also business partners in AG Lewis, the village builders and undertakers.

He was educated 1948 - 1954 at St James' Primary School, West Malvern, followed by an 11+ place at Kings School Worcester, 1954 - 1961 where he studied languages to A Level.

From 1963 - 1965 he studied Social Work at the Lanchester Polytechnic in Coventry, and was awarded a Diploma. He was then employed in social work posts for his entire career in Worcestershire, retiring in 1999 as a Service Manager for older people.

Between 1973 - 1974 he was a mature student, seconded by Worcester City, to the National Institute for Social Work, studying management.

Paul was attracted to Charity Work originally in the 1980s as he perceived that it could provide practical help to people in need, whereas social work itself had little resources available for things like food, clothes, white goods and fuel bills. Over time he was a Trustee of 19 Charities.

In 1984 he was nominated by Councillors George Randall and Rosanna O'Connor as a Trustee for Worcester Municipal Charities, which was reputed to be worth a fortune, but which rarely awarded grants to applications from social workers, which he hoped to change.

On becoming a Trustee he quickly discovered that the Charity was on a steep downward slope to bankruptcy, with its expenditure considerably exceeding its income, and the endowed property having to be sold to prop up a failing organisation. Only 32 almshouses remained of the original 64, due to lack of maintenance, lack of modernisation, slum clearance, demolition and compulsory purchase orders. Many commercial properties had been sold, some cheaply.

For the next 33 years he led a "step change" transformation of the Charity's fortunes, using the "incremental" management skills he had learned at the National Institute. He began by engineering a major change of Trustees in 1985, followed by their decision to gradually sell off the Charity's agricultural assets of farms, farmland, cottages and meadows, and replacing them with commercial properties - effectively quadrupling the rental income. Charges were also introduced for the almshouse residents, who had previously lived rent-free. They were entitled to Social Security rent payments, so there was no resultant hardship.

The new money raised was used to greatly enhance the Charity's help to needy individuals and to sponsor the other charities that helped Worcester's poorest and, as a result, he was made MBE in 2011 "for services to the voluntary sector."

In 2012 the High Street recession began to seriously affect the financial viability of the shops and offices. It was clear the bubble was bursting, and a major change in investment was urgently needed. The Charity then embarked on an imaginative switch from offices and shops to providing homes for the single homeless of which 37 were built or created "over the shops" or in redundant offices between 2013 and 2018. A further 27 are in the pipeline for 2019/20. This is described by the Charity Commission as "A Programme Related Investment" that uses its assets to directly further the Charity's aims, whilst also potentially generating a financial return".

In 2013 he led the Charity's move to Berkeley Court, followed by a merger of the 2 former Charities in 2016 and registration as a non-profit Housing Association in 2017.





**2009 - Maggs Day Centre for the Homeless**  
*St Alban's Chapel, Grade 2 Listed Building and Ancient Monument, provided rent free by the Charity*



**2016 - 59-60 The Tything** purchased by the Charity for **Maggs Clothing Project, Maggs Activity Centre and 2 Social Housing Flats**

**2006 - The Old Glove Factory,**  
*Grade II listed building. The two shops at the front are now occupied commercially. The Charity provides the rest of the property to Citizens Advice rent free*



**2008 - Tudor House Museum**  
*Grade 2\* Listed Building. Let to Worcester Heritage and Amenity Trust on a peppercorn rent*



**2012 - Medway Community Centre**  
*Let to All Sorts of Performing Arts on a peppercorn rent for their educational programme*



**A Social Investment Programme for other Worcester charities**  
 Chapter 9 describes in detail how the Charity began providing rent-free accommodation and annual grants for like-minded Worcester charities who help the poor in financial need, or provide subsidised educational facilities. These properties are all examples still running in 2019.

Worcester Municipal Charities (CIO), Kateryn Heywood House, Berkeley Court, The Foregate, Worcester WR1 3QG • (01905) 317117 • admin@wmcharities.org.uk  
 www.wmcharities.org.uk • Charity Registration Number: 1166931  
 Registered Housing Association Number: 4855

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