

Northam Charities: Correspondence Documents (1844-1935) Relating to Tomouth Estate Appledore, and the Northam Almshouses

Devon Archives ref: NDRO/1843a 4/32/1-7 and 4/33.
Transcribed by David Carter 2024

Spelling remains mostly verbatim.
Anything in [square brackets] has been added by the transcriber.
Document sources have been indicated in (curved brackets).
Recorded dates have been standardised to dd/mmm/yyyy.

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Catalogue Entries:

Northam Parish Charities – Correspondence, etc.

1858-1917, Mainly with Charity Commissioners

NDRO 1843 add 4/32/1

<https://discovery.nationalarchives.gov.uk/details/r/b328f89a-3d4e-4c3c-8f1d-f97d9f98ac31>

1856-1859, Tomouth Estate, plans included, etc.

NDRO 1843 add 4/32/2

<https://discovery.nationalarchives.gov.uk/details/r/6f1ea1ce-4d0d-4042-953e-8b173272d793>

1863-1869, Tomouth Estate, Almshouses' sites, etc.

NDRO 1843 add 4/32/3

<https://discovery.nationalarchives.gov.uk/details/r/83375521-f554-414d-b757-066ef0949d04>

1870-1883, Correspondence

NDRO 1843 add 4/32/4

<https://discovery.nationalarchives.gov.uk/details/r/045973ea-0c6c-4c68-b040-a8d3e5aac85c>

1884-1905, (No title)

NDRO 1843 add 4/32/5

<https://discovery.nationalarchives.gov.uk/details/r/601ea45f-7e5a-45e6-8af8-4ca56534d284>

1906-1911, Correspondence, including School site plan 1906

NDRO 1843 add 4/32/6

<https://discovery.nationalarchives.gov.uk/details/r/5f24040c-48de-4daf-bb1a-63244878d813>

1914-1935, Correspondence

NDRO 1843 add 4/32/7

<https://discovery.nationalarchives.gov.uk/details/r/9a7a56f8-89b9-4faf-b676-37d95a84205a>

1857-1915, Bundle as at 32, including sale of Tomouth Estate

NDRO 1843 add 4/33

<https://discovery.nationalarchives.gov.uk/details/r/b3f9b860-b88d-4649-9f5d-8b81f3937910>

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Transcribers notes:

All of the letters and documents in the above folders, relate to the administration of the various individual charities managed overall by the Northam Charities Board, from 1844 to 1935. The earlier documents were hand-written, later ones were typed or printed. For some reason, these were split into eight different folders, within which the documents were effectively 'shuffled', but they have now been amalgamated in date-order in this transcript, so that they form a continuous narrative of the correspondence generated by the Charity Trustees, the Charity Commission, and the other interested parties.

Index of Charities, and their founding date & details:

Arundell, Alexander [1786: Annuity 13s.4d]
Beaple, John [1645: Annuity £5]
Beare, John [c.1580: Underborough & East Willamore in Northam] with Thomas Leigh
Berriman, Mr (possibly Christopher?) [1622: Nethercote in Braunton]
Berry, Dame Anne [1716: Gift £30], John [1691: Gift £50], Sir Thomas [1695: East Appledore]
Best, David [1791: Commons in Northam] [1806: Great Torrington]
Branton, Richard [unclear: Gift £50]
Breton, Hugh [1622: Land in Braunton]
Britton, Anne [1661: Shebbear]
Cholwell, Richard [1687: W.Putford]
Cocke, James [1700: Gift £200]
Docton, Dorothy [1737: Gift 40s]
Jeffery, John [1724: Gift £3]
Langdon, Elizabeth [1702: Gift £100]
Leigh, Thomas [c.1580: Underborough & East Willamore in Northam] with John Beare
Melhuish, Thomas & Joan [1702: Cox's Ground in Northam, for Almshouse]
Mules [Possibly 1617: Cottage(?) at Northam]
Olivean [Unknown: Gift]
Pickard, William [1902: Houses in Cross Street, Northam]
Scamp, Thomas [1622: Land in Braunton]
Smith, Ann or Elizabeth [1786: Annuity 10s]
Strange, Philip (sometimes incorrectly called John) [1626, Bennetts & Rose Gill in Northam]
Thorold, Elizabeth [Unknown: School]
Wood, John [1752: Annuity 20s]

The Almshouse buildings:

In total, there are four different Parish Almshouses referred to in these documents:

1) The **Old Widows House**, erected c.1576 by William Leigh, situated on the junction of Northam Square with Tower Street. It contained 4 rooms and was financed by the Charity Trustees, who chose who should live there.

Sometimes called "Almshouses for 4 widows including Smiths Gift", in 1867 it was said to be in a dilapidated and unstable state.

The building was demolished in 1867 to allow for road widening to provide better access to the new development of Westward Ho! The residents were placed in temporary accommodation before being moved to the new Causey House.

2) The **Old Maid's House**, erected 1702, situated on the junction of Diddywell Road and Tower Street in Northam (now #16 Tower Street, a curved-fronted brick building).

Income from land in Northam was given by Joan Melhuish in 1702 to support the Vicar of Northam, and for an Almshouse for 4 Poor Seaman's widows (later called Old Maids) which she was to erect with two rooms on the ground floor, and two chambers above.

The Almshouse was maintained & financed by the Vicar, who personally chose the people to live there.

The building was demolished in 1867 to allow for road widening. and the residents moved to Causey House.

3) The **Poor Houses** in Appledore, erected c.1695 by Sir Thomas Berry, situated on the junction of New Quay Street and Myrtle Street, Appledore.

Financed by the income from 12 acres of land called Tomouth, purchased from gifts of money given by James Cock and his sister Elizabeth Langdon.

The accommodation consisted of four rooms, two above each other.

The building was destroyed by fire in 1859, although in 1856 they were described as 'miserable ruinous huts', and the occupants had already been moved out.

4) **Causey House**, Springfield Terrace, Diddywell Rd, Northam, EX39 1DQ. Still active in 2024.

The site was purchased in 1867 from money subscribed or collected by Thomas Pynsent and various members of the Smith family. In 1868 it was referred to as being on the 'New Causeway'. This may have given it the name of 'Causey House', there not being any obvious Mr Causey who financed this building.

The property was constructed in 1869 by local builder Hooper Burch; the (un-named) architect being from Torquay. It was an 8-roomed house. 4 of the rooms were intended for Old Spinsters relocated from the demolished Old Maids' House; the other 4 were for the former inhabitants of the Old Widows House.

In 1985 the building was converted into 4 self-contained flats.

Index of Surnames:

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Transcripts:

[Handwritten list of Charity documents – undated, but 19th century]

Commons Estate

Best's Charity [1791]: 28 May 1791

Ditto: 01 Sept 1819 – Reappointment of Trustees

Best's Charity, Torrington: 13 Sept 1806

Written agreement about ditto not to take unless dealt of Mrs Bon[?]

[SEE ENDOWED CHARITIES REPORT 1908].

Strange's Grant of Annuities of 20/-, 10 Oct 1626

[SEE ENDOWED CHARITIES REPORT 1908].

1578. Of 7 Tenements & which formerly belonged to the Friary of St George & St John Baptist in Ch. of B.V. Mary, of Northam.

[POSSIBLY: NDRO 1843A/PF/20 (21 OCT 1579) WHICH DOES RELATE TO SEVEN TENEMENTS].

Deed of Reign of Queen Elizabeth: John Birkin, William Valet, Richard Senett, John Philips – Latin. Apparently not executed.

[APPEARS TO BE NDRO/1843A/PF/14 (27 FEB 1559) WHERE THE NAMES ARE ACTUALLY: JOHN BISSHOPP, WILLIAM VALETT, RICHARD BENETT AND JOHN PHILIPP. RELATES TO TRANSFER OF CHARITY LANDS FROM OLD FEOFFES TO NEW FEOFFES].

Deed: John Clifton, J Causey, Jos Pyke, John Benson, John Cade, John Bligh – Latin.

[UNKNOWN WHAT THIS DOCUMENT MIGHT BE, AS IT DOES NOT MATCH ANY KNOWN ITEMS. THE SURNAMES SUGGEST 18th OR 19th CENTURY, BUT SUCH A DOCUMENT WOULD NOT BE IN LATIN AT THAT TIME].

Deed: John Borough, William Willett, John Bishop & Richard Braunton – English. Something about 11s.10.

[APPEARS TO BE NDRO/1843A/PF/19 (20 OCT 1568) WHERE THE NAMES ARE ACTUALLY: JOHN BOROUGH, WILLIAM VALLETT, JOHN BISSHOPPE AND RICHARD BRAUNTON. RENT OF YOUNGATONS FOR 11s.10d].

6 writings concerning Cock's Tenement given to the Vicar by Mrs J Melhuish.

19 June 1702 – A lease of Cox ground for one year.

20 June 1702 – A Purchase Deed from Mr John Melhuish & Mr Henry Down for Cox's tenement.

9 October 1702 – A Lease of Cock's Ground for one year.

10 October 1702 – Purchase Deed of Cox's tenement. Gift to Vicar & charge for School.

5 March 1695 – Lease to Mrs Melhuish of Lands in Underborough. Case & opinion as to the Cocks's Estate.

[SEE ENDOWED CHARITIES REPORT 1908].

Paper about Vicar's stipend in Latin. House, &c.

No.1 Bundle of Deeds supposed useless.

Berriman's Gift [1622], Braunton

Deed – 20 June 1621

Thomas Scamp & Hugh Breton, £6 p.a.

[SEE ENDOWED CHARITIES REPORT 1908]

Bundle. Harris tenement & Beaple's Gift [1645]

[SEE ENDOWED CHARITIES REPORT 1908]

Docton's Charity

[SEE ENDOWED CHARITIES REPORT 1908]

Papers relating to Putford Estate, Colscott, containing a Map of Property.

[SEE ENDOWED CHARITIES REPORT 1908 – BERRY AND CHOLWILL].

Papers relating to Tomouth, Cocke's & Langdon's Charity.
[SEE ENDOWED CHARITIES REPORT 1908].

Bundle of papers about Land Tax.

Britton's Gift, Shebbear, papers.
[SEE ENDOWED CHARITIES REPORT 1908].

Rosgill – 11 Jan 1580

Willamore – 28 ~ 1617

12 October 21 Eliz.

8 March 1577, Ann Berry

Reign of Elizabeth, Thomas Leigh [1580] & John Beare [1580]

Marke Darracutt, Wm Blackmore &c

Document about Lands belonging to Charities & Religious Houses

Bishops Grant for Almshouses &c.

[SEE: NDRO 1843A/PF/20 (21 OCT 1579), and 1843A/PF/30 (28 JAN 1617/18)]

(NDRO 1843 add4/32/4)

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[Fully printed document]

November 1844

Rules of the Northam Loan Blanket Charity

1. Any Poor Person being a Parishioner of Northam, living either in Northam or Appledore, can apply for the Loan of a Blanket.
2. Should the number of Blankets not be sufficient to supply all the Applicants, those of the best character will be selected by the Minister and Churchwardens.
3. The Blankets will be lent out on the 1st day of November, and must be returned on or before the 1st day of June.
4. The Blankets must be returned properly washed and clean.
5. The object of the Charity being to supply warm covering for the beds of the Poor, during the cold weather, the Blankets are only to be used for that purpose.
6. Any Persons not returning the Blankets by the right day, sending them back badly washed, or using them improperly, by sleeping upon them, instead of using them as a covering, will not have the Blankets lent them again the next year.
7. Each Blanket will be carefully examined when returned, to see whether it has been properly or improperly used.

I.H. Gosset, Vicar
J Partridge, Churchwarden
J.C. Vernam, Churchwarden

W. Cole, Printer, Stationer, etc, Bideford

(NDRO 1843 add4/32/4 and add4/35)

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[Handwritten copy letter]

20 February 1850

[From] H.A. Harvie, Bideford

[To] Richard Braginton esq, Stevenstone, Nr Torrington

Dear Sir,

In reference to your enquiry for the original agreement entered into between the late David Best and the Trustees (Messrs Benson, Chappell & Cutcliffe) to whom he granted an annuity [1806] of four pounds payable out of Lands in Great Torrington for the benefit of certain poor persons of Northam, by which the Trustees engaged not to demand it during the life of his then wife, I have to observe that the Parish of Northam so far as I can learn are not in possession of it, nor does it appear to me at all probably that it would be entrusted to the care of the Trustees and on consideration, I imagine you will entertain the same opinion. The grant of the annuity which was duly enrolled in the Court of Chancery I have procured to you and by that deed the Trustees had the power of compelling payment quarterly. By the subsequent arrangement the terms of which are contained in the document, you enquire for the Trustees for the Trustees agreed with Mr Best to abandon the annuity during his wife's life, and as a matter of course, it seems to me the document shewing this abandonment would be delivered to the person for whose benefit it was made, otherwise he could not have had any ground for claiming exemption from payment, or rather I should say his wife would not, had it been demanded during her life.

That such an agreement was entered into between the Trustees and Mr Best is beyond doubt from the copy I have shewn you which bears on its face sufficient evidence of its being genuine, besides which I believe when the late Lord Rolle purchased the Lands out of which it is payable, the charge was excepted and Mrs Best relinquished all her interest in the property and if she did, the agreement before alluded to, ought to have been delivered to the purchaser with the Deeds and most probably will now be found with them.

If she did not relinquish her right to the annuity, the arrears would now be due to her Representatives, and if she did, the late Lord Rolle during his life was entitled to the benefit of it, but in either case, the Parish of Northam could not be affected by any understanding between Mrs Best and the Purchaser. All that the Parish could do was to wait for Mrs Best's death and then desire payment, and this was done.

You will be satisfied I think with this explanation concerning the documents and I hope to hear from you to this effect and that the annuity will be paid.

I am, Dear Sir, Yours truly,

H.A. Harvie

(NDRO 1843 add4/32/2)

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[Printed form with handwritten entries]

31 December 1854

Statement of the Accounts of the Charity called: Gifts of Berry and Cholwill
In the Parish of: Northam, In the County of: Devon
Of which the following persons are the Trustees, or acting in the administration; viz:
Thomas B Benson, Overseer
Henry Cawsey, Overseer
James Partridge, Churchwarden
William Yeo, Churchwarden
For the year ending the; 31st day of December 1854

[There follows a 2-page printed form in which the following data has been inserted]:

Income:

A Tenement called Colscott in the Parish of West Putford, Devon, consisting of two houses and land. Gross annual income = £14.15s.0d.

Receipts:

Balance in Land from last year 1853 - £4.16s.10d.
Rec'd year ended 31 December 1854 - £12.16s.11½d.
[Total =] £17.13s.9½d.

Expenditure:

Allowed to Tenants for Repairs - £1.0s.0d.
Paid Assistance Arrears journeys to collect rent – 3s.0d
Paid to Northam & Appledore schools - £8.6s.3d
Paid for Coats for Poor - £8.4s.6½d
[Total =] £17.13s.9½d.

Certifying the following statement is correct,

[signed] James Partridge

23 May 1855

(NDRO 1843 add4/32/2)

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[Printed page – undated – possibly end 1855?]

[From] Charity Commission, 8 York Street, St James's Square, London

[A printed information page exists here – it was not dated, but does mention that a full list of endowments needed to be returned on or before 25 March 1856. This information page is of little interest, so has not been transcribed here].

(NDRO 1843 add4/32/4)

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[Handwritten draft document]

14 April 1856

[Title] Northam Charities

Affidavit of H.A. Harvie of the existence and nature of the Charities.

In Chancery. In the matter of &c...

I Harry Arthur Harvie of ~?~ in the ~?~ S. Gunter[?] make oath & say:

1) That I have been well acquainted with the P[arish] of Northam af[oresai]d which adjoins this P[arish] of Bid[eford] for thirty years last past and upward, and for many years last past have been the Attorney and Volunteer acting for and on the behalf of the P[arish] Charity Overseers of the Poor thereof, and there sumpas[?] in office.

2) That to the best of my belief and knowledge the several charities heretofore mentioned are now existing in the Parish of N[ortham].

3) That I have been informed and believe that Stranges Gift is ~?~ or produces £1.12.10 a year arising from an Estate or Lands called Ventown in their P[arish].

That Berrimans Gift f~?~ly all £6 a year by the deduction of Land Tax, £5 a year owing from an Estate in the P[arish] of Braunton in thereby[?].

That Brittons Gift is the sum of £1.16 arising from the Estate in the P[arish] of Shebbear in the a[foresaid] Co[unt]y.

That Berrys and Cholwills Gift is two third parts of lands and a cottage in the P[arish] of West Putford in third which produced at the last letting at £14.15 a year.

That the Poor Houses are ~?~ in Appledore af[oresai]d and produce ab[ou]t £3.10s a y[ea]r.

That Cock and Langdon which is now generally called the Tomouth Estate Gift premises of fields, houses and a Rope Walk sit in the P[arish] af[oresai]d which were let in one lot in or ab[ou]t the year 1834 for a term of 21 years at the rent of £49.10 a year and have now been let in parts and parcels by public auction or hiring for ab[ou]t £100 a year.

That Mules Gift is 13/4 a year aris[ing] from a field in the P[arish] of Northam.

That Melhuish's Gift is a term aris[ing] from the rent of more fields in the Par[is]h of Northam which is met by the vicar who distributes it and pays 80%[?] a year thereout to the Master of the National School intrusted[?] in that P[ar]ish.

Sworn &c.

(NDRO 1843 add4/32/2)

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[Handwritten document]

20 June 1856, 28 July 1856 [both dates stated]

[Rubber stamp] Endowed 7 April 1857, Charity C[ommission?]

[From] Master of the Rolls at Chambers

In Chancery – Northam Charities – Order

Friday 20 June in the 20th year of the Reign of Her Majesty Queen Victoria 1856.

In the matter of the several charities called Strangers [sic] Gift, Berrimans Gift, Brittons Gift, Berry and Chelwells Gifts, Poor Houses. Cock and Langdons Gift, Alms House for Poor Widows, Mules Gift and Melhuish's Gift, all in the parish of Northam in the County of Devon. Upon the application of Charles Edward Pratt of Appledore in the parish of Northam, Doctor of Medicine, and James Partridge churchwarden of the same parish, and upon hearing the Solicitors for the applicants, and upon reading the certificate of the Charity Commissioners dated 22 February 1856, on affidavit of Charles Edmund Pratt filed 16 April 1856, an affidavit of John Pyke filed 10 April 1856, an affidavit of Harvey Arthur Harvie filed 16 April 1856, and the exhibit marked B therein referred to, an affidavit of James Partridge filed the first day of May 1856, and the accounts A and B therein referred to.

It is ordered that the Reverend Isaac Henry Gossett clerk vicar of the parish of Northam, the Reverend Edward Reynolds clerk incumbent of Appledore in the same parish, James Gould of Knapp Esquire, Thomas Wren of Lenwood Esquire, and the said James Partridge, all in the county of Devon, be appointed new Trustees of the several Charities called Stranger's [sic] Gift, Berriman's Gift, Britton's Gift, Berry and Cholwell's Gift, Poor Houses, Cock and Langdons Gift, Alms House for Poor Widows, Mules Gift, and Melhuish's Gift.

And it is ordered that any Land or any Term or Estate therein holden in trust for the said several charities do vest in the Official Trustee of Charity Lands In trust for the said Charities.
End[orsed]

[initialled] G.L.

(NDRO 1843 add4/32/2)

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[Handwritten letter]

Friday 3rd, 3pm [No month or year, but we might assume Oct 1856]

[From] I.H. Gosset

[To] H.A. Harvie esq

My Dear Sir,

I had some conversation this morning in Appledore with Dr Pratt touching that letter of the Charity Commissioners to the Northam Trustees in reference to the distribution of the Cocke's Charity last year. In consequence of what he said, I should like to see the letter before we give away the same Charity on Monday next. I will therefore thank you to let me have it by tomorrow's post if possible.

I will bring it back again with me on Friday.
Faithfully yours,
[signed] I.H. Gosset

(NDRO 1843 add4/32/2)

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[Handwritten notes on plain paper]

2 December 1856

[From] Henry M Vane, Charity Commission, 8 York Street, St James's Square

[Title] Northam Charities

Trustees are the Distributors of these Charities.

Their duty to see that the distribution is made in accordance with the intention of the several Founders as expressed in Wills and Deeds.

With reference to your question "Whether the Poor Persons who receive the Charities must be Parishioners, or whether simply being poor and residing in the parish will render them eligible", I have to remark that parishioners according to legal signification of the word are occupiers whose names are upon the rate books, and who contribute to the rates. Parishioners therefore in this sense cannot be deemed proper objects of these charities.

The recipients of much[?] of the Charities as were founded for the Relief of the Poor should as a general rule be selected from amongst the impotent and deserving poor residents in the parish, and not receiving Parochial Relief, and if in any case it should be deemed desirable to select as a resident a person in the receipt of Parish Relief, care should be taken that the relief afforded from the funds of these Charities should be applied in addition, and not in substitution for that given by the Parish,
[signed] Henry M Vane, secretary.

Jan'y 12

Jan'y 20 Postponement of letter to I.H.G. 14 days.

(NDRO 1843 add4/32/3)

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[Handwritten letter on printed letterhead]

14 February 1857

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Vicarage, Northam, Bideford

[Title] Northam Charities

Dear Sir,

Complaints have been received at this Office respecting the administration of the above named Charities, and special reference has been made to the manner in which the income derived from Cocke & Langdon's Gift has been distributed, upon reference to the will of James Cocke as set forth in the parliamentary reports, it appears that 2/3 of the income of these charities is applicable for the poor windows & fatherless children of the parish of Northam, but it has been stated to the commissioners that many of the objects who now derive benefit from James Cocke's Charity not included in either of the above named classes, & in fact that in several instances widows contributing largely to the poor rates have been permitted to partake of its advantages. Under these circumstances the commissioners have desired to refer for further information to the accounts of the Income and expenditure of the Charities for the year ending 31 December 1853, & which should in compliance with the requirements of the Charitable Trusts Acts have been long since forwarded to this Office. I am therefore to request that this duty may be performed without further delay, I am to add that the Commissioners will be happy to receive any explanation respecting the alleged mismanagement which you and they may have to offer.

I may remind you that the accounts for the year 1856 should be sent on or before Lady Day next.

Some printed papers & forms of account are enclosed for guidance.

I am, Rev'd Sir, your hon[ourabl]e serv[an]t.

Henry M Vane, secretary.

(NDRO 1843 add4/32/2)

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[Handwritten letter on printed letterhead]

19 May 1857

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd E. Reynolds, Appledore, North Devon

[Title] Northam Charities – Tomouth Houses & Poor Houses

Your letter of 13th instant having been brought under the notice of the Commissioners, I am directed to state, with reference to that portion of it wherein you refer to a sale of 6 dwelling houses on the Tomouth Estate, as likely to prove of advantage to the Charity, that before such question can be properly considered by the Board, it will be necessary that the same should be submitted to them in the manner indicated by the inclosed form which should be filled up according to the instructions & returned to this office duly signed by all the Trustees – the particular Charity to which these six dwelling houses belong should be clearly specified.

With respect to that portion of your letter wherein you refer to a sale of the Almshouses, I am to inform you, that a communication on this subject was received at this office on the 26 March last, from Mr Harvie a Sol[icito]r at Bideford, who stated that he addressed the communications by the desire of the Trustees, & that in consequence of this communication, two letters have been forwarded to him from this office, dated the 8th & 18th April last, fully detailing the steps which the Commissioners considered should be taken

in the matter. As it would be obviously incorrect that the Commissioners should correspond with one of the Trustees, & also with the Solicitor acting for the whole body of Trustees, I am to request that you will be so good as to communicate with Mr Harvie on this matter.

It may be added that the Commissioners have received no further communications from Mr Harvie since his letter above referred to.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
Henry M Vane, secretary.

(NDRO 1843 add4/33)

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[Handwritten letter]

16 November 1857

[From] Bodecote [a place??]

[To] Gossett

My Dear Gosset

My mother desires me to say that she will write willingly, with the approval of her Solicitors Messrs Pearse & Crosse, South Molton, enter with any arrangement by which the Best bequest upon Commons may be secured to the Northam & Appledore Schools & she therefore authorizes you to communicate with them on the subject.

I do not know what their opinion of the matter may be, but it has occurred to me that perhaps the money might be secured in some other way, without detriment to the Schools & possibly with advantage to the sale of the Estate.

After the sale a sum might be invested in the Fund or some other approved security sufficient to realize an annual interest of £5 to be applied to the use of the Schools, as hitherto & still retaining the name of the "Best Charity".

I only suggest this however we would rather consult the Schools interests than our own in this matter, & as I said before, we shall be only too happy to fall with any plan by w[hic]h the Charity may be continued.

My mother was a good deal surprised as it seems you were on hearing that the Infirmary Recommends belonging to my late father were rendered valueless by his decease. She wishes however that his subscription to that Institution should be con[tinued?]

[Included with these documents here is a traced map showing the lands called Collscott, The Property of the Northam Charities, situate in West Putford, Devon. A schedule written on the map, indicates 14 individual plots, totalling 23 acres, 3 rods, 1 perch, with a tithe value of £1.16s.7d.]

(NDRO 1843 add4/32/2)

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[Handwritten notes]

15 December 1857 [final date mentioned on this itemised bill]

[From] The Trustees of the Northam Charities

[To] H.A. Harvie, Bideford

1856 February 27

Attending on Dr Pratt, when he brought the Certificate of the Charity Commissioners for you to apply to the Master of the Rolls for an order appointing New Trustees for certain of your charities and perusing and considering same and receiving his instructions thereon.

£0.0s.0d.

Attending on my Agents in London and giving them instructions to take the necessary steps to obtain the orders. £0.6s.8d.

Attending on Mr Partridge and conferring and advising respecting the repairs of Tomouth Estate and perusing lease thereof and receiving his instructions to write Mr Ballment to put the premises in repair. £0.0s.0d.

1856 Mar 05

Attending on Mr Partridge with papers respecting the Charities and perusing same and conferring and advising thereon. £0.0s.0d.

1856 Mar 06

Attending on Mr Mill on the Charities and receiving the particulars from him and instructions and particulars for letting Tomouth Estate. £0.0s.0d.

Writing my Agents giving them the particulars of the Charities and explaining the cause and nature of the application to the Court, copy and postage. £0.3s.7d.

1856 Mar 07

Attending on Mr Mill respecting the letting the Premises and taking his instructions thereon and particulars of the lots. £0.0s.0d.

Drawing Handbill for letting the same by public survey on 7 lots. £0.6s.8d.

1856 Mar 08

Attending on Mr Mill and receiving his instructions to alter the Handbill and altering the same accordingly to six lots. £0.0s.0d.

1856 Mar 10

Making fair copy of the Handbill for the printer. £0.3s.6d.

Attending on him therewith. £0.0s.0d.

Paid Painter for same. £0.9s.0d.

Having received letter from Mr Ballment enquiring whether you would meet him on the Premises to view the repairs sending letter to you by my Clark for instructions and receiving same through him accordingly. £0.0s.0d.

Attending on Husband the auctioneer and arranging with him for the auction. £0.0s.0d.

1856 Mar 11

Writing Mr Ballment that you would meet him on Thursday next on the estate to view the repairs, Copy and Postage. £0.3s.7d.

1856 Mar 15

Attending on Mr Mill several times respecting the conditions for letting Tomouth Estate and receiving his instructions thereon. £0.3s.6d.

1856 Mar 17

Drawing conditions for letting Tomouth Estate in lots. Sheets. £0.10s.6d.

Attending on you thereon, reading over and confirming thereon. £0.0s.0d.

Making fair copy thereof. Sheets. £0.5s.0d.

1856 Mar 20

Journey to Northam to attend survey when several lots were let. Paid horse hire &c. £0.13s.4d.

Paid printing Bills Tomouth. £0.1s.0d.

1856 Mar 28

Journey to Northam to see Mr Partridge respecting the affidavits to be made of the respectability and responsibility of the intended Trustees and conferring with him thereon, including horse hire. £0.7s.6d.

1856 Apr 01

Attending on Capt Pyke for the purpose of getting him to make an affidavit of the position in life of the intended Trustees and explaining the matter to him when he consented to make it. £0.0s.0d.

Drawing draft of affidavit for his perusal. £0.5s.0d.

Attending on him therewith and reading over same to and with him. £0.0s.0d.

Engrossing affidavit. £0.3s.6d.

Drawing consent to act and acceptance of the appointment of Trustees by the several Gentlemen nominated. £0.5s.0d.

Making fair copy thereof. £0.3s.6d.

Attending on Mr Reynolds and Mr Gould and taking their signatures. £0.0s.0d.

1856 Apr 02

Attending on Capt Pyke with affidavit, reading over same when he made it. £0.0s.0d.

Administering oath as Commissioner in Chancery. £0.2s.6d.

1856 Apr 08

Attending on Mr Mill who brought letter from Mr Ballment, perusing same and conferring with him and Mr Gould thereon and receiving instructions to reply to the letter. £0.0s.0d.

Writing to Mr Ballment accordingly informing him that the Trustees could not take forcible possession of the land held by Avery even with his authority and requiring him

to settle with the incoming tenant to avoid the claim of damages for holding over. £0.3s.7d.

1856 Apr 10

Drawing affidavit by Dr Pratt of the respectability and responsibility of the Trustees. £0.5s.0d.

Making fair copy of same. £0.3s.6d.

1856 Apr 12

Journey to Lenwood and from thence to Burrough to obtain Major Wrens and Mr Partridges signatures to the consent to act as Trustees and from thence to Appledore to take affidavits of the respectability and responsibility of the Trustees and... [blank]. Paid horse hire &c. £0.10s.6d.

Administering oath as Commissioner in Chancery. £0.2s.6d.

Writing my Agents that the affidavit should be sent in the beginning of the week to be in time. £0.0s.0d.

1856 Apr 14

Drawing affidavit of the signing of consent to act as Trustees verifying signatures. £0.5s.0d.

Making fair copy. £0.3s.6d.

Drawing affidavits of the nature of the several Charities to accompany the other covenants and to be laid before the Master of the Rolls. £0.5s.0d.

Making fair copy thereof. £0.3s.6d.

Attending at Commissioners House to make the affidavit and making same. £0.0s.0d.

Paid his fee. £0.5s.0d.

1856 Apr 17

Journey to Instow to see Mr Ballment and receive the rent and amount of delapidations but as he was going off by the train he could not then pay me. £0.0s.0d.

1856 Apr 18

Attending on Mr Ballment in Barnstaple to settle the rent and amount for delapidations when he refused to allow for the apple trees and I declined taking the rent conferring with him long time respecting the possession of the Field let to Short, and as to his proposition to take them for one year. £0.6s.8d.

Journey to Northam to see you on the subject of the proposition made by Mr Ballment and conferring with Mr Partridge thereon when he promised an answer this evening and... [blank]. Horse hire &c. £0.7s.6d.

1856 Apr 19

Writing Mr Ballment with your assent to his proposition for taking the Fields Short refused. Copy and postage. £0.3s.7d.

1856 Apr 21

Having received a letter from Mr Ballment which required an immediate answer sending it by Clerk to you for instructions. £0.0s.0d.

Writing an answer to Mr Ballments letter asserting to what he required. £0.3s.7d.

Sending same to Barnstaple by a Clerk. £0.3s.7d.

Paid his fare by train. £0.1s.6d.

1856 Apr 22

Writing letter to Mr Ballment in answer to one received from him last night respecting the Fields, copy and postage. £0.3s.7d.

1856 Apr 23

Having received a letter from my Agents saying that the Judge at Chambers required a Dr & Cr [Debit & Credit] account of the sums received and paid from the Charities sending letter to you by Clerk for instructions and information and writing you therewith. £0.0s.0d.

1856 Apr 25

Attending on Mr Partridge and Mr Mill this day long time and going through the accounts of receipts and payments in order to prepare statement required by the Judge at Chambers. £0.6s.8d.

1856 Apr 26

Drawing particulars of receipts and payments for the several charities for the last 3 years except Cocks Gift. £0.6s.8d.

Making fair copy thereof. £0.3s.6d.

Drawing particulars of receipts and payments for Cocks Gift for the last 3 years. £0.3s.6d.

Making fair copy thereof. £0.2s.6d.

Examining and docketing all the vouchers for the 3 years to accompany the accounts. £0.0s.0d.

Drawing affidavit of Mr James Partridge verifying the accounts. £0.5s.0d.

Engrossing same. £0.3s.6d.

Attending on Mr Partridge reading over affidavit and accounts when oath was taken. £0.0s.0d.

Oath as Commissioner in Chancery. £0.2s.6d.

Sending affidavits to Agents and posting letters therewith, copy and postage. £0.4s.0d.

1856 Apr 29

Having received affidavit with further alteration therein and accounts to be recopied attending on Mr Partridge therein reading over the same to him and attending afterwards at Mr Rookers to take his affidavit. £0.0s.0d.

Paid his fee. £0.2s.6d.

Making fair copy of accounts with fresh exhibits. £0.3s.6d.

Sending fresh affidavits and accounts to Agents and letter therewith. Copy and postage. £0.4s.0d.

1856 May 07

Attending on Mr Beara and on Mr Cooke and conferring with them on their taking the Rope Walk for 21 years at £25 a year which they both refused to do on the terms proposed but offered to do it at the rent of £20 a year. To put the premises in repair. Lay out £200 and upwards in extending the Rope Walk by a covered slated way to leave all the erections at the end of the term. £0.0s.0d.

1856 May 20

Attending on Mr Cooke again and conferring and endeavouring to induce him to take the premises at £22.10 for a term but could not prevail on him. £0.0s.0d.

Writing my Agents respecting the legal estate in the Charity property being vested in the Charity Commissioners informing them it was not desired unless a benefit was to be derived from it. Copy and postage. £0.3s.7d.

1856 May 28

Attending on my Agents in London and conferring with them on the subject of the Charities and discussing the property of the legal estate being vested in the officer of the Court. £0.6s.8d.

1856 Jun 14

Writing my Agents that you consented to the legal estate being vested in the official Trustee of the Charity Commissioners and to proceed with the matter immediately. Copy and postage. £0.3s.7d.

1856 July 22

Attending on Mr Gould respecting the Leases and conferring and advising thereon and attending afterwards on Mr Beara as to the lease of part of the Premises Sage had taken. £0.0s.0d.

1856 July 31

Meeting Agents to know if I could proceed with the leases. Copy and postage. £0.0s.0d.

1856 Aug 04

Having received order appointing New Trustees perusing and considering same. £0.0s.0d.

[Heading] Paid my Agents the following costs:

Instructions for appointment of the Trustees. £0.13s.4d.

Preparing summons for the appointment of New Trustees. £0.13s.4d.

Paid for same and copies. £0.5s.3d.

Copy for Judge. £0.2s.0d.

Paid for stamps duplicate. £0.10s.1d.

Attending at Record and Court Clerks Office examining duplicate with original and filing duplicate. £0.6s.8d.

Fair copy Certificate of Charity Commissioners for Judge 7 fos [folios?]. £0.2s.4d.

Copy for you. £0.2s.4d.

Attending examining and certifying copy for Judge. £0.6s.8d.

Attending summons Chief Clerk directed the necessary evidence to be brought in on 31st March next and to proceed thereon on 7th April. £0.13s.4d.

Cab hire. £0.1s.0d.

Paid filing and office copy Mr Harvie 7. £0.4s.10d.

The like of ditto. Fol[io]s 7. £0.4s.10d.

The like of Mr Pike 4. £0.3s.10d.

The like of Mr Pratt 4. £0.3s.10d.

Attending adjourned summons when nomination of new Trustees approved subject to the account of the expenditure of the income of the Charities for the last 3 years being verified by affidavit. £0.13s.4d.

Drawing affidavit fol[io]s 8. £0.8s.6d.

Paid filing and office copy. £0.5s.2d.

Attending adjourned summons order made subject to production of Vouchers. 4. £0.13s.4d.

Attending junior clerk with Vouchers and after going through same Chief Clerk made the order. £0.13s.4d.

Close copy minutes. £0.2s.0d.

Attending settling. £0.6s.8d.

Paid stamping order. £1.0s.0d.

Attending to get same stamped. £0.6s.8d.

Attending to pass order. £0.6s.8d.

Attending to enter order. £0.6s.8d.

Letters &c. £0.10s.0d.

1856 Oct 23

Writing Mr Ballment demanding payment of Rent and sum for delapidations. Copy and postage. £0.3s.7d.

1856 Nov 29

Attending on Mr Pratt and advising respecting the desire of the Trustees to pull down the Poor Houses which were become very ruinous with no funds for repairing them and receiving instructions to write the Charity Commissioners thereon, having[sic] also as to whom it belonged to distribute the Charity funds. £0.0s.0d.

1856 Dec 15

Writing Mr Ballment demanding any payment of the balance of the rent and delapidations for Tomouth Estate. Copy and postage. £0.3s.7d.

Numerous attendances on you and the Tenants. Two journeys to Appledore to see Sage respecting his taking and sureties, attendances on him, letters &c not before charged or adverted to. £0.0s.0d.

[Sum Total] £22.1s.2d.

Received of Mr Ballment on account of Rent. £30.0s.0d.

Mem[orandum]

Rent due for Tomouth at Lady Day last. £23.10s.0d.

Mr Locks valuation of dilapidations and Apple trees required. £10.4s.1d.

[Sum Total] £33.14s.1d.

Rent due at Michaelmas last for Fields. [Sum Total] £10.0s.0d.

[Sum Total] £43.14s.1d.

By Cash. [Sum Total] £30.0s.0d.

Apple trees waived. [Sum Total] £2.5s.0d.

[Sum Total] £32.5s.0d.

Balance - £11.9s.1d.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

17 Dec 1856

[From] H.A. Harvie, Bideford

[To] James Gould esquire

[Title] Note from Mr Harvie with his Bill

Dear Sir,

Herewith I beg to send my account in reference to the Northam Charity Estates which I trust you will consider satisfactory in regard to the charges, altho' the amount is considerable, the principal part you will perceive is the London Costs over which I have no control, they are however the usual charges only. I have appended to the amount a memorandum as you desired sharing the balance due from Mr Ballment, from which if Mr Mill has received £10 from Mr Beara that must be deducted.

I am, Dear Sir, yours faithfully,

H.A. Harvie

Balance due from Mr Balment - £11.9s.1d

Rec'd by Mr Mill - £10.0s.0d

Balance due from Mr Balment - £1.9s.1d

£33.14s.1d

£2.5s.0d

[Equals] £31.9s.1d

£22.1s.2d

[Equals] £9.7s.11d Cash balance due for Mr Harvie

(NDRO 1843 add4/32/7)

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[Scribbled handwritten accounts]

18 December 1856

[There follows here a scribbled page of accounts and adding up].

[On the wrapper]

Mr Harvie's Bill.

Expenses of appointing New Trustees to General Charities.

Expenses of reletting Tomouth Estate.

Ordered to be paid at Meeting of Trustees, 18 Dec 1856.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

22 December 1856

[From] H.A. Harvie, Bideford

[To] Rev'd I.H. Gosset

[Title] Mr Harvie's letter sending receipt, and referring to claim put in for half a year's Land Tax, due from Mr Balment.

Dear Sir,

I beg to enclose a receipt for the amount of my account against the Trustees of your Charity Estate for the payment of which be pleased to accept my thanks. I have paid into the Nat[ional] Provin[cial] Bank agreeably to your request £9.7s.11d as the balance of the Sum of £31.9s.1d to be paid by Mr Ballment. He has paid only £30 of this sum, but I have no doubt he will pay the remainder. I have demanded £1.5s.0d for the half years Land Tax which when received I will place to the credit of the Trustees account with the Nat[ional] Provin[cial] Bank and,

I remain, Dear Sir, yours very faithfully,

H.A. Harvie

(NDRO 1843 add4/32/7)

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[Handwritten draft letter]

18 November 1857

[To] Messrs : P & C Sal St M?.

Gentlemen,

In consequence of the death of my late excellent Parishioner Mr Gould, the Estate called Commons in the Parish of Northam is to be sold. Now Mr David Best a former owner of this Estate granted an annuity, by deed dated 28 May 1791, of £4 a year to Trustees to educate 20 poor children in the Parish of Northam. This deed was not enrolled in Chancery.

On the 1st September 1819, the surviving Trustee assigned the Trust to new Trustees.

The Rev James Aubrey Gould informed me in the middle of October of the intended sale, and wished me to consider what steps could be taken to prevent the bequest being lost by the purchaser taking advantage of the confusion with the enrolment of the Deed. I was given to understand at the same time that he wished the request to be procured for the benefit of the Parish. I wrote in consequence, after thinking over the matter, to the Rev James Aubrey Gould as follows:

1) The Rev J.A. Gould's answer to this is as follows

2) As desired by the Rev J.A. Gould I feel the matter before me for your consideration and advice as Mr Gould's Solicitors. My only object is taking up the question is to guard the

interests of the schools. I incline to think my proposition the simplest, and I fear that an enrolment in the Funds may bring considerable expense on the schools in the way of necessary appointment of Fresh Trustees, and of fresh Powers of Attorney to receive the dividends. At the same time I have no objection whatever to this plan if it be thought the best. As time is pressing perhaps you will finally move in this matter at your earliest convenience.

[signed] I.H. Gosset, vicar

P.S. I observe Mr Gould puts £6 in his letter, I rather think Bideford Parish has some charge on the Commons Estate possibly £2, and in the same doubtful position as my own.

(NDRO 1843 add4/32/2)

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[Scribbled handwritten notes]

December 1857

[From] ????, Bideford

[To] The Charity Commission

[Title] Northam Charities – Poor Houses

Various conspiring circumstances have prevented my replies to your letters of the 8th & 18th April last on the subject otherwise an earlier answer would have been given.

In reference to the inquiry in your letter of 8 April whether my letter of 25 March last had reference to the two charities which are described in the printed reports of the former Commission of Enquiry (dated 1823) nly[?] p. 188 & 144 as “the Poor Houses” and “Almshouses for 4 widows including Smiths Gift” or only one Nly[?] to state that it does not apply to the Almshouses for 4 widows including Smith's Gift, which are situate in the village of Northam, but to “the Poor Houses” which are situate in Appledore.

In reference generally to the question of the demolition of the Houses or rather Huts, I am desired of the trustees to state that so much as was done with their sanction was considered absolutely necessary for public safety. It is proper that you [sho]uld be aware of the nature of the buildings in question when they were standing (but which can surely be conveyed to you in a letter) in order that you may form an opinion of the propriety of allowing them to continue even if they had not been taken down. They consisted of four miserable huts, the walls partly stone & brick and cob earth, each having two rooms, one over the other, so low that a moderately tall person could not stand upright. The height of both rooms from the ground in front outside was not more than 8 feet. They were as may be supposed close without ventilation and had no drainage whatsoever, and were greatly out of repair, in fact viewed by the present sanitary opinions they would have been pronounced unfit for human habitation. Still they were occupied until the corner to all of one of the dwellings being so ruinous as to be considered dangerous. One of the Churchwardens of the Parish who is also a Trustee ordered it to be taken down to prevent accidents. Previously to this being done, the occupants of all the 4 dwellings were removed to an[othe]r house in Appledore which was kindly offered to them for their habitation during their lives by a charitable individual. The houses then being vacant the boys got in and committed depredations by which they

became more ruinous and dangerous and the boy having had his thigh broken by the falling of a wall the others were taken down to prevent further accidents. The trustees do not imagine any other course would be adopted with safety there being no funds from which they could be either repaired or we built indeed repairing would have been a waste of money.

With reference to the letter of the lim[?] C. Hayne who was then one of the Surveyors of the Highways of the Parish the Trustees imagine that but for a formal quarrel with Dr Pratt and others you would not have been troubled with his letter and that his reputation[?] on their proceedings should be received with great caution.

The trustees believe that if the premises had been offered for sale before they were taken down, they would not have realised £25 and altho' it is stated by Mr Hayne that a person named Tucker offered £20 for the materials, the trustees are not aware of any such an offer being made to either of them and are of opinion that no one had made a bona fide proposal of the kind.

The Trus[tees] believe it not judicious now to sell the site of the premises and accordingly I enclose herewith answers to the printed questions you forwarded to me with your letter of 8 April last, and a ground plan of the prem[ise]s.

Part of Cocks and Langdons Charity better known as the Tomouth Estate.

The trustees are of opinion that it would be beneficial to the charity to sell the Cilling[?] And premises belonging to this estate as shown in the accompanying plan.

Their reasons are stated in reply to question 10 and therefore need not be introduced in this letter. Answers to the several questions are also sent herewith.

I have the honor to be, Gentlemen, your obed[ient] ser[van]t.

[Scribbled illegible handwritten notes]

4. The property originally consisted of 4 miserable huts, each having 2 rooms only, one over the other, so low that a person of moderate height could not stand upright within. The height of both stories from the ground in front was not more than 8 ft. They were much out of repair and one corner being dangerous Mr Partridge one of the Churchwardens & Trustee ordered it be taken down to prevent accident. The widows living previously removed to another house kindly given up to them for their lives in ~?~ of the plan.

The ruins then being vacant the boys got in and committed depredations by which they became much more ruinous and one boy having broken his thigh by the falling of one of the walls, the others now taken down to prevent more serious consequences. None of the houses are now standing, the foundation being about 2 to 3 feet from the ground, and the plan ~?~ now a public nuisance.

The accompanying ground plan will shew the site. This property encompasses the whole of the premises known as the Poor Houses. The Almshouses for 4 Poor Widows including Smiths Gift are in the village of Northam.

6. Until they became ruinous and uninhabited they were occupied by poor widows and were not let at rent.

10. The ~?~ are detailed under answer 4 in ~?~ to which is may be stated that the value is so small not being more perhaps than £10, to which extent the charity will be tempted ~?~ the P~?~ ~?~ nothing. It is also admissible to tell them for the purpose of ~?~ering the further It ~?~ is him by narrow site indicated[?] that the same[?] who d~?~ered to ~?~ their interests alling[?] a portion of it to and for the purpose.

11. By private contract on the valuation of a Surveyor.

12. William Yeo of Appledore, merchant.

13. To be invested with the money arriving from the sale of the Tomouth Estate House. 2/3rds of the annual present income would be applied to the relief of Poor Widows of the Parish.

(NDRO 1843 add4/32/1)

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[Handwritten draft - undated]

Northam Charities draft replies to Questions put by Charity Commission. Poor Houses. Haime, Bideford.

Replies to enquiries in printed paper.

1), 2), 3) The same applies as for Tomouth Houses.

4) The site of four cottages, as shewn in the accompanying ground plan. It forms the whole of the charity known by the name of "The Poor Houses".

5) Fee simple.

6) The premises have not been let but have been occupied rent free by four poor widows until they were removed in consequence of the ruinous state of the premises about [blank] since.

7) None

8) None

9) Nothing

8) [possibly 10 intended?] The property in its present state is of no value to the Charity. It originally consisted of 4 miserable cottages or huts, each having two rooms, one over the other, so low that a person of moderate height could not stand upright in them. The height of both stories in front from the ground was not more than 8 ft. They had been for a considerable time greatly out of repair and one corner having become dangerous, one of the

Churchwardens of the Parish who is also a Trustee ordered it to be taken down to prevent accidents.

The occupants of all the cottages had been previously removed to another house offered to them for their residence during their lives by a charitable individual. The houses then being vacant the boys got in and committed deprivations by which they became much more ruinous and one boy having had his thigh broken by the falling of a wall, the other walls were taken down to prevent more serious consequences. None of the cottages are now standing, the foundation walls being about 2 or 3 f[ee]t from the ground. The premises are now little better than a public nuisance.

From these circumstances and the premises being in their present condition unproductive, the Trustees think it judicious to sell them and invest the produce of the same with that of the Tomouth Cottages, the amount which it is supposed this property would realize, being too small to form a separate investment. It is calculated that it would not fetch more than 15 or 20£ or perhaps not even that.

11) The answer to this question to be supplied by the Trustees:

By Private Contract. No offer has been made, but one may be anticipated.

12) [A tick].

13) In the funds with the produce of the sale of the Tomouth Cottages, part of Cocks & Langdons Gift.

14) Robert Taylor of Bideford, Devon, surveyor, it is proposed shall be employed to survey and value the property.

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

24 December 1857

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Vicarage, Northam, Bideford, Devon

[NOTE ON WRAPPER]: Important answers of the Charity Commission to 4 questions forwarded to them for their solution, 24 Dec 1857. This document to be carefully preserved. I.H. Gosset, Secretary & Trustee.

Rev Sir,

The paper of questions enclosed in your letter of the 12 instant, and which you therein state you forward to the Commissioners with the consent of the Gentlemen who with yourself are the acting Trustees of the above Charities, having been brought under the consideration of the Commissioners, I am directed by them to inform you with reference to the first question that they consider that as a general rule the persons who should be selected to participate in the benefits of a Charity founded for the relief of the poor of a parish should be chosen

from amongst the impotent and deserving poor resident in the parish whether or not having a legal settlement there, and not in the receipt of parochial relief. It is perhaps needless to remark that any person who casually came into the parish avowedly only for the purpose of receiving the benefits of a Charity and with no intention to dwell therein, could not properly be treated as falling within the above rule.

If in any special case however, it should be considered desirable to select as a recipient of a Charity of the above character, any person in the receipt of parochial relief, care should be taken that the relief afforded by the Charity should be in and of, aid not in substitution for that given by the parish. I am to add that the question as to who shall constitute the class of persons intitled to a charity of this description, should be considered only on legal principles, but the selection of the particular objects from and out of that class must necessarily be left to the Trustees in the exercise of a sound discretion and in the exercise of that discretion, the Trustees may take moral grounds into consideration.

The second question which you have proposed to the Commissioners does not appear to them to admit of any specific answer; it may however be stated generally that the claims of poor persons in the possession or receipt of any income or property should apparently be postponed to the claims of others falling within the class above mentioned, who have neither the one or the other, provided that in other respects their claims are equal.

With reference to the third question, as already indicated to you, the Commissioners do not consider that any person non residence whether or not otherwise eligible is entitled to participate in a Charity of the kind to which you allude.

With respect to the fourth question, the Commissioners consider that any woman (otherwise qualified) whose husband has deserted her more than seven years and of whom and from whom no tidings have been received during the whole of that period, is entitled to be classed as a Widow, and to receive the benefit of a Charity founded for poor Widows.

The Charity Commissioners have received a communication from Messrs Pickard and Hayne, the Way Wardens of the above parish, a memorial signed by the Churchwardens and others of the same parish, also a communication from Mr Thomas Geen, all having reference to the "Widows Houses" and all complaining that the same have been demolished, the inmates having been previously ordered out. I am to request that you will bring this subject under the consideration of the Trustees of the Charities at the earliest opportunity, and that you will forward to the Commissioners any statement or explanation which they may have to offer.

I am also to request that you will state whether the houses referred to are the "Poor Houses" mentioned in the printed reports of the former Commissioners of Inquiry as these founded by Sir Thomas Berry and R[ichard] Branton, or whether they are the houses mentioned in the same reports as the "Almshouse for Four Widows including Smiths Gift".

I am to add that Communications have already been addressed on this subject by the direction of the Commissioners to Doctor Pratt of the above parish, and to Mr Harvie of Bideford.

I am, Rev'd Sir, your obed[ien]t servant,
[signed] Henry M Vane, secretary.

(NDRO 1843 add4/33)

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[Handwritten letter with envelope]

1 February 1858

[From] Clinton, Heanton, Beaford

[To] Rev I.H. Gosset, Northam Vicarage, Bideford

[Title] Lord Clinton's answer to my application to his son about Best's Charity.

Dear Sir,

As soon as my son, Mr Rolle returns from the continent I will take care that the papers you have sent to him shall be taken into consideration, and in the mean while I will collect such further information on the subject as may appear to be requisite.

I remain, Dear Sir, Yours faithfully,

[signed] Clinton

(NDRO 1843 add4/32/2)

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[Handwritten letter, with envelope, postmark "7 Mar 58"]

6 March 1858

[From] M.C. Smith, 5 Fern Bank, Bath

[To] I.H. Gosset, Northam Vicarage, near Bideford, Devon

Dear Mr Gosset

I am sorry I have not been enabled until this moment to address you again from the subject of the Almshouses. I trust however the delay has not caused you any inconvenience.

I have attentively perused your communication and in reply guarded by my son's opinion as well as my own, I have now to state that there is no legal obligation, that I should refrain or rebuild the Almshouses, no funds having been devised for such purpose, but as my husband carried out the wishes of an old relative, long ~?~ I became connected with his family, and continued to act according to this, up to the period of his death. I, in respect to this have still contributed the same sum yearly, namely ten shillings, and advanced to Mr Burch by my late agent Mr John Hamlyn up to the time of his death.

I am still willing to advance the same sum, ten shillings per annum otherwise, if more satisfactory to yourself and the trustees neither my son or myself would object to the advance of the whole sum £15, if that you realise it in the way you mention.

As I have no property in Northam nor any connection with it, I cannot go beyond this promise, as I find that in every neighbourhood where I may be located, I am called upon to contribute to the various charities which abound in every direction.

Now as the Alms houses in Northam were a Gift to the parish, surely the wealthiest of the parishioners ought not to object to refrain or rebuild them, if the latter is decided upon, no doubt some of the materials of the old premises would answer to lessen the expense of the new structure, if disposed of, or made useful on the same site. This however is for your consideration as I do not wish to interfere in the matter.

I believe you are aware that for many years the almshouses have been, and at various times occupied by persons not widows, therefore the intentions of the donor have not been strictly adhered to, as however I feel satisfied that you will as heretofore, act rightly and judiciously in the allotment of the different rooms now four in number.

You have my permission to place persons in them who are from your own knowledge the most worthy and the most distressed in your parish.

With kindest regards to Mrs Gosset.

I remain, Dear Sir, yours sincerely,

M.C. Smith

(NDRO 1843 add4/32/1)

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[Handwritten letter]

4 June 1858

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] H.A. Harvie Esq, Solicitor, Bideford

[Title] Northam Charities

Sir,

Adverting to me letter to you of the 6th ultimo I am directed by the Commissioners to inform you that they have received a reply from Mr Wm Hayne to the communication with you were therein informed they had caused to be addressed to him with reference to "The Poor Houses", Mr Hayne stated that the inhabitants of Appledore were desirous that the Poor Houses should be restored and that if this were done a sum would be raised by subscription for the purpose of forming a repairing fund to be invested as directed by the Commissioners. Mr Hayne also states in this letter that before the houses were pulled down the parishioners had them surveyed by competent builders who said they were firm and would stand for fifty years with a trifling outlay which was offered by Mr Thomas Geen of Appledore and others. In consequence of this statement which it is needless to remark is at variance with that made to the Commissioners by the Trustees the Commissioners caused a letter to be address to Mr Hayne on the 26 ultimo requesting that the builders to whom be referred had made any report to the parishioners in writing such report might be transmitted to this Office and in the event of them having omitted to do this that a written statement should be forwarded to me drawn up by the Builders and signed by them and wherein the opinion at which they arrived upon the survey in question should be recorded and wherein also the date of the survey and the cost at which they estimated the necessary repairs should be mentioned.

The Commissioners also requested Mr Hayne to mention the names of the other parties to whom he referred as having offered to bear the expense of the outlay stated by the Builders to be required for the repairs.

In answer to this communication to Mr Hayne of 26 ultimo the Commissioners have received a letter from him dated the 1st inst enclosing a Certificate signed by Mr Thomas Hall a builder at Appledore copies of these documents are transmitted to you herewith and I am to request that you will at an early opportunity bring them together with this letter before the Trustees of the Charity and furnish the Commissioners with any statement in explanation which they may have to offer.

I am, Sir, your obedient serv[an]t,
Henry M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten copy correspondence]

(Copy)

Appledore, Parish of Northam

This is to certify that being requested by the Churchwardens and Waywardens to survey the four Almshouses at Appledore, I examined them in the presence of Mr Joshua Williams Churchwarden and Messrs Hayne and Pickerd Waywardens on 11 February 1857 and considered the necessary repairs required before they were molested would not exceed five pounds, the houses were not dangerous would have stood for sixty years with a trifling expense, the outer walls of stones and cob all the partitions of brick nine inches thick and covered with slate.

(signed) Thomas Hall, builder, Appledore

(Copy)

1 June 1858

[From] Wm C. Hayne, Bude Street, Appledore

[To] H.M. Vane esq, St James's Square, London

[Title] Northam Charity No:5

Sir,

Yours of the 25th ultimo come to hand in due course I have enclosed a Certificate of the survey from one of the Builders, who examined the premises and is a competent judge having been a house builder in this place for sixty years.

The names of the others who offered to contribute to the repairs was Mr Wm Clibbett ship-builder and Mr George Hall house joiner.

I am Sir, your obed[ien]t serv[an]t

Wm C. Hayne

(NDRO 1843 add4/32/1)

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[Handwritten notes]

11 June 1858

[Sent to] Mr Harvie

At a meeting of the Trustees of the Northam Charities held on the 7th day of June 1858. Present: the Rev'd E. Reynolds, Mr James Partridge, and the Rev'd I.H. Gosset, the Letters from the Charity Commission to A.H. Harvie Esq of Bideford, dated 6 May, & 4 June, were taken into consideration, when it was resolved that the secretary, the Rev'd I.H. Gosset should prepare a Statement to be forwarded to the Commissioners through Mr Harvie. The following Statement was in consequence prepared, submitted to, and approved off by the above-mentioned three Trustees at a meeting on the 9th of June.

The trustees desire to make the following observation to the charity commissioners in reference to Mr Hayne's statements. [SEVERAL LINES CROSSED THROUGH HERE].

He has stated that the Parishioners were desirous of having the Houses restored etc. On this the trustees would observe that there has been no Vestry Meeting of the Parishioners called to express an opinion on the subject, and that's the idea of raising a subscription appears to have no solid foundation. The trustees request the commissioners to observe how completely Mr Hayne exceeds the request made to him "to inform them of the probable amount to be realized by the Subscription to which he refers." And this notwithstanding that one of the Trustees strongly urged Mr Hayne, in his answer to that question, to deal fairly by the Commissioners, and not to endeavour to persuade them that a number of persons were going to subscribe for the purpose, when he knew full well that there was no proposal of raising a sum sufficient for the purpose.

Unable to answer the question in the affirmative, instead of honestly stating as much, that no such sum of money could be raised, he has merely evaded it, and threw out a hint of the possibility of raising a repair fund just as improbable a matter as a restoration fund.

The Trustees would further observe that it is not true that the Parishioners had the houses surveyed before they were pulled down; one or two individuals may have done so, but they had no authority from any Vestry Meeting of the Parishioners, and the Surveyors of the Highways, as such, had no more to do with matter than any over private individuals in the parish.

Neither had the Churchwarden alluded to any Parochial Authority, he was merely Warden of the District Chapel of Appledore, and had not the slightest Parochial Authority beyond the walls of the burial ground surrounding the Chapel.

In reference to Mr Thomas Halls, the builder who was called in by the volunteers, the Trustees have only to observe that he is a very old man, they believe above 80 years of age, and that his opinion in such a case is of very little value.

[WRITTEN IN MARGIN: 'never more than he was a jobbing carpenter, and in no sense an experienced builder. He kept a Public House the greater part of his time'].

The Commissioners will observe how Mr Hayne's builders come down to this one old man. In response to Mr Hall's opinion that £5 would have executed the necessary repairs, the Trustees can only express their belief that an outlay of £100 would not have been sufficient to put them in decent tenantable repair, while it would have been a flagrant abuse and

waste of money to have expended anything upon such miserable Hovels, so unsuited for the shelter of human beings. The Trustees are of opinion that they had existed long enough, a disgrace to the Parishioners for permitting any of their poor to live in such miserable holes; and they are perfectly satisfied that when they became ruinous and dangerous they had no other course to accept than to pull them down.

The Trustees will shortly recapitulate the history of their demolition, assisted by some fresh information on the subject furnished to them by Mr Reynolds, one of their Body, who has lately returned home.

Complaint was made to Mr Gould a Trustee, & Justice of the Peace for the County of Devon, by Dr Pratt, the Sanitary Inspector for the Removal of Nuisances &c, in the Parish of Northam, that the corner of the front wall was dangerous, and that unless this portion were taken down immediately an accident might be anticipated. Mr Gould consulted with Mr Partridge, another Trustee, one of the Church Wardens and Guardians of the Parish of Northam, which includes Appledore, and they ordered this piece of the wall to be taken down to prevent accidents. Mr Gould, who is now dead, had lived for many years in the Parish, he was extremely well acquainted with the Houses, he was a person singularly careful in coming to a decision [IN MARGIN: 'it is believed that he went down to inspect the dangerous portion of the wall'], and the very fact of his ordering the taking down of this part of the building, convinces the whole Body of Trustees of its necessity as an act of reasonable precaution.

When this piece of the wall had been taken down, the Boys got in, partly out of mischief, partly to pilfer some of the woodwork of the building, and using some of the mason's tools which were on the premises, they undermined part of a wall, and brought down a chimney which in falling broke a boy's thigh.

Mr Gould on hearing of this accident ordered the roof to be removed, the chimneys taken down, and any dangerous pieces of the walls to be lowered. His object probably was to prevent further accidents, and to stop the boys pilfering the timber. He also gave directions for the materials to be put carefully on one side, and as far as possible preserved. Soon after the removal of the roof, the front wall, being much out of the perpendicular, gave evident signs of falling out into the narrow street, when Mr Reynolds being sent for, and having satisfied himself that there was real danger to be apprehended, ordered the upper part of cob, which was threatening to fall and injure children or other persons passing by, to be pushed out into the street. This was done, & the cob, which fell into the Road and caused an obstruction, was removed by his orders, and sold to those who would have it at 6d a load, to the amount of about 7 shillings. No other materials have been sold.

Had an accident occurs the Trustees would have been held responsible, and they are not unlikely to be summoned by the Waywardens for creating an obstruction to the thoroughfare with the ruinous remains, which ought to be removed as soon as possible. They have rendered the street almost impossible to foot passengers in wet weather, and great complaints have been made on the subject.

The Trustees hope the Commissioners will enable them to take prompt measures to abate the nuisance, and dispose of the site, and remaining materials.

The Commissioners are requested to observe that out of the body of 5 Trustees, 3 of them were cognizant of, and recognising the necessity for, the taking down of these old Hovels, that the 4th Mr Gosset, was absent from the parish, while the 5th Major Wren appears to have been the only one of the Body who for some reason was not directly consulted, or concerned in the transaction.

[THE FOLLOWING CROSSED OUT: 'having acted to the best of their judgement they must decline to take any further notice of Mr Hayne's charges which they have answered as fully as possible'].

Sent to Mr Harvie, 11 June 1858.

(NDRO 1843 add4/32/2)

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[A lengthy set of handwritten draft notes]

24 July 1858

[From] I.H. Gosset

[To] The Honourable Mark Rolle

Dear Sir,

On behalf of the Committee[?] of the N[ortham] & A[ppledore] Schools, I beg leave to bring before you a claim for an annuity[?] arising for we make out a ~?~ of ~?~ you inherit[?] for what Lord Rolle property.

I enclose an extract from the Report of the Charity Commissioners, marked A, and beg especially to call your attention to the portions marked with Double Lines.

I also enclose a copy of the agreement referred to, marked B.

I also enclose two papers marked D and E containing copies of the correspondence on the subject of the annuity we claimed in 1849. I also enclose a certificate of Mrs Best's burial at Bishops Tawton.

In reference to the correspondence which closed with Mr Braginton's letter of 14 February 1850, I have to observe that Mr Braginton did inspect the documents at the office of Mr Haine solicitor of Bideford, and I fully expected that the annuity would have been paid, as the justice of our claim was admitted but[?] Mr Braginton M~?~ ~?~. Mr Haine saw Messrs Frere, Goodford & Cholmeley in London from[?] afterwards when he informed him that the Master in Chancery refused to allow the payments because in his opinion, owing to the Trustees committing a breach of trust in ~?~ to the annuity until Mrs Best's ~?~ the gift had legally lapsed.

At first we thought of testing the question in a Court of Law, but, with to[o] small an annuity depending on it, thought it would be wise not to run the risk of mortgaging the annuity for 50 years to come to meet the references[?].

We determined therefore to wait until you came of age, and Lord Rolle's Property was released from Chancery, and then to place the matter before you for your consideration. You will generally[?] observe that Lord Rolle bought the property liable to the claim at Mrs Best's death, and no doubt paid less money for it in the consequences; thus Mr Best must have got a better price for it by cancelling his wife's right[?] [CROSSED OUT: 'claim'] to the annuity, and that the Trustees & the Parish of Northam have honourably fulfilled their part of the agreement.

I leave the matter in your hands with the most complete confidence as to the result. I should have applied to you sooner had I not been abroad from Northam, and the Parochial Authorities did not like to take the matter in hand during my absence.

The Charitable Donation to the Northam & Appledore Schools, large National Schools in each place, are now by the mutual consent of all parties equally divided between the two Schools, so that though this annuity could be divided according to the will of the donor, Appledore would receive a smaller than if the other donations. You may therefore consid[er] that this annuity is equivalent to an annual subsorfitoe[?] of two pounds a year ~?~ school a term[?] of great use to the Northam School to even if greater ~?~ to the Appledore School where there are few wealthy residents to subscribe.

One of the Trustees of Mr Bests deal is still alive, the rest are dead, the appointment of new Trustees will swallow up most of the arrears from Lady Day 1849, which[?] we consider & have a fair and equitable claim to, as follows:

½ year to Michaelmas 1849	£2.0s.0d
1 year to Michaelmas 1850	£4.0s.0d
1 year to Michaelmas 1851	£4.0s.0d
1 year to Michaelmas 1852	£4.0s.0d
1 year to Michaelmas 1853	£4.0s.0d
1 year to Michaelmas 1854	£4.0s.0d
1 year to Michaelmas 1855	£4.0s.0d
1 year to Michaelmas 1856	£4.0s.0d
1 year to Michaelmas 1857	£4.0s.0d
Total	£34.0s.0d

Believe me to remain, very obediently yours,
I.H. Gosset, vicar of Northam

(NDRO 1843 add4/32/2)

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[Handwritten notes – undated, but probably around July 1858?]

Fursdon – dead

Doidge, Elizabeth – Money in Funds & 2 houses – 3 times, £4.10s.0d

Lemon, Jane – 3 houses – 6 times

Williams, Harriot – Keeps Lodging House – 2 times £3, Commissioners

Halls, Mary – 2 times

Cann, Mary – 2 times

Saunders, Mary – 3 times

Thomas, Mary – 2 times

Winter, Margaret – 2 houses, keeps bake house – 3 times, Commissioners

Hooper, Ann – in service, 3 houses

Farrell, Mary – Shop which she lets – 3 times

Fishwick, Mary – Property according to Rates Book – 6 times

1) That these Persons having property should ~?~ Charity intended for then having none.

2) That C[harit]y has been given to Persons[?] widows, simply residing in the Parish without having gained a Settlement, as it is distinctly left by will to Poor Widows & fatherless children of the Parish of Northam.

3) That it has been given in some instance to women, not widows her[?] deserted by their husbands.

73 Poor widows without property & not contributing to the Rates, of these 35 receive parochial relief.

(NDRO 1843 add4/32/2)

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[Page marked] A

Case 1

Three women who have received the Charity for many years, so not widows. Mr Gosset found them on the list of recipients when he became vicar in 1844, and he did not think it necessary to urge the Overseers and Churchwardens at the annual distribution to strike them off. No such cases have been admitted since 1844.

Mary Cann – Husband transported for 14 years, 23 years ago, supposed to be alive.

Mary Scilly – Husband deserted her 24 years, went to Russia, thence to Australia, no evidence of his being dead.

Mary Sanders – Husband deserted her 20 years ago. Supposed to be dead, but very difficult to prove the fact.

Case 2

Women who have had one or more small houses, in most cases the rates of the house they live in are excused.

Mary Sanders – the above mentioned deserted wife has 1 house rated at £2.12s.0d. Rates excused. A second miserable hovel unlet for 4 or 5 years rated £2.12s.0d.

Doidge, Elizabeth – Charged with having money in the funds [IN MARGIN: £80 Savings Bank], denies the fact. Has one house divided into 2 small tenements. £6.0s.0d gross estimated rental.

Lemon, Jane – Has 3 houses. 1 rated at £4, rates excused. 2 rated at £4 & £3. £5 per annum. £115 heavily mortgaged.

Williams, Harriet – Husband died at Quebec. A sum of money was collected among the Captains of vessels there for the benefit of his children. With this sum her father bought a

house, in which they live. Rated at £4 she takes in lodgers when she can. Lives by needle work.

Halls, Mary – Had 1 house, rated £5.0s.0d. Has an afflicted idiot daughter to maintain.

Thomas, Mary – Has 1 house, rated £4 excused.

Winter, Margaret – Has 2 houses, 1 rated at £3.10s.0d excused. 1 house £3.0s.0d bought in a Building Society to which she pays 7/- a month. Keeps a Bake House, where her neighbours can bake their bread & dinners.

Winter, Sarah – Has 1 house, rated at £4 which she lets, and lives with a relative.

Hooper, Ann – Has not applied again, so we know nothing of her case.

Farrell, Mary – Receives Parish Pay a pretty good proof of her being poor. She had a shop which was heavily mortgaged, her brother paid off the mortgage and it is now his & rated in his name.

Fishwick, Mary – Had a house until her grandson came of age last year, when it was sold.

Eastman, Mary – Has 3 houses, 1 she lives in £5, 2 others £4 & £3.15s.0d a year each.

Cole, Elizabeth – Has 3 houses, 1 she lives in £5, 2 others at £4 & £2 a year each. E. Cole pays rates, taxes & repairs.

Case 3

Widows not belonging to the Parish, i.e. their husbands having had a settlement elsewhere.

Hannah Harris – Widow of John Harris, who has been dead 8 years, uncertain whether he belongs to Northam or Bideford Parish.

Cole, Esther – Born in the Parish, has lived in it nearly all her life, likewise her husband, she has his pay from Barnstaple Union, belonging to another Parish, an old woman.

Thun[?], Betsy – Widow born in the Parish. Husband has been dead 6 years. Not belonging to Northam, but his parish not known.

Lock, Emma – Widow born and raised in Appledore. Husband the same. His father's Parish Bideford, supposed to belong to the same. A Union Charge, has 3 young children, receives 4/- weekly relief.

Turner, Mary – Husband lived in Appledore 29 years. Parishioners of Clovelly. A Union Charge, has a life interest in the house in which she lives. Rated £2.12s.0d.

Beynon, Mary – Born in the Parish, married twice. Neither husband a parishioner. Has lived in parish above 65 years.

Groves, Mary – Has lived 48 years in the Parish, husband belonged to Ilfracombe.

Pennington, Ann Brooks – Young widow with two children. Husband was apprenticed in Bideford but in consequence of his employer's death, did not serve out his time. Would follow his father's parish, which is not exactly established.

Sampson, Frances – Husband belonged to Bideford parish. Worked in Appledore 50 years. Lived in it 17 years. Union Charge 1/6 weekly pay.

Bennett, Ann – Husband lived 12 years in the parish, belonged to Bideford.

Cole, Ann – Widow with 5 young children, a very distressing case. A Union Charge.

Brooks, Nancy – Has lived 50 years in the parish, belongs to Parish of Buckland.

[Page marked] B

Case 4.

Women residing out of the parish, the 3 first were on the list before 1844. In 1846 it was decided not to give the Charity to any fresh cases of non residence.

Sinnet, Hannah Plymouth

Powe, Elizabeth Glasgow, Scotland

Peake, Grace Bideford

Williams, Elizabeth Lives with her daughter at Cardiff, sight failing her, has been a monthly nurse, now unable to maintain herself.

Pennington, Mary Ann in a Gentleman's service about ½ a mile off the Parish, lives there to maintain 2 small children, has 2/- parish pay.

Rendle, Mary Gone away to live with a married daughter, old and infirm.

Case 5 – Widows having an annuity.

Virgo, Ann £12 a year.

Case 6 – Widows keeping licenced Public Houses

Evans, Elizabeth Full Moon P[ublic] House. Her own house. £7.0s.0d. Aged 80.

Moulton, Sarah Beaver P[ublic] House. £9.10s

Nicolls, Elizabeth Prince of Wales P[ublic] House. £8.0s.0d

objects to my charging him with supposed ...???? [Six lines of writing here, not very legible].

(NDRO 1843 add4/32/2)

[Page marked] C

Proposed rules for the administration of Cooke's Charity 1857.

[Initialled] I.H.G.

No.1 – All applicants to be residents in the Parish, except in special cases, such as that of widows going into service in order to maintain their children, or of aged and infirm widows unable to keep house for themselves, and residing with a son or daughter, or near relatives. Non residence consideration very special and cases not to extend beyond the limits of the County of Devon.

No.2 – No Widow having a base child after her husband's death to partake of the benefits of this charity.

No.3 – Rule 2 not to affect the interests of her husband's children.

No.4 – Widows to be arranged in 4 classes.

Class 1. Those who have no Parish Pay & no Property.

Class 2. Those who have Parish Pay & no Property.

Class 3. Those who have Parish Pay & Property.

Class 4. Those who have no Parish Pay & but Property.

Any special case not falling readily and fairly into either of these classes to be dealt with at the discretion of the Trustees considering the case.

The relative amounts given to each class to be in the rate of 9/-, 7/-, 6/-, 5/-.

No.5 – Orphan children to receive 3/- until they pass the age of 9 years. Children who have lost both parents to have more money, and to a later age, say 12 years.

No.6 – Widows of men who have lived & worked 20 years in the parish, but cannot claim it as their settlement, to be placed on the lists, also all widows born in the Parish, and resident therein for not less than 30 years of their lives.

No.7 – The Trustees will from time to time consider any special case of great distress of a widow and family, though having no settlement in Northam, and not so long resident as set forth in Rule 6, but such relief, if given, would not be considered as giving any claim for aid in another year.

No.8 – All applicants to appear personally unless prevented by sickness or infirmity, or permitted to receive the charity though non residents.

No.9 – A woman deserted for 15 years by her husband and receiving no assistance from him, to be admitted to the benefit of the charity.

No.10 – No widow owning above £9 a year clear, whether from an Annuity, Funded Property, Rent of Houses or the like, to be allowed to partake of the charity. From any sum exceeding £9 the interest due or any mortgage on the property as also the Parochial Rates will be considered a fair deduction.

No.11 – No widow renting a house upward of £6 a year to be put on the list of recipients.

N.B. The ordinary rental of small[?] cottage in Appledore does not exceed £5. In Northam they are rather lower. This rate comes[?] ~?~ ~?~ of ~?~ ~?~ with ~?~ ~?~.

The sum of £9 has been named in Rule 9, as amounting as near as possible to 6d a day.

(NDRO 1843 add4/32/2)

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[Handwritten draft letter]

24 July 1858

[From] I.H. Gosset, Northam, Bideford

[To] the Hon Mark Rolle

Dear Sir,

It is with great regret that I convey to you the hesitation we feel about accepting the kind arrangements you have proposed in reference to the Northam and Appledore Schools for the following reasons.

1st) By accepting a donation [~~CROSSED OUT: 'instead of an annual rent charge'~~], we should concede the question of a legal claim under Mr Best's deed.

2nd) We should concede the question of the moral and equitable claim upon the estate.

3rd) We could not on behalf of the parish give up such a claim without the consent of the Charity Commissioners.

4th) Your voluntary offer, however kind and liberal, would not in the least bind your successor and at your death the subscription would probably be lost.

Before however we are placed in the very awkward position of deciding finally upon your kind offer, I should feel obliged if you would reconsider the case. I think the following points are deserving of your attention.

a) Mr Best, bona fide, by a legally enrolled deed, made the charge upon his property for a Charitable purpose.

b) The Trustees of the Charity afterwards showed their sense of Mr Best's liberality by yielding to his wishes and agreeing not to claim payment of the charge, during the lifetime of his wife.

c) The Trustees and the Parish of Northam, though Mrs Best's life was a long one, acted honourably, and never departed from their voluntary agreement with Mrs Best.

- d) The Trustees and the Parish never knew until after Mrs Best's death that she did not annually benefit by [CROSSED OUT: 'the rent charge not being demanded by them from the estate'] above arrangements.
- e) it now turns out that Mr Best shortly after this arrangement with the Trustees sold the estate to Lord Rolle. Lord Rolle bought the estate for less money than he would have otherwise pay for it, because it was a condition of the sale, endorsed on the Deed of Conveyance, that after Mrs Best's death, a rent charge of £4 a year was to be paid forever to the parish of Northam.
- f) [THE FOLLOWING IS FULLY CROSSED OUT; 'Mr Best, on his part, got more money for his property because he sold the life interest of his life on this Estate under his previous agreement with the Trustees'].
- g) It would seem hardly possible for the Parish of Northam to give up voluntarily this claim, as we still believe it to be legal or if even in one equitable and fair. [LOTS OF CROSSING OUT HERE].
- h) In the event of this claim being brought before a Court of Equity, it might not look well being a Charitable question to plead breach of trust as Casin[?] if time[?].
- i) Nor on the other had could the Parish with any satisfaction prosecute their claim after the kind offer made by you [CROSSED OUT: 'though as it appears, such a one as it is very difficult to accept'].
- j) In the case of another bequest by Mr Best to the schools of Northam and Appledore, doubts having been thereon upon the validity of the deed in consequence of its not having been enrolled in Chancery, Mr Gould, the present owner of the property on which the charge was made, has kindly consented to make a fresh charge of the same amount, in order to preserve the interests of the schools, & the intention of the donor.
- k) In another case a lady has handed over to us a sum of money to place in the Savings Bank, so as to produce an annual payment for the repairs of an Almshouse which has been paid by members of her family for many years, though there is no deed extant.

Taking this last case as a sort of precedent, it has occurred to me that if your wish is to disencumber the Estate of the Charge, it might be done by your placing a sum of money in the £3 per cent consols sufficient to produce an annual dividend of £4. Such sum to stand in the names of the Trustees of the Charities, of the Parish of Northam.

Believe Me, Dear Sir, very faithfully & obediently yours,
I.H. Gosset, vicar of Northam

(NDRO 1843 add4/32/2)

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[Handwritten letter]

13 September 1858

[From] Frederick Thorold, Cleveland

[To] Mr Gosset

Dear Mr Gosset,

I must apologize for not personally attending the Inspector with the Deed of Convey[an]ce of the Inf[an]t School, as owing to a slight accident, I am unable to wear any thing but a slipper. You will perceiv[e] the Deed has been already enrolled. I am not aware that I can give any information other than you are equally able to afford, but as touching the state of our finances should the Inspector wish to know any thing on that head, will add that the account against the school to the end of July stands thus:

School debt - - -	£12.14s.0d
Williams bill (say) - -	£7.0s.0d
Mistress &c to end of Sept	£10.0s.0d
[Total] - - -	£29.14.0s

Income

Trustees rent to Sept – Land	£7.10s.0d
Ditto Cottage - -	£0.15s.0d
By Childrens Pen[?] (say)	£1.0s.0d
[Total] - - -	£9.5.0s

The farm buildings are very dilapidated and will require an outlay of £8 or £10 for which they must wait until better times.

At present I am tenant at a yearly rent of £30, which is £2 more than I used to let the premises for previous to their becoming the property of the school. If any one will give a higher rent, I shall be glad to resign, but I fear this will hardly be the case, even though the buildings were at once put into thorough repair.

Believe me dear Mr Gosset, very faithfully yours,
Fred[eric]k Thorold

(NDRO 1843 add4/33)

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[Standard printed letter on printed letterhead, with handwritten insertions]

28 September 1858

[From] Charity Commission, 7 York Street, St James's Square, S.W.

[To] The Minister and Churchwardens, Northam, Bideford

[Title] Letter & answer about some of the Parish Charities not included in the annual returns.
Department of Accounts.

Northam – Poor Houses, Melhuish, Lady Berry, Jeffery, Docton, Best, Almshouses, Arundel & Annuities Charities.

Gentlemen,

No return of accounts of the above Charities for the last five years having been made to this Office, in conformity with the Act of Parliament, I am to request you to comply with the important provision of the law, which requires annual accounts to be returned to this Office of the income and expenditure of all endowed Charities.

I have also to request the favour of your informing me whether the general law, which requires that annual accounts of all in endowed Parochial Charities shall be entered in the Vestry Books, and shall be open for public inspection, has been complied with in this parish. Such returns as have been referred to, are required from the Managers of all endowed Charities directly by the Act itself; and no notice or requisition from the Office is necessary for charging them with that duty.

I am, Gentlemen, your obedient servant,
W.H. Hayter, accountant

(NDRO 1843 add4/32/2)

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[Handwritten draft letter]

29 October 1858

[From] I.H. Gosset, vicar of Northam

[To] W.H. Hayter esq, Department of Accounts, Charity Commission

In answer to your letter of 28 September, which would have been answered sooner had I not being detained at a distance from Northam and a bag leg. I have to observe that the Charity Commissioners have had copies of all the accounts that are kept here. The reference to the Charities you mention in the heading of your letter, I will make a few explanatory remarks.

The Poor Houses had no revenue, have been pulled down and the site valued at less than £20, is on the eve of being sold.

Melhuish's Gift has always been in the hands of the vicar of the parish.

Since the commencement of my incumbency in 1844, I have kept the Alms House in repair, paid the 4 inhabitants 10/- a year each, and to the Northam National School £1.10.0 annually.

I gave full particulars of this & the other Charities to Mr Hare the Inspector in the month of September.

Lady Berry's Gift – has been lost

Jeffery's Gift – has been lost

Docton's Gift – has been lost

Best's Charity – 1st charge of £4 a year on an Estate called Commons in Northam is annually paid to the Northam & Appledore National School. The 2nd charge of £4 a year on an Estate at Torrington has just become payable & will be received by the N[ortham] & A[ppledore] N[atational] School.

Almshouse for Widows.

Mrs Smith has lately given £15, which has been placed in the Savings Bank as a Repair Fund in lieu of 10/- per annum, she had to pay a mason to repair the roof. I am collecting funds to rebuild this house, placing the money as received in the Savings Bank.

Arundels – lost

Small Annuities – some portions lost, the remainder returned in the accounts under the heads of Mules Gift & Strange's Gift.

In answer to the second paragraph of your letter, I have to observe that our accounts have been laid before the Parish Vestry & that the Trustees account books are open to the Inspectors if any Parishioners, but the accounts have not been copied into the Vestry Books, nor as I conceive that any one will take the trouble to do this unless he is paid for it.

I remain, Sir, obediently yours,

I.H. Gosset, vicar of Northam

B left school 3 years last Midsummer, 1855.

Claims portion of arrears of Bests Charity.

I can hardly believe that the Legislature could have made this compulsory upon the Churchwardens. The whole proceeding is inconvenient. One copy of the accounts annually for the Commissioners and the original entry in the Trustees Ledger, to be laid on the Vestry Table for a certain number of days for public inspection would have been amply sufficient. If I rightly understand your reading of the Acts, two further useless copies are needed, one to be put into the Churchwardens hands, and a copy to be made from that into the Vestry Book. I marvel the Act did not appoint an Inspector to verify their copies. This rentine[?] may be necessary in cities, but certainly is nothing more than other red tape in the case of N[ortham] Charities.

(NDRO 1843 add4/32/1)

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[Handwritten notes]

23 December 1858

At a meeting of the Parishioners held on 23 December to consider the propriety of paying to the Charity Trustees a sum of money for a part of the site of the old Poor Houses, Appledore, so as to widen a very narrow way leading to New Quay, it was determined to raise the sum of £7.10s, Mr Robert Taylor's valuation of the ground by private subscription.

The following donations were offered in the Vestry Rooms, and further offerings are solicited for the purpose.

[signed] I.H. Gosset, chairman, 23 Dec 58.

Mr Lake 5s.0d

Mr Allen £1.1s.0d

Mr Prance	10s.0d
Major Wren	£1.0s.0d
Mr Gosset	£1.0s.0d
Mr Harding	10s.0d
Mr Pickard	5s.0d
Mr Cook	5s.0d
Jno Darracott	5s.0d
Edwd Reynolds	10s.0d
F Thorold	10s.0d
W Keats	10s.0d
Wm Yeo	£1.1s.0d
W % [or W Z ?]	3s.0d

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

14 January 1859

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Mr Wm Pickard, Appledore, N. Devon

[Title] Northam Charities – Poor Houses

Decision of Commissioners about Appledore Poor Houses Destination

Sir,

The Charity Commissioners have had under their consideration the objections which have been submitted to them by yourself and certain other inhabitants and ratepayers of the Parish of Northam with reference to the proposed sale of the property known as 'The Poor Houses'.

In the result of the investigation recently made by the Inspector the Commissioners are satisfied that now blame is attributable to the Trustees for the present condition of the property which had fallen into an inevitable state of decay and dilapidations from the want of any endowment or fund applicable for its repair and the Board are clearly of opinion that a sale in accordance with the Notice already given in the Parish is under the circumstances the only practicable course.

After the public Notice which has been given in the Parish inviting tenders for the purchase of the property the Commissioners consider that a better offer for it cannot be expected than that which has been already made to the Trustees and that it will be unless to incur the expense and risk of putting the property up to public sale. The Board have accordingly thought it right at once to issue their Warrant authorising the Trustees to accept the offer which they have received for the purchase of the property at a price somewhat exceeding its value as estimated by the Surveyor employed by the Trustees.

I am, Sir, your obed[ien]t serv[an]t,
[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/2)

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[Handwritten notes – copy?]

14 January 1859

[From] Charity Commission

[Title] In the matter of the charity called “The Poor Houses” at Appledore in the parish of Northam in the County of Devon.

Whereas the trustees of the above mentioned charity have made an application to the Board of Charity Commissioners for England and Wales representing that the property of the said Charity has heretofore considered of four small cottages known as “The Poor Houses” situated at Appledore in the above mentioned parish of Northam which were appropriated for the occupation of four poor widows places therein rent free, and that there being no funds for the maintenance and repair of the said cottages, the same some time since became dilapidated and dangerous, and were consequently pulled down (the then occupants thereof having been previously removed to a suitable building gratuitously provided for their use during their lives). And that under the foregoing circumstances it is desirable and for the advantage of the said charity that the said premises should be sold and requesting the sanction of the said Board to the sale thereof accordingly at the price of £17.10s.0d being the highest offer which after public notice and invitation for tenders can be obtained for the same.

And whereas the legal estate in the said premises is now vested under an order of the High Court of Chancery dated 20 June 1856 in the Official Trustee of Charity Lands and his successors in trust for the said charity.

Now the said Board having caused an enquiry to be made into the circumstances by one of their Inspectors, and having considered the report made to them by the said Inspector in the respect of such inquiry, and having referred also to a valuation and report in relation to the premises made to the said trustees by Robert Taylor of Bideford in the aforesaid County of Devon, a competent surveyor and land valuer, and dated 26 September 1858, and being of opinion that the said proposed sale at the price aforesaid will be advantageous to the said charity, Do hereby authorise the trustees of the said charity to sell the said four cottages and the site thereof with the appurtenances at the price of not less than £17.10s.0d and to give a conclusive receipt or discharge to the purchaser for the said purchase money.

And the said Board do hereby further order and direct that upon such sale being effected, the said official Trustee of Charity Lands shall join and concur with the trustees of the said Charity in making a proper conveyance and assurance of the said site with the appurtenances to the purchaser thereof. Provided that all the costs, charges and expenses attending the deduction and verification of any title which the purchaser may require to be shewn to the said hereditaments and premises or otherwise of, or in relation to, the said sale or its final completion shall be paid and defrayed by the purchaser.

And the said Board do further direct that the monies to be received by the trustees of the said charity in respect of the sale hereby authorised as aforesaid, shall be forthwith paid or

remitted by them to the banking account of The Official Trustees of Charitable Funds at the Bank of England in order that the same may be invested by the said Official Trustees in the purchase in their names of three pounds per centum consolidated annuities, in trust for the said Charity until the same shall under the order or direction of some competent Court or of the said Board be converted and reinvested in the purchase of land or other real estate, in trust for the said Charity.

Sealed by order of the Board, 14 January 1859.

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/2)

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[Handwritten letter on printed letterhead]

23 February 1859

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, Northam, N. Devon

[Title] Northam Charities – The Poor Houses

Reverend Sir,

I have to acknowledge the receipt of your letter of 21st inst, intimating that you have given the necessary directions for the payment of the purchase money in this case (£18) to the credit of the Banking Account of the Official Trustees at the Bank of England so soon as such payment shall have been made the sum will be forthwith invested and the Stock Receipt transmitted to you in due course.

With reference to the future application of the income of this Charity, the Board will be prepared to give their Official Opinion as an authority to the Trustees for its annual distribution in the manner suggested by your letter attaching only a condition that no person in the receipt of parochial relief shall be deemed eligible to partake therein. Before however giving their opinion, the Board will require that a form of application should be made to them by all the surviving Trustees in the manner indicated by the enclosed form.

I am, Rev'd Sir, your obed[ien]t serv[an]t,

[signed] Henry M Vane, secretary

(NDRO 1843 add4/33)

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[Partly handwritten letter on printed letterhead and form]

15 April 1859

[From] Official Trustees' Department, Charity Commission, 8 York Street, St James's Square.

[To] Rev'd I.H. Gossett, Northam, Devon

[Title] Appledore in Northam – The Poor Houses

Rev'd Sir,

[THE FOLLOWING PRINTED]: Herewith I send you the Stock Receipt for the sum of £18.15s.5d Consolidated £3 per cent annuities belonging to this Charity, which has been transferred into the name of "The Official Trustees of Charitable Funds," pursuant to the provisions of "The Charitable Trusts Amendment Act, 1855," and I am to request that the same may be kept with the other Documents relating to the Charity.

The sum has been entered to the account of the Charity in the Books at this Office.

The Official Trustees should be furnished with an authority from the acting Trustees as to the payment of Dividends.

Enclosed is a form which may be used for the purpose, and which should be returned to me when duly filled up and signed.

[THE FOLLOWING HANDWRITTEN]: With reference to the future application of the Income of this Charity, I have to call your attention to my letter of 23 February last, and to state that the Board will be prepared to issue their official opinion as therein mentioned upon your returning to this Office the application which was enclosed in that letter duly signed by yourself and Co. trustees.

Your obedient servant,

[signed] Henry M Vane, secretary

(NDRO 1843 add4/33)

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[Newspaper]

1859 May 13 - Appledore Fire.

A fire broke out here on Friday morning, about 11 o'clock, on the premises known as the almshouses, and such was its fury that the two cottages forming the charity were completely destroyed. The fire-engine of the West of England Assurance Society was promptly in attendance, but notwithstanding the utmost exertions the flames could not be arrested until the entire property was destroyed. The almshouses were covered with thatch, and to this may, in a great measure, be attributed the rapidity with which they were consumed. A slated house adjoining had a very narrow escape. There were no lives lost.

(Bideford Gazette - 17 May 1859)

[Newspaper]

1859 May 13 - Appledore Fire.

A small cottage belonging to the Poor Estate, in the occupation of a family named Sage, was totally destroyed by fire on Friday morning. The fire broke out about eleven o'clock and was caused, it is supposed, by some sparks falling from the chimney on the dry thatch. A messenger was despatched to Bideford for an engine, but the flames were nearly extinguished before its arrival. Through the praiseworthy exertions of some neighbours the whole of the furniture belonging to the poor people was fortunately saved.

(North Devon Journal - 19 May 1859)

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[Handwritten letter on printed letterhead]

26 May 1859

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] The Trustees of the Northam Charities, c/o Rev Gossett, Northam, Devon

[Title] Northam, Cocke & Langdon's Gifts

Gentlemen,

Your letter of the 19th instant has been laid before the Charity Commissioners and the matters to which you therein refer have been considered by them in conference with the Inspector who recently conducted the local inquiry into the Charities in this parish.

The Commissioners upon the stated circumstances and the explanations which they have received from their Inspector with reference to the property belonging to this charity concur with the Trustees in thinking that it would be inexpedient at any rate for the present, that steps should be taken for rebuilding the cottage to which you allude as destroyed by fire on 13th inst, and they also consider that the Trustees may properly remove the other cottage you describe as in a ruinous and dangerous condition.

The materials in both cases should however be carefully stored with a view to their same on some future occasion.

Appledore – the Poor Houses

Herewith I transmit the official opinion of the Board under the 16th section of "The Charitable Trust Act 1853" as an authority to the Trustees for the future application of the income of this charity in the manner suggested, and I am to request you to acknowledge its receipt.

I am, Gentlemen, your obed[ie]nt ser[va]nt,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/3)

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[Handwritten draft letter]

27 May 1859

[From] I.H. Gosset

[To] Charity Commissioners

[Title] Northam Charities, Cocke & Langdon's Gifts

Dear Sirs,

I have to acknowledge on behalf of the Trustees, the official opinion under the 16th section of the Charitable Trust Act 1853 in reference to the sum of £18.15s.5d consols the interest arising therefrom.

I have also to acknowledge your communication referring to the two ruins now standing in the Tomouth Estate, Appledore. In reference to the storing of the materials of these ruins for future use, I have to observe that it was the unanimous opinion of the Trustees, when we last met, that it would not answer to pay for the pulling down and preservation of the materials, which are in general of a very useless description, and that it would be better to sell the materials as they stand, leaving the purchaser to remove them, and clear the sites at his own expense.

I may observe also that it would be no easy matter to find a safe place in which to store the materials, and that if left exposed they would probably slowly and surely disappear.

I should be glad if this could again be considered and the Trustees will await your answer before acting on this matter.

I am, Gentlemen, Obediently yours,

I.H. Gosset

(NDRO 1843 add4/32/3)

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[Handwritten letter on printed letterhead, with envelope]

30 May 1859

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev I.H. Gossett, Northam nr Bideford, Devon

[Title] Northam, Cocke & Langdon's Gifts

Rev Sir,

Adverting to your letter of 27th inst, I am directed by the Commissioners to acquaint you that under the circumstances therein stated they consider that the course suggested by the Trustees with reference to the same and disposition of the materials of the two Cottages in question may be adopted by them in lieu of that mentioned in my letter of 26th inst.

The Trustees should herein bear in mind that the proceeds of the same must be treated as forming a part of the capital funds of the Charity and the same if amounting only to a small sum (as the Commissioners collect will be the case should be placed in some local savings bank of established character at interest in the names of the Trustees and should be carried in their accounts to the credit of the Charity.

I am, Rev'd Sir, your obed[ien]t serv[an]t,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/3)

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[Handwritten receipt]

10 October 1859

[From] William Yeo, Appledore

£7.10s.0d.

Received of Mr John Mills seven pounds ten shillings, being the proportion of the Alms Houses given up to the Road.

[signed, on top of a stamp] Wm Yeo

(NDRO 1843 add4/32/4)

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[Printed architects layout plan]

1 November 1859

Plan for the Laying Out of Tomouth Park in the Parish of Northam, Devon.

The Property of the Poor.

J.A. Hughes, Architect and Landscape Gardener

[This plan shows a layout for how 13 large houses with gardens would fit on this site]

(NDRO 1843 add4/32/2)

=====

[Handwritten letter - undated]

[From] T.W. Tucker, Morchard Bishop, North Devon

[To] Rev'd I.H. Gosset, Northam Rectory.

I enclose a Post Office order for £1.7s.0d for one quarters Rent Charge on Nethercott due from Xmas 1859 to Lady Day 1860. Miss Hiern's representatives are liable for the other three quarters. I will pay the rent charge due this year Lady Day 1861, as you wished in your last letter by a Draft in Miss Landers ~?~ bank at Exeter, on or before next Michaelmas. Hoping the present arrangement will suit your vicars and save you any further trouble, and with many thanks for your kind consideration & trouble on our behalf that your Rev'd & ~?~.

Yours... ~?~,

T.W. Tucker

(NDRO 1843 add4/32/1)

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[Handwritten notes - undated]

Braunton C[harit]y

Paid Mich[aelmas] 1859 up to L[ady] D[ay] 1859

Miss Hiern, died 7 March 1860 [probably Julian Hiern or Hurn, aged 63, Barnstaple District]

Mr P Tucker of B. Solicitors, young lady who has succeeded[?].

Bound to pay it in Church Porch/Account[?].

(NDRO 1843 add4/32/1)

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[Handwritten copy report]

31 August 1860

[From] J Groves Cooper, Wear Giffard, Torrington

[To] Charity Commissioners for England and Wales, London

[Title] Northam, Cocks and Langdons Charities

Copy of a Report on Mr Hughes plan for paying out the 'Tomouth Park Estate' for building sites in Northam, Devon.

Gentlemen,

Your letter of 12 March last to the Reverend I.H. Gosset one of the Trustees of this Charity has been by him handed to me with instructions to report the accompanying plan (prepared by Mr Hughes) for laying out the "Tomouth Park Estate" the property of the above Charity for Building purposes and in accordance with the instructions and suggestions contained in your letter previously referred to, I beg to report on the plan generally.

Report:

Having made a careful survey of the Estate I find it consists as by the Tithe Commission Survey of 12a.1r.14p home and eminence sloping to the south and east with an easy inclination towards the River Torridge and for the most part commanding an attractive view of this river and the Taw, the confluence of the rivers, the watering place of Instow and inland scenery.

Immediately opposite on the other side is the Instow Railway Station (distant about 15 minutes by boat), on the North Devon Line of Railway communicating with Exeter and thence by two lines of rail (the G.W.& S.W.) directly with London (time about 7 hours). The Town of Appledore which the Estate joins and the Houses form part of it is in a rapidly progressing state mainly caused by the spirited outlay of capital made by Mr Yeo of that place, who has recently formed a dry Dock there capable of docking the largest class of ships, and built stores and workshops corresponding thereto, the whole at an outlay as I am informed exceeding £10,000.

There is also a large Shipbuilding Yard causing considerable employment for labour and as the water is at all times much deeper than either of the ports Bideford or Barnstaple and the laying and anchorage for ships being good and superior to either of the ports named; I am of opinion the place must progress in a most favourable manner, and although building ground up on leases has not been generally well taken up in North Devon, the "Tomouth Park Estate" is from its favourable situation and the beauty of the sites likely to be well received. In reference to the laying out of the ground, I approve generally of the plan drawn by Mr Hughes (copy sent herewith) but would suggest some alterations for the consideration of the commissioners.

I am of opinion that the Road entering by the Police Station and thence running by the boundary of the Estate to a point marked (B) in Red Ink, should enter a point marked (A) in Red Ink opposite or nearly so the Road leading in front of "Odun Hall" and thence to follow or nearly so the course of the Red Ink line to (B), by this a double frontage to the Road is obtained and a greater no of Houses may be erected, a small portion of garden at (B) should be purchased for the widening of the Road so as to prevent interference with the Rope Walk or it is probable the owner would give it being allowed in exchange a frontage on the New Road.

I am of opinion that the same class House should be erected on Lot 1 & 14 as on the street frontages from A to B and that Lot 1 and 14 as a Villa site should be done away with, that these Houses should consist of 4 roomed Houses and an outside Waste House at a cost of not less than £70, the Docks and Shipbuilding yards before preferred to causing considerable demand for this class of house.

The ground at the points A and B will not admit of the continuation of the frontage, I would recommend a detached Cottage of the same class and of a Lodge like elevation so as to give a good entrance towards the Villa or south portion of the Estate, the minimum cost to be £100.

From the point B, I fully approve of the plan as it at present stands, and would recommend as a principle detached Villas, from 8 to 10 roomed, cost not to be under £350 the elevation to be left to the builder, subject to approval of the Trustees so that no House may be built of a character to damage the other sites and I would recommend an iron gate at either end of the Road leading from near the point B, to the end of Lot 2, to a point marked C; at the point D the Road joins the property of Mr Yeo, before referred to, who will make a road to meet it (a portion of which he is now cutting) and by a small portion of Land being given up at the point of entrance, each road will be greatly improved, as also by giving up a small portion of land adjoining that portion of the Road he is now provi[di]ng.

I recommend this being done as the Land from being below the road from B to D forms no portion of the Building Lots.

Mr Yeo offers to form a slip for landing from the river, and to make it public. I may mention Mr Yeo's property will be benefitted by the laying out of the Estate and new Roads. From the point D it would be of great advantage to the Estate if carried out as a Building Site for a Road to be formed to Mr Cartwrights Stone Quarry as it would give great facility for getting stones to cover the Estate (a tracing from the Parish Map shewing the position of the Quarry is provided herewith), and it is desirable some arrangement should be come to by the Trustees with Mr Cartwright as to this and the price per cubic yard at which he would supply the stones for Buildings on the Estate; if the Road was formed it would cross a portion of the foreshore, the property of Mr Yeo, which he expressed his readiness to give for the purpose, it is probably the road may at some future day following the coast line to Bideford distant about three miles, and it would be of great good to the Town of Appledore and to this Estate.

The Trustees would find much difficulty and trouble in carrying out the Place themselves, and it is not possible from the land being covered with corn and the separation of the lots not marked to give at present minimum ground Rents in Detail. The Trustees would be in a better position to let the property to someone as a whole for a period of 100 years, and if as it is probable there would be a difficulty in this, a renewal of 20 years at a fixed fine would be an inducement.

I find the present gross Rental of the Estate is - £98.5s.0d.

Cost of collecting repairs &c - £12.10s.10d.

Nett Rental - £85.14s.2d.

This nett is high the agricultural lands are let at accommodation prices, hence the £85 is more than can ordinarily be realised. I think £85 for the term and its extension is a fair minimum ground rent, and for the renewal one years purchase on the then Rental Value. I am of opinion it would not be for the interest of the charity to alienate the Estate if it could be avoided, but I would recommend a negotiation to be opened with Mr Yeo, and if possible an arrangement to be made with him or some other person for the Estate in its entirety giving a period of twenty years for the covering of the Estate the term to be from the granting of each Lease and the Lease to be granted when covered in, but the ground Rent of the Estate to commence from the date of the agreement, and when sufficient houses are erected and the ground Rent secured, the remainder to be at nominal ground Rents. Still rather than fail in letting the Estate and supposing no arrangement could be arrived at without the alienation of the Estate, I am of opinion it would be for the interest of the Charity to let the Estate subject to a perpetual renewal fine of £100 every 25 after the first 100 years. And in which case a perpetual ground Rent at least £90 should be charged, and the renewal price of £100 every 25 years, to be invested and the interest to go annually with the £90.

And in the event neither of these suggestions can be carried out, it would be better to let the piece of land from A to B below the Rope Walk (the Rope Walk being included) as a distinct lot, the minimum ground Rent to be £50 per year, and the Trustees would I think be more likely to let this, than the whole, provided the Road from A to D is formed.

Failing this, I recommend the Trustees be supervered[sic] to borrow money for the immediate formation of the road from the point A to D, and that negotiations be opened with Mr Yeo and Mr Cartwright with reference to the road, Quarry and landing slip, and free use of the Quay for landing building materials, that a sewer be paid throughout the road from A to B for the drainage of the 4 roomed houses. And that it be also formed through that portion of the road from B to D, so far as may be necessary for the Villa Class, so that its continuation may the more readily be proceeded with, as the Villa sites are taken up, and the outlet for the sewer to be at once arranged for with Mr Yeo.

The Reverend Mr Reynolds one of the Trustees is of opinion the Road from A to D will be of such value to the public that it may be formed by subscription, in which case I recommend the Trustees to at once accept the road and give the land. That when the corn is removed, the road sweeping through the Villa portion of the Estate to be slaked out, and the different

sites, so as to place the public in possession of the necessary information with as little trouble to them as possible.

That a building agreement be drawn in the usual form by the Trustees Solicitor, and a Lease to be granted when the House is covered in. The Trustees should charge on each House its proportion of the cost of forming the road and sewer either by a direct money charge, or by an improved ground Rent.

I am of opinion the carrying out of the plan would be of considerable advantage to the inhabitants of Northam and Appledore generally, and to the interests of the Charity in particular.

I have the honor to remain, Gentlemen, your ob[edien]t ser[van]t,
[signed] J Groves Cooper.

(NDRO 1843 add4/32/3)

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[Handwritten letter on printed letterhead]

11 October 1860

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev I.H. Gosset, Vicarage, Northam, Bideford, Devon

[Title] Northam, Cocks and Langdons Charities

Rev Sir,

Adverting to my letter of 12 March last, I am to inform you that the Commissioners have recently been furnished by Mr J. Groves Cooper with a report upon the plan for developing the resources of this charity which you have submitted to the Board on behalf of its Trustees.

The Commissioners presume that the Trustees have possessed themselves of Mr Coopers report, if however, such should not be the case a copy thereof will be transmitted to you from this office upon application.

Assuming that the Trustees have obtained a copy of the report, I am to request in order that the case may be fully considered by the Board, that you will be good enough to furnish me with any suggestions or observations as the Trustees may desire to make thereon.

I am, Rev Sir, your obed[ient] ser[van]t,

[signed] Henry M. Vane, secretary.

(NDRO 1843 add4/32/3)

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[Handwritten draft letter and notes – undated]

[To] Charity Commissioners of England.

Gentlemen, referring to your Letter 11 Oct 1860.

After maturely considering Mr Cooper's Report upon the Plan for letting the Tomouth Estate on Building Leases, we are disposed to think that our best course would probably be to offer for same in the 1st place, the Lower part by of the property itself including the Rope Walk, but inasmuch as we are proposing an increase of the number of Trustees, we should be glad to refer the matter to the collective judgement of a larger number of persons, provided there were no great delay in the appointment of new Trustees.

We are, Gentlemen, your ob[edient] servants.

Whether we have power to let with a~?~ to make lease to give up road to Parish.

Mr Yeo has just proposed to lease the fields now held by J Sage, the greater part of which are in the lower part of the estate, for 30 years at a rent of £15 a year. They are let at present for £23.16s which the Trustees do not expect to get again at the end of J Sage's 7 years lease. Mr Yeo proposes to make a Road at his expense through this part of the Estate, at a probably cost of at least £100, which road he would then like to hand over to the Parish, for the good of the public. As the upper part of the Estate could not be let on Building Lease without the formation of this Road, it may be desirable to have the road thus made by Mr Yeo.

Whatever private benefit this Road may be to Mr Yeo, we believe it would be a great public advantage to every one in Appledore, and of great service to the Poor in the cheaper supply of coals, building materials, &c, we conclude that if such a proposal should be eventually approved of by a larger Body of Trustees you would have no objection to consent to this giving up of a Public Road not[?] of the Estate, to the future benefit of the Property.

The Trustees having considered the common answer resolve unanimously that the Chairman do write to the Commission expressing the[?] regret of the Trustees at their decision, and requesting them to send down their inspector Mr Hall to report further up the case, with proper[?] that give reasons may be laid before his which may induce the Comm[issioners] to reconsider their decision on this case.

(NDRO 1843 add4/32/3)

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[Handwritten (copy) letter]

N.V.B.N.D.

5 November 1860

[From] I.H. Gosset

[To] W.G. Tucker esq.

Sir,

There is a Charity belonging to the Parish of Northam, near Bideford N. Devon called 'Berriman's Gift' a yearly payment of six pounds per annum issuing out of 9 closes of land at Nethercote in the Parish of Braunton, N. Devon.

A Miss Hiern has paid it in late years, deducting 12/- for Land Tax.

On applying this Mich[aelmas] as usual for the yearly payment due at Lady Day 1860, we are informed that she died on 7 March 1860 before the yearly payment was due.

That the property is now in your hands; and that you are the party to whom we are to look for the payment due to 25 March 1860.

A Mr Tucker, a solicitor of Barnstaple, declines to allow his client, a relation I believe of Miss Hierns, to pay, because this property is not in her possession; he states that the land is liable, and that we must apply to you, the present owner of it.

I shall be glad, as one of the T[rustee]s of St M.C. to receive from you the sum of £5.8s up to 26 March 1860 and to know [w]hen it will be most convenient to yourselves the yearly payment is Feb'y.

We were looking through some of our old deeds the other day, and I rather think that the money should be paid in the N. Ch. Porch on a certain day. We shall hereon as Trustees be quite content to get your money regularly about Mic[haelmas].

[initialled] I.H.G. [Gosset].

(NDRO 1843 add4/32/1)

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[Handwritten letter]

26 November 1860

[From] Hall Staircase, Inner Temple

[To] Rev'd I.H. Gosset

[Dear] Rev'd & Dr ~?~

This rent charge made to in your letter dated 5th Nov shall be paid immediately if you will kindly tell me the most convenient mode to yourself of doing so. Do you bank in Exeter?

You will greatly oblige me by inspecting the old deed by which the estate is made chargeable, & see whether the amount is payable yearly or half yearly, & letting me hear the results. The estate belongs to my niece Miss Agnes Tucker, who is only 18 years of age, & I am her testamentary guardian under my Brothers will the Rev'd C. Tucker late rector of Washford Pyne & Prebend[?] Nand[?] ~?~.

Your obedi[ent] servant

T.W. Tucker.

(NDRO 1843 add4/32/1)

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[Handwritten address note]

W.G. Tucker, barrister.

Hall Staircase, Temple, London

(NDRO 1843 add4/32/1)

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[Handwritten letter]

24 December 1860[?]

[To] Rev'd I.H. Gosset, Northam

[Title] Mr John Tuplin's tender

I John Tuplin would give 20 pounds for one half of the Alms house if it stands as it is from the coin [quoin] to the outer coin of the door w[h]ich is 14 feet 10.

I remain Sir, your humbel servant, John Tuplin

Northam 15 June [year not stated, maybe 1860?]

[Envelope exists, with postmark DE 24, 60 (24 Dec 1860)]

(NDRO 1843 add4/32/1)

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[Handwritten letter]

Xmas Eve: 1860

[From] Hall Staircase, Temple, [signed] G.H. Tucker

[To?] Rev'd I.H. Gosset

Rev'd & Dr ~?~

I shall be in Devonshire in a few days, & before I have to return to London, I will see Miss Hein's execution & settle this matter respecting the charity fund, it being now clear that my niece is only liable to one quarter, & Miss H's representatives to the other three.

I am now & ~?~ your very ~?~ ~?~.

[signed] G.W. Tucker

(NDRO 1843 add4/32/1)

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[Handwritten letter]

9 January 1861

[From] T Witts Tucker, solicitor, Barnstaple

[To] The Rev'd Gosset

Dear Sir

Mr G.W. Tucker, the owner of an estate at Braunton which pays a yearly Rent Charge to Northam Poor writes me that the Deed creating the Rent Charge makes it payable quarterly. I should be glad of a sight of this Deed, on or before Saturday next when Mr Tucker purports calling at my office to settle.

Yours faithfully,
T. Witts Tucker, Sol[icitor] to Miss Hiene's executor.

(NDRO 1843 add4/32/1)

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[Printed form with handwritten inserts]

9 January 1861
West of England Fire and Life Insurance Office, Exeter
Policy No. 280700
Sum insured: £120
Premium: 2s.3d.
Duty: 3s.7d
[Total]: 5s.10d

Received of the Rev'd Edw[ar]d Reynolds for fees, the sums mentioned for the renewal of the said Policy from Christmas 1860 to Christmas 1861.
[signed] Rd Zellund[?] agent

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

25 March 1861
[From] Charity Commission, 8 York Street, St James's Square, S.W.
[To] Rev'd I.H. Gosset, Northam, Bideford, North Devon
[Title] Northam, Cock's and Langdons Charities

Rev'd Sir,
Your letter of the 18th instant having been under consideration, I am to inform you that the Commissioners concur with you in thinking that it may probably be desirable to defer taking any definite measures for the development of the property of these Charities until the projected appointment of new Trustees of these and the other Northam Charities shall have been completed.
I am, Rev'd Sir, your obed[ien]t serv[an]t,
[signed] Henry M Vane, secretary

(NDRO 1843 add4/32/3)

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[Handwritten notes and draft letter]

8 July 1861

[From] I.H. Gosset, Northam Vicarage, Bideford

[To] Haine, esq.

My Dear Sir,

A new Body of Trustees, 12 in number have lately been appointed by the Charity Commissioners to manage the Northam Charities. At their first meeting held this day, I was requested to apply to you for any documents, leases, papers, &c belonging to the Tomouth or other Charities, which were in your late father's possession at the time of his death.

Believe me, very faithfully,

I.H. Gosset, Chairman of the Trustees of the Northam Parish Charities.

N.V.B. 8 July 1861

[To] B Cross esq.

My Dear Sir,

Our Northam Charity Trustees have lately been increased to 12, by an order of the Charity Commissioners. We met today for the first time. I mentioned to them the kind intention of the Rev J.A. Gould in reference to the Best Charity, Commons Estate, and they were anxious that something should be settled in the matter shortly, so as to consolidate, and preserve all our existing Charities under the care and superintendence of the new Body. I think you had the draught of a deed from Mr Haine. In consequence of his death, I cannot apply to him for any information, but I'm obliged to refer the matter directly to you. The increased number of Trustees, and the further power hence[?] granted to the Charity Commissioners may possibly make some charges deniable[?] in the proposed mode of action. I shall be glad to have a line from you on the subject, when you can spare the time.

Believe me, very faithfully yours,

[signed] I.H. Gosset, Chairman of Ch[arity] T[rustees], N[ortham].

8 July 1861

First meeting of new Trustees

Mr Thorold

Mr Prance

Mr Gordon

Mr J.P. Cook

Mr Gosset

Mr Reynolds

Mr W Cook

Mr Cuming, to prepare a plan of Estate same scale as Mr Hughes map.

Meet at Appledore on Monday 22nd, eleven am, New Quay.

Apply to Mr Harvie junr for papers belonging to Charities.

I.H.G. Chairman & Sec[retary]

Mr Mill, Collector

[List of plots cross referenced with Tithe Schedule – written in pencil]:

L[ower] Quarry field 1041

Middle ditto 1042

Middle Park 1044

Higher Park 1043

Triangle 1045

Garden 1045a

Meadow 1046

Garden plot 1047

Orchard 1048

Waste 1274

Small plot 1275

Garden 1276

(NDRO 1843 add4/32/3)

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[Handwritten draft letter]

12 July 1861

[From] Edgar Harvie, Bideford

[To] Rev'd I.H. Gosset, Vicarage, Northam

My Dear Sir,

The deeds and papers of the Northam Charities have been handed over to Mr Rooker as successor to my late fathers business which you will learn by the circular accompanying the small accounts enclosed.

If the new appointed Trustees think fit to employ Mr Rooker as their professional advisor, perhaps it may be as well to let the papers remain in his custody. But of course this being entirely optional, should they wish otherwise, they will be delivered over when required.

I remain, Dear Sir, yours faithfully,

[signed] Edgar Harvie

(NDRO 1843 add4/32/3)

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[Handwritten draft letter]

23 July 1861

[From] I.H. Gosset

[To] W. Rooker esq.

Dear Sir,

It is the wish of the new Body of Trustees of the Northam Charities to be put in possession of all the documents of every kind (formerly in Mr Harvie's charge) belonging to the Tomouth and other charities.

I should feel much obliged by your forwarding them to me at your earliest convenience or if you inform me on what day & time I can call in person & receive them.

Believe me, very faithfully yours,

[initialled] I.H.G.

(NDRO 1843 add4/32/3)

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[Handwritten letter]

23 December 1861

[From] I.H. Gosset, Northam Vicarage

[To] William Yeo, esq.

Dear Sir,

At a meeting held on Monday 16 December the following resolution was adopted in reference to the Tomouth Estate.

Should it meet your views I will lose no time in submitting the proposals to the Charity Commissioners. We are under the impression that you would be able to make such arrangements with the present Tenants, as will prevent any obstacle on their side interfering with the proposed lease to yourself.

Believe me, very faithfully yours,

[I.H. Gosset] on behalf of the Trustees of the Northam Charities.

Resolution:

That the whole Estate, Land and Houses be offered to William Yeo esq, an adjoining proprietor, on the following terms.

Mr Yeo to have a lease of 100 years (renewable every 25 years on a fine of £40) on payment of an annual rent of eighty pounds a year, free from all charges of any kind, rates, repairs, &c.

Mr Yeo agreeing to cut and make a road through the Estate of not less than 20 feet in width, including a four feet footpath, from the Orchard gate near Odin Hill to the Slip between Mr Clibbett's yard, New Quay. Such Road to be capable of being taken as a Parish Road, and of affording a free access to the beach, for the use of the Public.

(NDRO 1843 add4/32/3)

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[Handwritten letter]

11 February 1862

[From] William Yeo, Appledore

[To] Rev I.H. Gosset, Chairman of the Trustees of the Parish of Northam

Dear Sir,

In reply to your letter of 23 December respecting a resolution of the Charity Trustees of the 16th of that month, I beg to say that I have considered the matter over, and I have come to the following conclusions.

I will take a permanent lease of the Poor Estate on these terms, viz:

Rental £80 per annum, and at the expiration of every twenty five years pay a fine of £25.

I will make a Road through the Estate, and allow the Public a right of way over it.

The Chairman to the Trustees to sign all documents required by me for Building Leases otherwise, the conveyance to be made by some respectable solicitor, at our joint expense.

I remain, Dear Sir, yours most obediently,

[signed] Wm Yeo

(NDRO 1843 add4/32/3)

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[Handwritten notes - undated]

[From] I.H. Gosset

[To] The Charity Commissioners of England

[Title] Tommouth Estate – Northam Charities, Devon

Gentlemen,

The New Body of Trustees of the Northam Charities have met on 8 July, 22 July & 16 December 1861, and 13 March 1862 to consult as to the best course to be adopted in reference to the Tommouth Estate.

On 16 December 1861, the minutes of the meeting runs thus:

“The Trustees having considered the present heavy arrears of Rent on the Tommouth Estate, the probable losses that would be incurred before the expiration of the present Leases, and the unusually high (& to the Tenants evidently losing) Rents now paid. Having further considered the great probability that such high Rents for the land will not be obtained at the end of the present Leases, and that the Rope Path is a Property of very uncertain value, depending in a great measure on Mr Joshua William’s Rope Path at West Appledore still remaining closed and unemployed; having further considered that any Plan of letting the Property as proposed on Building Lease is encompassed with a great and above all, pecuniary difficulties.”

Resolved:

“That the whole Estate, Land & Houses, be offered to William Yeo, an adjoining Proprietor, on the following Terms.

Mr Yeo to have a Lease of 100 years (renewable every 25 years on a fine of £50) on payment of an annual Rent of Eighty Pounds [£80] a year, free from all charges of any Kind, Rates, Repairs, &c.

Mr Yeo agreeing to cut and make a Road through the Estate & not less than 20 feet width, including a four feet footpath, from the Orchard Gate near Odin Hall, to the Slip between Mr Clibbett's Yard & New Quay. Such Road to be capable of being taken as a Parish Road, and of affording a free access to the Beach, for the use of the Public."

Mr Yeo on 11 February 1862 met the above Resolution (duly conveyed to him) by the following letter:

"Appledore 22 February 1862

[To] The Rev I.H. Gosset, Chairman to the Trustees of the Parish of Northam Charities

Dear Sir,

In reply to your letter of 23 December respecting a resolution of the Charity Trustees of the 16th of that month, I beg to say that I have considered the matter over, and I have come to the following conclusion.

I will take a permanent lease of the Poor Estate on these terms, viz:

Rental £80 per annum, and at the expiration of every twenty five years pay a sum of £25.

I will make a Road through the Estate, & allow the Public a right of way over it.

The Chairman to the Trustees to sign all documents required by me for Building Leases or otherwise, the conveyance to be made by some respectable Solicitor, at our joint expense.

I remain, Dear Sir, yours most obediently, Wm Yeo"

At the meeting of the Trustees on 13 March 1862, present 9 out of the 12 Trustees, of the remaining 3, one being ill, & another from home. Mr Yeo's letter of 11 February 1862 was carefully considered, when it was resolved unanimously:

That Mr Yeo's offer of an annual Rent of £80, and a Fine of £25 every 25 years, be accepted, subject to the approval of the Charity Commission to whom the matter shall be referred before an answer is returned to Mr Yeo.

The Road to be made as proposed by the Trustees in their Resolution of 16 December 1861, and that the Plan of such Road be laid by Mr Yeo before the Surveyor of the Trustees for his approval in order to satisfy the Trustees that the Road will be sufficient for its purpose, and well constructed with moderate gradients. Mr Yeo also giving a positive guarantee to the Trustees securing the Public right of way over it, and free access thereby to the Beach over the present Slip.

In accepting Mr Yeo's proposal for a Fine of £25 in lieu of the £50 proposed by the Trustees, we have been mainly influenced by the great benefits which will accrue to the Public by the opening up of the proposed Road through the Estate, and by the probably improvement which Mr Yeo will be able to carry out on this property.

All improvements on this Estate will wither directly or indirectly benefit the Poor of Appledore to a very considerable extend, and the Trustees are therefore of opinion that in endeavouring to come to an arrangement with Mr Yeo they are acting generally for the Public good, in which good the Poor will assuredly partake.

The present Rents of the Land are excessive, and are a loss to the Tenants. One of the Tenants has been twice[?] distrained[?] upon, he is a man of esteem, & the probability is that the charity will lose heavily by him.

The Rope Path is a most uncertain property. Mr Williams who owns the other Rope Path in Appledore keeps it closed, and lying idle because he is interested in one in Bideford, in the event of his death it is more than probably that this Rope Path at West Appledore will be opened, & our Path not so conveniently situated might fall in value, or be closed. It is now kept in work mainly for foreign supplies, & there is no great local demand for Ropes &c. I shall be glad to find that [~BLOTTED~] disposed to agree in the course proposed by the Trustees.

Our intention is to grant Mr Yeo a Perpetual Lease, the best legal definition of which we are not acquainted with, though we believe a Lease of 100 years renewable every 25 years will not be deemed sufficient.

The present Gross Rent of Tomouth is £98.5s.0d
We calculate the average outgoings at £12.10s.0d.
Net Rent: £85.15s.0d.

But of the £98.5s.0d, £83.15s.0d is for the Rope Path & Land.

Our Collector of Rents, a Farmer & our assistant Overseer for many years, well acquainted with all Rents & Rating in the Parish considers £3.10s.0d a fair & just price for Rent. In other words, he considers the present excess of Rent above what can be reasonably expected to amount to £10.5s.0d.

Deducting this sum from £85.15s.0d it will be seen that £80 net is still a good Rent for the Estate, which will every 25 years be further benefit by the investment of this fine in Consols. I remain, Gentlemen, your ob[edient] servant,
I.H.G. Ch[airman] of N.C.T [Northam Charity Trustees]

(NDRO 1843 add4/32/3)

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[Handwritten notes]

3 April 1862
Northam

T.B. Benson
J. Prance
W. Cook
J. Partridge
I.H. Gosset
T. Thorold

Write to Commissioners and protest against Decision to suggest that Mrs Hare be sent down to go into the case.

Mr Yeo's offer of £80 be accepted, with £25 every 25 years.

Road to be made as proposed by Trustees, subject to an approved plan to be laid[?] before the surveyor to satisfy themselves that the Road is sufficient for its purpose & will cut into proper ground rents, and a sufficient & gradual right of Public way on it, & access to Beach.

Mr Gooding[?] & Mr Prance

Refer Correspondence to Commissioners.

Trustees to meet at once on receipt of letter from....[?]

That Mr Yeo's offer of an annual Rent of £80 & a fine of £25 every 25 years be accepted (subject to the approval of the Charity Commission to whom the matter shall be referred before an answer is returned to Mr Yeo).

The Road to be made as proposed by the Trustees in their resolution of 16 December 1861; and that the Plan of such Road be laid by Mr Yeo before the Surveyor of the Trustees for his approval, in order to satisfy the Trustees that the Road will be sufficient for its purpose & ~?~ constructed with moderate gradients. Mr Yeo also giving a portion[?] guarantee to the Trustees securing the Public Right of Way over it, and free access thereby to the Beach over the present Slip.

(NDRO 1843 add4/32/3)

=====

[Handwritten letter]

12 April 1862

[From] Pearce & Cross, South Molton

[To] Rev I.H. Gosset

[Title] Bests Charity

Dear Sir,

We received a letter from the Rev'd Impoaed[?] this morning informing us that you addressed a letter to us on this subject a year ago, & have had no reply to it, if this be the case we must hande[?] you every apology for ~?~ in mention, but the letter must have been overlooked, or it would most assuredly have been answered.

Oblige us by laying what it is you require to have done, & by sending us Mr Harvie's draft of the proposed conveyance, with a statement of what has been done with reference to the objections stated[?] in our letter to that gentleman of the 28 Nov[ember] 1857, & it should have our best attention.

The act of last Lescour[?] 24 Vesta[?] c9 does not seem to apply to that base, or there would be less defficially[?] obentet[?].

We are, Dear Sir, yours faithfully,

Pearce & Cross

(NDRO 1843 add4/32/3)

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[Handwritten letter]

25 April 1862

[From] William Yeo, Appledore

[To] Rev'd I.H. Gosset, Northam

My Dear Sir,

I have your esteemed form[?] of the 12th regarding Poor Estate at Appledore.

In answer yourself & the Trustees have done all you can, and it now will be seen what the Charity Commission will do. As far as I am concerned, it makes that[?] little difference to me, that it will be of the greatest importance to the Parish & if they lose this chance, it will be some time before they get another.

I am, yours truly,

William Yeo

[WRITTEN SIDWAYS IN THE MARGIN]: I send you the leas[?] document to Cooper's report & Comm[issioners] letter. W.Y.

(NDRO 1843 add4/32/3)

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[Handwritten letter]

21 June 1862

[From] Robert J Close

[To] Rev I.H. Gosset

Mr Dear Sir,

I have been unable to take up the Best Charity Deed until today, and I will now proceed to get the matter completed, if you will let me b~?~ore (if possible by return of post) to which 5 of the 12 names of Trustees accompanying your letter it will be desirable to make the grant as I think it prudent that Mr Gould should confine it to the same number of Trustees as mentioned in the original deed.

Those 5 may at any time afterwards if they please, assign their interest to 12 – but I would rather that Mr Gould should adhere as nearly as practicable to the rules prescribed by the original donor nor can I venture to alter the language of the Trust.

I shall be glad to hear from you as soon as possible, as I have been staying with Mr Gould, I he will very shortly be leaving home for some time, when it might be difficult to obtain his signature.

Believe me, yours very truly,

[signed] Robert J. Close [or Chope?]

(NDRO 1843 add4/32/1)

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[Newspaper advertisement – unstated paper or date]

[c.15] September 1863

NORTHAM, DEVON.

THE TRUSTEES of the Northam Parish Charities being anxious not only to manage them for the good of the Poor, but also, as far as possible for the advantage of the Public, hereby offer for Sale the Freehold ESTATE OF TOMOUTH.

At East Appledore; Land Tax redeemed, consisting of about Twelve Acres and-a-half of LAND, FOUR COTTAGES, and also a ROPE PATH which is Let on a Lease for £20 a-year, expiring at Lady-day, 1877.

This Estate contains most desirable SITES FOR VILLAS; and a Plan has been procured and Lithographed, suggesting a good method of laying out the Estate for Building Purposes. The Trustees believe that the TOMOUTH ESTATE affords the most available means of enlarging Appledore on the East side, where House accommodation of every kind is much needed. Copies of the Lithographed Plan referred to, and full particulars of the Estate, may be had on application to Mr. JOHN MILL, Clerk to the Trustees, Tadworthy, Northam, to whom Sealed Tenders may be addressed on or before September 22nd.

In the event of the Estate not being Sold, the Trustees hereby further offer the Land on Lease for 7 Years, free of Land Tax, from Michaelmas next, as a whole in the following Parts:

1. Orchard and Meadow near Pitt, in the Occupation of Messrs. COOK and BEARA.
2. A Field called the Triangle, in the Occupation of Messrs. COOK and BEARA.
3. Middle Path Field and Lower Quarry Field, with Barn and Out-houses, in the Occupation of Messrs. COOK and BEARA.
4. Garden Plot, Garden, and Upper Path Field, in the Occupation of Mr. BEARA.
5. Higher Path Field and Middle Quarry Field, in the Occupation of Mr. W. COCK.

Sealed Tenders for the whole, or any part or parts of the Land, to be sent in to MR. JOHN MILL, Northam,

On or before 22 September 1863.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

19 September 1863

[From] William Yeo, Appledore

[To] The Trustees of the Tomouth Estate, Appledore

Gentlemen,

I beg to offer you the sum of two thousand, two hundred pounds, say (£2200) for the purchase of this Estate in fee, and I will give a right for a Carriage drive over the same, and to my New Quay slip to the water.

You will please to observe that you cannot, at present get from this Estate to the water, with a carriage without my permission.

I am, Gentlemen, yours most obediently,

[signed] Wm Yeo
P.S. Subject to a reply before 17 October.

(NDRO 1843 add4/32/3)

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[Handwritten letter]

21 September 1863
[From] William Yeo, Appledore
[To] Trustees of the Tomouth Estate, Appledore

Gentlemen,

I beg to tender for the Rental of the whole of the Estate as follows:

4	Beara's field	£12.0s.0d
2	Cooks ditto	£6.0s.0d
5	Cock's ditto	£6.0s.0d
1&3	Sage's ditto	£19.0s.0d
	Cottages, Lockup &c, &c, &c	£11.0s.0d
	Ropery	£20.0s.0d
	Total	£80.0s.0d

Say Eighty pounds per annum, for the term of 7 years for the whole estate.
Y[ou]rs most ob[edient]ly,
[signed] Wm Yeo

(NDRO 1843 add4/32/3)

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[Handwritten letter]

7 October 1863
[From] William Yeo, Appledore
[To] the Trustees of the Tomouth Estate, Appledore

Gentlemen,

In reference to your letter of the 30th ultimo, I beg to say that my offer of £80 per annum for the estate, was gross, and as this is not accepted, I decline to take it.

I am, Gentlemen, your most obediently,
Wm Yeo.

(NDRO 1843 add4/32/3)

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[Handwritten notes – undated and untitled]

1860 £13.0.0
1861 £12.10.0
1862 £13.0.0
1863 £16.10.0
1864 £13.0.0
1865 £12.0.0
6/77.0.0
4/£13.16.8 per annum for last 6 years
£3.4.2 = ¼ of whole proceeds

About 1856, cash payment for houses £2.15.0

(NDRO 1843 add4/32/1)

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[Handwritten letter - copy]

30 January 1866

[From] Northam Vicarage, Bideford, N. Devon

To the Charity Commissioners.

[In margin]: Copy of my letter to Commissioners.

Gentlemen,

As chairman of the Parish Nuisances Removal committee, I have lately been engaged in a house to house inspection of Appledore, a seaport town of above 2,600 inhabitants, at the end of my parish. I find that there is a great need of fresh houses to accommodate the population, which is an increasing one owing to the new dry dock, NYU shipbuilding yards, &c, &c. There is however a little room for the erection of new houses, and I regret to observe a tendency to build upon the very lungs of the place, the small gardens at the back of some of the houses. Meanwhile there is one legitimate position, in which new houses can be conveniently built in considerable numbers, trans that is on the Tomouth Estate, a property in the hands of the Northam Parish Charity Trustees.

The Trustees are not in a position to undertake the letting of this property on building leases, and they would be thankful to have your permission to sell the estate at a reasonable rate, either to a company or to an individual.

As the funds are now low, it would be a good opportunity to invest the purchase money in consols, so as to produce a good income. The present gross rents amount to £95.15s.0d. In 1862, we put the annual outlay (deductions from the gross) at £12.10s.0d, and I see no reason to put it lower. This will leave a nett of £83.5s.0d as £20 of the gross rents depend upon the continuation of the Rope Path (a very uncertain matter) the Trustees fully agree with me that the present time, when there is a demand for the land for building purposes, is the time to try and dispose of the estate by public tender.

We shall be glad if your Honourable Board would fix upon a reserved sum, for which you will consent to let it go.

The Trustees had thought of £2,500 when the funds were at £93, but as there is just now a demand for new building sites & new houses, they would suggest that £2,600 might possibly be obtained.

The Trustees deem the building of new houses to be likely to be beneficial to the poorest people by keeping down the rents of the old inferior houses, the tendency of which at present, owing to overcrowding, is to a much higher rate. A reduction of rent will be more likely to benefit the poor than the possible contingency of higher rents on the Tomouth Estate enabling the Trustees to dole out an extra six pence per annum to 100 or 200 of the poorest.

I enclose a letter from the Parish Doctor, bearing on this matter, & remain,
Obediently yours,
I.H. Gosset

[Margin note scribbled in a different colour ink]:

N.B.! The acreage of the Tomouth Estate including the large Devonshire Hedges is 13½ acres. The lesser Judge Jeres in the Comm at £200 an acre – Theber land in the for £100 per acre, and that is enough a high rate.

(NDRO 1843 add4/32/1)

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[Handwritten (draft) letter]

10 February 1866

[From] Northam Vicarage, Bideford, N. Devon

Dear Sir,

[WRITTEN SIDEWAYS IN THE MARGIN: Cut and make a road of not less than 20 feet in width including a four feet footpath, from the orchard gate near Odin Hall, to the slip between Mr Clibbetts (was Mr Yeo's) yard to New Quay. Such road to be cut & constructed as to be capable of being taken as a parish road, and of affording a fine access to the Beach for the use of the public].

We are again in communication with the Charity Commissioners in reference to the long proposed sale of the Tomouth Estate. I enclose a copy of my letter to the Commissioners, and their answer. You will see that you are again requested to report to them on the matter, and the Trustees would feel obliged by your doing to as soon as possible.

In my letter I name the sum which in October 1865 we prepared to have recommended to the Commissioners. I further named a sum which might possibly be obtained now.

I have kept these sums out of the copy, which I have laid before the secretary & refer to you, and I think it would be a good plan for the Commissioners to forward to you or to me, a sealed letter containing their reserve price not to be opened until all the tenders for the property have been examined.

If the reserved price gets abroad, it may very likely damage the prospects of the result.

I have no faith in 9 Trustees & 1 surveyor holding the joint secret of a reserve price: "The tongue is an unruly member".

The reasons for selling now, are:

- 1) The demand for building sites.
- 2) The future good of Appledore, in reference to health, accommodation of roads & all the gardens choked[?] at wile[?] cottages, and the place has received irreparable damage.
- 3) The facility which will be given to the probable arrangements for a Railway entering Appledore at that end, and having its access through the Poor Estate.
- 4) The possibility that the Railway may to some extent damage this position for the building of houses of a good quality, and consequently deteriorate the future demand from such source, though it would not prevent the growth of smaller houses.
- 5) The ridiculous position the Trustees are now in of appearing to stand in the way of the best public improvements the place is capable of; and their anxious desire to be released from this position.
- 6) The absurdity of putting the supposed future possible advantages of the poor from an increased rental against the daily benefits & facility of communications, supply of stone for building purposes, prospect of employment & habits from better householders &c.
- 7) As an example of difficulty of procuring stones from 2 large close adjacent quarries. A church yard wall is now likely in Appledore at 10/6 a perch. In Northam this could be least at 6/6, the difference is with cost of stone[?]. The Poor Estate bars a road from the quarries into Appledore. Look at the effect of this on price of building houses, refacing, and on their consequently enhanced rents.

N.B. We think the best made of sale by Public Tender. In one Lot. If separated, we shall not secure the public road we need, or promote the public convenience and health. If one man or a company purchase it, we shall have proper communications, and a thorough system of drainage secured. Split it up & roads will be inconvenient and a system of drainage unattainable to the further injury of the town & inhabitants.

N.B. & as to special corelations[?] the formation of a road, with good gradients & of a good width open to the public, must be secured through the estate to New Quay, with access to the water, and should a Railway be constructed with access to the road leading to the Station.

N.B. A very important point in valuing Tomouth in future, is the probability of the Rope Path £20 per annum going on – thence Mr Joshua Williams Lic[?], this property be sold, the ~?~ Appledore Rope Path now closed Mr ~?~ ~?~ would probably fall into Mr Yeo's hands, & worked by him, and the other have to shut up. The possible loss of £20 per annum may be sent[?] against any possible increase of value to it.

(NDRO 1843 add4/32/1)

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[Handwritten notes]

Appendix A

Reasons for selling Tomouth now.

1) The present demand for building sites.

2) The future good of Appledore in reference to health, accommodation & roads &c. If the people are driven to build houses upon the gardens at the back of some of the present houses, for want of better and more convenient sites like these offered by the Tomouth Estate, the health and general convenience of the place will receive irreparable damage.

3) Facility will be given by the sale of the estate to the proposed railway entering Appledore at that end. The trustees do not see how a communication [CROSSED OUT: 'road'] from the railway, if constructed which seems very doubtful, could come into East Appledore without carrying a road through the estate. But such a road unaccompanied with a power of letting the land on building leases would be very injurious to the land cutting through the midst of it, and exposing it to trespassers on all sides to a much greater extent than it suffers by them already. Such a road will necessitate compulsory sale and possibly to less advantage than now.

A railway may very probably damage the estate as a site for houses of a good quality, & thus decrease its value. Should the railway be executed it must be with the liberal convenience of land owners, & there must be no ordinary[?] ideas encouraged as to a mad[?] price when secured for the land needed by the Railway for a road through the estate.

In our humble opinion this always will never pay its promoters 2 per cent per annum, dividend on its outlay.

4) The invidious position the Trustees are now in of appearing to stand in the way of the best public improvements Appledore is capable of; and their anxious desire to be released from this position.

5) [THE FOLLOWING TEXT CROSSED THROUGH: 'the trustees hold it to be perfectly absurd to put the supposed possible advantages to the poor, as from an increased rental of the land, against the daily & hourly benefits (a) of facilities of communication of (b), the Tomouth Estate preventing the existence of even one single road one which a cart can pass at this entrance east end of Appledore; see A3, a supply of stones for building purposes from 2 adjacent quarries now inaccessible owing to the Tomouth Estate barring the way to them; (c) from the prospect of employment, and of charitable aid from better to do householders, who will be likely to settle not only to some extent on the Estate, but also on Mr Cartwrights land beyond].

The trustees may mention, in addition, the probable advantages from a new road very likely to be formed through Mr Cartwright's property, in continuation of part of our proper road, shortening the road to Bideford by above half a mile, and avoiding a very steep hill.

As an example of the difficulty of procuring stones at Appledore for building purposes, a churchyard wall has just been built in Appledore at 8/6 per perch. A road through the poor estate rendering access to the quarries possible would have reduced this charge to 6/6 or 6/-. Let the commissioners consider the effect of this state of things on the price & rents of labourers cottages.

New houses built on the Tomouth Estate for the better part of the lower orders would be built cheaper, be rented more reasonably in consequence and would materially put[?] down the rents of the old cottages in other parts of Appledore, the tendency of which is to rise considerably going to a scarcity of houses, and the difficulty of finding any suitable site to build on.

Appledore is chiefly built at the bottom of steep sloping grounds and the means of extending it are very limited, save in direction of the Tomouth Estate. Our holding it, is not only a bar to the employment of the estate for building purposes, but it also effectually prevents any buildings being placed on this land beyond the injury to the many far outweighs the small benefits desired by the few.

An increase to the nett rental of Tomouth of £10 a year would only give an extra shilling a year to 200 poor people, whereas the growth of houses on the Tomouth Estate, and on the lands beyond it, and cheapness of building materials would probably save them an extra 20/ a year but the Trustees leave the Commissioners to judge who are the best friends of the poor, the Trustees, or those who raise objections to search beneficial proposals.

It should be recommended that the keeping down of rents will be a life long advantage to the lower orders, while the extra shilling or two shillings a year put out[?] of the charity if realised, would only reach those at the end of life, or when heavy afflictions have befallen them.

(NDRO 1843 add4/32/1)

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[Handwritten letter on pre-printed form]

Commissioners letter giving their reserve price and sanctiments, Sale by tender.

15 March 1866

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gosset, The Vicarage, Northam, Bideford

[Title] HM 3475 - Northam: Cocke's & Langdons Charities

Rev'd Sir

The Commissioners have received and considered a report which has been transmitted to them by Mr J. Groves Cooper relative to the contemplated sale of the property belonging to these charities.

It is presumed that a copy of this report is in the hands of the Trustees, if not it will be desirable that they should apply to Mr. Cooper for such a copy.

The Commissioners consider that the sale of the property in question may now be proceeded with in conformity with the recommendations contained in Mr Cooper's report. The Trustees may accordingly take the necessary steps for offering the property for Sale by public tender in one lot with the reservation of the minimum price of £2,500 mentioned in Mr Cooper's report, and subject two conditions for the formation by the purchaser of the road indicated in the same report, and for the payment also by the purchaser of the costs and expenses incidental to the sale.

If any suitable offer should be obtained its particulars should be communicated to the commissioners.

In the event of the sale being effected the purchase money must according to the established rule be invested in Consols in the name of the Official Trustees of the Charitable Funds, until a suitable investment in land shall be found for it.

I am, Rev'd Sir, your obed[ient] ser[van]t,
Henry W Vane, secretary.

(NDRO 1843 add4/32/1)

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[Printed Bill Poster]

Northam, 23 March 1866

The Trustees of the Northam Parish Charities, with the consent of the Charity Commissioners for England, offer:

FOR SALE

By Tender, in one lot, the
TOMMOUTH ESTATE

In East Appledore, in the Parish of Northam, Consisting of

TWELVE ACRES & A HALF OF LAND

FOUR COTTAGES AND A ROPE PATH

Plans and particulars of the Property may be seen and obtained on application to Mr John Mill, Tadworthy Farm, Northam, near Bideford, Clerk to the Trustees; or to J. Groves Cooper Esq, Wear Gifford, near Torrington; as also full particulars of a Road to be reserved for the use of the Public, and to be made by the Purchaser through the Estate.

The Tenders sent in will be subject to the approval of the Charity Commissioners.

N.B. This Estate offers a most desirable situation for Houses of all sizes, which are at present much in demand at Appledore.

The last day for receiving Tenders for the purchase of this Estate will be April 24th.

Tenders to be sealed, and addressed to the Chairman of the Charity Trustees, Northam Vicarage, near Bideford.

Printed at Mary Cole's Albion Printing Office, All-halland Street, Bideford.

(NDRO 1843 add4/32/3)

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[Handwritten (copy) letter]

28 March 1866

[From] I.H. Gosset, Northam Vicarage, Bideford, N. Devon

To the Charity Commissioners of England

[Title] HM 3475 - Northam, Cocks & Langdons Charities

Gentlemen,

In accordance with your permission contained in your last under date March 15, we have issued Hand Bills & communal advertising in the local papers (see Hand Bill & Advertisement enclosed).

We have also proposed the accompanying paper A for the information of the public, & placed it in the hands of Mr John Mill & Mr J.G. Cooper.

The trustees have hesitated to state that the estate is freehold, as it came into the hands of the parishioners in years gone by merely through the owners handing it over to the parish rather than pay the annual interest of money borrowed in the security of it.

We conclude here in that as the estate is now vested in your Body, you will be able to give a clear title to the purchaser. I saw Mr. Cooper this afternoon and he recommended me to apply to you to know whether your solicitor would recommend any form of contract which will have your approval. If not whether we should at once employ our own solicitor to prepare one.

If I rephilly[?] understand Mr. Cooper he intended a form of contract for a sale (as soon as it can be accepted. The said contract to be signed at once to hold fast the tenders.

You will observe by clause 5d, part A, that we have seen the impossibility of compelling the making of the road until the present leases are run out, and that we have also seen the necessity of a heavy penalty to prevent a purchaser finding it convenient not to make the road in question.

I remain, gentlemen, obediently yours,
I.H. Gosset

(NDRO 1843 add4/32/1)

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[Handwritten letter]

Copy of Mr J.G. Cooper's report to the Charity Commissioners about proposed sale of Tomouth.

March 1866

[To] Charity Commissioners

[From] James Groves Cooper, Wear Gifford, Torrington.

[Title] HM 3475 - Cocks and Langdons Charities, Northam, Devon

Gentlemen,

In accordance with instructions received from the Reverend I.H. Gosset, the Vicar of Northam, and Chairman of the Trustees, of this Charity, I have made a survey of lands and houses which constitute this Charity Estate, and I have the honor to report for the information of the Commissioners, that I consider the time for selling this property has arrived, and that's the general interest of the inhabitants of Appledore, and its neighbourhood, will be best consulted by the sale of the estate, under a reservation for a piece of land directly through the estate for the purposes of a public road, and that such road should be a uniform width of 20 feet for a carriage way, and eight feet (4 on either side) for footways, from the point marked A on the tracing, which accompanies this report, to the point marked B, and from the point B to the road which joins the landing slip to be 24 feet, including a footway of 4 feet, the road which unites this estate with the landing slip is the private property of Mr William Yeo, a large proprietor in the district, and it is essential that this road and landing slip should be made public property at the same time the road way through the estate is so treated, and I find on an interview with Mr Yeo, but he is ready to meet the commissioners in this way, the object of making the road wider at the point B is the probability of a road being formed through the adjoining property of Mr Cartwright to the stone quarry, access to which is of great importance to the Town, that it can only be obtained by arrangement and this will be best effected by private enterprise and when the road is formed there is little doubt it will be given up to the public, on their maintaining it in repair.

At the same time, it is not in the power of the Trustees to compel this arrangement, unless they retained a portion of land from B to C of the width of 28 feet and a purchaser would object to this. The land required for the formation of the road from A to B and D will be about 2r.24p but retaking from the estate so large a proportion of land will not tend to appreciate its value for building purposes.

As the estate if built on must have roads, and it is of more value as building sites than for agriculture and therefore no loss will occur to the estate by giving up the land for the road, but rather the reverse and a great boon will be conferred on the inhabitants of the Town. The estate would best let for small class houses for which at present there is a considerable demand tho' it will not now do so well for villas, as the erection of several warehouses, and formation of shipbuilding yards and other works, along the whole line of the foreshore has rather tended to depreciate the estate, since I had the honour to report on it in the years 1860 and 1862.

The present gross rental of £95.15s.0d is an accommodation one and the nett produce may be estimated at £83.5s.0d, the sum of £12.10s.0d being deducted for repairs collection &c &c. A large item £20.0s.0d of the rent is received from a Rope Walk which is in a very dilapidated state, and can be mostly removed by the present lessees, and this rent cannot form an item of value except temporally, and the value cannot be taken as greater than the land would be if there was no erections on it.

The recent formation of a watering place at Westward Ho! about 3 miles from, that's in the same parish as Appledore has caused a good deal of enquiry for land in the district, and therefore no better time than the present is likely to offer for selling.

The mode whether by auction or by public tender is immaterial, except so far as tender gives greater facilities for discussion among the Trustees, than an auction would do, and therefore I should recommend the latter course in this instance, the fact of sale, being well advertised both by handbills, and local papers.

The property should be offered in one lot, as I would advise the Trustees to retain the whole, if they cannot sell in one lot.

And subject to the Trustees reserving the road and the purchaser forming it, and coating, and obtaining the reception of the road by the Magistrates, as a public highway, and negotiating for the road and landing slip being also made public, I advise the reserve price to be £[~blank~]. The purchaser to enter into a binding contract not to make the road in any part of it, of a greater gradient than 1 in 25.

Referring to your letter of 7 February 1866, No.3475, I think it's better to answer the questions shortly, and I may say:

First: That I do consider the time has arrived for sale and the best mode by tender.

Second: That the property should be sold in one lot.

Third: The reserve price to be £[~blank~].

Fourth: The reservation of a road 28 feet wide from A to B, and 24 feet wide from B to D to be formed, coated, and its reception as a public highway to be obtained from the Magistrates, to be compulsory on the purchaser.

I am, gentlemen, your obedient servant,
John Groves Cooper.

(NDRO 1843 add4/32/1)

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[Handwritten letter on pre-printed form]

31 March 1866

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gosset, The Vicarage, Northam, Bideford, Devon

[Title] HM 3475 - Northam: Cocke's & Langdon's Charities

Commissioners letter about Title to Estate.

Rev'd Sir

With reference to your letter of the 28th ulto, I am to state, that any Order to be made by this Board authorising the proposed sale in this case will operate only to remove the disability of the Trustees to alienate the charity property and will not confer upon them any more complete or effectual title than they may previously possess.

According to the ordinary practise the proceedings for effecting the sale should be taken by the Trustees of the charity under the advice and with the assistance of their own Solicitor and the Trustees may at once instruct their Solicitor to prepare a sufficient contract of sale which may be so framed as to protect the charity from any in due risk or expense with relation to the deduction or verification of their title. The draft Contract may be submitted to the commissioners for their approval.

The legal estate in the Charity property was vested by an Order of the Master of the Rolls dated 20 June 1856 in the official Trustee of Charity Lands. This circumstance should be notified by the Trustees to their solicitor.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
Henry M Vane, Secretary

(NDRO 1843 add4/32/1)

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[Handwritten wrapper]

Commissioners letter about publication of notice & copy of such notice.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

7 April 1866

[From] J Groves Cooper, Wear Gifford, Torrington

[To] Rev'd I.H. Gosset

My Dear Sir,

I have given the necessary instructions to Mr Hole for the Contract in the matter of Sale of Cocks & Langdons Estate & enclose the Commissioners letter as requested.

Yours faithfully,

J. Groves Cooper

(NDRO 1843 add4/32/1)

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[Handwritten (copy) letter]

21 April 1866

[From]

[To] Vane Esgle[?], Barnstaple

Sir,

I will thank you to inform me if the commissioners have been consulted with reference to the property named in the enclosed bill.

On hearing of the intended sale a few days since, I expected to have found an advertisement in the principle newspaper of this neighbourhood but found none, and on making inquiry I cannot learn that any publicity has been given otherwise then by a few bills being put into the hands of a very few persons in the parish of Northam.

Trusting the Commission will not allow this valuable property to pass from the hands of the trustees without the consent of the parishioners.

I remain yours, respectfully,

R. Farleigh.

To HM Vane Esgle[?]

P.S. I am also the occupier of premises in the part of Appledore parish of Northam.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

23 April 1866

[From] William Yeo, Appledore,

[To] Chairman of the Charity Trustees, Northam

Sirs,

I beg to offer you two thousand five hundred pounds for the Tomouth Estate, as per your advertisement of 23 March 1866.

I am, Sir, your most obe[dient],

Wm Yeo.

(NDRO 1843 add4/32/1)

=====

[Handwritten (copy) letter]

24 April 1866

[From] 'A Friend to the Poor', Bideford, Devon

[To] Honourable Charity Commissioners of England

Gentlemen,

Hearing the poor estate at Appledore "Tomouth" is to be sold, I visited the parish to get some information but failed as there is not a bill posted nor is it advertised in any newspaper.

Will you kindly request the few trustees at Northam to make it public as it is a most desirable property for building and a portion will be required for the station of the intended railway from this place to Appledore thence to the Westward Ho and into Cornwall. There is a company about to be formed at Barnstaple to make an offer for it, but they could not get any information of its sale until Saturday last. I trust your Honourable Board will give it a little time to get it made known, and not let it go to anyone for less than £4,000, as it is increasing in value every year and for the benefit of the poor it should not be sold for less.

I am, gentlemen, your obed[ien]t serv[an]t,
A Friend to the poor.

P.S. Several of the trustees have died during the last two years and others should be appointed.

(NDRO 1843 add4/32/1)

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[Handwritten note]

24 April 1866
[From] Thomas Cook & Co, Appledore
To the Chairman of the Charity Trustees, Northam

Sir,
I hereby offer you two thousand & fifty pounds for the Tomouth Estate Appledore in accordance with the advertisement.
I am, &c,
Tho[ma]s Cook & Co.

(NDRO 1843 add4/32/???)

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[Handwritten letter]

24 April 1866
[From] E.H. White, Bideford [Edward Martyn White (1803-1880)]
[To] Chairman of the Charity Trustees, Northam

Sir,
I beg to offer you two thousand one hundred & fifty pounds, for Tomouth Estate, as per your advertisement dated 23 March 1866.
I am, Sir,
Your most obediently
[signed] E.W. White

(NDRO 1843 add4/32/???)

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[Handwritten notes]

Terms on which Tomouth Estate is offered for sale, by tender, in one lot. Tenders to be sent in, sealed, to the Chairman of the Trustees, Northam Vicarage, near Bideford, on or before 24 April.

First – A public road through the estate to be reserved, of a uniform width of 28 feet from A to B (see plans), 20 feet for a carriage way, and 8 feet (4 on either side of the said carriage way) for footways.

Second – A continuation of this road to be reserved from B, to the point D, of the road leading to the landing slip on Mr Yeo's property. The continuation of this road to be 24 feet in width, including one footway of four feet.

Third – The purchaser is to form the road from A to B and from B to D, to coat it, and obtain its reception by the Magistrates as a public highway.

N.B. The point B is assumed to be the best point for the road to come to, admitting of its continuation further two as two penetrate Mr Cartwright 's property at the Point C. In this direction a road could be carried to the quarry, and into the road to Bideford near Marshford.

N.B. Six months further time might be allowed beyond the Yeos (?) to give full time for the exception of the road by Magistrates as a public highway.

He is also to negotiate with Mr Yeo, the owner, in reference to the road to the landing slip from the point D, and for the landing slip, so as to secure the free use of both for the public, and a direct route through the estate to the landing slip and river side.

Fourth – The purchaser will not be bound to any exact line of road between A and B, and B & D, but he will enter into a binding contract not to make any part of such road of a greater gradient than 1 in 25.

Fifth – The purchaser to be bound under a penalty of £1000 to make the road, at latest, within one full year after the termination of the present leases on the land and rope path.

Sixth – The purchaser to pay all of the legal expenses attendant upon the sale to him of the property.

(NDRO 1843 add4/32/????)

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[Handwritten copy letter]

26 April 1866

Copy of Chairman's letter to Charity Commissioners of 26 April 1866
Stating results of tenders, &c.

[From] I.H. Gosset, Northam Vicarage, Bideford, N. Devon

[To] Charity Commissioners of England

[Title] H.M. 3475 - Northam Cocke's & Langdon's Charities

Gentlemen,

At a meeting of the Northam Charity Trustees held today, the following tenders for the Tomouth Estate were opened.

William Yeo esq of Appledore - £2,500

E.M. White esq, builder of Bideford - £2,150

Mr Thomas Cook & Co of Appledore - £2,050

Upon which it was unanimously resolved on the motion of J.B. Gordon esq, seconded by C. Heathcote esq, "that Mr Yeo's tender be accepted".

The amount of the other two tenders, the second by a clear and enterprising builder, satisfy the Trustees that of £2,500 is a good price for the Estate.

I may as well add, lest there should be any suspicion of foul play in consequence of Mr. Yeo's offer exactly tallying with the reserved price, and the price recommended by Mr. Cooper, that when Mr. Cooper sent us a copy of his report to your body, he, at my request omitted the reserve price he recommended.

That Mr Cooper has not been informed by me of the reserve price mentioned by your board. That on the receipt of your letter with the reserved price, I cut out the figures, and locked the fragment of paper up in my desk, where it remained until this morning, after the tenders had been sent in.

That I never revealed the sum to the other 8 Trustees, for fear of persons would not be likely to keep a secret.

The highest price Mr Yeo had ever offered before was £2,200, I therefore believe he has made a liberal addition to that offer with an earnest wish to promote public improvements in Appledore.

Our Solicitor has already had instructions, for some time, to prepare a contract, and I conclude as your reserve price has been reached, the sooner we can get it signed the better.

I remain, obediently yours,

I.H. Gosset, Chairman Northam Charity Trustees

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

26 April 1866

Letter of Commissioners with copies of letters &c.

This letter crossed the Chairmans [letter?] details of the results of tenders.

[From] Charity Commission, 8 York Street, St James's Square [London], S.W.
[To] Rev'd I.H. Gosset, The Vicarage, Northam, Bideford
[Title] Hill, Northam: Cocke's & Langdon's Charities - Proposed sale

Rev'd Sir,

I am to enclose for your information of the Trustees of these Charities copies of two communications which have been recently received at this office relative to the contemplated sale of the charity land. It is doubtless unnecessary for the Commissioners to impress upon the Trustees the importance of them giving ample preliminary publicity to the indeed sale.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
Henry M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten copy letter]

27 April 1866

[From] Thomas Brown Benson
[To] Rev I.H. Gosset

Dear Sir,

I sent the Bills to Copp as requested, and have seen them in the most conspicuous places when posted, if you have copies of the letters of complaint, I think they ought to be printed in large type and the authors exhibited[?] merited contempt. The sale of the property has given, as far as I can judge, great satisfaction and I sincerely reject that that such miserable contemptable feeling exists in this parish, tho[ugh] it is confined to a very small section.

Believe me, very sincerely yours,
T.B. Benson

(NDRO 1843 add4/32/1)

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[Handwritten notes]

[List of] Tomouth Papers handed to Mr C. Hole, 27 April 1866

- 1) Bonds Grant of Annuity
14 February 1700
- 2) 6 February 1700
- 3) Land Tax Release
- 4) R Bond's Bond
- 5) 8 August 1694

- 6) 1694
- 7) 1712

(NDRO 1843 add4/32/1)

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[Newspaper clipping – unstated paper or date, but article dated 28 April 1866]

In the Matter of the Charities known respectively as COOKE and LANGDON's GIFTS, in the parish of Northam, in the County of Devon.

By direction of the Board of Charity Commissioners for England and Wales, Notice is hereby given, that the property belonging to the above mentioned Charities consisting of an Estate known as "THE TOMOUTH" Estate, situate at East Appledore, in the above-mentioned Parish of Northam, and consisting of 12a:2r. of Land, or thereabouts, Four Cottages, and a Rope Path, is proposed to be forthwith, sold by the Trustees thereof (with the authority of the said Board) for the sum of £2,500; the purchaser paying in addition all the costs, charges, and expenses of and incidental to the said Sale, and constructing and completing, at his own costs a Road for the purpose of a Public Highway through a portion of the Estate, unless some sufficient objection to such sale (whether having reference to the amount of purchase money, or any other ground) shall be made known to the said Commissioners, within 21 days from the date hereof.

Any Person prepared to notify such objection should forthwith transmit the same, in writing, to the Secretary of the said Commissioners, at their Office, No.8 York-street, St. James' Square, London.

Dated 28 April 1866.

Henry M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten notes]

28 April 1866

[By] Henry Vane, Charities Commission

In the matter of the Charities known respectively as Cooke and Langdon's Gift, in the parish of Northam, in the county of Devon.

By direction of the Board of Charity Commissioners for England and Wales, notice is hereby given that the property belonging to the above mentioned Charities consisting of an estate known as "The Tomouth Estate" situate at East Appledore in the above mentioned parish of Northam, and consisting of 12a.2r.0p of land, or thereabouts, four Cottages, and a Rope Path, is proposed to be forthwith sold by the Trustees thereof, with the authority of the said Board, for the sum of £2,500, the purchaser paying in addition all the costs, charges, and expenses of and incidental to the said sale, and constructing and completing at his own cost a road for the purpose of a public highway through a portion of the estate, unless some

sufficient objection to such sale, whether having reference to the amount of purchase money, or on any other ground, shall be made known to the said Commissioners within 21 days from the date hereof.

Any person prepared to notify such objection should forthwith transmit the same in writing to the secretary of the said Commissioners at this office, No.8 York Street, St James's Square, London.

Henry M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

28 April 1866

[From] Charity Commission, 8 York Street, St James's Square [London], S.W.

[To] Rev'd I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon

[Title] Northam Cocke's & Langdon's Gifts - Proposed sale to Mr Yeo

Rev'd Sir,

Before proceeding further with this sale, the Commissioners in conformity with the accustomed practise, desire that a notice in the enclosed form may be affixed to the principal outer door of the parish Church of Northam for a period of not less than 21 days, and maybe advertised also twice at least in two local weekly newspapers of general circulation in Northam and its vicinity.

[CROSSED OUT: 'The notice should be signed by the Trustees or by some person authorised to sign it on their behalf'].

The enclosed form of declaration should also be filled up, & returned to this office at the expiration of the notice, together with a copy of each newspaper containing the advertisement.

I am, Rev'd Sir, your obed[ient] serv[an]t,

Henry M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten notes]

28 April 1866

In the matter of the charities known respectively as Cooke and Langdon's gift, in the parish of Northam, in the county of Devon.

By direction of the Board of Charity Commissioners for England and Wales, notice is hereby given, that the property belonging to the above mentioned charities consisting of an estate known as "The Tomouth Estate" situated at East Appledore in the above mentioned parish of Northam, and consisting of 12a.2r.0p of land, or thereabouts, four cottages, and a Rope

Path, is proposed to be forthwith sold by the Trustees thereof (with the authority of the said Board) for the sum of £2,500, the purchaser paying in addition all the costs, charges, and expenses of and incidental to the said sale, and constructing and completing at his own cost a road, for the purpose of a public highway through a portion of the Estate, unless some sufficient objection to such sale (whether having reference to the amount of purchase money, or on any other ground) shall be made known to the said Commissioners within 21 days from the date hereof.

Any person prepared to notify such objection should forthwith transmit the same in writing to the secretary of the said Commissioners, at this office, No.8 York Street, St James's Square, London.

Dated 28 April 1866

Henry M. Vane, secretary.

(1843 add4/32/1)?????

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[Handwritten letter]

1 May 1866

[From] C.H. Stole, Bideford

[To] Rev'd I.H. Gosset

Dear Sir,

I send enclosed the draft of the proposed Contract for the sale of Tomouth Estate – when you have perused and settled it, please return it to me to be forwarded to the Charity Commission for their approval.

Yours truly[?].

C.H. Stole

(NDRO 1843 add4/32/1)

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[Handwritten (copy) letter]

1 May 1866

[From] Northam Vicarage, Bideford, N. Devon

[To] Charity Commissioners of England

[Title] H.M. Northam 3,475 - Cooke's and Langdon's Charity - Proposed sale

Gentlemen,

I have to acknowledge your two communications that of 26 April with copies of two letters from R. Farleigh, and a friend to the Poor; and that of 28 April with forms of notice &c.

The notices shall be duly placed, and advertised as directed. In reference to your first letter I must, on behalf of the Trustees, deny the accuracy of Mr Farleigh's statements, and much more those of a Friend of the Poor.

If you will kindly refer to my letter of 28 March you will find that I enclosed a copy of a large Hand Bill, of which 100 were printed; and also a copy of an Advertisement already published in the Bideford Weekly Penny Paper on the 27th. It was on that very day 4 weeks that the Tenders were to be sent in. The Hand Bills were posted in Northam and Appledore, either on the 26th or 27th. About 10 of the 100 Bills were sent to Mr Groves Cooper, 10 to Mr John Mill, and clerk & collector of the Trustees; 20 were posted in Bideford; of the other 60, excepting 3 or 4 I kept myself, all were posted in equal numbers by the criers in Northam and Appledore. I have seen many of them in Northam with my own eyes, and I have written to Mr Benson, one of the Appledore Trustees, to make sure there was no miscarriage of our instructions in Appledore. I sent the bills to Copp [Henry], the crier, as you requested, and have seen them in the most conspicuous places when posted. I have frequently had occasions to issue handbills in Appledore, and have always considered 25 enough for the purpose of ensuring publicity.

I have further to state that the Trustees on 22 March directed me, as their Chairman, to put forth advertisements, Bills, &c. We deemed one month a sufficient notice. One special object we had in view was to avail ourselves, if possible, of the present low price of Consols for purposes of investment.

One advertisement dated 23 March appeared on Tuesday 27 March, Tuesday 3 April, in the Bideford Weekly Gazette, a paper much read in Northam and Appledore.

It appeared further on Thursday 29 March, Thursday 5 April, in the North Devon Journal, a Barnstaple weekly paper of liberal politics, which has a large circulation in that town, and in this district.

It appeared further on Saturday 31 March, Saturday 7 April, in the Woolman's Exeter Gazette, a conservative weekly paper much read throughout Devonshire.

It appeared lastly in the daily Western Morning News, a paper published at Plymouth, and sold in large numbers at Barnstaple and Bideford. The advertisement appeared in this paper, once in the week beginning 1 April, 8 April.

I know not what the trustees could have been expected to do more, and I am quite satisfied that the publicity was ample, and the time sufficient.

Probably on the receipt of the advertisement and Hand Bill in my letter of 28 March, and 24 of April appeared to your Board an unreasonably early day, you would have notified it to us, before the time had expired.

I believe the fact is that Mr Yeo, like all other prosperous men, had his enemies, who have no peace of mind unless they are trying to annoy him. Meanwhile they care not what is enterprises are for the good of Appledore or not; they would rather spite themselves than not spite him. It would appear that truth is the last thing his opponents care about, if they can only throw a stumbling block in his way.

The Charity has been dealt honestly with by the Trustees, and, as far as I can judge by Mr Yeo also in the price he has offered, and I look confidently for the support of your Honourable Board.

I remain, gentlemen, obediently yours,
I.H. Gosset, Chairman of N.C.T.

P.S. It is true that three Trustees are dead, reducing our number to 9. 2 of them belonged to Appledore, 1 to Northam. We have therefore 5 Northam Trustees to 4 Appledore ones, which is clearly in favour of one not unfairly helping an Appledore candidate for the estate. Were the list filled up in Appledore, it would only serve to strengthen Mr Yeo & in Appledore it would only serve to strengthen the position, as the only man who can develop the Tomouth Estate to the advantage of the public.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

(l)

[From] Mr Charles Chappell, Appledore, Parish of Northam

[To] Honourable Secretary to the Charity Commissioners for England and Wales.

Honourable Sir,

We whose names are subscribed here, now having seen the copy of a notice received from your Honourable Board, concerning Cox and Langdon's Gift, which was rested in an estate known as Tomouth Estate situated in this parish. In reply we respectfully beg to be allowed to make the following remarks:

First – Your correspondent has omitted, neglected, under-rated and misinformed your Honourable Board, for in addition to the 12a.2r.0p of land with 4 cottages and a rope walk, there is a Barn, two stables, Carriage house, Slaughter house, a spacious courtledge, in which a prison for the reception of offenders was built some years since without the knowledge and consent of your honourable Board, which at the present time is used by the Rural and County Police Force. This we consider unjust, as it was built without the consent of the lawful owners, for which they the owners receive no emolument whatever for its use, it has been erected nearly thirty years, to this complainant. We trust your honourable Board will cause an inquiry to be made as the Trust it appears are desirous to effect a sale for the said estate to accommodate and benefit, we consider private individuals.

We have also to remark that the land is exceedingly rich and fertile, the situation excellent from its being on an eminence, and the Estate bids fair to be of its size one of the most valuable in this parish, and being but a short distance from the Bideford, Appledore and Westward Ho!! Railway, which is about being constructed, an Act of Parliament having recently been granted for the same which with other private buildings will greatly increase its present value, independent of which it is more than probable the land will be wanted for building purposes from being contiguous to the town of Appledore, where there is an

increasing population. The estate is on an eminence commanding an extensive view with a splendid scenery and a view of the rivers Taw and Torridge, the latter within one hundred yards.

Therefore were your honourable Board to sanction a sale, we consider the sum of £2,500 is very much below its value, which sum we are told has been offered by a private individual. If the trustees were compelled to sell the said estate, there is every reason to suppose, that if submitted to Public Auction, it would at the present time realize £3,000 and upwards for building houses, or if leased for a certain number of terms paying a conventional rent for the same seven eighths of the inhabitants are of an opinion that the interest of the widows is more secure in land, than in any other investment, except the Bank of England, when the interest from £2,500 would not realise more than £76 per ann[um], whereas the Estate after paying incidental expenses, leaves £90 per annum to be divided among the widows and fatherless children. It appears that a Public Road has been proposed to be reserved out of the estate for the use of the public, surely this would be depriving the lawful owners of their property. In continuation, one of the present Trustees is deeply interested in the intended Railway, he having taken a considerable number of shares. Therefore we now leave your honourable Board to form an opinion of the present state of affairs.

In conclusion, we hope your honourable Board will for the future, request that a debt and creditor account be submitted to the Public at large, which would afford much satisfaction. Trusting your honourable Board will receive this in truth and faithfulness.

We beg to subscribe our names as under, and remain, honourable Sir,

Most respectfully,

William Penhorwood	Northam	Yeoman
Henry Causey	Northam	Yeoman
George Jeffry	Northam	Yeoman
Henry Watts	Northam	Yeoman
Thomas Lemon	Appledore	Ship owner
John Taylor	Appledore	Mariner
Richard Berry	Northam	Yeoman
Thomas Williams	Appledore	Master mariner
John Reece	Appledore	Ship owner
Charles Hartroft(?)	Appledore	Land owner
James Cock	Appledore	Ship owner
John Fishwick	Appledore	Ship chandler

P.S. Please address Mr Charles Chappell, Appledore, Parish of Northam, North Devon.

(NDRO 1843 add4/32/1)

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(IV)

17 May 1866

[From] Richard Farleigh, Barnstaple

[To] Honourable the Charity Commissioners

[Title] Northam, Cooke and Langdon's Gifts.

Gentlemen,

Permit me to submit for your consideration the subjoined reasons against the sale of the above property at the present time.

First – That the property increases in value yearly, the rental at the time your commissioners made their report on the charities of Devon, being £47 per ann[um]. The present amount is £95 under lease.

Second – That the property now let under lease, the land with an unexpired term of 4 years and the rope path 10 years, prevents the land from becoming available for building purposes, thus preventing many offers that otherwise would be made for it.

Third – That the conditions of sale compelling the purchaser to make a roadway which would be no improvement to the estate or benefit to the inhabitants, but improve the value of the property adjoining and to which it leads, depreciates the value to any other purchases excepting those persons whose property joins it.

Fourth – That it is intended to make a Railway close to this property, the Bill having passed the House of Commons during this week, thus if made would increase the value.

Fifth – That the conditions of sale, with the lease on the property has prevented a higher sum than £2,500 being offered.

Lastly – That if your honourable Board should consider my premises correct, it will be manifest that if the proposed road is made by the purchaser, it will be made at the expense of the poor widows and orphans estate.

Trusting the commissioners will not sanction the sale before the expiration of the lease on the lands.

I am, Gentlemen, Yours respectfully,

R[ichard] Farleigh

Barnstaple, 17 May 1866

(NDRO 1843 add4/32/1)

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(V)

19 May 1866

[From] Charles Chappell, Appledore, North Devon

[To: Vicar of Northam]

We whose names are here into annexed being widows and in receipt of Cox and Langdons yearly charity, having heard to our sorrow that our present Trust propose selling your Tomouth Estate, if it has the sanction of your honourable Board. Now we humbly beg the estate may not be sold, for which we shall in duty bound for ever pray.

Northam, 18 May 1866.

Mary Popham, widow

Mary Gammon, widow

Elizabeth Molton(?), widow

Mary Ann Clark, widow

Elizabeth Johns, widow

Mary Turnlett(?), widow

Lois Day, widow

Elizabeth Day, widow

Hester Day, widow

Ann Dennis, widow

Ann Harris, widow

Mary Barkwell, widow

Mary Gorrell, widow

Elizabeth Smith, widow

Elizabeth Bailey, widow

Elizabeth Blackmore, widow

Johanna Evans, widow

Emma Peake, widow

Mary Peake, widow

Salley Smallridge, widow

Mary Heal, widow

Grace Slade, widow

Mary Sanders, widow

Ellen Slade, widow

Eliza Gowrin, widow

Peggy Welles, widow

Ann Bennett, widow

Elizabeth Williams

Mary Bignell, widow

Betsy Bray, widow

Phillis Bates, widow

Mary Berry, widow

Mary Turner, widow

Ann Bates, widow

Jane Reeve, widow

Annabell Hancock, widow

Elizabeth Bale, widow

Elizabeth Boon, widow

Ann Eviley, widow

Mary Thiard, widow

Tamzin Guard, widow

Sarah Penwood, widow

Jane Williams, widow

Honor Mugford, widow

Mary Irwin, widow

Elizabeth Burch, widow

Mary Jones, widow
Charlotte Lobbett, widow
Mary Lee, widow
Mary Ann Heal, widow
Ann Andrews, widow
Mary Cobledick, widow
Ann Kelly, widow
Ann Pinchin, widow
Sarah Underhill, widow
Mary Holwill, widow
Susanna Bray, widow
Susannah May, widow
Bessie P Cole

P.S. Please in answer to this direct Charles Chappell, Appledore, North Devon

Appledore, 19 May 1866

Honourable Sir,

Having seen by an advertisement in the North Devon Journal, that any objection to be made against the sale of the Tomouth Estate must be made in 21 days, I have therefore taken the liberty to address you.

First – I do not think the Estate has been properly represented to you by the Trust, as there are buildings attached to the estate which have been entirely left out, not only so, there is also a most valuable spring of water, which was never known to be dry, and in the last dry season supplied to the inhabitants of the town sufficient for their requirements.

Second – I consider the thing is most unjust - to wit, a public road is to me made at the expense of the purchaser, which means just this – a Public Road to be made at the cost of the widows and orphans of the parish, and that road the end of which is to a private Wharf and no further.

Third – It is a property which will in a short time greatly increase in value. A Railway being about to be constructed adjoining it.

Fourth – It being leased out, which lease does not expire for 5 years, consider that a Kohl's for it's not being sold for its full value.

Fifth – There is land which has been sold in the parish for building, which is not anything like as eligible for building purposes (as it presents a most beautiful site) for £320 per acre.

Other reasons of objection may be given for its not being sold which could not be set forth in a short letter, suffice it to say that I believe that not only a large majority, but the whole of the inhabitants, whose minds are unbiased are against it being sold. I therefore strongly object against it being sold at present under any circumstances as I believe it would be at a great disadvantage.

I remain, Sir, your humble servant,
Samuel Fursey, junr.

(NDRO 1843 add4/32/1)

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[Handwritten copy letter]

(VII)

19 May 1866

[From] Thomas Hammett, Robert Bartlett and John Lock, Appledore – Parish of Northam

[To] Charity Commissioners for England and Wales.

Gentlemen,

We have been told that your honourable Board has been applied to “To sell the Estate Tomouth” belonging to the widows. We beg to remark that Appledore and the Neighbourhood depends on Tomouth well in a dry season, which supplies the neighbourhood with water to drink in a dry summer.

We hope and trust your honourable Board will not sell the same.

Remain Gentlemen, your humble servants,

Thomas Hammett

Robert Bartlett

John Lock’s mark

(NDRO 1843 add4/32/1)

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[Handwritten notes]

Appendix B, Document 1

“Your correspondent has omitted, neglected, under-rated and misinformed”,

This is an ill-natured and untruthful statement. The trustees consider the property sufficiently described by the Rope Path, land and cottages, the plans which intending purchasers were furnished contained all the buildings on the Estate.

There is a barn which lets to a butcher for £3.15s & which we include in the rental of the land. The barn is a miserable building. If this road be cut, the barn must come down.

Everything else alluded to is of the poorest description of out house. The spacious courtlege is simply a small yard in front of the cottages. The prison is a place where a prisoner may be locked up by the police for a few hours, but no more.

It was originally built for the use of the Parish Constables. It was erected before the Charity Commissioners were appointed, or the present Trustees.

The County Rate ought to pay a trifling rent, but, though promised, it has not been enforced, the Magistrates apparently expecting that each Parish will provide its own Lock-up House.

This petty ~?~ is a sample of the whole of the contents of the letter of these objectors.

We are further accused of a “desire to accommodate and benefit private individuals”.

This is a false statement. We are looking to the permanent good of every inhabitant of Appledore, present and future.

We also conceive that the quality of the land is overstated by these objectors, while the great advantages it offers for building purposes ~?~ induce us to wish that it may be disposed of without delay in order that it may be so built upon for the good of Appledore. We do not believe in its great future value above its present one.

There are not wanting(?) signs at the present moment since the tenders were sent in, that Appledore may not be so prosperous as it has been, and the demand for land may well become less urgent than it is now. At the census before the last, there were 60 vacant houses in Appledore, such may possibly be the case again, though now there is not a spare house to be had.

The whole thing depends upon the continuance of the enterprise & employment of a very few individuals.

In reference to all such questions, the Trustees are of opinion, that this educating position and independence revealed them far better judges than those objectors who have signed the document we are now commenting upon.

The Trustees consider Mr White's offer of £2,150 (the comment of a practical and enterprising builder upon the value of the estate) as far outweighing the opinions of all the objectors put together, and proving incidentally that £2,500 is a good price for the estate. The objectors say "offered by a private individual" ~?~ remembered by Public Tender open to everybody, and after due publication in newspapers and hand bills.

The Trustees have no reason to think it would have fetched more by Public Auction than by Tender, especially as it could not be separated into lots without endangering the public interests as to a future road through it.

The Trustees would never consent to the sale of the Estate without guarding the public interested of every one in Appledore by securing a public road through it.

The interest of £2,500 invested in consols would probably not fall below the present nett income £83.5s.0d. The objectors therefore put in too low at 76.

It is not true that the Estate produced a nett of £90 per annum; neither does the whole of the nett go to the widows and fatherless children, but only two thirds, the remaining third is for the benefit of the poor generally.

In appendix A, the Trustees state their reasons why the public road through the Estate will be & great a benefit to all the inhabitants of Appledore, & be now more than the poor.

If the Trustees had proposed to sell the Estate without this reserve for a public road, they would have deserved the contempt and reprobation [sic?] of every honest man for the next 100 years.

Nothing proves so much the ignorance and [CROSSED OUT: 'absurdity'] short-sightedness of the objectors as the complaint about the reservation of this road.

It is further stated that one of the Trustees is deeply interested in the intended railway, we believe this to be without the slightest foundation, and that not one of our body holds even one single share, or has promised to hold one.

Let this serve as a sample of the dependence that may be placed upon the statement of these objectors.

(NDRO 1843 add4/32/1)

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[Handwritten notes]

2) Appendix B

It has been generally customary to take the books containing the charity accounts down to the annual Easter Vestry meeting, and lay them upon the table for public inspection, it was not done this year, the accounts not having been made up, Easter falling very early. We shall probably print them in future and put them up at the church doors, with the names of the recipients. This plan was found useful formerly in keeping off the list, parties who were to proceed(?) to appear there themselves, or to permit their poor relatives to do so. We have nothing to conceal, after the veracity and honesty of purpose of your informants, we have formed a very low estimate from the statements they have ventured to put forth. In a parish full of Gentlemen's houses, and in which there are many influential persons among a population of 4,000 people, the small number of 13 who have signed this document is suggestive of the little weight to which it is entitled.

Mr Charles Chappell is no doubt the chief mischief maker, who has obtained the signatures of the other 12. He is not even a house holder or rate payer, but a half mad individual who has an idea that any change is ruin, and that there is no sensible or honest man in the parish but himself.

It is no credit to the sanity or common sense of the men who have followed such a leader. The second man on the list has a chronic spite against Mr Yeo, which develops itself in personalities at public meetings.

The third man is a mariner who has only lately come to reside in Northam, and can know nothing about Appledore.

James Cock is one of the Trustees, who has never of late years attended a single meeting of this body, and whose conduct in joining against his brother Trustees without conferring with them, & stating his objections, would be simply [CROSSED OUT: 'scandalous'] dishonourable, were there not good ground to believe that owing to a paralytic attack, his mind is not what it used to be. If so, the greater shame to them who sought & obtained his signature to this document.

(1843 add4/32/1)

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Document 2

The Trustees think that the interference of Mr Farleigh, who lives at Barnstaple, though he has a branch shop in Appledore, is an entire piece of impurtenance.

1. We have already shown that this is not correct as regards the yearly value of the land.

2. If the property, the land, is under lease, it is not the fault of the Trustees, who tried to sell the estate before the last leasing. Mr Yeo, as the purchaser, will no doubt be able to make arrangements with the Tenants, and facilitate the building of houses on the land at once.

The probability of many and better offers has little or no foundation. Any way Mr Yeo's is the highest of the 3 now made, and his offer is £300 above his last in 1863. No mean increase.

3. To state that the reserved road would be no benefit to the inhabitants proves Mr Farleigh's gross ignorance of the merits of the whole question we put the public advantage above all private ones whatever in this matter. At the same time any purchaser might do well with the estate if he gives facilities for buildings.

At present we seem to be acting the part of the dog in the manger, we cannot improve the estate ourselves, & will not suffer any one else to try to do so.

4. The making of the Railroad is more than doubtful. The Trustees so not believe it will increase the value of the land. In some respects it will decidedly rejuce its building prospects. It would be good policy to get the land covered with houses before the line is made. It would then only use our road & not check the building of good houses on the estate.

5. This is a mere assumption of Mr Farleigh against the opinion of these who are in a position to be much better judges than himself.

Lastly. The poor widows and orphans (only a portion of the recipients of the produce of the charity) form a considerable part of the public whom we hope to benefit. We put the probably advantages likely to accrue to these poor people from the results of the sale of Tomouth, at 20 times the value annually of the possible but not probable extra the ~?~ a year if things are left to stagnate as they now are.

(NDRO 1843 add4/32/1)

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[Handwritten notes]

3) Appendix B, Document 3

Then we have the handywork of Mr C Chappell again, a man whose opinion may be fairly accounted as the least reliable of any one individual in the parish.

Any mischief maker, not over scrupulous as to the facts, or statements, can easily get the signatures of a few old women in Northam & Appledore to anything.

The basest part of this list is that though they are described as Recipients of Cooke's Charity, there are several among them, who are too well off to have it. One of them is actually a strange lady from a distance, now residing here, the widow of an Officer in his Majesty's Military Services and receiving a considerable pension. Mr Charles Chappells honesty & good faith are badly exemplified by this document.

There are 59 signatures. Of them at least 7 do not have the charity, being widows of mariners, tradesmen, &c; and the whole list of widows receiving the charity amounts to no less than 150. Any unscrupulous person can wheedle a lot of ignorant old women into signing such a paper, but we trust the Commissioners will not attach any weight to such hole and cor~?~ proceedings.

A Bank has just failed in Bideford, and this has probably made some of the old women a little ~[unclear]~ about any changes in the property in which they are interested.

Document 4

1. Perhaps Mr Fursey would have had us enumerate the prison & pigsties. There is a spring of water. If we had reserved this, probably Mr Fursey would have turned round upon us, and accused us of spoiling the price of the property by such a reservation.

The Trustees would have done well to have secured to the public the use of this well. Before Mr Fursey's letter reached us, one of the Trustees had thoughts about this well, spoken to Mr Yeo on the subject, and obtained from him a promise that the public should not be debarred from access to this open well.

2. This road will not merely lead to a private wharf, it will undoubtedly lead to a public slip going down to the river, to which there is only now a footpath, it will lead to the quarries, and eventually with Mr Cartwrights land, and probably to a new, and vastly superior shorter road to Bideford. If Mr Fursey cannot see these certain and probable advantages, at least the Trustees can; and they consider their opportunities of forming a judgement on this subject, having had to do with the estate for several years, are much in excess of those proposed by Mr Fursey. As regards the loss to the widows &c, this has been already met elsewhere.

3. This is a mere assumption.

4. Before the leasing of the land, the best off for the estate by public tender was only £2,200.

5. We have no right to look at the mad prices individuals may have given for land at the other end of the parish, upon the venture of fashionable watering places appearing there. We must look to the usual price of land in the parish. Nor has Appledore with its seafaring population, noisy shipbuilding yards &c, such attractions as your correspondent sets forth. As for Mr Fursey's large majority of the whole inhabitants against the estate being sold, it is a ridiculous and erroneous exaggeration, not founded on facts, and excellently refuted by Mr Chappell & his 12 solitary objectors. We believe, on the contrary, that we could convince, if necessary, and gain the approval of nine tenths of the sensible people in the parish. Of course, we do not include people who give themselves up to the wild guidance of such an erratic individual as Mr C Chappell.

Document 5

This is the only valid plot(?) in the Trustees proceedings, not reserving this well in the court near the houses for the use of the public. It can be secured for the purpose with the consent of the present purchaser. At the same time, no one has any real right to its water, save those who live on the trust property.

(NDRO 1843 add4/32/1)

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[Handwritten (copy) letter]

Chairman's letter to Commissioners with proof of publication of notices & copies of newspapers.

24 May 1866

[From] I.H. Gosset, Northam, Bideford

[To] Charity Commissioners of England

[Title] H.M. 3475 - Northam Charities, Cook's & Langdon's.

Gentlemen,

I herewith enclose the Certificate of the due posting of the notice at Northam Church.

I also thought it well that a similar notice should be posted at Appledore Church, and I enclose a certificate of such posting.

Mr Hole, our solicitor, had my instructions to forward to your Board the Draft of Contract some time ago, so that I believe, as far as the Trustees are concerned, we have done all that was required of us.

I forward by this post 4 newspapers as requested containing the advertisement of notice, and remain,

Gentlemen, obediently yours,

I.H. Gosset, Chairman, N.C.T.

(NDRO 1843 add4/32/1)

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[Handwritten letter on pre-printed form]

29 May 1866

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon

[Title] HM 3475 - Northam: Cocke's & Langdon's Gifts - Proposed Sale.

Commissioners letter asking for returns of present leases &c.

Rev'd Sir

The publication of the preliminary notices in this matter has elicited several objections to the contemplated sale.

Before proceeding further with the case the Commissioners desire to ascertain in what manner, and at what rents, the land and also the rope walk, and other property belonging to the charity are now respectively let and the respective dates at which the several tendencies will expire.

I am, Rev'd Sir, your obed[ien]t serv[an]t,

Hen[ry] M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten (copy) letter]

30 May 1866

[From] I.H. Gosset, Chairman Northam Charities Trustees

[To] Charity Commissioners of England

[Title] HM 3475 - Northam; Cocke's & Langdon's Gifts - Proposed Sale

Gentlemen,

On the other side I send you the particulars of the leases, rents, &c of the Tomouth Estate, and the Dates at which the Tenancies will expire.

I think it would be only fair to the Trustees, if we were supplied from your office with Copies of the objections that have been elicited against the contemplated sale.

I remain, gentleman, obediently, yours,

I.H. Gosset, Chairman N.C.T., Northam Vicarage, Bideford

(NDRO 1843 add4/32/1)

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[Handwritten schedule of lands and values]

7 years leases ending At Michaelmas 1870			
Orchard	Cook & Beara	1870	£4.10s.0d
Meadow	Ditto & Ditto	ditto	£2.10s.0d
Garden Plot	Beara	ditto	£5.10s.0d
Garden	Ditto	ditto	£1.5s.0d
Triangle	S.Short	ditto	£7.0s.0d
Quarry Field	J.Mill & J.Beer	ditto	£9.15s.0d
High Path	S.Short	ditto	£9.0s.0d
Lower Path	Mr. Yeo	ditto	£4.5s.0d
Middle Path	Beara	ditto	£5.15s.0d
Lower Quarry	Mr. Yeo	ditto	£7.10s.0d
Barn	Spearman	ditto	£3.10s.0d

Land			£60.10s.0d

House	S.Thomas	Yearly tenant	£4.10s.0d
Ditto	R.Gould	ditto	£4.0s.0d
Ditto	Mrs Lemon	ditto	£3.0s.0d
Ditto	J.Cawsey	ditto	£3.10s.0d
Shop	J.Mill	ditto	5s.0d

Houses			£15.5s.0d

Rope Path
 Cook & Beara
 20 years lease from Michaelmas 1856
 expiring Michaelmas 1876 £20.0s.0d

Land	£60.10s.0d
Houses	£15.5s.0d
Rope Path	£20.0s.0d

	£95.15s.0d

£45.15s.0d	Gross
£12.10s.0d	Average outgoings

£83.5s.0d	Nett Rent

(NDRO 1843 add4/32/1)

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[Handwritten schedule of lands and values – undated, but probably around 1866]

Rental of Tomouth Estate situate in the parish of Northam,
 Cocks and Langdons charities.

Tenants	Premises	Yearly rental
Cook, Thomas	Orchard	£4.10s.0d
Ditto	Meadow	£2.10s.0d
Execs of J Beara	Garden Plot	£5.10s.0d
Ditto	Garden	£1.5s.0d
Short, Samuel	Triangle	£7.0s.0d
Mill, Jonathan	Quarry Fields	£9.15s.0d
Short, Samuel	Higher Path	£9.0s.0d
Yeo, William, esq.	Lower Path	£4.5s.0d
Execs late J. Beara	Middle Path	£5.15s.0d
Yeo, Wm, esq.	Lower Quarry	£7.10s.0d
Spearman, Mr	Barn	£3.10s.0d
Thomas (widow)	House	£4.10s.0d
Gould, Richard	House	£4.0s.0d
Lemon, Mary Ann	House	£3.0s.0d
Cawsey, John	House	£3.10s.0d
Mill, Jonathan	Shop	£0.5s.0d
Cook, Thomas	Rope path	£20.0s.0d
[Total]		£95.15s.0d

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

4 June 1866

[From] Charity Commission, 8 York Street, St James's Square [London], S.W.

[To] Rev'd I.H. Gossett, The Vicarage, Northam, Bideford, N. Devon

[Title] Northam Cock's & Langdon's Gifts - Proposed sale to Mr Yeo

Rev'd Sir,

I am to transmit to you herewith, as requested in your letter of 30th ult[im]o, copies of the several communications which have been received at this office objecting to this sale.

According to the facts of the case as now explained, it appears that the present annual rent of £20 derived from the Rope Walk (which according to the evidence is alone exposed to any risk of depreciation) is secured to the charity until the determination of the existing lease at Michaelmas 1877.

During that interval on the other hand, it may reasonably be expected, that there may be a material augmentation of the value of the land, which forms the bulk of the charity property. It is to be observed, that size of £2500, would not be attended with any present increase of income to the trust, while it would deprive the charity of the advantage to be derived from the prospective rise in the value of the land.

The commissioners are ready to consider any further observations which the trustees may desire to submit to them in support of the contemplated sale, but they feel bound to state that in view of the objections now made, they apprehend that there may be considerable difficulty in proceeding further with the transaction upon the terms now offered by Mr Yeo.

I am Rev'd Sir, Your obed[ien]t serv[an]t,

[signed] Hen[ry] M Vane, secretary.

(NDRO 1843 add4/32/????)

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[Handwritten letter]

12 June 1866

[From] Cockshutt Heathcote, Raleigh

[To] The Rev'd I.H. Gosset, Northam

My Dear Sir,

I return the paper and letter relating to the Tomouth estate.

I have endeavoured to qualify the expressions relating to Councillor Cock in order to satisfy Mr Reynolds's sensitive mind. I have also enclosed a rather stronger paragraph for your consideration, at the close of your letter to the Commissioners.

Believe me my Dear Sir, Yours very sincerely,

Cockshutt Heathcote

(NDRO 1843 add4/32/1)

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[Handwritten draft letter]

14 June 1866

[From] I.H. Gosset, Chairman Charity Trustees

[To] Charity Commissioners

[Title] HM 3475 - Northam, Cocke's & Langdon's Gifts - Proposed sale to Mr Yeo

Gentlemen,

The Trustees of the North[am] P[arish] Ch[arity] have to acknowledge your communication of June 4, with its enclosed copies of objectors letters.

The trustees do not feel at all flattered by the expression of you leaning towards the views of a few individuals of very little weight in the parish of Northam, most of whose statements have little real foundation to rest upon; while you seem to mistrust the course we have conscientiously adopted, with a due regard to the interests of the poor, as well as the whole of population of Appledore.

You allude to the "facts of the case as now explained" as if you had known nothing of them before, through us. We have not intentionally kept back any details from you. They have been before you in various forms and explanations over and over again. We were in correspondence with your Board in 1861 & 1862 in reference to the sale, before the land was last let by auction in 1863, and all the particulars were duly set forth, including the details of the present lease of the Rope Path.

[ADDED IN MARGIN]: It was then, with your approval offered for sale by public tender, though you did not agree to accept the best price then offered for the estate viz: £2,200, not deeming it sufficient.

Our annual returns are full of details of the property, and are within your reach.

Mr Hare your Inspector had the fullest particulars of all our previous leases, including the Rope Path when he was here in 1858.

We do not allow that there is any "reasonable expectation to a material augmentation and the value of the land". This statement is not supported by facts. The land during the previous seven years leases let for £63.15s.0d, whereas it is now let for only £60.10s.0d.

Previous to the former seven years leases the land was held together with the Rope Walk & Houses for a 21 years lease at a much lesser figure. When divided in lots, and let by auction, the land let much higher, but the present leases show a downward, and not an upward, tending from the greatly enhanced value than the first obtained for the estate.

The prices are accommodation ones, and are very high as they are, the more especially as the land is much exposed to trespassers, being too near the Town.

[ADDED IN MARGIN]: Nor are the rents very certain, the trustees have constantly had to put up with losses from insolvent tenants, and at this present time the renter of the Barn at £3.10s.0d per annum, a butcher, has failed & we shall without doubt lose a year's rent. These high rents the poor tenants cannot be depended upon.

The probability of any "material augmentation" of the value of the land is exceedingly remote and doubtful; while against this may be set the very possible collapse of the Rope Path as a source of profit.

To realise a sum of money producing not less than the present nett income when invested in Consols, and to promote the good of the poor in many ways (see Appendix A) is therefore in the opinion of the Trustees sound and practical wisdom, when compared with the exaggerated opinions & unreasonable [CROSSED OUT: 'and absurd'] objections of a few uninfluential persons [CROSSED OUT: 'comparatively insignificant malcontents'] in Appledore and Northam, under the leadership of an individual who can hardly be considered in his right [CROSSED OUT: 'senses'] mind.

If such persons are listened to, & believed in preference to our Body of Trustees, which fairly represents the intelligence, education and respectability of the parish, it is very clear that there must be an end not only of all hope of public improvements in Appledore, but of all confidence on the part of the trustees towards your Board.

In Appendix B, we offer a running commentary upon the exaggerations &c of the objectors. In conclusion we earnestly request that before the absurd objections of a few discontented and querulous individuals are permitted to outweigh the deliberate judgment & opinions of the Trustees, an inspector may be sent down by your Board to make due enquiry on the spot, whether the sale of the estate would not be a great advantage & benefit to all classes in Appledore, poor and rich.

[ADDED IN MARGIN: After receiving a report from the surveyor nominated by yourselves and naming a reserve price for the estate, it appears to be not only due to us, but to yourselves, that an inspector should examine on the spot with the merits of the whole question, before any step is taken to initiate all the arrangements made, with your approbation for the sale of the property].

I remain, gentlemen, obediently yours,
I.H. Gosset, Chairman of the Northam Charity Trustees, Northam Vicarage, Bideford.

P.S. I would recall your attention to a petition from the chief inhabitants of Appledore forwarded to your office on 17 September 1862, which on inspection will I think be found a much fairer and more important representation of the feeling of Appledore on the subject of our disposing of this estate, than that of Mr C. Chappell & his followers.

(NDRO 1843 add4/32/1)

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[Handwritten letter on pre-printed form]

23 June 1866

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon

[Title] HM 3475 - Northam: Cocke's & Langdon's Gifts - Proposed Sale to Mr Yeo

Rev'd Sir,

The Charity Commissioners have carefully considered the communication dated 14th instant, which has been addressed to them by yourself as Chairman of the Trustees of this charity.

It may be proper to remind the Trustees that the jurisdiction vested in this Board by the 24th section of the Charitable Trusts Act 1853 of authorising the sale of Charity Land is properly exercisable in those cases only where the terms of sale shall be clearly shewn to be attended with large and permanent advantage to the Charity.

In this case the commissioners although fully admitting the desire which has been evidenced by the Trustees of promoting the interests of the Charity in the pending negotiations for the disposal of the property in question, are unable to come to any other conclusion upon the facts and evidence before them, than that the proposed sale cannot be properly sanctioned by the Board, within the principle already adverted to, upon the terms now offered by Mr Yeo, which will not be attended with any immediate augmentat[io]n of the net annual rental, whilst they will deprive the Charity of the advantage of any future increase in the value of the property in question.

The experience of the Commissioners leads them to believe that regard being had to the situation of this property, and the probability of the construction of a railway in its vicinity, there is good reason for expecting that in the course of a few years its value will be materially increased, whilst on the other hand there is according to their judgement no real ground for apprehending in the interval the occurrence of any substantial diminution of the present income derived therefrom.

The Trustees appear to have taken some exception to an expression contained in the letter which was addressed to them from this Office on the 4th inst: That expression had reference only to the explanations given in answer to the inquiries contained in the letter from this office of 29th ulto, relative to the duration of other particulars of the tenancies of the land in question. The Trustees cannot need the assurance that there was no intention on the part of the commissioners of imputing to the Trustees a desire of withholding any material facts affecting the merits of the application now before the Board.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
Hen[ry] M Vane, Secretary.

(NDRO 1843 add4/32/1)

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[Handwritten draft letter]

No date

[From] the Parish of Northam &c.

[To] the inhabitants of Appledore.

Brother parishioners,

A pressuring[?] and unscrupulous attempt having been made to get up a cry against the Trustees of our charities in reference to this proposed sale of the Tomouth estate, I deem it right as the Chairman to lay before the public a correct & exact statement of what has been done by us. We believe this the plan we proposed to carry through was for the good[?], the incalculable good[?] of all classes in the place, and especially of the labouring class.

And we were of opinion that ~?~ same opinion still this the opportune cause against it has, and will be for ~?~ in the future, and having all best interests of the whole population & the people[?] of this place.

The correspondence is much too long to publish full length, I can only promise to give several outlines of the facts & to publish at full length a few of the more important details. January 30. A large poster.

(NDRO 1843 add4/32/1)

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[Handwritten draft letter]

5 July 1866

[From] I.H. Gosset, Northam Vicarage

[To] [Unstated - Charity Commission?]

My dear Sir,

The Trustees of the Northam Parish Charities met today, when I laid before them the last letter received from the Charity Commission in reference to the proposed sale of the Tomouth Estate. The Trustees unanimously desired me to express to you their great regret that the Commissioners have formally withdrawn their sanctions to the acceptance of your offer of £2,500 for the estate, though they have previously mentioned their sum on the reserve price.

The Commissioners state that their jurisdiction under the 24th section of the Charitable Trusts Act 1853 does not authorise them to sanction the sale of charity estates until such sale is attended with ~?~ & permanent advantage to the charity. If so, they should not have given their assent to a reserve price; having[?] down to the Trustees consider the Commis[ion?] ~?~ ~?~ ~?~ within a special enquiry or ~?~ ~?~ ~?~ which the Trustees have earnestly had in law[?] requested. Deeply ~?~ ~?~ ~?~ a scheme so calculated

[THIS PAGE WAS SO SCRIBBLED, IT WAS HARD TO MAKE OUT THE WORDS]

[Scribbled pencil notes, on the back of the above]

5 July 1866

Mr Partridge

Mr Benson
Mr Wm Cork
Mr Gosset
Mr Gordon
Mr Heathcote
Mr Reynolds
[And other notes]

(NDRO 1843 add4/32/1)

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[Handwritten letter]

11 July 1866
[From] William Yeo, Appledore
[To] Chairman of the Charity Estate of Tomouth, Northam

Dear Sir,
I received your favor of the 5th respecting the Tomouth Estate, in reply I beg to say that this is so much at variance with my ideas, that I have determined to place it in the hands on my Solicitor, and he shall take an opinion as to whether the Commissioners are to trifle with men of business, and occupy their time in this way.
I am, Dear Sir, Your most obediently,
[signed] Wm Yeo

(NDRO 1843 add4/32/1)

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[Handwritten note]

18 July 1866
[From] I.H. Gosset, Chairman of the N.C.T.
[To] Charity Commissioners

Gentlemen,
At the last meeting of the Trustees it was resolved that application should be made to your Board requesting your assistance and direction in the appointment of 3 New Trustees to fill up the vacancies caused by the deaths of John Prance Thomas Pol~?~ Cook, & Preledick[?] Tho~?~.
I am, Gentlemen, your ob[edient] s[ervant],
I.H. Gosset, Chairman of the N.C.T.

(NDRO 1843 add4/32/1)

=====

[Handwritten note]

18 July 1866

[By] I.H. Gosset

[To] [Presumed Charity Commissioners]

Gentlemen,

I have to acknowledge the receipt of your communication posted on 23 June, but not dated. Previous to answering it, I was directed by the Trustees to inform Mr Yeo of your decision, and to submit my letter, & his reply, if any, to your Board. I now enclose copy of both.

I am, your ob[edient] s[ervant],

I.H.G.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

21 December 1866

[From] Henry Drew, Stevenstone, Torrington

[To] The Revd I.H. Gosset, Northam

Rev Sir,

I beg to enclose my Cheque for £3.18s.8d which with 1/4 Income Tax makes £4 the amount of one years Rent Charge out of Lands in Great Torrington due from the Hon Mark Rolle to the Schools at Northam at Mich[aelma]s last, and shall feel obliged by your signing & returning me the enclosed Receipt.

I remain Rev Sir, yours obediently,

[signed] Henry Drew

(NDRO 1843 add4/32/3)

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[Newspaper clipping]

07 February 1867

Letter from Charles Chappell

THE TOMOUTH ESTATE AT APPLIEDORE.

Sir, By your kindly inserting the following statement respecting the disappointment; experienced in the sale of Tomouth Estate, belonging to the widows and fatherless children of Northam and Appledore, I shall be obliged, I acknowledge that I furnished the Hon. Board of Charity Commissioners in London with every particular respecting it, and they, much to their credit, acquiesced in every arrangement relating thereto, yet the Vicar of St. Mary's

Church, Northam, has thought proper to cast the responsibility of the overthrow upon the few people of Appledore, whereas, if it had been requisite, I could have obtained the signatures of seven-eighths of the parish. In order to give your numerous readers a fair statement of facts, I have thought proper to place before them an advertisement which appeared in your valuable paper in April, 1866, as follows:-

Northam, Devon

The Trustees of Northam Parish Charities, with the consent of the Charity Commissioners, offer for Sale by Tender, in one Lot, the Tomouth Estate, at East Appledore, in parish of Northam, consisting of 12½ acres of land, 4 cottages, and a rope-walk. Plans and particulars of the property may be seen or obtained on application of Mr. John Mill, Tadworthy Farm, Northam, near Bideford (Clerk to the Trustees), or to J. Groves Cooper, Esq., Wear Gifford, near Torrington; as, also, full particulars of a road to be reserved for the use of the public and to be made by the purchaser through the Estate.

The Tenders sent in will be subject to the approval of the Charity Commissioners. N.B. This Estate offers a most desirable situation for houses of all sizes which, at present, are much in demand at Appledore. The last day for receiving Tenders for the purchase of the Estate will be April 24th. Tenders to be sealed and addressed to the Chairman of the Charity Trustees, Northam Vicarage, near Bideford. Dated, Northam, 22 March 1866."

I would now wish to offer a few remarks on the foregoing. It was considered by myself and others, both at Northam and Appledore, at the time that the so-called trustees assumed to themselves a most unwarrantable liberty in holding a private or secret meeting, or deciding to sell Tomouth estate, without consulting the legal owners or the parishioners at large, or even consulting the Commissioners of Charities in London. If a public sale had been held it would not have appeared so glaring in the eyes of the public as secretly deciding on advertising 12 acres 2 roods of land, 4 cottages, and a rope-walk, omitting to include an extensive paved courtlage, a reservoir of pure water, sufficient in a very dry season to supply 2,500 householders (who, in all probability, would in the event of the sale being sanctioned by the Charity Commissioners be for ever after excluded from having access to the water, and as a consequence, compelled to travel a distance of a mile or more to the north side of the parish), also a lock-up house for the county constabulary, together with a large barn, shippen, stables, coach-house, slaughter-house, and orchard.

Now, if Mr. Groves Cooper omitted to name those additions in the bill for tenders after he had surveyed and valued the said Estate for Mr. Yeo and the Trustees (and I am given to understand he was the only person engaged both for the vendor and purchaser, who, I am told, tendered the sum of £2,500, being Mr Groves Cooper's valuation), I should say that the Chairman, together with two so-called trustees for Cock's and Langdon's gifts, were unworthy of the trust reposed in them, in allowing such flagrant acts of omission without calling in a surveyor on behalf of the vendors. Thanks be to God, we have H.M. Royal Commissioners to scrutinize and over-rule conduct of the trustees. I have to remark that the late Mr. James Cocks was strongly opposed to the estate being sold, and signed a requisition to the main Board of Charity Commissioners not to sanction the sale of Tomouth Estate for the sum tendered, which I am informed was £2,500.

It is considered that the reservoir of water above was worth more than was offered for the whole estate; indeed, I never heard of a Surveyor who could ever tell the value of water. Taking 2,500 householders at 1s. each for 12 months supply £125 per year would be realised, and this would willingly be given rather than that the estate should be deprived of the use of the water. The 12½ acres of land taken at 1s. per yard would give £100 per annum if let out to the inhabitants for garden-ground, and in this light alone it is worth £3,000, taking it at 30 years purchase. Had it been disposed of at the time Mr. Yeo's tender was accepted, and the money placed in the only safe place for security, it would only have produced £76 per annum; whereas, at present time it brings in £90 per year.

I merely state this to point out what injustice the so-called trustees would have done in parting with the estate, &c, if they had not been thwarted in their scheme.

At that time, it is not improbable, that had the estate been sold, the money might, in its way to the Bank of England, have been paid into the London Joint Stock "Gambling" Company (for it is worthy of no better name), and, perhaps gone elsewhere. I should not have made the remarks I have had not the Rev. I.H. Gosset thought proper on the 30th ultimo to make the following remarks: "He was sorry to say that a few people of Appledore had been instrumental in overthrowing the greatest improvement that could have undertaken to benefit the town."

Why not name the principal, who has been called mad, because he would not allow other men to rob Peter to clothe Paul. I am proud of the name under such circumstances. The Vicar concluded his remarks by saying that it would have been the means of opening up a good road to Mr. Cartwright's property. I wish the Chairman in his address to his brother Trustees had been more candid and included Mr. Yeo and the promoters of the "Bideford, Appledore, and 'Westward Ho!' Railway."

For my own part I should be truly sorry to be a dupe for any person, and would not be linked with any man however rich in this world's estimation, unless he was honourable and actuated by pure principles. I would ask the question, "Is there no other method of affording access to Appledore, and conveying building-stones, passengers, and goods, except by selling the valuable estate belonging to widows and fatherless children?"

In answer, I reply, "Yes; there is a method of conveying the stones from those splendid quarries, as also the other commodities, without destroying much valuable land as cutting a road through the Estate would necessitate. The height is, I believe, about 120 feet from the base and 1,600 feet from a terminus, at the end of Cock's-lane, the railway crossing through or near those "splendid quarries" upon which such stress is laid. Mr. Cartwright, I believe, is satisfied with his present good access to Wodden [sic – Wooda] Farm, therefore, it is mere nonsense to talk about his convenience; it is a mere subterfuge of others deeply interested. Is it not easier and less expensive to cut a tunnel than to cut to the level from those quarries (120 feet)? A tunnel may be cut from the level, and the land above let for the sole benefit of the widows and fatherless children. Let the Vicar take these calculations into consideration. Apologising for trespassing so much on your valuable space,
I am, Sir, yours respectfully,
Charles Chappell.

P.S. I may mention that Tomouth Estate was purchased under the will of James Cocks, of Northam, in the year 1701, by Thomas Gribble and William Limley in the sum of £300. It now bids fair, if well managed, taking into consideration the situation and locality and its extensive views, to be one of the most valuable properties in the neighbourhood.

(NDRO 1843 add4/32/1, cutting from North Devon Journal 7 February 1867, page 5)

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[Newspaper clipping – unstated paper or date, and handwritten draft]

13 February 1867

[Title] Tomouth Charity, Northam

Sir, My attention having been called to a letter in your paper of the 7th inst, from Mr. Charles Chappell, in which he states that I acted as Surveyor for the trustees of this Charity and for Mr. Yeo. I beg to say the statement is incorrect; I did not act for Mr. Yeo, nor did I communicate my valuation of the property to him, or to the trustees, but to the charity commissioners direct.

The advertisement offering the property for sale was not drawn by me, but the description given was quite sufficient, as the plan shewed the whole of the property. It is to be regretted that those who support Mr. Chappell's views had not previously to taking the steps they did, consulted some experienced surveyor, who I feel satisfied would have advised a different course. I wish to be clearly understood to emphatically deny having acted in any way for Mr. Yeo in this matter, or having communicated my valuation to him.

Yours faithfully,

J. Groves Cooper

Wear Gifford, Torrington, 13 February 1867.

THE SALE OF THE TOMOUTH ESTATE AT APPLIEDORE.

Sir, As Chairman of the Northam Charity Trustees, I beg to inform you and your readers that it is my intention to publish, as soon as possible, a pamphlet which shall give the facts and the truths in reference to our late attempt to benefit the whole population of Appledore, by selling the Tomouth Estate, without sacrificing the interests of the poor.

I will not, therefore, trespass upon your columns at the length which would be, requisite to refute the whole of Mr. Charles Chappell's most unwarrantable assertions. I will, however, supply two short answers to two of his accusations, as samples by which you and your readers may form an estimate of the unfair and ill-founded character of the statements contained in his letter.

Mr. Chappell states that the Trustees put up the estate for sale by tender without consulting the Charity Commissioners in London. So far from this being the case, we have had considerable correspondence with them; they had received a report from a surveyor appointed by themselves, and they had not only approved of our offering the estate for sale but they had named a reserve price, which they were prepared to accept. And what is more startling still, as proving Mr. Chappell's blind and hasty prejudices against the Trustees, the

very advertisement he copies and prints in his letter distinctly states that we did offer the estate for sale, with the consent of the Charity Commissioners.

Mr. Chappell then thanks God that there are Royal Commissioners to over-rule the conduct of the Trustees, who have been guilty of such a flagrant act as that of not employing a special surveyor, in addition to Mr. Groves Cooper, to look after the interests of the Charity. The answer to this is very simple — Mr. Groves Cooper was the surveyor selected by the Charity Commissioners to survey the estate, and report to them upon its value, so as to guard the interests of the Charity. The Trustees had nothing to do either with recommending him or appointing him. Our instructions were to call in Mr. Cooper to make a survey and prepare and send in a report for the information of the Commissioners. Had we employed and paid a second surveyor, we should probably have been very justly blamed. We had then, and continue to have, the fullest confidence in Mr. Cooper's ability, honour, and integrity. We know nothing of his having been employed to survey the estate by any one else.

Thus much to give you and the public an idea of the unfair and unwarrantable nature of the attacks made upon our body of Charity Trustees. Should any more such attacks be made, the public will be able to estimate the small amount of fact which lies hid amid a large pile of mis-statements and exaggerations.

Faithfully yours,

I.H. Gosset, Chairman of Northam Charity Trustees.

8 February 1867

(NDRO 1843 add4/32/1)

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[Handwritten notes]

Northam Charities Draft Replies to Questions put by Charity Comm[issione]rs

“Poor Houses”

Replies to enquiries in printed paper.

1,2,3 – The same replies as for Tomouth Houses.

4. The site of four Cottages as shewn in the accompanying ground plan – It forms the whole of the Charity known by the name of “the Poor Houses”.

5. Fee simple.

6. The Premises have not been let but have been occupied rent free by four poor widows until they were removed in consequence of the ruinous state of the premises about [blank] since.

7. None

8. None

9. Nothing

8. [SHOULD BE 10?] The property in its present state is of no value to the Charity. It originally consisted of 4 miserable Cottages or Huts, each having two rooms, one over the other, so low that a person of moderate height could not stand upright in them. The height of both stories in front from the ground was not more than 8 ft, they had been for a considerable time greatly out of repair and one corner having become dangerous, one of the churchwardens of the parish, who is also a Trustee, ordered it to be taken down to prevent accidents.

The occupants of all the Cottages, had been previously removed to another house offered to them for their residence during their lives by a charitable individual. The houses then being vacant the boys got in and committed depredations by which they became much more ruinous and one boy having had his thigh broken & the falling of a wall the main walls were taken down to prevent more serious consequences. None of the cottages are now standing, the foundation walls being about 2 or 3 feet from the ground. The premises are now little better than a public nuisance.

From these circumstances, and the premises being in their present condition unproductive, the Trustees think it judicious to sell them and invest the produce of the sale with that of the Tomouth Cottages, the amount which it is supposed this property would realize being too small to form a separate investment.

It is calculated that it would not fetch more than £15 or £20 or perhaps not even that.

11. The answer to this question to be supplied by the Trustees.

12. [a tick]

13. In the funds with the produce of the sale of the Tomouth Cottages part of Cocks & Langdons Gift.

14. Robert Taylor of Bideford, Devon, Surveyor, it is proposed shall be employed to survey and value the property.

(NDRO 1843 add4/32/1)

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[Handwritten list of answers - undated]

[Unclear what the questions were, or the date these answers were produced].

The Old Maids Alms House, part of Melhuish's Gift.

1) Existing Trustees lately complete to 12 by order of Com[mission]. Original Trustees 3 in 1702.

2) Supposed to be 10 by order of Comm[ission]?

3) Northam Parish, County – Devon.

- 4) An old Alms House & its site, Part of Charity.
- 5) The abode of 4 poor women, who receive a yearly stipend from charity of 10/- each.
- 6) Held without Rent by 4 Poor women.
- 7) No rent upon Alms House.
- 8) No outgoings or deductions.
- 9) No value.
- 10) Proposed to sell materials & site. The advantage the rebuilding of the Old House, with more common arrangements to Officers, & a small garden. £12.10.0 is offered by a Public Company to improve an improvement of its Public Roads.
- 11) By public tenders or private contract. No other reason for although part of the materials.
- 12) ~ [blank]
- 13) Purchase money which Contract[?] on new buildings.
- 14) Mr R. Taylor of Quay, Bideford would be a suitable person to value.
- 15) Plan of proposed already sent in.

[Handwritten list of answers]

Widows Alms House

- 1)
- 2)
- 3)
- 4) Widows Alms House, 4 rooms, a regular ruin[?]. Smith's Gift invested in Savings Bank in names of 4 Trustees, 1 Dec.
- 5) The House
- 6) By 4 corners
- 7) No rent
- 8) No deductions
- 9) No value
- 10) Money has been collected since 1858 to rebuild it, and a new site has been promised. Present site inconvenient. No privy or place for one. Part needed to improve road. £12.10 offered for the improvement. Price of rent of old bits[?] to help build new house.
- 11) Public tender or Private contract, only useful[?] to improve properties.
- 12)
- 13) In improvement of house
- 14) Mr Robert Taylor, builder of Northam
- 15) Plan has been forwarded[?]

[Handwritten notes]

N.B. In replying to these questions our answers apply only to the Alms House, and the yearly sum of 40/- paid to the Alms Women. We believe also that our powers extend to the verifying of the payment of 30/- per annum to the Northam School, but as far as we can gather the letting of the land of the Melhuish Gift, and the receiving of the rents rests entirely with the vicar of Northam.

We concur also that we could see to the proper repair of the Alms House by others[?] and this we have from the Act and the Statute, in reference to the Alms House as being upon

these questions ~?~ ~?~ that the vicar of 22 years standing has a always ~?~ ~?~ ~?~ rents; that he received delap~?~ for ~?~ of ~?~ ~?~ up ~?~ & a ~?~ ~?~ & that he ~?~ his term ~?~ equally liable [THE WRITING IN THIS SECTION IS VERY SCRIBBLED!].

(NDRO 1843 add4/32/1)

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[Newspaper clipping – unstated paper or date]

19 February 1867

[Title] SALE OF THE TOMOUTH ESTATE

Sir, Having seen a paragraph in your valuable Journal, with the signature of "J. Groves Cooper, Wear Gifford," in which he says "it is to be regretted that those who support Mr. Chappell's views had not previously to taking the steps they did, consulted some experienced surveyor who I feel satisfied would have advised a different course;" In reply we would ask how could we whose names are appended have acted otherwise, when Mr. Gosset, at a parish meeting, said he wished to withdraw as they had a private meeting of their own, which meeting as we afterwards were informed was concerning the sale of Tomouth Estate.

At the time we considered his request was anything but a proper one, and that he had no right to assume the position he did. We now beg to say to you and the public at large, that we always supported, and shall still continue to support, Mr. Chappell in his views and any other man when he defends the interests of the poor and needy.

Mr. Gosset gives the credit of the overthrow of the matter on the people of Appledore, but we beg to say that Mr. Gosset was not correct in his statement and must have been at the time labouring under some illusion; and we consider that Mr. Chappell was quite right in endeavouring to remove a wrong impression from the minds of the public.

Hoping you will favour us by inserting the above in your next paper, as we and our friends are readers of your valuable Journal, we beg to subscribe ourselves, Yours respectfully.

WILLIAM PENHORWOOD, landholder.

RICHARD BERRY, landholder.

G. JEFFERY, yeoman.

HENRY CAWSEY, yeoman.

THOMAS BELLEW, landholder.

Dated Northam, 19 February 1867

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

9 March 1867

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] J.B. Gordon esq, Ridgeway House, Northam, Devon

[Title] Hill, Northam Charities, Widow's Almshouses

Sir,

In reply to your letter of the 24th ult[im]o, I am to state, that if the acquisition of a particular piece of land should be found to be desirable for the purposes of the Almshouse Charity, the Commissioners would not offer any objection to the same upon the sole ground that it might be held, not in fee simple, but for a term of 2000 years, of which 65 years have expired.

I am Sir, your obed[ien]t serv[an]t,
Henry M Vane, secretary

P.S. The above was in draft previously to the receipt of your letter of the 7th instant. The proceedings for the appointment of new Trustees of the Charities, to which you refer, are not yet complete.

(NDRO 1843 add4/32/3)

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[Handwritten draft letter]

29 March 1867

[From] Vicar of Northam?

[To] Secretary, Charity Commission

[Title] Northam Charities, Widows Alms House, Melhuish's Alms House for Old Maids

Sir,

Mr Pynsent, a gentleman residing in this Parish has elicited from you a statement that the Charity Commissioners will look in a friendly way upon a site held in fee a term of 2,000 years, of which 65 years have expired, upon which it is now proposed to rebuild the 2 Alms Houses of this place.

A gentleman of this parish has given the money for the purchase of this site, 30 feet frontage by 86 ft in depth, and the present owner will convey the land in accordance with your instructions, our lawyer in Bideford being ready to do the ~?~ of free of charge.

[SCRIBBLED SIDEWAYS IN MARGIN: Such a sum might be accumulated to a ~?~ ~?~ ~?~ B~?~ before there be any pull on it. In consideration of the Alms House having been mainly rebuilt for me[?], I would ~?~ to pay at the rate of £5 annually for the rest of my incumbency towards the accumulation of such a r~?~ fund, for the maintenance of my half of the block. Should means be found at a future period, the same site would take another similar block & building with difficulty or the other one of the ground].

The widows Alms House is in a very dilapidated & unstable state; the Old Maids House, for which I am responsible as vicar out of the Melhuish Estate given for the benefit of the vicar for the time being, is old but in good tenable repair, requiring known[?] some repairs relating to one side of the rood & some rough cast on the walls.

These repairs I have postponed for the last few years, as it was considered very desirable that this house should also be removed in order to improve the roads at one of the chief entrances of the village at the head of two steep hills where ample space is especially needed.

The money required to rebuild the two houses in one block may now be considered as good as raised, and we are anxious to proceed to take a contract and look no more[?] in getting up this 8 roomed house, each Alms House at present contains 4 rooms.

The Westward Ho! Hotel Company promised to give £25 if the roads were well improved by a sufficient giving up of corners, and the Plan showing the amount which when given up would obtain the money has already been in the hands of the Commission. I deem[?] it ~?~ right to ~?~ it again.

All the Trustees of the buildings falling outside the pieces of paper gummed on the plan, are those for which the company has offered £25 & they are undoubtedly those which are necessary for the improvement of the roads. The remaining portions of the old sites are rightly valued at £15 each, and we think it probable that the owners of the two adjoining houses will be glad to purchase them. The idea being that shops with circular fronts might suit them with advantage the plans for such fronts being subject to the approval of the Trustees and their architect to prevent any hideous erection.

[SCRIBBLED SIDEWAYS IN MARGIN: The site is in a good situation, very near the old one, & at or ~?~ distance from the church]

We shall be much obliged if you would kindly expedite any necessary preliminaries that we may begin our building as soon as possible.

We shall also be glad to hear when[?] we must proceed in regard to the sale of the remainder of each site.

There is a repair fund in the Savings Bank Smiths Charity for the Widows House now amounting with interest to £19.5s.8d.

I hope that this sum may be gradually increased to £100 & invested in Consols as a Repair Fund.

I have suggested that as the Houses will be under one roof, it will be desirable that the vicar of Northam for the time being should gradually form a similar repair fund of equal amount by small annual payments out of the Melhuish Estate. He would remain liable for any extra repairs beyond the limits of the capability of such fund to meet; but as at first a new building would not need much repair.

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[Handwritten draft letter]

11 April [presumed to be 1867]

[From] Vicar of Northam?

[To] Secretary, Charity Commission

Sir,

Today is the 11th of April, and a letter from me must have reached you on the morning of 1 April in reference to the proposed rebuilding of the Northam Alms Houses. I have been very anxious to hear from you upon this subject, as the owner of this piece of land is calling upon the gentleman who is to pay for it as the site of the future Alms Houses, for the names of them to whom he is to convey it. It would be a needless expense to have it properly conveyed to this gentleman, to be redeemed[?] by him to such persons as you might recommend.

As I am given to understand the agreement for the portion of this piece of land was to date from 22 March and the land was to be conveyed with money paid before 22 April. I should therefore be glad of your instructions without delay, predicting[?] that the Commissioners will approve of so beneficial a matter[?] as the rebuilding of two old Alms Houses, which are in a deplorable state, as to the names[?] to whom this site should be conveyed. Should a further delay be indisputably necessary then I should be glad to hear at once, then the purchase of the land may have it conveyed to himself, but the return of the [WRITTEN SIDEWAYS IN THE MARGIN: sale should be ~?~ated and the land pass into other hands].

P.S. I would recall to you more the contents of my last letter ~?~ why it ~?~ appear has ann~?~ particulars and to proceed with the building of the New Alms House with such possible date.

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

13 April 1867

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, Northam Vicarage, Bideford, N. Devon

[Title] Northam, The Widows Almshouse, including Smiths Gift & Melhuish Almshouse for Old Maids. Proposed erection of New Almshouses.

[NOTE WRITTEN IN MARGIN: This application should state precisely what is proposed to be done, also upon what trust & for what purposes the new site is to be conveyed].

Rev'd Sir,

For the accomplishment of the desired objects in this case, the Trustees should in the 1st instance submit separate applications to the Commissioners in the matter of the above mentioned Charities requesting the sanction of the Board to the same of the two Almshouses and their sites. If any specific offers for the purchase of the premises, or any part thereof, have been received by the Trustees, the particulars thereof should be stated. The nature of the provision to be made for the accommodation of the present Inmates, pending the construction of the contemplated new Almshouses should also be explained. Forms of application are inclosed.

A draft of the Conveyance of the new site should be prepared and transmitted to the Commissioners for perusal, together with the plans for the new Almshouses, and an estimate of their cost, and a statement shewing how the requisite funds will be provided.

In the preparation of the plans and also of the Deed of Conveyance of the new site, care should be taken that the part to be appropriated to the use of the respective Almshouses should be sufficiently separated and distinguished.

The above was in draft previously to the receipt of your letter of the 11th instant.

I am Rev'd Sir, your obedient servant,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/3)

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[Handwritten draft letter]

22 April 1867

[From] Northam Vicarage, Bideford, N. Devon

[To] Secretary, Charity Commissioners.

[Title] The widows Almshouse, including Smith's Gift, & Melhuish Alms House for Old Maids.
Proposed erection of new Alms House.

Sir,

Mr Buse, solicitor of Bideford, will forward to you the draft of conveyance according to his views of what is necessary.

I forward by this post copies of the plans for the New Alms Houses, the original plans being by an architect of Torquay.

You will observe that the widows Alms House is tinted Red, the old Maid House blue.

The passages & stairs of the Widows House will be duty for the Old Maids House; while the widows will use the Cross Passage of the Old Maids House to get into the garden & back offices.

This arrangement produces great economy in the building, and renders possible the rebuilding of the Old Maids House at a lower figure than the Old Widows House.

The arrangement of the previous has not been finally settled, the wish being to have a covered way to them, for the protection of the old people from the weather, and yet not to damage the ventilation of the back room on the ground floor.

We consider that 8 poor women living in separate rooms within one building would be by no means a large number and as some of them are generally very old, it has frequently happened that one of the youngest women in either house has practically looked after the other 7 in separate houses.

The Architect's estimate is £xxx [BLACKED OUT] for the whole block.

Since then, a few alterations have been made in the plan, but it can probably be effectively carried out for the sum mentioned, labour being dearer at Torquay where the Architect resides, than here.

The money at present available is:

Money in savings Bank collected in 1858 & 9 with interest - £114.19s.0d

Promised by Westward Ho! Co upon corners of both the old sites being thrown into the public roads - £25.

Supposed value, at least, of remaining portions of old sites - £30.

Money collected by Mr & Mrs Pynsent & labour promised - £50.2s.

Offered by the Vicar if the Old Maid's House is rebuilt - £25.

Materials of Old Widows Alms House (the stones) - £3.

Materials of Old Maids ditto (fewer stones), some of the wood good - £4.

[Total =] £252.1s.0d

The above does not include the sum of £30 given for the purchase of the new site.

I remain, Sir, obediently yours,
I.H. Gosset, Chairman of Northam Charity Trustees

P.S. One of the trustees, Mr Partridge, is lately dead, I could have got the signature of the other three trustees had there not been great anxiety felt to lose no time in sending in the enclosed documents to your office. You have the signatures of 8 out of 11.

(NDRO 1843 add4/32/1)

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[Handwritten accounts – undated]

Account in connection with the New Alms House, Northam.

Burch's contract £75

Extras £1

Total £76

Of this sum, Rev I.H. Gosset has advanced £60 so that there is a balance of £16 due to Burch.

Smiths Gift put to int[erest?] in N&P Bank, Bideford, Oct 1867. £19.15s.9d.

Interest on ditto. £1.16s.9d.

Smiths Gift put to int[erest?] in Bank, Dec 1868. £20.0s.0d.

Interest on ditto. £1.5s.10d.

By cheque from Mr Castle Smith (June 1871). £5.0s.0d.

Ditto from Dr Protheroe Smith (Aug 1871). £10.0s.0d.

Cash required to square the account = £18.1s.8d.
Towards this sum Sir Montague Smith has promised £9.
And Mr P Protheroe Smith £5.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

25 April 1867

[From] Thomas Pynsent, Hillsborough

[To] Rev'd I.H. Gosset, Northam

Dear Mr Gosset,

I write to report to you the result of enquiries which during the past week I have been making as to houses, and rooms in Northam when the Alms women might live during the construction of the proposed new Houses. In the event of its being decided on, to take down the old Houses, so as to get on an early day the proceeds of the sale of the sites, and use the stone of the old houses in the construction of the new, and thereby effect some saving in the costing of stones. As regards Houses, I have not succeeded in obtaining the offer of any containing several rooms. Mr Henry Williams declining to let his house for the purpose. Neither can I get a favourable answer from Mrs Burch as regards her house which is opposite the Church, that is to say next down to the one where she herself lives.

Its[?] however it is not the case of providing for a family, each almswoman being independent of any other, their living in separate houses possibly may not be regarded as objectionable, in case however of their being accommodated in lodgings already furnished, there may not be room in such lodgings for the almswomen's furniture also, to meet this difficulty I this morning spoke to Mr Mill of Tadworthy, who says that in the large loft which has lately been built at his Farm, any of the women's superfluous furniture may be stored away, till the time when the new Houses are ready for its reception. I subjoin a detailed list of the places where the women may be lodged that you may judge which are most suitable. In the list of requirements by the Charity Commission, was information as to what it was proposed to do with the almswomen, whilst the new Houses were being erected, would it not be well, as probably this was not gone into in your last communication to them to ascertain from the Commissioners whether, if lodgings or houses be provided for the Almswomen such step would meet their approval, I cannot but think that it would be so, as by adopting this course the old women need not go into the new houses, until the walls have got thoroughly dry.

In deference to the opinion you expressed, that before soliciting further subscriptions he should be prepared to set forth in print, the sum at command and the further amount required, both for the building of the houses and as a fund for future repairs.

I have deferred asking further names to Mr Pynsents list, till such appeal to the public, be drawn up.

I would observe however that on Tuesday last, at Bideford, Mr How after expressing regret at having delayed to reply earlier to my application, said he would send me his cheque for £2 and I have since been told by Mrs Mathew & Miss Large that £11 will come from them. Ten pounds of which is the gift of Mr Jeffery of Orchard Hill.

Believe me, yours very sincerely,
Tho[ma]s Pynsent

If the old houses be down and the building of the new ones in progress, I feel sanguine that many a sovereign will be freely given, by visitors to Westward Ho! during the coming season.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

29 April 1867

[From] Thomas Pynsent, Hillsborough
[To] Rev'd I.H. Gosset, Northam

Dear Mr Gosset,

I fear that the house which Mr Saunders has let to Blackford will not be obtainable for the use of the almswomen, as I have had a message from Blackford since his return from Wear Gifford on Saturday evening, that he cannot find any temporary lodgings at that place. Since last writing to you, however I have been informed that Mary Strong in Appledore Street and Nanny Yeo, who lives near to Mr Burch, on the side opposite to the Church, are in the habit of taking lodgers, these are not in the list I sent to you.

Banbury, who would for one, tells me that his room is a large one on the ground floor, that it had a fire place, and lock on the door, also a well of excellent water. One of two of the women, he named, whom he would not like to receive. I can if you wish send Banbury to you as then you can have these particulars, his terms for week &c.

Believe me, yours very sincerely,
Tho[ma]s Pynsent

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

1 May 1867

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] The Rev'd I.H. Gosset, Northam Vicarage, Bideford, N. Devon

[Title] H.M. Northam – the Widows Almshouse including Smith's Gift and Melhuish's Almshouse for 4 Old Maids – Proposed erection of New Almshouses.

Rev Sir,

The draft Deed of Assignment of the site of the proposed new Almshouses has been received from Mr Buse, and has been returned to him with an intimation of its approval by the Commissioners.

A valuation should now be obtained of the existing Almshouses and their sites, and an explanation should be given of the arrangement to be made for the accommodation of the inmates pending the construction of the new Almshouse.

The particulars of any offers for the purchase of the sites, and materials of the existing Almshouses, or any portion of them, may also be submitted to the Commissioners with the valuation.

I am, Rev'd Sir, your obedient servant,
[signed] Henry M Vane, secretary.

21 May 1867: P.S. [in a different hand] no offers have been made for the materials. Mr R Taylor seemed to be of opinion that they were worth little more than the trouble & expense of pulling down and recovering them. It is probably that the best person to purchase them would be the contractors for the new Alms Houses, as he could work in all the old stones, thus saving himself the purchase & cleaning of new stones.

In accordance with its[?] instant coul~?~ in question of 1 May, I enclose copy of valuation by Mr Robert Taylor builder of Bideford; [CROSSED OUT: 'and competent judge'].

The arrangements proposed to be made for the access of the inmates privy[?] in contrast to the new Alms Houses is to find room for them in different houses in the village, and to pay for accommodation[?] out of the subsidy funds until the new privies[?] are ready to receive them.

The cost will be about 1/- per house per week. We have already sufficient accommodation offered to house them comfortably.

The sites not having been publicly offered there has been no other offer made than this by Mr Kerr[?].

2. 10 May

4. 21 May

[THE FOLLOWING UNCLEAR SCRIBBLED TEXT]:

£15 for the remainder of the Old Maids House site and the Company's offer of £25 from ~?~ ~?~ to ~?~ ~?~.

21 May 1867

In accordance with the instructions contained in your letter of 1 May, I enclose a copy of a valuation by Mr Robert Taylor, builder of Bideford. The arrangements proposed to be made for the accommodation of the inmates, pending the construction of the new Alms Houses, is to find rooms for them in different houses in the village, and to pay for such accommodation out of the subscription funds until the new premises are ready to receive them.

The cost will be about one shilling per head by the week. A farmer and a shop keeper have volunteered to take charge of and store for the women any of their superfluous furniture. We have already [had] the offers of sufficient rooms to take the women in comfortably.

The sites not having been publicly offered, there has been no other offer made except that of Mr Thomas Lock of £15 for the remainder of the Old Maids Almshouse, and the Company's offer of £25 for the two portions of the sites required to improve the roads.
[initialled]: I.H.G.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

3 May 1867

[From] Thomas Pynsent, Hillsborough

[To] Rev'd I.H. Gosset

Dear Mr Gosset,

I will send to you this evening the ground plans of the 2 old Alms Houses for Mr Taylor's guidance.

As regards offers for purchase of the old sites or portions of them, I know nothing further than the Hotel Company's offer of £25 for the corners of the two houses, and that Locke said he would give £15 for the remaining portion of the Old Maid's House, and Cook said to me a short time since that Topling the mason who works for him, would like to buy the portion of one of the sites, on which to build a small house for himself to live in. Mr B Pickard made a suggestion a short time since which I consider by no means a bad one, viz: that the Committee when the old Houses are taken down, should build a piece of wall, say 2 or 3 feet high, in order to define the Boundary & shew what would be for sale, after the corners have been thrown into the public road, such walls would also serve to enforce on the purchasers, the placing their entrance doors &c, at points thought best by the Trustees.

I trust you will be able to find at Richard Penningtons, at Banbury's or other Houses in the village the amount of accommodation which may be required.

I send herewith papers which were sent to me last evening by Mr Buse, will you kindly supply the first requirement of Mr Buse's letter viz the names &c &c of the Trustees, which on receiving from you I will forthwith return the draft to him. The other matter I am at this moment engaged in supplying, as Mr Cook is now with me, drawing and colouring as defined in the draft of conveyance, the two houses, placing them in their correct position on the ground plan on the reduced scale defined by Mr Buse as suitable for insertion in the margin of the deed. I will send or take this to Mr Buse this afternoon.

Believe me, very sincerely yours,

Tho[ma]s Pynsent

(NDRO 1843 add4/32/3)

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[Handwritten letter]

20 May 1867

[From] R Taylor, Bideford

[To] Rev Gosset

[Title] Mr Taylor's Report

Dear Sir

Enclose I forward plan and valuations of Alms Houses situated at Northam, Devon.

I consider the market value of the Widows Alms House to be sixteen pounds, the House being in such a dilapidated state, it is merely the value of the land on which it stands. The Old Maids Alms House I consider to be forty pounds.

I am dear Sir, yours obed[ien]tly,

R Taylor.

(NDRO 1843 add4/32/1)

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[Handwritten notes undated]

Richard Pennington

Has 2 rooms – one has a fire place, some cooking may also if required be done at his own kitchen stove. One of the rooms is a long one, in which there is one bed, & another can be placed in it, there is also a good closet or store room.

Prices 1s per week for 1 lodger, and 1/6 per week for two. Two may I think lodge here.

Mrs Punchard

House next down to the Old Maid's Alms House offers 2 rooms, at 2/6 per week.

Blackford has taken of Mr Saunders, a house at the corner opposite the Police Station, Mr Saunders told me he would have been willing to let it for the uses of the Charity.

I found that Blackford was writing for Poole. I saw Poole who told me that Blackford was writing for him at Wear Gifford, he has a job there which will last for 6 months. I then saw Blackford's wife, & have since had an answer to the effect that Blackford will see if he can get a lodging at Wear Gifford, and I am to have an answer by Saturday.

Room here for 2 lodgers, 2 rooms & a kitchen.

Banbury – is willing to let 2 rooms which I have not seen.

I am informed that S. May one of the almswomen has a daughter, named Berry, who has one spare room, and would most probably receive & undertake the care of her mother, and that payment for the same would not be objectionable, under the state of her pecuniary circumstances.

Collascot who has taken the house where Cann the gardener lived, has I hear, one spare room.

[THE FOLLOWING ARE PENCIL NOTES]:

Pennington ? Grace Lewis 1/-
Puncher Sally & B Mullins 2/6 per week. Small upstairs for 2 beds.
Banbury 2/- for two women
Causey, G Sanders 1/-
Littlejohns
J. Hutchins ½

Mr Mills & Mrs Rook – Furniture

G. Cawsey 1/-	Grace Sanders Mary Beer Sally Bartlett Betty Mullins
Pennington	Elizabeth Mulford Grace Lewis
S. Berry	Susan May

(NDRO 1843 add4/32/1)

=====

[Handwritten letter]

20 May 1867
[From] R Taylor, Bideford
[To Rev'd Gosset]

Dear Sir,
Enclosed I forward plan and valuation of Alms Houses situated at Northam, Devon.
I consider the market value of the widows Alms House to be sixteen pounds, the house being in such a dilapidated state, it is merely the value of the land on which it stands, the value of the old maids Alms House I consider to be forty pounds.
I am, hon Sir, yours obed[ien]tly,
R. Taylor

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

27 May 1867
[From] Charity Commission, 8 York Street, St James's Square, S.W.
[To] The Rev'd I.H. Gosset, Northam Vicarage, Bideford, N. Devon

[Title] H.M. Northam – the Widows Almshouses including Smith’s Gift and Melhuish’s Almshouse for 4 Old Maids – Proposed erection of New Almshouses.

Rev Sir,

I have laid before the Charity Commissioners your letter of the 20th inst. The Commissioners will not feel themselves at liberty to sanction the sale of the Almshouses at prices less than those at which the same have been valued by Mr Taylor.

The Trustees may endeavour to negotiate such terms of sale, as the evidence before the Commissioners will permit them to accept as being sufficiently advantageous to the Charities.

The Commissioners are disposed to agree with the Trustees in thinking that the materials of the old Almshouses may be disposed of with greater advantage to the contractor for the new buildings.

The Commissioners before proceeding further with the matter, will await the receipt of the required assurance from the Solicitor of the Trustees as to the sufficiency of the Trustees title to the site of the proposed new Almshouses.

I am, Rev Sir, your obed[ien]t servant,
Henry M Vane, secretary.

(NDRO 1843 add4/32/1)

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[Handwritten draft letter and notes – undated, but assumed to fit in late May 1867]

[From – handwriting of] The Rev’d I.H. Gosset.

[To – presumably] Charity Commission

Sir,

The Trustees, in accordance with your letter of 27 May have offered the sites for sale by means of a Hand Bill of which the enclosed is a copy.

There has been only one Tender received, from Mr Thomas Diamond, who offers six pounds [£6] for the Old Maid’s site, and four pounds [£4] for that of the Old Widows.

These sums with £25 offered by the Hotel Company for the portions reserved amount to £35.

The materials may safely be put at £5 more, or £40 in all.

The Sum thus offered is £16, less than the united value set upon the Proprietors by Mr R Taylor of Bideford.

The Trustees had believed that one of the adjoining Properties was ready to offer £15, but it appears that he contemplated having all the materials as well as the site. Both the adjoining Properties have had Hand Bills left at their Houses, and have been spoken to on the subject, but neither of them has sent in a Tender for the Property.

Another offer has been made, though not in accordance with the contents of the Hand Bill, for a part of the Old Maids House, a Room above and below with the Passage and staircase,

leaving the other two Rooms to be pulled down, and the ground on which they stand to be thrown in with the Road. For this £20 has been offered.

[INSERTED IN MARGIN: This plan would encroach upon the ground reserved for the improvement of the Roads, & might probably vitiate(?) the agreement with the Hotel Company, but(?) reinspection(?) of this consideration].

The Trustees do not think it desirable to retain so small a House as a Dwelling for any of the Poor, or to encourage the maintenance of any other portion of the old buildings. The Trustees are of the opinion that there are 2 courses open for adoption.

One: to accept Mr Diamond's offers for the two sites.

The Other, and perhaps the most preferable, to build up the necessary Boundary Walls with the materials, or the value of the materials, and retain the balance of the sites, after realizing the £25 of the Company, and improving the Roads, until better offers are made by the present or future owners of the adjoining premises. Any future sums thus obtained might be carried to the credit of a permanent Repair Fund for the New Alms Houses.

[INSERTED IN MARGIN HERE: One great objection to Mr Diamond's offer is a probable impression that he proposes to have one of the sites as a Coal Store, which would be most undesirable for many reasons. Another great objection is that the owners of the neighbouring houses are the only persons who can profitably occupy the small portions of sr~?~ and that at some future period they will probably see the necessity of offering a fair price for them as then the sites are cleared the lands their capabilities will be more apparent].

The Trustees consider that the realizing of the exact value set upon the premises and sites by Mr Taylor is a matter of very little consequence, when the great gain to the Charities in the Grant of a new site, and the rebuilding of both the Houses is taken into account.

The total value of the two premises now is according to Mr Taylor - £56.

Of this £25 is forthcoming from the Company.

[THE FOLLOWING CROSSED THROUGH: Accepting Mr Diamond's offer, there will be an apparent loss of £21.0s.0d. Rejecting his offer there will be an apparent loss of £31.0s.0d. Putting the value of the materials at £5, this will leave a deficiency of £26].

While the sites will still be available for sale, when a demand for them arises.

[THE FOLLOWING CROSSED THROUGH: The higher loss then will be £31, the lesser loss £21. In both these calculations some sum however might fairly be deducted for the value of the materials].

Against this apparent deficiency of £26, we must put the value [of the] new site, given to the Charities - £30.0s.0d.

Also, the value of 2 New Houses to be built by subscription to replace one ruin of a House, and a second very old one - £250.0s.0d.

Subscriptions already collected - £165.1s.0d.

Promised by Vicar of Northam if Old Maids House is rebuilt - £25.0s.0d.

[Total] £190.1s.0d.

As there are still a good many persons who have not been asked to subscribe, it is probably that further subscriptions will be forthcoming, and there is no doubt by the time the Houses are finished, grates put in, &c, the cost to the subscribers will not be short of £225. The Company's £25 will complete the total sum & the ~?~ £250.

The Trustees venture to think that the benefits thus offered to the Charities are so very considerable, and also so highly necessary to the comfort and happiness of the Poor Women who now inhabit the Old Houses, & will have to inhabit the new ones, that they would be well worthy of being accepted by the Trustees and the Commissioners, even if the present sites and premises had to be given up for nothing.

For what is even the sum of £56 when compared with the value of 2 New Almshouses on a New Site all freely given to the Charities, the united cost of which will probably be upwards of £280.

In reality, this large sum represents value offered in exchange for the Old Sites & Houses, which are comparatively so worthless.

The Trustees have instructed Mr Buse their Solicitor to communicate to the Commissioners his assurance as to the soundness of the Title of the vendor of the new site.

(NDRO 1843 add4/32/4)

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[Printed Bill Poster]

Dated: Northam, 3 June 1867

The Trustees of the Northam Parish Charities, offer:

FOR SALE

In Two Lots, Portions of the

TWO SITES

On which the Alms Houses now stand.

A part of each Site is reserved to be thrown into the Public Roads to improve the approaches to the Village, for which parts of the Hotel Company has offered a Sum of Money in order to secure this improvement of the Roads. The remaining Portions of the Sites are now offered for Sale by Tender. Plans of the Portions may be seen on application to Mr John Mill, of Tadworthy.

Tenders must be sent in to the Vicar of Northam, on or before June 14th.

Purchasers will be expected to enclose the Ground, in accordance with the Limits shown on the Ground Plan, and with a Wall of at least six feet in height, within Two Months after the Buildings have been cleared away. The Trustees do not bind themselves to accept the highest, or any Tender.

The Trustees can show possession of the Two Sites for upwards of Sixty Years.

I.H. Gosset, Chairman of Northam Charity Trustees.

Printed at Mary Cole's Albion Printing Office, All-holland Street, Bideford.

(NDRO 1843 add4/32/3)

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[Handwritten list]

3 June 1867

[List of] Correspondence with Commissioners

1) 22 April. I.H.G. to Com. In answer to application for draft of conveyance. A lease expressed that the 2 houses be clearly distinguished.

2) 1 May. Com Letter.

4) 21 May. Answer to P.

5) 20 May. Mr Taylor's report.

3) [In this order] 11 May. Conveyance deed executed by J Mill & Mortgage, Mr Mill & Penningtons ground, Mr Buse suggests a referee & Mr J Cooper read this.

6) 3 May [1867]. Mr Pynsent, Dwarf wall, Tuplin.

7) 27 May [1867]. Com. Letter.

Query. Answer at once? Or wait until the sites have been offered.

If offered, how? Publicly or privately?

9) Suggested ~?~.

8) Query? Spirit of suggested answer.

10) Specification

11) Plan

12) Ground Plan

13) Taylor's Plan

14) About Lodgers Corner[?]

(NDRO 1843 add4/32/1)

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[Handwritten list of names – Trustees?]

3 June 1867
Mr Heathcote
Mr Gosset
Mr Gordon
Mr W Cook
Mr B Pickard
Mr Rodd
Mr W Pickard

(NDRO 1843 add4/32/1)

=====

[Handwritten letter]

15 June 1867
[From] Thomas Pynsent, 308 Regent Street, London
[To] Rev'd I.H. Gosset

Dear Mr Gosset,

As I propose leaving town with my [CROSSED OUT: 'family'] daughters on Thursday or Friday next for Paris, and may be absent from England for a few weeks, before starting I write you a few lines, on matters connected with the Northam Alms House, this morning's post brought me a letter from my man, Richard Pennington, who informs me that Blackford who has lately become the Tenant of Saunder's House, opposite the Police Station, at Northam, can now get a House at Wear Giffard, where he is at present at work, consequently this House is procurable for the use of the Almswomen should you deem it more suitable, or cheaper than other subscriptions.

As regards those on Mrs Pynsent's list, those which have been received have been paid into an account opened at the N[ational] P[rovincial] Bank Bideford, for the Alms House fund, in Mrs Pynent's name, Mr Lyall sent me a cheque for £30, to repay my advance of that amount to Mr Jonathan Mill, for the new site, he also sent his cheque for £10 to the building fund, which I forwarded to the Alms House fund at the Bideford Bank. Mr Mill holds Mr How's subscription of £2.

As regards the others who have promised, I have deferred writing to them to ask for their subscriptions till I could make a more full report of the progress of things, and if I recollect rightly you considered that before applying for further subscriptions, or collecting the amounts provided, it might be desirable to print a statement setting forth the means at present available, and also what more it may be desirable to raise both for the building, and repairing fund.

I find that bills have been posted, for tenders to be given in to you on 14th inst, by those who may be desirous of purchasing the portion of each site, which will be for sale.

I trust that yesterday, the day fixed for receiving the tenders you received offers, equal an amount to what the Bideford surveyor valued the site and old materials at, if not, probably you will find the competition of an auction will bring bidders up to the required figure as Mrs Pynsent considers herself unequal to bear the heat & fatigue of doing the Paris Exhibition, she will not accompany my daughters & self on the Paris trip, but will go for two or three weeks into Hertfordshire on a visit, so that any thing addressed to Mrs Pynsent at: Mrs Devoy's, Woodland, Northaw, Herts, will be at any time forwarded to me.

Should you hear of any one wanting a furnished house, with use of a Broadwood Piano, in North Devon, for 3 months or a longer period, I shall be very willing to let Hillsborough, last summer or the summer before you had I think a friend requiring such a House.

Believe me, Yours very sincerely,
Tho[ma]s Pynsent

P.S. Mrs Pynsent has reported to me, that Mr Mill, accompanied by my man, obtained the signatures of all the 11 Trustees, and attested the same at Mr Buse's office, I presume that the registration of the deed in Chancery has been duly effected.

Mr Mill, will I dare say when it be desirable, go round to collect the subscriptions promises to Mrs Pynsent in North Devon, to Sir Montague Smith. I should have to write; as his family were supporters of the repair fund, when the full statement is prepared, think probably he will aid that fund also.

(NDRO 1843 add4/32/1)

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[Handwritten letter]

19 June 1867

[From] Thomas Pynsent, 308 Regent Street, London

[To] Rev'd I.H. Gosset

Dear Mr Gosset,

Accept my best thanks for the details respecting the Alms House proceedings, contained in your letter of yesterday. I reply, first to your inquiry, as to T. Lock's proposal to purchase the site of the Houses adjoining his shop. I believe I showed him the plan in which is set down how much of each site, it is proposed should be thrown into the public road and for which when done the Hotel Company would pay £25, of this I am certain that I told him, that it was only a portion of each site that would be for sale, for this portion of the Old Maids House site, he said he would give £15, but whether by this offer he looked on it, that the materials of the Old House, should go with the site I will not say. His present proposal however appears to be one which cannot be entertained, as I look on it that the Hotel Comp[an]y give as much (this being the larger site of the two) for a portion of the site and for the public benefit as Locke will give for land to the use for his own private uses.

After carefully reading all the information contained in your letter, I do not see that any course, can be better than that which you suggest, viz: to secure the Company's money, by the Trustees themselves walling up the remainder of the sites, after selling the materials, but reserving stones for the said walls, and wait for future offers from the adjoining proprietors, the proceeds of which upon further observe could then be carried to the endowment fund. If this plan meet the approval of the Trustees, I shall be quite ready to apply at once Mrs Pynsent's (and my daughters) subscription of £10, together with a further £15 now standing in Mrs Pynsent's name at the National Provincial Bank, at Bideford, towards building at once, with the stones of the old houses, the walls of separation between the portions retained and the land thrown into the public road, these walls should of course be thick enough to form the external walls of any houses which may be erected on the reserved portions of the sites, and the Trustees, could themselves define where the entrance doors of the proposed houses should be, & place them where they would not obstruct the way, & interfere with the traffic on the public road.

I would further observe that the red-tapism and obstructiveness of the Charity Commissioners might thus be rendered harmless, and the £56 in which Mr Taylor values the two houses and their sites, obtained, first by getting £25 from the Hotel Company, which would leave but £31 more to be realized, which would be a thing most easy of attainment, after an outlay of £25 or £30 had been made on the sites in stone walling, in fixing in window cills, doors, &c, where needed in the work. I think these sites would then realize their full value, if offered by public auction, it would of course however be open to Mr Locke, if he desires the portion adjoining his premises to add to his shop, to make a fair offer to buy and add it to his shop should he think proper so to do, before the site be sold for a small dwelling house.

As regards the offer of £20, by Tuplin's son for one half of the Old Maids Alms House, the offer appears a very fair one, but it would be a matter to be ascertained whether the Hotel Directors would be satisfied to give their £25 provided the walls be built, as defined by Tuplin. N.B. Tuplin's father being a mason, and as I can answer for it a very good one, do you not think that the Trustees could make a good arrangement with him in this way, viz: to agree to sell him, the portion of the site of the Old Maid's House, as originally (in 1863) marked out, or as the Hotel C[ompan]y may approve, and instead of his paying in cash for said site, let him perform mason's work to the amount of the said £20 or £25 by building as far as that amount will go, a small house on the site of the Widow's Alms House – which site by the said outlay thereon will be increased in value, so that, when sold, the £56 which is a sine qua non, with the Commissioners will be obtainable from the sites both the £25 in Mrs Pynsent's list & the £20 for the site could if necessary respectively[?] thereon[?] Tuplin's Father will be in want of a House, as the thatched one in which he lives is sold & it is to be taken down.

I concur in your view, that it would not have been well, to give the purchasers the option of keeping up any part of the old buildings.

Mrs Pynsent goes into Hertfordshire tomorrow and I with my daughter to Paris on Friday morning early, any communication sent to Mrs Pynsent, at Mrs Deory's, Woodlands, Northaw, Herts, she will forward to me in Paris,
Believe me, very sincerely yours,

Tho[ma]s Pynsent

P.S. I trust that out of the 34 which you say are nominated for the local Board, good & efficient working men will be chosen

[WRITTEN SIDEWAYS ON THE SAME PAGE: As the sites are conveyed would it be premature to obtain Tenders for building, as the funds are now derivable from private subscriptions].

(NDRO 1843 add4/32/3)

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[Handwritten letter on printed letterhead]

1 July 1867

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Revd I.H. Gossett, Northam Vicarage, Bideford

[Title] Northam, The Widows Almshouse including Smith's Gift and Melhuish's Almshouse for Four Old Maids. Proposed erection of new Almshouses.

Rev'd Sir,

I have laid before the Charity Commissioners your letter of the 21st instant.

I am to request that the deed of assignment of the site of the new Almshouses when executed may be transmitted to this Office. The Commissioners will then be prepared to issue their Warrant authorising the Trustees to carry into effect the proposed arrangement in the manner recommended in your present letter.

I am Rev'd Sir, you obed[ien]t serv[an]t,

Henry M Vane, secretary

[IN MARGIN]: Deeds sent to office in Registered letter 3 July. I.H.G.

(NDRO 1843 add4/32/3)

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[Handwritten draft agreement]

1 August 1867

An agreement made and entailed into this first day of August one thousand eight hundred and sixty seven [1867] between the Trustees of the Northam Charities represented by their chairman, the Rev Isaac Henry Gosset on the one part, and Hooper Burch builder of Northam on the other part, by which the said Hooper Burch contracts to build a new Almshouse for the said Trustees strictly in accordance with the plans, specification, and conditions, and it is furthermore agreed that in consideration of the works meeting with the complete approval of Mr Henry Williams, the Trustees surveyor, he the said Hooper Burch shall receive the sum of two hundred and twenty pounds [£220] as payment for the same, that is to say:

One half of this sum when the roof is on and slated. One quarter when the floors are laid, plastering finished, stoves set, and stairs fixed. One eighth when the building is completed and the remaining eight in accordance with the conditions.

It being understood that the Trustees will be ready, if it be thought more convenient to pay to Mr Hooper Burch as the works progress 75 per cent upon the amount executed upon the report of their surveyor, so that at the last, at least one eighth of the whole be retained until 4 months after the completion of the works, which sum shall be subject to the above mentioned conditions.

[Signed] Hooper Burch – Contractor
I.H. Gosset – Chairman of Northam Charity Trustees
Henry Williams – Witness to signature of both parties

(NDRO 1843 add4/32/1)

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[Handwritten draft letter]

9 November 1867
[From] I.H.G[osset]
[To] A.G. [?]

I am much afraid if the Estate is put up to sale, and does not fall into a Gentleman's hands, that the Bequest to the Schools may be lost. This of course would be a serious loss to the Northam and Appledore Schools, and it appears to me would be easily avoided by the executors, or the individual to whom the estate has been left and your father's will, executing a deal granting the rent charge of £4 on the estate, and having it duly enrolled in Chancery before the sale. Of course, the expense of such a transaction would fall upon us and not upon you. If you approve of such a plan I will put the business at once into Ha~?~ Records[?] to complete, or any other lawyers in Bideford you may prefer.

I fear that the mere mention of the Rent Charge at the sale, though it could undoubtedly reduce the price of the Estate, could not confirm our right, and it would be a lamentable thing that your excellent[?] Father's decease thence be associated in any way with the loss of such a benefit to the Schools.

(NDRO 1843 add4/32/2)

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[Printed Insurance Certificate]

15 January 1868
West of England Fire and Life Insurance Certificate, No.350186
Sum Insured: £200
Premium: 3s.6d

Duty: 3s.0d

Received on the Grant of this Policy: 6s.6d.

[Paid by] The Vicar of Northam, for the Trustees of the Northam Charities
On a newly erected Dwelling house & offices adjoining & communicating[?] known as the
Northam Almshouse, stone, brick & plaster, & situate on the New Causeway, Northam
aforesaid.

(NDRO 1843 add4/32/3)

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[Handwritten letter]

22 February 1868

[From] T Martin, Bideford

[To] Rev I.H. Gosset, Northam Vicarage

Dear Sir,

I received a letter this morning from the Charity Commissioners forwarded to me from
Okehampton, mentioning you wish that I should confer with the Northam Trustees on the
subject of the sale of the Charity land at Appledore. I have been thereon back in my work
here having been very unwell since my arrival and thence not the time for the proposed
conference. I have looked on the papers in the case & I am quite clear that it is absolutely
necessary to avoid anything in the nature of exparte proceedings.

This makes me report therof that I am unable to meet your wishes.

I remain, Rev'd Sir, yours very sinc[erel]y,

T. Martin

(NDRO 1843 add4/32/1)

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[Handwritten draft letter]

24 February 1868

[From] I.H. Gosset, Northam Vicarage, Bideford, N. Devon

[To] T.O. Martin Esq, Inspector, Charity Commission, &c.

Dear Sir,

I shall not regret your being unable, during your short sojourn at Bideford, to confer with the
Northam Charity Trustees, if such inability leave an opening for a regular public inquiry by
yourself, or some other authorised Inspector from Head Quarters.

Should it be in your power to recommend such an Inquiry, it would be a great satisfaction to
the Trustees.

I venture to hold the opinion, which also entertained by our whole Body, that it is a most
painful situation to be in, to hold an Estate which is urgently needed for the public

improvement, and health of a Population of above 2,500 persons, an Estate which we are powerless to do anything with as long as we hold it, yet which we are unable to part with to others in whose hands it would at once be available for the general & widespread benefit of the whole population.

The Trustees have also felt it to be a very hard case, that after the consent of the Commissioners to a sale at a Reserved Price, if obtained by Public Tender, such consent was afterwards withdrawn though a bona fide offer of the sum so reserved had been received, a sum more than sufficient to produce, if invested in Consols, an amount in excess of the net yearly Rent of the Estate, thus guarding the interests of the Poor Recipients of the funds of the Charity.

The Trustees felt it the more hard[?] when they looked at the sort of persons when objections were listened to, while their[?] once[?] vicars[?] representing the intelligence and respectability of the were[?] sat on the side.

Nothing but the wish of prese[?] the management of the Charities free falling into the hands of an inferior & less trustworthy class of persons, prevent our whole Body from tendering their joint respect of these officers as Trustees, so thoroughly disgusted were we at the way in which we had been treated. The Commissioners declining even to send down an Inspector to report upon the whole[?] case though unjustly expected[?] by us to do so.

Surely in these days of Public Progress the Commission should not allow Charity Estates to stand in the way of necessary Local Improvements, but should assist those who can look an inch beyond the end of their noses, which some few of our pigheaded little farmers and tradespeople urged on & had by a some[?] madman, are unable to do.

Believe me, very faithfully yours,
I.H. Gosset

(NDRO 1843 add4/32/3)

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[Handwritten letter]

25 February 1868

[From] Northam Vicarage, Bideford, N. Devon

[To] Secretary, Charity Commission

Sir,

A letter has reached me from Mr Martin, informing me that he has no time to spare for the proposed conference with the Northam Charity Trustees, and conveying it as his opinion that such an Inquiry should be a Public one.

It would be a great satisfaction to the Trustees, and probably a very great advantage to the Public, if the Commissioners would give authority for such an Inquiry.

We have adopted the Local Government Act in the Parish during the past year, and the many coils[?] arising from overcrowded houses are being forcibly impressed upon the Board. They see that the best remedy is the building of new houses. They look to the Trustees who have the only available land for buildings, & the only means of access to much more building land of a superior character, and we can only say we have done our best to put the Estate into the hands of others who could let or sell for building purposes. We have obtained the consent of the Commissioners to such a sale. We have obtained from them a Reserved Price at which it might be sold. We have secured an offer equal to that price, and after all this the opposition of a few crochety discontented persons have been preferred to the intelligence and respect of the Parish, and the consent of the Commissioners to the sale has been withdrawn. We prayed for a Public Inquiry and be open, but it was denied to us.

We once more on behalf of this cause of public improvements & public health, [CROSSED OUT: '& common sense'] earnestly request that a Public Inquiry may be held, and that the Trustees may no longer appear to the Public Eye as the ~?~ hindrance to the improvement of a Town containing about 2,500 people.
[THERE FOLLOWS A SKETCHY OUTLINE MAP]

(NDRO 1843 add4/32/3)

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[Handwritten formatted letter on printed letterhead]

26 February 1868

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] The Rev I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon

[Title] H.M. 3475: Northam, Cocke's and Langdon's Charity - Sale

Rev'd Sir,

I have to acknowledge receipt of your letter in this matter of the 25th inst which will be submitted to the Board in due course.

I have the honour to be, Sir, your obedient servant,
Henry M Vane, secretary

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

13 March 1868

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] The Rev I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon

[Title] H.M. 3475: Northam, Cocke's and Langdon's Gifts.

Rev Sir,

The Commissioners have from the first been, and still are, desirous of cooperating with the Trustees of these Charities in carrying into effect any arrangement for the sale of the Charity land, which shall be shewn to be indisputably advantageous to the trust.

If any search proposals should be made for the purchase of the property in question, which may be expected to stand the test of the objections, which may be elicited by the publication of the usual notices, the Commissioners will be ready to give their best consideration to the same upon their being submitted to them by the Trustees.

The Commissioners do not at present perceive that a further local inquiry by one of their Inspectors would be calculated to lead to a solution of the existing difficulties in the case.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
Henry M Vane, secretary

(NDRO 1843 add4/32/1)

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[Handwritten copy letter]

24 June 1869

[From] I.H. Gosset

[To] Charity Commission

I am directed by the Northam Charity Trustees to bring before the Charity Commissioners, for their consideration, the following circumstances.

There is a miserable Cottage called the Old Post Office on the Tomouth Estate, which is in a very dilapidated condition, That it appears to the Trustees that any large outlay upon it would be a complete waste of money, That such cottage is very much in the way of one of the Roads leading into Appledore. That it would be a great improvement if such Cottage were removed, & a portion of the site on which it stands thrown into the Road that under the circumstances the Trustees would be glad to have the approval of the Commissioners to the pulling down of the Cottage, the sale of the materials, and of such part of the site as may be required for the widening of the Roads. The proceeds to be placed in the Consols, & the Dividends carrier to the credit of the Tomouth Charity.

(NDRO 1843 add4/32/3)

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[The following is from a printed publication, said at the end to have been taken from the Bideford Gazette]

6 August 1869

The following statement has been addressed by Mr. T. Pynsent to the Trustees of the Charities:

Gentlemen: As it was in August 1867, that the two old almshouses at Northam were taken down, their sites for two whole years have been void and unprofitable, yielding no return whatever for the benefit of the almswomen for whom you are Trustees.

In addition to this loss, since 1 December 1868, the sum of £20, the gift of Sir M. Smith and of William Castle Smith, Esq., available for a repair and endowment fund, has stood in the bank, on interest note in my name, producing an annual return of only about 10s. Besides this, Mrs. Colville Smith's gift, amounting to 10s., standing in the bank in your Chairman's name, yields annually but a trifle more than 10s. The present total returns from land and money is about £1.

Such having been for a lengthened period the position of things, I would venture deferentially to point out to the Charity Trustees of Northam how in place of the £1 a-year now obtained £6 a-year may be got from sources now and for some time past available, without need of appeal to the public for any aid in the way of subscriptions, and further I propose to show that this may be effected on a plan recommended by the Trustees themselves in 1868, but not even yet acted on.

I venture to make a suggestion to the Trustees on this matter for the following reason. The sum of £20, the application of which has been placed at my discretion by Sir M. Smith and William Castle Smith, Esq., available for a repair and endowment fund for the old widows, over and above £20 given by Sir M. Smith to the building fund of the new almshouses, is producing the small annual return of about 10s. only, and I desire to see this sum which has been entrusted to me turned to profitable account. With that object in view, I submit this statement.

For an outlay of £60 a shop can be built on the site of the Old Widow's House (to which house "Smith's gift," contributed by Mrs. Colville Smith, applies), which shop I am prepared to show that a highly respectable tenant is willing to hire at an annual rent; of 10 per cent. on any outlay for its building not exceeding £60, thus producing £6 per annum. Should the shop cost more than £60 in building, its rent for a year or two might be applied to discharge such additional outlay. The following funds are available for the erection of the said shop:- The gifts of Sir M. Smith and William Castle Smith, Esq., standing in my name, £20; the gift of Mrs Colville Smith (entitled "Smith's gift") standing in the name of the Rev. I. Gosset, amounting to £20 10s; during the past two years there have been numerous offers for the purchase of the site on which the Old Maid's House stood, the highest that I know of came in 1868 from Mr. John Fulford, who desired to build a shop thereon, and he is still willing to give for the site the sum of £20; besides the above there were subscriptions promised in cart labour towards building the new almshouses, but still remaining due, amounting to £1.8s; making a total of £61.18s. In addition to the two above-mentioned applicants for shops, I am informed there is a third person very desirous of having a shop on one of the sites.

I would further observe that Sir M. Smith, when in January last giving his third subscription of £10, in his letter to me expressed a hope that the proceeds of the sale of the Old Maid's Almshouse, when made, should be left free to be applied to the repair fund of the Widow's Almshouse. As the said Widow's Almshouse has no repair fund, neither is there any endowment funds for the occupants, it is not, I trust, too much to hope that the wish

expressed by a member of the family which has so largely aided the charity may be complied with.

As the printed circular of your Chairman, dated 27 November 1868, objects to "the building of new houses on such limited spaces" as the old sites, which I previous to that date had ventured to recommend, the said circular sets forth that "in the opinion of the Trustees there are only three courses admissible," one of which, that "the sites remain as they are," having been rigorously acted on, another being "the sale of the sites for the erection of buildings not to be used as dwelling houses," and as since November last no action has been taken by the Trustees on this last suggestion, it may, I trust, be hoped that they will now be ready to apply funds which have for so long a period been available to carry out their own recommendation, whereby the income of the Charity may be so greatly improved and the blackened walls of the old chimnies no longer allowed to remain in the unsightly state exhibited for two whole years.

I remain, Gentlemen, your obedient servant,
THOS. PYNSENT, Lakenham, Northam, 6 August 1869.
(From the Bideford Gazette)

(NDRO 1843 add4/32/1)

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[Handwritten letter]

12 November 1869

[From] I.H. Gosset, Northam Vicarage, Bideford, N. Devon

[To] Secretary, Charity Commissioners

[Title] Proposed shop &c on Almshouse site &c.

Northam. The Widows Almshouse including Smith's Gift, & Melhuish's Almshouse, for four Old Maids. The above pulled down, New Almshouse built. Parts of old sites thrown into roads. Remainder of 1st site now proposed to be built upon & retained; remainder of 2nd site proposed to be sold.

Sir,

I have to inform you that the Trustees believe they now see their way to building a Shop on the site of the Old Widows Alms House, for which a good rent is promised, such rent to form the future Repair Fund of the New Alms House. The money for such building will arise 1st from Smith's Gift now in hand amounting to about £22.

2nd from Donations amounting to £25 from Sir Montague Smith, & other members of the Smith Family.

3rd from the proceeds of the sale of the site of the other Old Alms Houses.

In reference to this second site, I have to state that in their failure of all other sufficient and suitable offers, Mr Gordon, one of the Trustees has offered to give £20 for it, and to build a shop upon it, in order to get rid of the ugly appearance of this waste corner, and to facilitate the raising of means for the building of the shop on the other site.

The Trustees will be glad to hear what steps the Commissioners would approve of their taking in reference to the legal transfer of this site to the intending purchaser.

I remain, Sir, your obedient servant,
I.H. Gosset, Chairman of Northam Charity Trustees

(NDRO 1843 add4/32/3)

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[Handwritten draft letter marked 'Private']

12 November 1869

[From] I.H. Gosset, Northam Vicarage, Bideford, N. Devon

[To] Secretary, Charity Commission

Sir,

In accordance with the wishes of the Trustees, I have forwarded an answer to your letter of 2 Nov & its enclosures in reference to the proposed pulling down of the Old Post Office Appledore.

I now, upon my own responsibility, address you to give you the clue to the opposition that has been made to the Trustees proposals.

Mr Yeo is a very influential person in Appledore, indeed the prosperity of the place depends almost entirely upon him. Such influential persons always have enemies.

If any public improvement proposed should be in the slightest degree be likely to benefit Mr Yeo, it may be expected that his opponents will be on the alert.

Now it happens that Mr Yeo has had a long & expensive[?] Lan[?] Such with Mr James Tatem. I look therefore upon an opposition headed by him with the greatest suspicion. My experience also tells me that there are in every Parish some persons who have a constitutional habit of opposing all improvement, among these present opponents I recognise the names of some persons who are always ready to oppose anything. They make the most of their Fike[?], Land sm~?~ ~?~ but some of them are very small people. They are perfectly[?] insignificant, in comparison with the large number of influential people in the Parish.

It was the opposition of some of these persons or persons like them that influence the C[omission?] to arrest the plans for the sale of the Tomouth Estate, a decision which has been very injurious to the comfort, health and prosperity that interest of Appledore. I think it ~?~ that the Commission should know what are the influences at work before they pay much attention to these complainants if such local & unreasonable opposition to the public improvements ~?~ to the Commission, it will actually be a curse to a Parish, instead of a blessing to have any charitable property within its boundary.

I cannot believe it can be right that Charitable Bequests should be so held and maintained as to interfere with the comfort, health and prosperity of whole communities, nor can I believe that the objections of a few grumblers whose motives will not always bear a close scrutiny,

should be listened t, and the wishes & judgments of influential bodies of Trustees set on one side, backed up as they under[?] before to be an enquiry by a large majority of the leading persons of a Parish.

I grant that the Commissioners have to guard Charity Estates, but I feel such that they should at the same time not muse[?] them to understanding[?] as to strength public advantage for the whole of a Parish[?] to which advantage the Labouring Class will reap a far larger benefit than they can receive from a mere trifling annual dole.

Should such continue to be the Commissioners action, I can only hope that the attention of Parliament may be drawn to it, and that where their management over care of Charity Estate trustees or the health & prosperity of a whole population, some appeal may be given to the Home Secretary & some loosening of the iron rule of the Commission be available for poor Parishes thus stretch the official Back[?], owing to their having charitable properties in their midst.

(NDRO 1843 add4/33)

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[Handwritten letter on printed letterhead paper]

20 November 1869

[From] Charity Commission, 8 York Street, St James Square, S.W.

[To] The Rev'd I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon

Rev'd Sir,

The Commissioners are disposed to give all due weight to the proposal which has been submitted to them in this matter by so large a majority of the Trustees but before coming to a determination in the case they must have before them some reliable evidence in support of such proposal.

I am accordingly to request that a competent Surveyor acting in the matter solely on behalf of the Charity may be instructed to survey the property and report thereon directly to the Commissioners.

The report should mention the present respective letting and selling values of the property, the probable cost of efficiently repairing it and the rent which it might then be expected to command. In the event of a sale being recommended the report should also state the reasons upon which such recommendation is based and the best course of effecting it. The result of a sale with reference to the remainder of the Charity Estate should likewise be specially noticed.

The Commissioners desire further to be made acquainted with the views of the Trustees who have not signed the application. The case would be strengthened if their written assent to the course proposed by their colleagues were obtained and forwarded to this Office. When the information asked for by this letter shall have been received the matter will be fully considered by the Commissioners.

I am, Rev'd Sir, your obed[ien]t serv[an]t,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/3)

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[Handwritten letter on printed letterhead paper]

20 November 1869

[From] Charity Commission, 8 York Street, St James Square, S.W.

[To: The Rev'd I.H. Gosset, The Vicarage, Northam, Bideford, N. Devon]

[Title] Ref: HM 6851 - Northam, The Widows Almshouse including Smiths Gift & Melhuish's Almshouses.

Rev'd Sir,

It is understood that your communication in this matter of the 12th inst[ant] is made by you as the Chairman of the Trustees on their behalf and with their concurrence.

With reference to the shop which it is proposed to erect on the side of the widows almshouse, the commissioners desire to be furnished with a professional estimate of its cost, and also with a statement shewing that the Trustees have sufficient funds at their disposal to meet the same.

The Commissioners further desire to be informed what annual rent the shop, if erected may be expected to command, and the source from which the sum of £22.0s.0d referred to in your letter as belonging to Smith's Charity, and in hand, is derived, and the purpose to which it is now applied.

With reference to the proposed sale of the site of Melhuish's Almshouse, the Commissioners upon being informed that the purchaser is willing to defray all the expenses attending the transaction will not object to proceed in the matter to the extent of causing the usual preliminary notices to be prepared & transmitted to you for publication in the locality.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
[signed] Hen[ry] M. Vane, Secretary.

(NDRO 1843 add4/32/1)

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[Handwritten 'scribbled' letter on printed letterhead]

30 November 1869

[From] Auction & Estate Agency Office, Upholstery Warehouse, High Street, Bideford
Established 1822

[To] Rev'd I.H. Gossett, Chairman, Charity Trustees, Northam

Rev'd Sir,

I believe you have heard from Mr Pynsent of my proposal for renting the Shop and Warehouse to be credited[?] by the Charity Trustees, but thinking you would prefer a line under my hand, I thought it best to state again my purpose, I agree to rent for one year the shop, & have one room only at a rental of 10[?] ~?~ on an outlay not exceeding £60 reserving to myself the right of continuing (or otherwise) as tenant from year to year, the first half years rent to be paid in advance on processing of the premises after full completing, all outgoing to be paid by the Trustees. It may happen at times that I should require to use the one room to sleep in, but to this there can be no objection the area being so large. I hope to be able to ~?~ ~?~ the plan completed for Satin[?] rugs[?] & J B meeting. I am, Rev'd Sir, your humble s[ervant],
[signed] F.W. ~illegible~

(NDRO 1843 add4/32/4)

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[Handwritten scribbled letter on printed letterhead]

30 November 1869

[From] Auction & Estate Agency Office, Upholstery Warehouse, High Street, Bideford
Established 1822.

[To] Rev'd I.H. Gossett, Chairman, Charity Trustees, Northam.

Rev'd Sir,

Should an objection be raised by the Charity Trustees or the Local Governing Board at Northam, to the use of the room for temporary purposes of sleeping, I will ~?~ it ~?~r the buildings which I propose to rent for the purposes of a shop & work room only.

I am, Rev Sir, your obe[dient] se[rvan]t,

[signed] F.W. ~illegible~

(NDRO 1843 add4/32/4)

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[Handwritten list]

1 December 1869

Gift of Mrs Cole Mr Smith £21

Gift of Sir Montague Smith £10

Gift of Mr W Castle Smith £10

The above is in the National Provincial Bank, Bideford

Further subscriptions promised

Mr Wm Castle Smith £5

Mr Philip Protheroe Smith £5

Sir Montague Smith £9

[Total] £60

(NDRO 1843 add4/32/1)

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[Handwritten notes – copy letters?]

16 and 24 February 1870
To the Secretary Charity Commissioners

[Title] HM 6851 - N. W.A.H. incl Smiths Gift & Melhuish's Alms House.

Sir,
The lowest tender for the shop to be built on the site of the widows Alms H[ouse] was £85. This was beyond the means available by the Trustees. Some alterations have since been made in the plan by the Architect and the following documents are now in my possession.
N. 16 February 1870.

Sir,
According to your alteration of the plan & specification of shop & ware rooms, I can reduce my tender £5 to £75. I shall not be able to bring it to £60 without altering the elevations.
Yours, H Burch.

Barnstaple, 24 February 1870
19 Cross St. B[arnstaple?]

Rev'd Sir,
I forward by this post the plan of shop & specifications, the alterations in which reduce the amount to ... [DOES NOT APPEAR TO CONTINUE ON NEXT PAGE].

(NDRO 1843 add4/32/1)

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[Handwritten draft notes or letter - undated]

[From] I.H. Gosset, Northam Charity Trustees

Mr Burch's second En(?)
Y[ours] S[ir],
N.C.T. [3 initials]

A meeting of the Trustees was held on April 14, when it was resolved that the building be at once procured/prevented(??) ~?~, subject to the approval of the Cou[ncil]. The money actually available is £60, rather more than has/list(??) – there is a prospect of further aid

from the Smith family when the work begins, and the Trustees are ready to advance the balance.

A meeting of the Trustees was held on April 14, when it was evident(?) this ~?~ building be at once pre~?~ ult, subject to the approval of the Com[missioners].

The money actually available is £60, rather more than has – there is a prospect of further aid from the Smith family when the work begins – and the Trustees are ready to advance the balance. If necessary, the rent for a year or two may be applied to repay such advance. The tenant will pay £6 again.

When the building is completed and out of debt, its rent, after penalty for its own repairs will form a repair panel(?) for the half of the new Alms House & will provide some small yearly dole for the 4 Alms Houses. In the other half Alms House the 4 old maids get 10/- a year each.

In reference to the £22 as to which you desire information. A member of the Smith family used to give 10/- a year to an old man to repair the infelt(?) old(?) widows house. The legal claim to this being very uncertain, I permat~?~ a Mrs Smith of this point(?) ~?~ a sum of £18 as capital to produce the 10/- a year. It has that(?) at interest since 1850, and now amounts to about £22. Sir Montague Smith, the judge was ~?~ of this lady, & he & other members of the Smith family have given £49 in aid of its present building scheme.

It is highly probable that this will fund the balance, & make it an entire Smith charity.

If the building be not shortly proc~?~ with, there is a probability of the £49 which is in the hands of a third party, being rel~?~ to the Smith family, when it may not again be procurable.

In consequence pending alterations to the public highway near the site of the Melhuish Alms House, the Trustees have not proceeded further with the plan of selling it, as they cannot throw obstacles in the way of public improvements designed for the benefit of the whole community.

Obediently yo[urs],

I.H. Gosset, Ch – N.C.T. [Chairman, Northam Charity Trustees]

(NDRO 1843 add4/32/1)

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[Handwritten accounts]

20 April 1870

The Northam Charities to the Representatives of the late Mrs Oke

Making 57 new blankets at 3d each	-	£14s.3d
Repairing 36 old ditto at 6d	-	£18s.0d.
Salary looking after blankets	-	£1.2s.0d
[Total]	- - - -	£2.13s.3d

[signed over a penny stamp] settled 20 April 1870, Mary A Oke

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

30 April 1870

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Vicarage, Northam, Bideford

[Title] H.M. 6851: Northam, The Widows Almshouse including Smith's Gift.

Proposed erection of New Building.

Rev'd Sir,

Your letter received at this office on the 22nd instant has been under the consideration of the Commissioners who have also referred to the previous correspondence in the matter.

If the Trustees are satisfied that the funds at their disposal are sufficient to enable them to undertake the erection of the proposed buildings upon the site of "The Widows Almshouse", the Commissioners will not offer any objection to the adoption of that course. Upon the understanding that the income to be derived from the letting of such Building shall be applied for the purposes of the new Almshouses.

I am, Rev'd Sir, your obedient servant,

[signed] Henry M Vane, secretary

(NDRO 1843 add4/32/4)

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[Handwritten Deed of Agreement]

14 May 1870

Memorandum of Agreement made the fourteenth day of May One thousand, eight hundred and seventy [14 May 1870], between the Northam Charity Trustees of the one part, and Hooper Burch of Northam in the County of Devon, builder of the other part.

The said Hooper Burch in consideration of the Sum of Seventy Five pounds [£75] hereinafter agreed to be paid to him by the said Northam Charity Trustees, hereby agrees with the said Charity Trustees that he the said Hooper Birch will duly execute and perform in the most workmanlike manner, & with the best materials of their respective kinds, all the several works required to be done, in the erection and completion of a New Shop and Ware Room in Northam as indicated and implied in the drawings and amended Specification, prepared by Mr W.C. Oliver, Architect, Barnstaple, which said drawings have been this day identified as being those referred to in this Agreement by being signed by the parties hereto.

The said Hooper Burch also further agrees that the whole and every part of the Works above referred to, shall be completed to the entire satisfaction of the Architect in every particular by the Tenth day of November next, and if they shall not be so completed, he will pay to the

said Charity Trustees, the sum of One pound per week, for every week after that day until the works are completed.

The said Northam Charity Trustees for themselves agree that the said Hooper Birch duly performing and keeping this agreement on his part, that they the said Northam Charity Trustees will pay to the said Hooper Birch the said sum of Seventy Five Pounds [£75] as soon as he Architect has certified in writing to the said Charity Trustees that the above mentioned works have been completed to his satisfaction. In witness whereof the said parties have hereunto set their hands.

[signed] Hooper Birch, I.H. Gosset, Ch[airman] N.C.T. [Northam Charity Trustees].

Witness to the signature of the Northam Charity Trustees and Hooper Birch, [signed] Richard Moore

Embossed with date-stamp 19-4-70

(NDRO 1843 add4/32/4)

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[Handwritten draft letter]

20 July 1870

[From] I.H. Gosset

[To] The Charity Trustees of Northam

Gentlemen,

Mr Churchward having written to me to state that he will be here on Friday afternoon to look over the Premises with his sisters, I must remain here to meet him, so cannot attend the meeting at Mr Pickard's.

Your first business will be to get a tracing of Mr Risdon's Plan, and make yourselves thoroughly acquainted with what parts of the buildings are required to compete the proposed widening of the Road.

Your second business will be to consider what course you should adopt – whether you should promote the sale of all the Cottages, or only some of them.

I incline to think that as the original proposal was only to sell the Old Post Office, and Mr White has muddled that Plan by his neglect of our Instructions, we had better begin again. Let us have a letter from Mr Hale accompanied by a tracing, stating what the Local Authority want. Let us propose another Surveyor say, Mr Oliver of Barnstaple, and have a Report on all the property required.

In this event I would send a Letter something like that on Paper A.

Your third business will be to complete the letting of the land, barn, &c. See minutes of last meeting.

Your fourth business will be to sanction an application to Head[?] Quartets[?] to fill up 2 death vacancies, so as to admit the new vicar[?].

Kindly let me have on paper the names of these who attend – of the Chairman - & the Resolutions you come to.

Faithfully yours,

I.H. Gosset, chairman, N.C.T.

[See] Over

21 July 1870

Since writing the above, I have received the Draft of a Letter from Mr Hale to the Commissioners. I cannot approve of it. My view is that the letter should be addressed to us as Trustees, stating what the Board requires from us for the Public Convenience, such statement being duly backed up with a tracing. It will then rest with us to apply to the Commission and afterwards the Clerk of the Local Board may fire as many ent~?~ shots at them as he pleases.

(NDRO 1843 add4/32/3)

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[Handwritten draft letter – undated, but inserted here as it is referred to in previous letter]
[A virtually identical draft exists in one of the other files]

'A'

[From] I.H. Gosset

[To] the Secretary, Charity Commission

Sir,

The Trustees much regret to find that Mr E.M. White of Bideford, who was duly instructed, in accordance with your wishes, to report, direct, to the Commissioners, has only done so infrequently, and that, though again requested to complete the requisite information, and supplied with your letter complaining of the insufficiency of his report, he has not at present complied with their wishes or yours.

Under present circumstances, the Trustees deem it best to make a fresh start with this Business.

In the first instance they were merely seeking for power to sell one Cottage, in order to help forward a suggested public improvement of one of the principal approaches to the Town of Appledore.

Since then, the Local Government Board of the Parish of Northam have determined to borrow a sum of money upon the security of the Local Rate, and to improve the chief Highways of the Parish.

While going into this matter they have of necessity been struck with the miserable approaches to Appledore, a Town containing about 3,000 persons.

The Surveyor employed by the Local Board has proposed Plans for the improvement of the steep narrow and consequently dangerous Road leading down to Appledore by the side of the Tomouth Cottages, and has recommended that such of these Cottages, or parts of the Cottages, as may be required should be purchased, together with such other Properties as

may not be voluntarily given up for the purpose. A considerable portion of such properties will be given without charge, but the Local Board do not expect the Charity Property to be given without recompense.

The Local Board anticipate that the Commissioners will throw no obstacle in the way of a great and necessary public improvement so much required for the prosperity and well-being of Appledore, and for the security, comfort & accommodation of all Classes of its Inhabitants.

[WRITTEN VERTICALLY]: I enclose a letter from Mr Hale, the clerk of the Local Board, and a tracing of the plan of the improvement of the road so far as it affects the Trustees property.

[THE FOLLOWING CROSSED THROUGH: 'Since all the Trustees are of opinion that the proposed alterations ought to be made'].

As Mr White seems disinclined to exert himself in this matter the Trustees would suggest that a New Surveyor be employed, and that Mr Oliver, a builder, architect & surveyor of Barnstaple, would be a suitable and disinterested person to report to the Commissioners upon the matter in question.

I remain, Sir, obediently yours,
[initialled] I.H.G.

(NDRO 1843 add4/32/3 and 1843 add4/33)

=====

[Handwritten draft letter and notes]

9 August 1870

[From] I.H. Gosset, Ch[airman], N.C.T. [Northam Charity Trustees]

[To] Not stated – presumably Charity Commission

Sir,

After an Incumbency of 25 years, I have just resigned the Vicarage of Northam.

My successor has been appointed, & we the Charity Trustees deem it fitting that he should without delay, be appointed a Trustee. We have two Death Vacancies caused by the death of Mr James Partridge & Mr William Cook. Such vacancies would probably be increased by resignation to 4, if there is any power for a Trustee to resign.

Will you kindly give us authority to fill up the 2 vacancies, & inform us whether resignation is within the read[?] [remit?] of them who from age & infirmity may wish to retire.

Obediently yours,

I.H. Gosset, Ch, N.C.T.

[THERE FOLLOWS THE FOLLOWING SUMS IN PENCIL]:

30.8.9

23.8.0

22.18.2

43.17.10
28.0.4
11.7.0
13.0.6
[Total] £173.0s.6d

R. Gould	4.0.0.	40.0.0.
W. Shon[?]	4.10.0	35.0.0.
J. Causey	3.10.0	30.0.0.
Shul/Shed[?]	5.0.0	5.0.0.
[Total]	£11.15s.0d	£110.0.0.

£11.15s.0d a year gross.
£5 has been lost in Rent on one of the Cottages within 3 years.

[VARIOUS OTHER ADDING UPS ARE SCRIBBLED HERE]

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

15 August 1870

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford, N. Devon

[Title] H.M. 3475. Northam, Cockes & Langdon Gifts (Proposed sale to the Northam Local Board).

Reverend Sir,

Before bringing the matter referred to in your letter of the 9th inst, under the consideration of the Commissioners, I have to inquire whether the desired object can be effected under any statutory powers vested in the Local Board without the assistance or intervention of the Commissioners.

If however it should be thought more desirable to proceed with the case in this Office, the Commissioners will require a sufficient application to be made to them by the Trustees, a form for which purpose is inclosed.

The application should be accompanied by reliable evidence as to the value of the property referred to.

If the Trustees can give an assurance to the Commissioners that Mr W.C. Oliver of Barnstaple is a competent Surveyor of established reputation upon whose judgment the Commissioners may safely rely, and that he will be employed in the matter exclusively on behalf of the Charity, they may if necessary instruct him to survey and value the property and to report directly to the Commissioners.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

=====

[Handwritten letter on printed letterhead]

15 August 1870

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford, N. Devon

[Title] H.M. 3105. Northam Charities

Rev'd Sir,

In reply to your letter of the 9th instant, I have to state that the surviving and continuing Trustees of these Charities may submit an application to the Commissioners for an Order of the Board discharging any of the present Trustees who may be desirous of relinquishing their office and appointing new Trustees to supply such vacancies, and also those which have been already created by deaths.

The Vicar of Northam ex officio may properly be proposed for appointment as one of the new Trustees.

A Form of application is enclosed.

I am, Rev'd Sir, your obedient servant,

[signed] Henry M Vane, secretary

(NDRO 1843 add4/32/4)

=====

[Handwritten letter on printed letterhead]

14 November 1870

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford

[Title] HM 3475 – Northam, Cockes & Langdon's Gifts.

Proposed sale to the Northam Local Board.

Rev'd Sir,

Your letter of the 9th inst: & its inclosures have been under consideration.

You state in answer to the inquiry contained in my letter of 15 August last, that it is found that the Local Board have no legal means of taking houses compulsorily to improve Roads.

If however (as will probably be discovered to be the case, the Local Board are empowered to purchase property by agreement in the manner prescribed by "The Lands Clauses Consolidation Act 1845" the desired object may be effected by the exercise of the statutory powers referred to without the intervention of the Commissioners.

The Commissioners before proceeding further with the matter, have thought that it may be convenient for the parties to consider the foregoing suggestion.

I am Rev'd Sir, your obed[ien]t serv[an]t,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

=====

[Handwritten letter on printed letterhead]

24 December 1870

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford, N Devon

[Title] HM 3475 – Northam Charities Discharge & Appointment of Trustees

Rev'd Sir,

Since the publication of the Notices in this matter, objection has been made to the appointment of Mr William Arthur Bassett who is stated to be a yearly tenant of Mr William Yeo.

It is desirable that the list of new Trustees should have as far as possible the general approval of the parishioners.

I am to enquire whether there will be any serious objection to the omission of the name of Mr Bassett from the proposed list and the insertion therein of the names of Mr Thomas Pynsent of Lakenham Northam and of Mr Edward Williams of Appledore, who have both been mentioned to the Commissioners as being peculiarly well qualified for the office of Trustee.

I am, Rev'd Sir, your obed[ient] servant,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

=====

[Handwritten letter]

17 January 1871

[From] H Groves Cooper, High Street, Bideford

[To] Rev'd I.H. Gossett, Chairman of the Northam Charity Trustees

Dear Sir,

I have carefully surveyed that portion of the Tomouth Park Estate referred to in your instructions of 8 December last, and I heard the evidence of Mr Benson, Mr Tatham, Mr Dennis, and Mr Carter in the matter. It is clear that an encroachment has taken place in the formation of the new Road leading from Mr Cartwrights property to Appledore, but it is difficult (in fact impossible without a much more extended enquiry than I felt justified in, or thought the circumstances warranted my making) to ascertain with certainty a very correct quantity.

I am of opinion for the purpose of a claim against the parties that have encroached it may be assumed about seven poles have been taken, and that the property would be worth £200 acre or £1.5s.0d per pole, and that a sum of £8.15s.0d would be fair compensation for the

land taken, at the same time I deemed it right to express my opinion to the Trustees in reference to the Road, viz: That proper communication being given to it from the Estate, a point which should be insisted on in any settlement that the Estate will be largely benefited by the Road if free use of it be granted, as it will form an outlet much to be desired to that portion of the Trustees property, and give them a carriage drive instead of a contracted footway.

I further advise that a proper retaining wall and fence with gate and posts should be put up at the expense of the Trespassers and I think the Gate should be at the South east corner of the Field.

I am of opinion the matter is altogether one for ready arrangement and mutual benefit.

I enclose plan of the Field as it at present stands, and would further advise the Trustees to have a proper survey & plan made of the whole of the property.

I have the honor to remain, Dear Sir, yours faithfully,

[signed] H Groves Cooper

(NDRO 1843 add4/32/4)

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[Handwritten draft letter – undated, but probably 18 January 1871]

‘B’

[From] I.H. Gosset, Chairman of Northam Charity Trustees

[To] Messrs Yeo, Cartwright & others, interested and engaged in the formation of a New Road into East Appledore.

Gentlemen,

It having come to the knowledge of the Charity Trustees of Northam, that in forming the Road above alluded to, you have cut into, and virtually appropriated, for part of the said Road, some of the land belonging to the Tomouth Estate under our charge and protection. We have thought it our bounden duty to employ a Surveyor, Mr Groves Cooper, to report to us upon the amount & value of this land thus appropriated.

We think it a pity that the Plans were not laid before the Trustees, and our consent procured before the land was taken. At the same time, we have no wish to exhibit any litigious spirit in the matter, or to hinder the completion of a Road which will be so great an advantage to a Town of about 2,500 population. And we cannot help being fully aware that the New Road must tend to the accommodation of the Poor Estate, and add to its probable gross value in case of a sale.

Taking therefore the probably future advantage to the Charity Property as a set off against the irregularity & illegality of your proceedings, we have resolved at our meeting held this day:

“That Mr Groves Cooper’s report be accepted and approved. And that Mr Yeo, & Mr Cartwright be informed that the Trustees expect to be paid on behalf of the Charity Property the sum of £8.15s.0d for the land that has been taken for the formation of a New Road leading from Appledore towards Bideford, and that the fences, gates, approaches, &c, must be carried out by you for the protection & use of the Tomouth Estate, in accordance with Mr Groves Cooper’s report.”

I enclose a copy of Mr Groves Cooper's report so far as it is necessary for your information, and trust that no time will be lost in paying in the £8.15s.0d to the credit of the Northam Charity Trustees at the National Provincial Bank, Bideford, informing me of the same payment, and that the works specified in Mr Groves Cooper's letter will be faithfully carried out to his satisfaction as our Surveyor, & as speedily as possible.

Believe me, Gentlemen, very faithfully yours

[signed] I.H. Gosset, Chairman of Northam Charity Trustees.

(NDRO 1843 add4/32/4)

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[Handwritten notes]

19 January 1871

H.

The Trustees have the utmost confidence in the propriety of their selection of Mr William Arthur Bassett. Born in the Parish, intimately acquainted with most of the people in it, residing on the outside of Appledore [Richmond Farm], and daily passing through its street, & among its people, his is singularly well qualified to fill the post. He is independent in character, well informed, and a pleasant man to transact business with. If Tenants are not to be allowed to fill such an office, such a restriction would prevent most Farmers in England, and even many Gentlemen Tenants, from becoming Trustees of Parish Charities.

The objection, in the opinion of the Trustees is thoroughly worthless.

The List of new Trustees as proposed will have the general approval of the Parishioners, though the word general cannot be expected to include every one.

It appears to the Trustees right that 2 Farmers Mr Wm Cock & Mr James Partridge should be replaced by at least one Farmer; and they know no man in that class better suited to fill one of these vacancies – the other has been filled up with the new Vicar of Northam.

The Trustees have a serious objection to omit Mr Bassett's name.

The number of 12, as approved of by the Parishioners some years since, and sanctioned by the Charity Commissioners is quite large enough for the transaction of the Trustees Business, they could not therefore consent to a 13th being appointed.

They cannot prefer either Mr Pynsent or Mr E Williams to Mr Bassett.

The Trustees abide by their nomination which they believe to be within their powers.

[initialled] I.H.G., Ch[airman]

(NDRO 1843 add4/32/4)

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[Handwritten letter]

20 January 1871

B.B.

[From] William Yeo, Appledore

[To] Chairman of the Northam Charity Trustees

Dear Sir,

I am in receipt of your Statement respecting the New Road, with copy of your surveyors Report, and the Resolution of the Charity Trustees concerning the trifling encroachment on the Tomouth Estate, and requesting me to pay £8.15s.0d in accordance with Mr Coopers report.

I beg to say I have this day paid into the National Provincial Bank the sum of £8.15s.0d to the credit of the said Trustees, and as soon as the weather will permit, the fences and other matters shall be carried out to the satisfaction of your Surveyor.

I am, Dear Sir, Yours truly,
[signed] Wm Yeo

(NDRO 1843 add4/32/4)

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[Handwritten notes]

21 January 1871

C.

[From] The Priory, W. Ho, Northam, Bideford

[To] Mr Groves Cooper esq.

Dear Mr Cooper

I enclose a Copy of a Letter that I have sent to Messrs Yeo & Cartwright &c (through Mr Yeo) since the meeting of the Trustees on Thursday.

I am glad to report that it has been received in the spirit of compromise & good will in which it was written, and that I have received the following answer from Mr Yeo this morning.

“20 January 1871

[From: William Yeo] Appledore

[To] the Chairman of the Northam Charity Trustees

Dear Sir,

I am in receipt of your statement respecting the New Road, with Copy of your Surveyors Report, and the Resolution of the Charity Trustees concerning the trifling encroachment on the Tomouth Estate, and requesting me to pay £8.15s.0d in accordance with Mr Coopers report. I beg to say I have this day paid into the National Provincial Bank the above sum of £8.15s.0d to the credit of the said Trustees, and as soon as the weather will permit, the fences and other matters shall be carried out to the satisfaction of your Surveyor.

I am, Dear Sir, Yours truly, Wm Yeo”

The Trustees trust to you to see that your Report is carried out in its full spirit in reference to fences, gates and approaches. I would suggest that you should meet Mr Yeo, as representing the Road Makers, on the ground, and settle the details of these matters before they are commenced.

When completed, I should feel obliged by your Certificate that they are finished to your satisfaction.

In reference to fences, I should think they, the road makers, ought to be liable for their stability for a certain period after completion.

Believe me, very faithfully yours,

I.H. Gosset, Chairman of Northam Charity Trustees

P.S. I also end copy of my Receipt to Mr Yeo & my limitation thereof.

(NDRO 1843 add4/32/4)

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[Handwritten notes]

21 January 1871

D.

[From] I.H. Gosset, The Priory, W.Ho!, Bideford

Received 21 January 1871 of Wm Yeo esq, the sum of Eight pounds fifteen shillings [£8.15s] as payment for the Land of the Tomouth Estate encroached upon by the New Road now in course of execution by Mr Yeo & others – such payment being at the rate of £200 per acres, and in accordance with the valuation of the damage & loss sustained as estimated by Mr Groves Cooper, the Trustees Surveyor.

N.B. This receipt must not be considered as a complete discharge of all further liability by Mr Yeo & others concerned, until the Trustees receive Mr Groves Coopers certificate that the necessary works as regards the fences, approaches, gates, &c, of this part of the Tomouth Estate have been duly carried out to the satisfaction of Mr Groves Cooper, the Surveyor of the Trustees, as detailed & insisted upon as necessary in his Report to the Trustees, dated 17 January 1871.

[signed] I.H. Gosset, chairman of Trustees of N[ortham] C[harities].

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

25 January 1871

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford

[Title] HM 3105: Northam Charities, Discharge and Appointment of Trustees

Rev'd Sir,

Your letter of the 19th instant has been under consideration.

As it appears that there is a considerable amount of feeling in the locality in this matter, and that the Trustees entertain a strong opinion in favor of the retention of Mr Arthur Bassetts name upon the proposed list of New Trustees, the Commissioners are disposed to think that

as a solution of the difficulty, the names of Mr Tho[ma]s Pynsent and Mr Edw[ar]d Williams should be added to the list, and that that of Mr Bassett should be retained.

Under all the circumstances it is hoped that this arrangement will be satisfactory to all parties.

I am Rev'd Sir, your obed[ien]t serv[an]t,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

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[Handwritten draft letter]

26 January 1871

K

[From] Rev'd I.H. Gosset

[To] The Secretary, Charity Commission

Sir,

It can hardly be expected that a meeting of the Trustees can be specially called to answer every Letter received from your Office, nor, being fully in possession of the news of the Majority of that Body, as expected at our meeting on 19 January, do I feel any difficulty in at once expressing them to the Commissioners through you.

You write of there being a considerable amount of feeling in the locality in this matter, we are entirely unaware of its existence, nor have you supplied us with a Copy of any Statements that have reached your Office to that effect.

There has we believe been a secret attempt to try and procure the nomination of some new Trustees against the wishes of the majority of the present Trustees, and as we believe against the wish of the majority of the Parishioners.

We, the Trustees, cannot countenance such nominations. At the same time, we are perfectly prepared, should the Commissioners wish it, to submit 3 Questions to the Parishioners duly summoned in Vestry.

1. Is it necessary, or expedient, to increase the number of Trustees beyond 12?
2. If held to be necessary & expedient & who are the persons that the Parishioners would wish the Trustees to nominate to fill up the number to 14?
3. (If held to be unnecessary & inexpedient) Shall Mr Dimond-Churchward, Mr A.B. Wren, Mr Yeo, and Mr Bassett be the New Trustees, or shall all or any of these 4 be replaced by others?

The Trustees will, I am quite sure never consent to enlarge their Body from 12 to 14, which is perfectly uncalled for, and unnecessary, unless the Parishioners so decide it. Nor will they consent to nominate Mr Pynsent or Mr Williams, in place of Mr Bassett, against their own judgment, and as they fully believe against the wishes of the Parishioners.

The Commissioners surely cannot expect or wish the Trustees to be made Fools of in nominating persons whom they believe the majority of the Parishioners in Vestry, or on a Poll, would not select for nomination.

The Trustees are at a great disadvantage having to meet concealed opponents, & possibly exaggerated statements of which they are kept in complete ignorance.

My experience in Parochial Business for 31 years tells me that people who are thus secretly seeking to carry through their own views, are not over scrupulous in the means they use, nor in the statements they make, and are subjects frequently for the exercise of grave suspicion, their pretended public spirit being often only a veil to cover purposes of their own.

I have not failed to perceive with great pain on other occasions besides the present, that the Commissioners seem to lean to the side of several complainants, who will always be found in every community, not always influenced by the highest motives, while the Commissioners slight the views of the Trustees, among whom are men fully competent to test & understand what the majority of the Parishioners would wish in any case.

Such treatment appears to be personally a very poor recompense for many days and hours given up in carrying on the official duties of these Parochial Charity.

I trust that Mr Churchward will soon relieve me from my Office of Chairman. My only wish now is to nominate men who will work as Trustees pleasantly, and in a businesslike manner, and who will not introduce strife and divisions on all occasions merely to gratify a love of mischief.

[unsigned, but Rev Gosset's handwriting]

(NDRO 1843 add4/32/4)

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[Handwritten minutes]

17 February 1871

Meeting Special of Trustees

Trustees Present

Mr Benson

Mr Gordon

Mr B Pickard

Mr Gosset

Mr Rodd

Mr W Pickard

Mr Reynolds

Mr Darracott

Read Notice & Minutes of last meeting referring to this Business.

1. Appoint self & E.R. [Edward Reynolds?] Trustees to receive purchase money.
2. Execute Deed of Conveyance. Pass resolution to that effect & take signatures.

The 16th Sec[tion] 23 & 24 Vic Cap 136.

“A majority of two thirds of the Trustees of any Charities assembled at a meeting of their Body duly constituted, shall have a legal power on behalf of themselves and their Co-Trustees, to execute all such Deeds &c as shall be requisite for carrying the sale into effect.”

(NDRO 1843 add4/32/4)

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[Handwritten draft letter]

18 February 1871

[From] Not stated, but presumably Rev'd Gosset

[To] Not stated, but presumably Charity Commission

Sir,

Referring to your letter of 14 February, I am instructed by the Trustees to state to the Commissioners that they presume Sect. VI of the 23 & 24 Victoria Cap 136 renders necessary the usual preliminary publication of the names of the new candidates, Mr Thomas Pynsent & Mr Edward Williams, whom the Commissioners have allowed other parties to nominate. Otherwise, while the Trustees list of 4 candidates has been open to public criticism, and as a result to correspondence with your office as to their qualification, the opportunity would not be granted to the parishioners to make any observations as to these newly nominated persons.

Referring to the increased number of the Trustees proposed to be appointed by the Commissioners, contrary to the wish of the parishioners as expressed in 1861 & 1867, the majority of the Trustees deem such increase highly unnecessary and unsatisfactory. On a future occasion, the 14 might be thus swelled to 16, 18 or more without the slightest reference to the necessity for any such increase.

The Trustees deem it highly desirable that some settled limit should be fixed for the future, and adhered to, and they proposed a resolution yesterday, to the effect “that the best plan would be, on the occasion of future vacancies, to consult the Parish in Vestry as to the Persons to be nominated, and as to the number of Trustees sufficient to form a useful working Board”.

I may venture to add that having worked as Chairman since 1856, I am able to appreciate the extra labour which will fall upon the future Chairman, in getting out notices of meetings to an increasing number of Trustees, and also the extra time and trouble to be expended in carrying through the business of the meetings, in which progress is usually in inverse proportion to the number present. Such duties devolving, almost as a matter of necessity, on the Vicar of the Parish, without any remuneration for his services, and with his hands full of other work.

(NDRO 1843 add4/32/4)

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[Handwritten letter on printed letterhead]

25 February 1871

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford

[Title] HM 3105: Northam Charities (Discharge and Appointment of Trustees)

Rev'd Sir,

Your letter of the 18th instant has been received.

Although the proposed appointment of Messrs Thomas Pynsent and Edward Williams as Trustees of these Charities would probably have obtained sufficient publicity without any special notification to the parishioners, the Commissioners on the whole are disposed to think it well that further notices should be given in the locality.

I am accordingly to request that you will be good enough to cause the inclosed forms of Notice to be affixed to or near a principal outer door of the parish Churches of Northam and Appledore respectively for a period of not less than 15 days in each case and the forms of Declaration also inclosed to be subsequently filled up and returned to this office.

I am, Rev'd Sir, your obedient servant,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

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[Handwritten agreement]

21 April 1871

[Heading] Charity Commission

In the Matter of several Charities called respectively "Strange's Gift", "Berriman's Gift", "Brittons Gift", "Berry's and Cholwells Gifts", "The Poor Houses", "Cocks and Langdon's Gifts", "The Almshouses for Poor Widows including Smith's Gift", "Mules Gift", and "Melhuish's Gift" all in the Parish of Northam in the County of Devon.

The Board of Charity Commissioners for England and Wales having considered an application in writing made to them on the seventeenth day of September one thousand eight hundred and seventy [17 Sep 1870] in the matter of the above mentioned Charities by the Reverend Isaac Henry Gossett of The Priory, Westward Ho, in the above mentioned Parish of Northam, James Brodie Gordon of Ridgway in the above mentioned County of Devon esquire, The Reverend Edward Reynolds of Appledore in the same county, and Cockshutt Heathcote esquire, Bartholomew Pickard yeoman, and John Rodd esquire, all of the aforesaid Parish of Northam, and William Pickard shipbuilder, and John Darracott merchant, both of Appledore aforesaid who, with Thomas Wren of the aforesaid Parish of Northam, late a Major in Her Majesty's Indian Army, and Thomas B Benson of Appledore aforesaid esquire, are the Trustees of the said Charities.

And it appearing to the said Board that the said Thomas Wren and Thomas B Benson are respectively desirous of being discharged from the trust.

And that it is desirable that they should be discharged accordingly from being Trustees of the said Charities.

And that new Trustees thereof should be appointed in addition to and jointly with the surviving and continuing Trustees.

And upon notice of the intention of the said Board to make an Order effecting the objects aforesaid having been given by the affixing of the same according to the direction of the said Board to principal outer doors of the Parish Churches of Northam and Appledore respectively, on the twentieth day of November one thousand eight hundred and seventy [20 Nov 1870], and again on the fourth day of March one thousand eight hundred and seventy one [04 Mar 1871], being more than one calendar month previously to the date hereof and having been also sent through the Post under the like direction unto the said Thomas Wren and Thomas B Benson, at their respective last known places of abode in England, on the eleventh day of November one thousand eight hundred and seventy [11 Nov 1870].

And upon the consent of the committee of Council on Education to an Order for the appointment of Trustees of the above mentioned Charities called respectively Cholwells Gift and Melhuish's Gift, being made by the said Board, having been signified to them on the twenty second day of February one thousand eight hundred and seventy one [22 Feb 1871] in conformity with the provisions of The Endowed Schools Act 1869.

Do hereby order, subject nevertheless so far as regards the said two last mentioned Charities to the provisions of the said last mentioned Act, and to any Scheme to be established by the Endowed Schools Commissioners under the same Act, in pursuance thereof that the said Thomas Wren and Thomas B Benson be respectively removed and discharged from being Trustees of the said Charities.

And that the Vicar of the aforesaid Parish of Northam and his successors for the time being, in right and during tenure of his Vicarage, William Yeo of Appledore aforesaid esquire, Adderly Barton Wren of Lenwood in the aforesaid Parish of Northam esquire, William Arthur Bassett of Northam aforesaid esquire, Thomas Pynsent of Lakenham in the aforesaid Parish of Northam esquire (who have respectively signified in writing to the said Commissioners their willingness to accept and act in the trust) be appointed to be Trustees for the administration of the said Charities in addition to, and jointly with, the surviving and continuing Trustees thereof.

And the said Board to further Order that the right to sue for recover and receive and to give receipts and discharges for all sums of money, rents in arrear, and chores in action due to or recoverable for the benefit of the said Charities, Do rest in the said Trustees hereby appointed jointly with the said surviving and continuing Trustees, their executors, administrators and assigns, in trust for the said Charities.

Sealed by order of the Board this twenty first day of April one thousand eight hundred and seventy one [21 Apr 1871].
[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

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[Printed form with handwritten additions]

21 April 1871

[From] Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev'd I.H. Gossett, The Priory, Westward Ho, Northam, Bideford, N. Devon

[Title] HM 3105: Northam Charities - Discharge and Appointment of Trustees

Rev'd Sir,

Herewith I transmit to you the order of the Board in this matter, and I am to request, that the same may, for the purpose of satisfying the requirements of the Act of Parliament, be deposited at the Vestry Room in the parish of Northam for public inspection, during the period of One Calendar Month, and that the enclosed notices may be affixed to or near a principal outer door of the Parish Churches of Northam and Appledore respectively during the period of not less than fifteen days in each case.

The enclosed forms of declarations should then be filled up and returned to the Commissioners.

I am, Rev'd Sir, your obedient servant,
Henry M Vane, secretary

(NDRO 1843 add4/32/4)

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[Handwritten notes]

13 June 1871

Having conferred with Mr Benson as to the advisability of making an opening from New Street Appledore, into the new road, we find that he is willing that a Road should be made into Cox's estate thru' Dock Garden either by the upper or lower wall of the said garden, provided he can obtain possession of 19 steps. After due consideration of the two plans proposed we agree in stating that in our opinion a road by the lower wall of Dock Garden would be the more desirable.

[signed] M.D. Dimond Churchward, R. Williams, W. Bassett.

(NDRO 1843 add4/32/3)

=====

[Floor plans showing Ground and First Floors of a (presumed) new Almshouse]

23 September 1871
Ground Floor Plan
First Floor Plan
[Drawn by] Thomas Cook
[To] M.D. Dimond Churchward, chairman of Northam Charities

(NDRO 1843 add4/32/4)

=====

[Handwritten receipt]

25 September 1871
Northam
Received from the Trustees of the Northam Charities the sum of sixteen pounds [£16], being the Balance due on the contract of £76 for building the shop on the site of the old Almshouse &c.
[signed over a penny stamp] settled H Burch.

(NDRO 1843 add4/32/4)

=====

[Handwritten receipt]

16 January 1872
The Trustees of Northam Church, To John Beara &c.
1871 Oct
3 peices of stout Reiser[?] Blanketry[?]
49 yards each 4/3 £31.4s.9d
Wrapper 3s.0d
[Total] £31.7s.9d
Settled 16 Jan 1872, [signed] Alex[ander] Beara

(NDRO 1843 add4/32/4)

=====

[Inserted note by transcriber...]
1872 July 18 – William Yeo died, aged 59.

=====

[Handwritten answers – no date]

Northam Charities Draft

Replies to Trustees put by Charity Commi[ssio]n
Poor Houses

(NDRO 1843 add4/32/1)

=====

[Printed Fire Insurance Policy, with handwritten inserts, and post envelope]

04 December [no year, but presumably 1872]
Fire Insurance Policy – 3 cottages and a shop, Tomouth Estate 1872.
28 December 1872 [postmark, Bideford]
[Addressed to] Rev'd Dimond-Churchward, The Vicarage, Northam

West of England Fire and Life Insurance Company.
[Policy] No.397489
The Trustees for the time being of the Northam Charities, have paid the sum of three shillings and nine pence [3s.9d].
£100 on the Building of three Cottages, in equal proportions stone and slated, situate Tomouth Estate, Appledore, North Devon in private tenure of labourers.
£50 on a Shop with room over, stone with plastered flat roof, being cornerhouse, in Tower Street, Northam, Devon, in occupation of John Lee, upholsterer.
[Total insured] £150.
Between 29 September 1872 and 29 September 1873 inclusive.
[signed] F.J. Bremridge, W.J. Heathman, Directors

(NDRO 1843 add4/32/4)

=====

[Handwritten copy letter]

20 December 1872
[From] M.D. Dimond Churchward, Chairman of Northam Charity Trustees, Northam Vicarage
[To] Mr Thomas Lock

Sir,
I laid your letter before the Trustees of the Northam Charities at their meeting on Monday last.
They requested me to ask if you wo[uld] like to become a purchaser of the site of Old Alms House & whether you would lay before them a plan & shop proposed to be build therein, & whether you w[oul]d like to name a price for the said site for the purpose of erecting a site thereon.
An early answer, at your convenience would oblige.
Yours faithfully,
M.D. Dimond Churchward, Chairman of Northam Trustees

(NDRO 1843 add4/32/4)

=====

[Handwritten letter]

9 January 1873

[From] Thomas Lock, Northam

[To] The Rev'd Mr D.D. Churchward, Chairman of Northam Charity Trustees.

Sir,

Having received a letter from you on the 20th of Dec[ember] last, stating the result of a meeting of the Trustees concerning the sale of site of Old Alms House & w[h]ether I would lay before them a plan of House & Shop I would erect there also a price for the said site. I hereby offer the sum of ten pounds, including cost of conveyance, on the condition that I be allowed twelve months from Lady Day next to build & complete the proposed House & Shop according to the general character of the accompanying drawings.

I remain, Sir, yours obed[ient]ly,

Thomas Lock

(NDRO 1843 add4/32/1)

=====

[Handwritten letter]

22 May 1873

[From] Thomas Lock, Northam

[To] Rev'd M.D.D. Churchward, chairman of the Northam Charities

Sir,

In reply to your notes of 3 March concerning the site of the Old Alms Houses, & the decision the Trustees had come to, I beg to say that the ten pounds I offer must include the expense of writings, or I should not have offered so much by two pounds, I consider it a liberal offer as I should have to destroy my present stores to improve the locality.

I would attend a meeting of Trustees if necessary.

Yours respectfully,

[signed] Thomas Lock

(NDRO 1843 add4/32/4)

=====

[Handwritten letter]

30 June [no year stated, but probably 1873]

[From] T Lock, Northam

[To] Rev'd M D Churchward, Chairman of the Northam Charities

Sir,

I find by your note of 27 June that the Trustees have decided to accept my offer of 8 pounds [£8] for the peice of ground at the corner of Tower St. providing I bear the cost of conveyance which cost I am given to understand will be very little, therefore I agree to these conditions.

Yours faithfully,

[signed] T Lock

(NDRO 1843 add4/32/4)

=====

[Printed Form of Agreement, with handwritten inserts]

9 August 1873

[From] Charity Commission

In the Matter of the Charity called or known as Melhuishs Almshouse for Four Old Maids in the Parish of Northam in the County of Devon.

By direction of the Board of Charity Commissioners for England and Wales, Notice is hereby given, that with the authority of the said Board, the following property of the above mentioned Charity, viz:

[INSERTED IN HANDWRITING: A piece of land situated in the above mentioned Parish, being the residue of the site whereon the above mentioned Almshouse formerly stood, the other portion of such site having been appropriated and dedicated to the public use for the purpose of widening and improving the public road in the said Parish].

... is proposed to be sold by the Trustees thereof, by private contract for the sum of £8, the purchaser paying in addition all the expenses of the said sale, unless some sufficient objection to such sale, whether having reference to the sufficiency of the purchase money, or to any other reasons, shall be made known to the said Commissioners, within 21 days from the first publication of this notice.

Any person prepared to notify such objection should forthwith transmit the same to the said Commissioners, in writing, addressed to their Secretary, No.8 York Street, St James's Square, London.

[signed] Henry M Vane, secretary

(NDRO 1843 add4/33)

=====

[Printed Form of Agreement, with handwritten inserts]

28 October 1873
Charity Commission

In the Matter of the Charity called or known as Melhuishs Almshouse for four old Maids in the Parish of Northam in the County of Devon.

[INSERTED INTO THE FORM]: to sell the piece of land with the appurtenances for not less than eight pounds [£8].

The Schedule above referred to: A piece of land situated in the Parish of Northam being the residue of the site whereon the above mentioned Almshouse formerly stood, the other portion of the said site having been appropriated and dedicated with the sanction of the said Board to the public use for the purpose of widening and improving the public road in the aforesaid Parish.

Sealed by order of the Board this twenty eighth day of October one thousand eight hundred and seventy three [28 Oct 1873].

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/4)

=====

[Standard printed letter on printed letterhead]

28 October 1873

[From] Charity Commission, 8 York Street, St James's Square

[To] Rev M.D. Dimond Churchward, The Vicarage, Northam, Bideford

[Title] H.M. 6851. Northam - Melhuish's Almshouse for 4 Old Maids. (Sale of Residue of Site).

Herewith I transmit to you the Order of the Board authorising the proposed Sale in this case [blank] and I am to request you to acknowledge its receipt.

In accordance with the ordinary practice, the Purchase Money is directed to be invested in the Public Funds, in the name of "The Official Trustees of Charitable Funds". Upon the completion of this Sale, therefore, the Purchase Money (£8) should be remitted by the Trustees of the Banking Account of the Official Trustees, at the Bank of England; and the Commissioners should be informed when this remittance is made, in order that no time may be lost in procuring the Investment.

The convenience, and other advantages, attending the investment of Charitable Funds in the name of the Official Trustees will be understood upon reference to the provisions of the Charitable Trusts Acts by which those Trustees are constituted.

I am, Rev'd Sir, your obedient servant,

[signed] Henry M Vane, secretary

[HANDWRITTEN ON THE BACK]: If the Purchaser should desire the convenience of the Official Trustee of Charity Lands in his conveyance a draft of the instrument should be sent to this Office for perusal on behalf of the Official Trustee previously to its ingrossment.

A printed form of Conveyance which may be found useful is inclosed.

(NDRO 1843 add4/33)

=====

[Standard printed letter]

6 November 183 [sic, probably 1873]

[From] Charity Commission, 8 York Street, St James's Square

[To] Rev M.D. Dimond Churchward, The Vicarage, Northam, Bideford, N. Devon

[Title] H.M. 6851. Northam – Melhuish's Almshouse for 4 Old Maids. Sale of Residue of Site.

Rev'd Sir,

I return the draft Deed of Conveyance altered and approved so far as relates to the Official Trustee of Charity Lands.

When the engrossment has received the signatures of the Trustees, it should be sent here for execution by myself, as the Official Trustee, accompanied by the enclosed Draft, and a Certificate or assurance from yourself stating that the engrossment has been compared with the approved Draft, and found correct.

I am, Revd Sir, your obedient servant,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

26 November 1873

[From] Charity Commission, 8 York Street, St James's Square

[To] Rev M.D. Dimond Churchward, The Vicarage, Northam, Bideford, N. Devon

[Title] H.M. 6851. Northam - Melhuish's Almshouse for 4 Old Maids. Sale of Residue of Site.

Rev'd Sir,

The Official Trustee of Charity Lands will be unable to execute the Deed of Conveyance which was forwarded with your letter of 24th instant until it shall have been impressed with a sufficient stamp.

I am accordingly to return the Deed herewith and to request that when properly stamped it may be retransmitted to me for execution by the Official Trustee.

As the deed has already been partially executed it will be desirable that no time should be lost in the matter.

I am, Rev'd Sir, your obed[ien]t serv[an]t,

[signed] Henry M Vane, secretary

(NDRO 1843 add4/33)

=====

[Standard printed letter]

7 February 1874

[From] Charity Commission, 8 York Street, St James's Square

[To] Rev M.D. Dimond Churchward, The Vicarage, Northam, Bideford, N. Devon

[Title] H.M. 6851. Northam – Melhuish's Almshouse. Sale of Residue of Site of Old Almshouse.

Sir,

The Deed of Conveyance in this matter has been executed by the Official Trustee of Charity Lands, and is returned to you with the approved Draft, and I am to request you to acknowledge their receipt.

I am, Sir, your obedient servant,

Henry M Vane, secretary

(NDRO 1843 add4/33)

=====

[Handwritten Specification]

Not dated, but next to documents from c.1874.

Specification of work to be done and materials to be used in putting a new roof on the Shop at the corner of Tower Street, Northam.

The Contractor to find all materials and all materials used to be approved of by the Trustees and their clerk.

Roof – The scantlings to be as follows: principals 8 x 3, six beams 8 x 3, Ridge piece 8 x 1½, Rafters 3 x 2, Purlins 5 x 4, Wall plate 9 x 2, Gutter Board 1 x ¼ thick, Rafters 16 in[ches] centre to centre.

4½ O.G. Shutting to be fixed in the eaves of roof.

Down pipe 2 x ½ to be conveyed into the House drain.

Lead gutter to be 6lb to the foot and 20 inches wide.

To paint the shuttes[?] one coat of red lead paint and 3 coats of plain colour.

Masons work – The wall at the west end to be rised so as to be the proper height to take the roof.

Slater – To cover the roof with the best Delabole Slate 16 x 8 or 19 x 9 with a 3 x ½ lap – each slate to be fasten with two fine nails.

Battens – 1 x ¾ by 7/8 – the roof to be pointed on the inside.

The Ridge to be finishes with Best Black Crea[so]te.

To finish the Hips with Best Portland Cement 4 inch wide and 1 inch thick.

All the Work to be done and every thing to be finishes in a proper workmanlike manner. The whole of the work to be completed within twenty one days from the time of signing the contract and a deduction of one pound per day will be made for every day after that time until the contract is completed.

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

21 March 1874

[From] Department of Accounts, Charity Commission, 8 York Street, St James's Square, S.W.

[To] Rev Dimond Churchward, Northam Vicarage, Bideford

[Title] Northam Charities

Dear Sir,

With reference to your letter of the 13th inst, forwarding the accounts of these Charities for the past year, I am to inform you that Charitable Trust Property is exempt from deduction for Income or Property Tax, and that the abatements made under that head should be reclaimed.

In order to effect this application should be made to the Surveyor of Taxes for the District by whom the necessary forms would be supplied for that purpose.

I am, Rev'd Sir, your obed[ien]t serv[an]t,

W.G. Hayter, registrar

(NDRO 1843 add4/33)

=====

[Handwritten agreement]

21 October 1875

An Agreement made and entered into this 21st day of October One thousand eight hundred and seventy five [21 Oct 1875] between the Trustees of the Northam Charities on the one part, and Mr George Labbett of Northam Devon on the other part, in which the said Mr George Labbett contracts to build a new cottage on the Tomouth Estate, Appledore, in the County of Devon, and to do all works in connection with search building of the said cottage in strict the plans & specifications & conditions provided by Mr William Ward of Northam. It is moreover agreed hereby that in consideration of the said Contractor, Mr George Labbett, executing the whole of the works in accordance with the plans and specifications and to the entire approval of the said Charity Trustees and their Surveyor, they the said Trustees will pay the said George Labbett the sum of One hundred and ten pounds [£110] Sterling by monthly instalments for work done to the entire satisfaction of the Surveyor at the rate of 75 per cent, the remainder to be paid in accordance with the conditions.

Signed:

George Labbett, Contractor
M.D. Dimond Churchward, Chairman of Northam Charity Trustees
Witness [signed] William Ward

(NDRO 1843 add4/32/4)

=====

[Handwritten report and financial summary of Charities – 8 pages]

1877 [written in pencil]
Report of a Sub Committee on Northam Charities

Your Committee report as follows:
There are only now in existence 3 gifts specially applicable for Educational Purposes.

One of these, Melhuish, is evidently applicable at the sole discretion of the Vicar of Northam.

The second, Bests, is left to the discretion of the Minister and Churchwardens of the Parish, by the original Deed, and by Mr A Goulds confirmation of the Gift. N.B. This Charity like the Melhuish Gift has only passed through the Vicars hands and does not come unto the Trustees Accounts.

The third, Cholwills, has no shadow of limitation as to its distribution.

A further sum of £1.10s.2d arising from two small Gifts has no direction as to distribution and might, we think, be applied in future to Education Purposes.

Omitting Melhuish's Gift, we see only one course open to the Trustees;
Give Appledore National School 14/20 of Best = £5.12s.0d.
Northam N[ational] School 6/20 = £2.8s.0d.
and Divide Cholwill £5.14s.6d
2 Small Gifts £1.10s.2d [comes to] £7.4s.8d
into 2 equal parts, of which ½ shall be divided equally between the Northam and Appledore National Schools & the other ½ shall be given to the Appledore Wesleyan National School.

We also present schedule of the intended appropriation of all the Charities and a Schedule of these Charities that have lapsed.

M.D. Dimond Churchward
I.H. Gosset
1877 [written in pencil]

The above scheme w[oul]d give the following sums:
Northam N[ational] School £5.14s.2d
Appledore N[ational] School £7.8s.2d
Appledore Wesleyan School £3.12s.3d

[THERE FOLLOW SOME CALCULATIONS TO SHOW WHERE THESE FIGURES CAME FROM]

Charities lost – Schedule C

Poor Houses, Appledore.

Ruinous – pulled down. Site sold. Produce paid yearly to 4 oldest women in Appledore not receiving Parish Pay.

Lady Berry's Gift.

Lost since 1816 – partly before. For the Benefit of the widow of the Vicar of Northam.

Jeffery's Gift.

Lost before 1820. For giving bread to the poor.

Docton's Gift.

Lost since 1775. For education 6 poor children.

Wood's Gift.

Lost before 1820. For education of Poor children of Northam.

Arundell's Gift.

Not paid since 1816. For the poor.

Beaple's Gifts.

Not paid since 1791. For the poor, & the repair & maintenance of the Parish Church of Northam.

Olivean's Gift.

Nothing known of any payment from this in 1820. For bread.

Schedule B. Northam Charities.

General Purposes.

Strange	Poor & Impotent	£0.16s.0d
Berriman	Poor	£5.8s.0d
Berry	Poor	£4.15s.6d
Langdon	Poor & Poor Houses	£26.13s.4d
[Total]		£37.12s.11d

No Trust.

Mules		£0.13s.4d
Rose Gill		£0.16s.10d
[Total]		£1.10s.2d

Special Purposes.

Britton	Coals to sober, godly, needy poor	£1.16s.0d
Cocke	Widows & Orphans	£53.6s.8d

[Total] £55.2s.8d

Educational Purposes

Cholwill To teach poor children of parish £5.14s.6d
No shadow of Limitation

Best 14 children in Appledore £8.0s.0d
6 in Northam

To be arranged by the minister and churchwardens of the Parish, or the majority of them.

Melhuish 6 poor children in Northam £1.10s.0d

This Charity is chiefly for the good of the Vicar of Northam, is entirely under his control, and has not passed through the hands of the Trustees. The Vicar is to choose the 6 children.

Schedule A

Strange's Gift.

To be distributed quarterly to Poor and Impotent People, inhabitants of Town and Parish of Northam.

Net 16s.0d. Out of Bennetts, Underborough.

Berriman's Gift.

To be distributed among Poor. No particulars
£6.0s.0d. 12s.0d Tax. £5.8s.0d nett. In Braunton.

Britton's Gift.

To be bestowed on purchase of Coals at cheapest time of year, to the use of the most sober and godly poor, who are in greatest need. Coals to be sold to the Poor below the ordinary rates, yet so that stock of coals be preserved. Found to be too risky, so money was outlaid in purchase of an annuity of £1.16s.0d. Charity Commissioners in 1820 thought money should go in purchase of coals for distribution to poor.

£1.7s.0d + 9s.0d = £1.16s.0d. In Shebbear.

Berry & Cholwill Gifts.

Berry gave £50 to be distributed to Poor of Parish. Commissioners in 1820 understood poor not in constant receipt of Parish Relief.

Cholwill gave £60 to teach poor children of Parish at School.

Nett £10.10s.0d. West Putford.

$\frac{3}{4}$ of an Estate at W. Putford purchased, rent to be laid out 5/11. Berry Charity 6/11. Cholwill Charity [There follow some calculations].

Cocke's & Langdon's Gift.

Cocke gave £200. Proceeds to Poor Widows and Fatherless Children of Parish.

Langdon gave £100. To such good and charitable uses as the Trustees may find convenient, for relief and maintenance of any pious or poor persons.

In all at first £15. Annuity arising out of an Estate at Appledore, Rope Path & Cottages.

2/3 now distributed to Widows and Fatherless children. 1/3 to general balance of Charities, chiefly expended in Blankets.

Melhuish's Gift.

To Schoolmaster of Northam £1.10s.0d, to instruct 6 poor children yearly, each child to remain for 3 years, to learn writing and arithmetic – to be such children as the Vicar shall think meet.

To 4 poor Old Maids £2.0s.0d, who shall be Church People, and for want of Old Maids, Seaman's Widows. The Vicar to keep the Alms House in repair.

Best's Gift.

David Best having educated 20 poor children out of the Parish of Northam for 18 years, gave an annuity of £4 out of Commons, for education of 20 children in reading of such people, poor, Parishioners of Northam as were not in sufficient circumstances to educate them themselves. At the rate of 4/- per child. 14 to be inhabitants of Appledore and 6 of Northam, the succession of these children to be arranged by the Minister and Churchwardens of the said Parish, or the majority of them.

He then gave a further annuity of £4 out of an Estate in Torrington, for same purposes.

Smith's Almshouse.

Has been rebuilt in Northam with the Melhuish Almshouse. The Smith family contributed handsomely to the rebuilding, but the Endowment has lapsed. The site has been sold & the Alms Women Widows, receive some small dole from it.

Mules Gift. 13s.4d.

Gift out of Rosegill Northam.

Paid with Strange's Gift. 16s.10d.

(NDRO 1843 add4/33)

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[Handwritten letter]

1 May 1877

[From] W.E. Price, Torrington

[To] The Churchwardens of Northam, Bideford

Gentlemen,

I shall be obliged by your sending me Particulars of what is due for the annuity of 27/ payable to you out of lands called Trickey's Caute in the parish of Shebbear, up to Christmas, or Ladyday last, whichever date may be most convenient to you to receive it. The Representatives of my late client Lewis Risdon Keysett Esq have sold the property to Mrs Guille of the Rectory, Little Torrington, and Fred[eric]k Haworth Esq of Queens Gate Kensington and the Annuity will be paid in future by their Steward, Mr George Arnold of Dolton.

I am, Gentlemen, Your obed[ient] ser[van]t,
W.E. Price

(NDRO 1843 add4/32/3)

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[Handwritten draft notice]

31 May 1879

[From] Bridge Hall Chambers, Barnstaple

[To] Rev'd D.D. Churchward, of Northam, Manager of Cox's Charity, and Mr William Ward collector.

[Title] The Bankruptcy Act 1869. In the County Court of Devonshire holden at Barnstaple

In the matter of a special resolution for liquidation by arrangement of the affairs of Alfred Cook of Appledore in the County of Devon, shipbuilder.

Take notice that the Court will be moved on Tuesday 10 June 1879 at twelve o'clock at noon, by Mr Finch solicitor for Thomas Andrew of Bedford Circus in the city of Exeter accountant, the Trustee appointed by the above resolution for leave to execute a disclaimer of certain property of the said Alfred Cook which consists of a leasehold interest in the Rope Walk and premises belonging thereto at Appledore in the County of Devon, and of which you are the landlord or one of the landlords.

Dated this 31 day of May 1879

[signed] Chanter Finch ~?~lanter
Bridge Hall Chambers, Barnstaple

(NDRO 1843 add4/32/3)

=====

[Handwritten copy letter]

21 September 1880

[From] M.D. Dimond Churchward, Northam Vicarage, Bideford

[To] The Secretary, Charity Commission

Sir,

The Trustees of the above Charities desire that there should be an order of the Board discharging the following Trustees: Cockshutt Heathcote Esq and John Darracott esq, from the Trust, those Gentlemen having sent letters expressing their wish to resign office. The Trustees beg to remind you that 4 others having died, viz: Mr Gordon, Mr Rodd, Mr Yeo, Mr Pickard, the number of Trustees is now reduced to eight. We think that, as the original number was twelve & two others were only added to procure harmony at the time of the last appointment of Trustees, the present would be a desirable time for filling up the vacancies so as to make 12 Trustees in all.

I have held a meeting of this Parish and have laid this matter before the Ratepayers. The following owners of Property in the Parish were selected as fit and proper persons to fill the offices, viz:

T. Sawyer Gentleman

Mr George Tucker, Farmer

Mr John Widgery Cock, Yeoman

At the same time the Trustees request me to state that in their opinion it would always be better as tending to maintain perfect harmony in the Parish if any vacancies that might come in the Trust were filled up after consultation with the Ratepayers in Vestry. Consequently they do not apply for an Order of the Board concerning this matter.

Our Tenant of the Rope Walk has failed, and in a year we have had no tenant & there is no prospect whatever of the Rope Walk being at any time needed again for the purposes for which it was made. We have lately inspected it & have found it getting rapidly into decay, indeed a large portion of it has been destroyed by storm & tempest, & it would require a considerable outlay to put it into fair tenantable repair.

Further it is very difficult to protect it, as people have found out that they can steal some of the timber without discovery. Consequently the Trustees are unanimously of opinion that the said Rope Walk should be received and sold, the proceeds to be applied to the erection of a wall on the eastern boundary of the property so as to secure protection from trespass. In this way they believe, as the site of the Walk will be thrown into the Estate that will be made a permanent improvement. They have therefore issued notice inviting Tenders for the purchase of the materials of the said Rope Walk.

Yours faithfully,

M.D. Dimond Churchward

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

2 November 1880

[From] Charity Commission, Whitehall, S.W.

[To] M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] Northam Charities – Trustees & Scheme

Rev'd Sir,

With reference to your letter of 21 September last, I am to state that it is the practice of the Commissioners to receive in the first instance the names of persons to be proposed for appointment as new Trustees from the surviving Trustees of Charities, and I am to refer you to me letter of 19 June last, in which you were informed that the Commissioners would be prepared to consider an application from the Trustees for an order of the Board discharging from the Trust any of the Trustees who may desire to resign, & approaching new Trustees in their place.

Upon receiving an application for that object in the form with which you have been supplied, the Commissioners will cause public notice of the order to be given with a view to elect any objections or suggestions which any Parishioners or persons interested in the Charities may desire to make to them.

Full opportunity will thus be given to the Ratepayers to take part in the proceedings.

The Commissioners are desposed to agree with you in thinking that a body of twelve Trustees will be sufficient for the proper administration of the Charities.

With regard to the latter part of your letter, I am to state that the Commissioners have no objection in the circumstances therein mentioned, to the sale of the materials of the Rope Walk, & the appropriation of the proceeds of such same in the erection of the proposed Boundary wall on the Eastern side of the property.

I am, Rev'd Sir, your obed[ient] serv[an]t,

[signed] Henry M Vane, secretary

(NDRO 1843 add4/33)

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[Fully printed 4-page document]

24 January 1882

Charity Commission

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon; and:
In the Matter of "The Charitable Trusts Acts, 1853 to 1869."

Whereas an application in writing was made to The Board of Charity Commissioners for England and Wales, on the 26th day of August 1881, in the matter of the above-mentioned Charities, by:

The Reverend Marcus Dimond Dimond-Churchward, Vicar of the above-mentioned Parish of Northam;

Thomas Pynsent, Gentleman; and

William Arthur Bassett, Gentleman, both of the aforesaid Parish of Northam;

The Reverend Edward Reynolds, Vicar of the Parish of Appledore in the said County of Devon;

William Pickard, Shipowner;

Edward Williams, Gentleman;

John Darracott, Esquire, all of Appledore aforesaid;

The Reverend Isaac Henry Gosset, Clerk in Holy Orders, of Westward Ho;

Adderley Barton Wren, Esquire, of Lenwood, Northam; and

Cockshutt Heathcote, Esquire, of Raleigh, Northam, all in the said County of Devon;

being the Trustees of the said Charities:

And Whereas the gross annual income of the said Charities in the aggregate to £50 or upwards:

And Whereas the said:
Cockshutt Heathcote, and John Darracott
are desirous of being discharged from the said Trust:

And Whereas it is desirable that the said:
Cockshutt Heathcote, and John Darracott
should be discharged accordingly from being Trustees of the said Charities; And that new Trustees thereof should be appointed; And that directions should be given by way of Scheme for filling up vacancies as they may occur in the Trust:

And Whereas notice of the intention of the said Board to make an Order for the foregoing objects has been published by the affixing of the same, according to the direction of the said Board, to or near a principal outer door of the Parish Church of Northam aforesaid, on 2 November 1881, being more than one calendar month previously to the date hereof:

And Whereas no notice of any objection to the said proposed Order has been received by the said Board:

Now the said Board do hereby Order, That the said:
Cockshutt Heathcote and John Darracott,
be and they are hereby discharged from being Trustees of the said Charities:

And that:
Lieutenant-Colonel John Ross Wheeler, of Bay View Terrace,
Thomas Sawyer, Gentleman, of Fairlea, both in Northam aforesaid; and
George Tucker, of Appledore aforesaid, Farmer;
(who have respectively signified in writing to the said Commissioners their willingness to accept and act in the Trust) be and they are hereby appointed to be the Trustees for the administration of the said Charities, in addition to and jointly with the continuing Trustees thereof:

And the said Board do further Order, That the right to sue for, recover, and receive, and to give receipts and discharges for all sums of money, rents in arrear, and choses in action due to or recoverable for the benefit of the said Charities, Do Vest in the said Trustees hereby appointed, jointly with the said continuing Trustees, their executors, administrators, and assigns, in trust for the said Charities:

And the said Board do further Order and Direct by way of Scheme as follows:-

1. Any Non-official Trustee of the Charities who shall become bankrupt or incapacitated to act, or shall communicate in writing to the Trustees his wish to resign, or shall fail to attend any meeting of the Trustees during a consecutive period of two years, shall thereupon cease to be a Trustee, and the Trustees shall cause an entry to be made in their Minute Book at their next meeting of every vacancy thus occasioned, or by the death of any Non-official

Trustee. Pending any vacancy in the body of Trustees, the surviving or continuing Trustees for the time being, not being less in number than a quorum, may act for all purposes in the administration of the Charities:

2. Non-official Trustees shall be provisionally appointed to fill vacancies by the Trustees at a special meeting of their body, to be held after a lapse of one calendar month from the occurrence of each vacancy, by a resolution to be forthwith notified by them with all proper information to the Charity Commissioners at their office in London. A provisional appointment shall become absolute if and when it shall have been approved by the said Commissioners, and their approval certified under their official seal.

Sealed by Order of the Board this 24th day of January 1882.
Henry M Vane, secretary.

London: Printed by George Edward Eyre and William Spottiswoode,
Printers for the Queen's most Excellent Majesty.
For Her Majesty's Stationery Office. 1882.

(NDRO 1843 add4/32/4 and 32/5)

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[Handwritten letter on printed letterhead]

14 March 1883

[From] Charity Commission, Whitehall, S.W.

[To] Rev M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] 34717 - Northam Charities – Trustees

Dear Sir,

With reference to your letter of 23rd ult, I am to state that the directions by way of Scheme, inserted in the Order of the Board dated 24 January 1882 were given for the express purpose of providing a simple and inexpensive mode of filling up each vacancy as it occurred in the Trust.

It will therefore be proper that steps should be forthwith taken for filling up the vacancy to which you refer.

I am, Reverend Sir, your obed[ien]t servant,
Henry M Vane, secretary

(NDRO 1843 add4/32/4)

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[Handwritten Agreement]

15 May 1883

[Title] Memorandum of Agreement

Made the fifteenth day of May one thousand eight hundred and eighty three [15 May 1883] between the Reverend Marcus Dimond Dimond Churchward on behalf of himself and other the Trustees of the Charity known as the Northam Charities of Northam aforesaid (hereinafter called the trustees) of the one part; and Thomas Lock of Northam, mason (hereinafter called the Lessee) of the other part.

The Trustees agree to let and the Lessee agrees to take: All that messuage and shop situate and ~?~ in Tower Street in Northam aforesaid, and adjoining the Infant School Premises on the North side thereof, and now or late in the occupation of Mr. John Lee for the term of nine years from the twenty fourth day of June one thousand eight hundred and eighty two [24 June 1882] determinable at the end of the fifth or seventh year by either party giving the other twelve calendar months notice in writing to that effect, at the yearly rent of eight pounds [£8], payable quarterly on the usual quarter days the last quarterly payment to be made in advance on the twenty fifth day of March next preceding the end of the tenancy.

And the lessee agrees to keep all the internal parts of the said premises except beams, joists, rafters and main timbers in good tenantable repair during the tenancy, and the same in such repair to deliver up at the determination thereof (reasonable wear and tear and damage by fire excepted) and not to assign or under let without the consent in writing of the Trustees. And it is agreed if any Rent shall be in arrear for twenty eight days, or there shall any breach by the Lessee of the stipulations before expressed, the Trustees may re-enter the premises without giving any notice to quit and determine the Tenancy.

And the Trustees agree that the Lessee paying the Rent and observing the before mentioned stipulations shall quietly hold and enjoy the said premises without any lawful interruption by the Trustees of any person claiming under them.

And the Trustees further agree to pay all rates, taxes and assessments in respect of the premises during the Tenancy, and to keep the external parts of the said premises and also the beams, joists, rafters and main timbers in good and sufficient repair during the said Tenancy.

In Witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

Signed, sealed and delivered by the before named Marcus Dimond Dimond Churchward in the presence of:

W Ward, surveyor, North Street, Northam.

Signed, sealed and delivered by the before named Thomas Lock in the presence of:

W Ward, surveyor, North Street, Northam.

Solicitors: Rooker & Bazeley, Bideford.

(NDRO 1843 add4/32/4)

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[Handwritten letter]

14 August 1883

[From] Charles W Hole, clerk, Northam Local Board Office, Willett Street, Bideford

[To] Rev M.D. Dimond Churchward, Northam

Dear Sir,

I am requested by the Northam Local Board to ask the permission of the Trustees of the Charity Lands at Appledore to place a syphon in Cawsey's well, which they understand belongs to the Trustees.

It has been reported to the Board that the Water from this Will is extensively used at Appledore, but that it becomes polluted by reason of a quantity of dirt & rubbish being thrown into it & it therefore behoves the Board for the sake of the health of those persons who use the water to see that all proper precautions are taken to protect them.

Under these circumstances the Board trust these will be no objection on the part of the Trustees, for the placing of the syphon in the well referred to, this course appearing to them, the most effectual mode for remedying the evil complained of.

I am Dear Sir, yours truly,

Charles W Hole, clerk.

(NDRO 1843 add4/32/4)

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[Printed Bill Poster]

4 July 1884

APPLEDORE, NORTH DEVON

TO BE LET BY TENDER

From Michaelmas next, for a Term of 7 or 14 Years.

All those very desirable

FIELDS OF LAND

Known as the

'TOMMOUTH ESTATE'

Situate close to the Town of Appledore, and now in the occupation of Mr Robert Cock and others.

The Estate consists of the following Fields, namely:

Lower Quarry Field	1a.2r.20p
Middle Quarry Field	2a.0r.13p
Middle Path Field	2a.1r.23p
Higher Path Field	2a.1r.36p
Triangle Field	1a.1r.36p
Garden	0a.0r.24p

Meadow	0a.2r.15p
Garden and Plots	0a.2r.28p
Orchard	0a.2r.25p
Waste Land and Plot	0a.1r.16p

Persons desirous of Tendering for the whole or any part of the above Estate can obtain any information that may be required at the House of W. Ward, North Street, Northam, who will show the Estate.

Sealed Tenders to be sent to the Rev. M.D. Dimond-Churchward (Chairman of Trustees), the Vicarage, Northam, on or before 1 August 1884.

N.B. The Trustees do not bind themselves to accept the highest, or any Tender.

M.D. Dimond-Churchward, Chairman of Trustees

Dated: 4th July 1884.

[Printed by] W.C. Coles, Machine Printer, Bookseller, Stationer, &c, "Gazette" Office, 5 Grenville Street, Bideford.

(NDRO 1843 add4/32/4, and 32/5)

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[Handwritten quote]

26 July 1884

[From] Isaac Short, Appledore, Devon

I the undersigned hereby agree to give twenty five shillings [25s] per annum as rent for the garden now in my possession, and pay all rates and taxes & tithes for same, and take it for a term of seven years from 29 September 1884.

[signed] Isaac Short

(NDRO 1843 add4/33)

=====

[Standard printed letter with inserted handwritten information]

28 July 1884

[From] Charity Commission, Whitehall, S.W.

[To] The Trustees

[Title] Charitable Trusts Acts. Northam – Melhuish's Almshouses and the School Charities (Thorold's & others)

Gentlemen,

1. No accounts of the above Charities have been received at this Office for the past 4 years. I am therefore to call your attention to the Statutes relating to this subject, and for your greater convenience, I transmit a copy of the most material provisions.

[THERE FOLLOWS 2 PAGES OF PRINTED TEXT, 7 POINTS IN TOTAL, OUTLINING WHAT NEEDS TO BE DONE – NOT TRANSCRIBED HERE]

I am, Gentlemen, your obedient servant,
W.G. Hayter, Registrar.

(NDRO 1843 add4/32/4)

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[Handwritten draft letter]

30 July 1884

[From] M.D. Dimond Churchward, Northam Vicarage, Bideford

[To] The Secretary, Charity Commission

[Title] Northam Charities, Devon

Department of Accounts

Sir,

I have received your printed letter of 28 July 1884 in which you state that no accounts have been received by the Charity Commissioners “for the past 4 years”.

I do not understand this, as I have regularly sent the accounts which have been regularly acknowledged by the Charity Commission on a printed form.

The accounts for 1880 were audited and a state[men]t was sent to Charity Commission 11 March 1881.

The a/cs for 1881 were audited and a state[men]t was sent to Charity Commission 17 March 1882.

The a/cs for 1882 were audited and a state[men]t was sent to Charity Commission 23 Feb 1883.

The a/cs for 1883 were audited and a state[men]t was sent to Charity Commission 23 April 1884.

If your clerk has lost them, I could scarcely be expected to fresh copies. I am not paid for my work. I could if necessary give all the dates for the whole time of my having had anything to do with the Charity of this Parish.

Yours faithfully,

M.D. Dimond-Churchward, Chairman of Trustees, Northam Charities.

(NDRO 1843 add4/32/4)

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[Handwritten copy letter]

30 July 1884

[From] Charles Chappell, West Appledore, Parish of Northam, North Devon

[To] Her Majesty's Honourable Charity Commissioners.

Gentlemen,

It appears from the enclosed advertisement that the Rev'd Dimond Churchward is about to receive tenders for the Tomouth Estate on 1 August 1884.

I beg most respectfully to suggest that the estate be let as at present by the Yard of 16½ feet at 1/- per Yard free of all Rates and Taxes to the Renter. From information I glean that W.

Ward the Agent to the Trustees is desirous to let the whole of the Estate to one person, thereby depriving the present occupants of a portion of they now hold. If let to one person it would not realise so much by one half as it does at present, being divided among so many persons.

Perhaps your Honourable Board are not aware that on one part of the estate was a Rope Yard which was lucratively carried on by the firm of Cook & Beara at a rental of £25 per year to the Recipients. Since their decease the Rope yard has been taken down and the materials sold by auction. As I cannot furnish you with further details at present, allow me to advise your Honourable Board to send a person whom you may think proper to survey the Estate in question.

I remain, gentlemen, faithfully,

Charles Chappell

(NDRO 1843 add4/32/1)

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[Handwritten tender]

1 August 1884

[From] John Parkhouse, Woodda, Appledore

[To] Chairman of the Charity Trust

I hereby tender for the whole of the Tomouth Estate at a yearly rental of £48.0s.0d.

[signed] John Parkhouse, Woodda.

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

6 August 1884

[From] Charity Commission, Whitehall, S.W.

[To] M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] Northam – Melhuish's Almshouses and the School Charities (Thorolds and other Charities)

Rev'd Sir,

Referring to your letter of the 30th ult, I am to point out that the charities of which accounts were required by my circular letter, were those above mentioned, and which were not included in the returns furnished by you to this office.

Should you not be concerned in their management or administration, I shall be obliged by your informing me of the name and address of the acting Trustee or Manager of them respectively in order that application for the accounts may be made to the proper quarter. I may add that Melhuish's Gift, is an annual payment by the Vicar, out of Cox's tenement, of £3.10s partly for schooling poor children, and partly for the occupants of the Old Maids Almshouses.

"Bests' Gift" is an annual payment of £4 for schooling poor children, issuing out of a tenement called "Commons".

It would also appear that a further sum of £4 in respect of this Gift was paid out of the Rolle estate.

With respect to "Mrs Elizabeth Thorold's Charity" the property forming its endowment consisted of a house &c, and 11a.2r.30p of land in Northam let at rents amounting to £33 a year, the trusts of which were for the purposes of an Infant School in Northam.

I am, Rev'd Sir, your obedient servant,
W.G. Hayter, registrar

(NDRO 1843 add4/32/5)

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[Handwritten draft letter]

16 August 1884

[From] M.D. Dimond Churchward, Northam Vicarage, Bideford

[To] The Secretary, Charity Commission

[Title] Northam – Charities of Cock & Langdon

Sir,

At a meeting held by the Trustees on 14 August 1884, I laid your letter together with that of Mr Charles Chapple before the Trustees, and they have requested me to reply as follows:

1. Mr Chapple makes a great mistake in saying that the Tomouth Estate is at present let by the yard of 16½ feet at 1/- per yard, free of all Rates and Taxes by the Renter. It is not so let & never has been so let in the history of the Trust.

2. Mr Chapple says that “Mr Ward the agent is desirous to let the whole of the Estate to one person thereby depriving the present occupants of a portion they now hold”. Mr Ward has never made the proposal so stated. The leases have expired. The Trustees wish to let the Estate on the best possible terms from Michaelmas next. Until the Tenders were opened they could not tell which would be better, to let the estate as a whole, or in parts. Still they thought it would be well to offer the property in both ways so that they might decide on opening the Tenders. I might here add that the said Tenders were opened on Thursday last & that if the offers for separate portions were accepted, there would be first of all less money for the estate & there would be 3 portions unlet because untendered for. Then if they were to accept the only offer made to them for the estate as a whole. Consequently they have accepted the Tenders for the estate as a whole & thereby the Trust will considerably gain as in a short time there will be a great reduction of “out” in the way of repairs.

3. I would remind your Board that the Trustees have given all information about the taking down of the Old Rope Walk.

The Trustees therefore cannot consider themselves further called on to reply to the letters of Mr Chapple which is full of gross errors.

Yours faithfully,
M.D. Dimond Churchward

(NDRO 1843 add4/33)

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[Handwritten copy letter]

August 1884 [no day stated, but after 18th]
[From] Charity Commission
[To] Mr Charles Chappell, West Appledore, Northam, North Devon
[Title] 34717 – Northam Charities

Sir,
I have to acknowledge the receipt of your letter of the 18th inst. The Commissioners have been in communication with the Trustees of these Charities upon the subject of your letter of the 30th ult, and have received from them an explanation of the circumstances attending the recent letting of the property belonging to the Charity. The Commissioners, upon consideration of the matter have come to the conclusion that there are no sufficient grounds for objecting to the mode in which the discretionary powers of the Trustees have been exercised in the matter in question.

I am, Sir, your obedient servant,
[signed] Heny M Vane, secretary

(NDRO 1843 add4/32/5)

=====

[Handwritten letter on printed letterhead]

28 August 1884

[From] Charity Commission, Whitehall, S.W.

[To] M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] Charitable Trusts Act. Northam – 34717, Charities of Cooke & Langdon

Rev'd Sir,

Herewith I transmit to you for the information of the Trustees, a copy of a letter which has been addressed to Mr Chappell upon the subject of his letter of the 30th ult, relative to the recent letting of the property belonging to the Charity.

I am, Rev'd Sir, your obedient servant,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/33)

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[Printed document]

5 December 1884

[Title] 2663/84 – Devon, Northam, J Strange and others. Approval of Trustees

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon; regulated by a Scheme of the Charity Commissioners of 24 January 1882; and
In the Matter of "The Charitable Trusts Acts, 1853 to 1869."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the subsisting Scheme for the government of the above-mentioned Charities:

Do hereby declare their Approval of the appointment made by the continuing Trustees of the said Charities, at a meeting held on the 14th day of August 1884, of:

George Cawsey, Farmer, of Commons Farm, in the above-mentioned Parish of Northam;

to be a Trustee of the said Charities, to fill the existing vacancy in the body of the Trustees thereof.

Sealed by Order of the Board 5 December 1884.

[signed] Henry M Vane, secretary.

London: Printed by Eyre and Spottiswoode.

Printers to the Queen's most Excellent Majesty.
For Her Majesty's Stationery Office. 1884.

(NDRO 1843 add4/33)

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[Handwritten notes – undated, but appear to fit here – 1884?]

The committee met as arranged & went over the estate in company with Mr Parkhouse. They find the following need attention, but would suggest that before anything is done in the way of repairs, that the whole of the Trustees meet on the estate with a view to deciding what is absolutely necessary to be done.

1. Hole in Roof of Potato House.
 2. Question of building a wall from Mr Pickards stable to corner of house lately occupied by Mrs Pratt.
 3. Entrance to Coach House faced up.
 4. Stopping on Roof of Shed.
 5. Gate & posts to entrance of Stable Yard.
 6. Wall at rear of New Street to be repaired & the deposit of ashes to be stopped.
 7. Stile to entrance of field near Cocks yard.
 8. Two gates & 3 posts at top of New Quay field.
 9. Mr Vincents well to be covered in & pipe tapped near stable yard.
 10. Gate & posts north side of stable yard.
 11. Repair to gate at main entrance (Pitt).
 12. From 30 to 40 trees to be removed, and the money derived from sale of same should cover about 2/3 the cost of repairs.
 13. Your Com[mi]ttee consider the land is well farmed, but generally speaking, all gates &c are in a dilapidated state.
- [signed] Tho[mas] M Kelly

(NDRO 1843 add4/32/5)

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[Handwritten Indenture]

15 December 1884

Rev'd M.D.D. Churchward and others, to:

Mr John Parkhouse and Mr J Parkhouse junr.

Lease of an Estate called Tomouth situate in Appledore, Devon, for 14 years from

Michaelmas 1884 determinable as within. Rent £49.

Rooker & Bazeley, Bideford.

This Indenture made 15 December one thousand eight hundred and eighty four [15 Dec 1884], Between The Reverend Marcus Dimond Dimond Churchward, The Reverend Edward

Reynolds, The Reverend Isaac Henry Gosset, William Pickard, Edward Williams, Adderley Barton Wren, Lieutenant Colonel John Ross Wheeler, Thomas Sawyer, George Tucker, and Admiral Arthur Thomas Thrupp, all of Northam in the County of Devon, Trustees of the Northam Charities (hereinafter called the Lessors) of the one part; and John Parkhouse of Wooda in the Parish of Northam aforesaid, Farmer, and John Parkhouse the younger, of Appledore in the Parish of Northam, Farmer (hereinafter called the Lessees), of the other part.

Witnesseth that the Lessors do hereby demise unto the Lessees, their executors administrators and assigns, All these Fields or Closes of Land specified in the schedule hereunder written and known as the Tomouth Estate, situate at Appledore in the said parish of Northam, now or late in the occupation of Robert Cock and others, as Tenants thereof, and containing twelve acres and two roods or thereabouts, Except and reserving out of this demise all mines, minerals and quarries, and the right to enter, dig and search for and remove the same, paying a fair compensation for surface damage.

To Hold the said premises (except as aforesaid) unto the Lessees, where executors administrators and assigns, as Joint Tenants, for the Term of Fourteen years from the twenty ninth day of September One thousand eight hundred and eighty four [29 Sep 1884], determinable nevertheless at the end of the first seven years of the said Term, by either party giving to the other twelve calendar months notice in writing to that effect.

Yielding and Paying therefor during the said Term the yearly rent of Forty nine pounds [£49] by equal quarterly payments on the usual quarter days, the first of such payments to be made on the twenty fifth day of December next, and the last payment on the twenty fourth day of June next preceding the expiration of the said Term.

And the Lessees hereby covenant with the Lessors during the said Term, to pay the rent on the days, and in the manner aforesaid. And to pay all rates, taxes and outgoings for the time being payable in respect of the said premises including the tithe Commutation Rent Charge, and a proportionate part thereof to the expiration or sooner determination of the said Term. And to keep the present buildings on the estate in as good a state of repair as the same are now in. And to put and keep the gates and posts, fences, ditches, drains and watercourses upon or about the said premises, in good tenantable order and condition.

And to permit the Lessors, their successors and assigns, and others authorised by them to enter on the premises at all reasonable times, for all reasonable purposes, including a right to replace the present boundary fences by stone walls, or other proper fences. And not without the written consent of the Lessors or their agent first had and obtained to plough up or convert any part of the said Estate which consists of Meadow or permanent pasture into tillage. And not to cut down, lop, or top, any of the trees or saplings likely to become trees on the said premises, without such consent as aforesaid.

And to cultivate, manure and manage the said Estate in all respects in a fair and proper manner according to the most approved rules of good modern husbandry. And not to mow the same without previously manuring with a proper and sufficient quantity of suitable manure. And at the expiration or sooner determination of the said Term, to yield up the said

premises in such repair and condition as aforesaid unto the Lessors or their successors. And not without such consent as aforesaid to assign or underlet the said premises or any part thereof.

Provided always that if the Lessees, their executors, administrators or permitted assigns shall commit any breach of any of the covenants hereinbefore contained, or shall become Bankrupt, or make any arrangement with his Creditors, the Lessors, or their successors, may re-enter upon the said premises and immediately thereupon this demise shall absolutely determine. And the Lessors covenant with the Lessees that the Lessees, their executors, administrators or assigns, performing and observing all the covenants on their parts hereinbefore continued, may hold and enjoy the said premises during the said Term without any interruption by the Lessors, or their successors, or any person whomsoever.

In Witness whereof, the said parties to these presents have hereunto set their hands and seals the day and year first before written.

The Schedule above referred to:

No on Tithe Map	Name	Acreage
1041	Lower Quarry Field	1a.2r.20p
1042	Middle Quarry Field	2a.0r.13p
1044	Middle Path Field	2a.1r.23p
1043	Higher Path Field	2a.1r.36p
1047	Triangle Field	1a.1r.36p
1045a	Garden	0a.0r.24p
1046	Meadow	0a.2r.15p
1275.76	Garden & Plots	0a.2r.28p
1048	Orchard	0a.2r.25p
1274	Waste Land and Plot	0a.1r.16p
1322	Bowdens Lockup	0a.0r.4p
[Total]		12a.2r.0p

Signed, sealed and delivered by the said Marcus Dimond Dimond-Churchward
[signed] M.D. Dimond-Churchward
In the presence of [signed] Jas Rooker.

Signed, sealed and delivered by the said
John Ross Wheeler [signed]
Arthur Thomas Thrupp [signed]
Edward Williams [signed]
Thomas Sawyer [signed]
Isaac Henry Gosset [signed]
Edward Reynolds [signed]
being a majority of the Trustees present at a meeting duly convened in the Presence of:
[signed] W Ward, Northam

Signed, sealed and delivered by the said
John Parkhouse and John Parkhouse the younger [signed]

In the presence of
[signed] J Lyle Fiddy, clerk to Messrs Rooker & Bazeley, solicitors, Bideford

(NDRO 1843 add4/32/5)

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[Printed document]

2 June 1885

[From] Charity Commission

[Title] 1308/85 – Devon, Northam, Mrs Elizabeth Thorold's School.

Appointment of Trustees – Vesting

In the matter of the Charity called Mrs Elizabeth Thorold's school, in the parish of Northam, in the county of Devon; and:

In the matter of "The Charitable Trusts Acts, 1853 to 1869."

Whereas an application in writing for the purpose of the following order was made to the Board of Charity Commissioners for England and Wales, on the 30 January 1885, in the matter of the above-mentioned Charity, by:

The Reverend William Thorold, Rector of the Parish of Warkleigh; and:

The Reverend Marcus Dimond Dimond-Churchward, Vicar of the above-mentioned Parish of Northam, both in the County of Devon;

who were then the surviving Trustees of the said Charity:

And whereas the indictment of said Charity consists of the particulars mentioned in the schedule hereto; And the gross annual income of the said Charity does not amount to £50.

And whereas it is desirable that a new Trustee of the said Charity should be appointed in manner herein-after mentioned:

And whereas notice of the intention of said Board to make an order for the foregoing objects has been published by the affixing of the same, according to the direction of the said Board, two or near a principle outer door of the Parish Church, end of the Parochial School of the said parish of Northam on 6 March 1885, being in each case more than one calendar month previously to the date hereof:

And whereas no notice of any objection to the said proposed Order has been received by the said Board:

Now the said Board do hereby order, That:

Arthur Thomas Thrupp, of Elmfield, in the Parish of Northam, Rear-Admiral in Her Majesty's Navy; (who has signified in writing to the said Commissioners his willingness to accept and act in the Trust,) and he is hereby appointed to be a Trustee for the administration of the said Charity, in addition to, and jointly with, the said:

William Thorold, and Marcus Dimond Dimond-Churchward, the continuing Trustees thereof:

And the said Board do further order, that the right to sue for, recover and receive, and to give receipts and discharges for all sums of money, rents in arrear, and choses in action due to or recoverable for the benefit of the said Charity, Do Vest in the said Trustee hereby appointed, individually, jointly with the said continuing Trustees, their executors, administrators, and assigns, in trust for the said Charity.

Schedule:

1. Three fields or closes of land, in the said Parish of Northam, commonly known by the several names of the Upper Pluddy Field, Middle Pluddy Field, and Pluddy Meadow, containing together 11 acres, 2 roods, 20 perches, together with the barn, stable, outhouses, and buildings, upon or contiguous to one of the said fields, all of which premises are now leased to Mrs Mill, at an annual rent of £34.

2. A piece of land, containing 667 superficial square yards or thereabouts, adjoining the churchyard of the said Parish of Northam, together with the Infant School, and the House of the Mistress of the said School, forming one building, erected thereon.

Sealed by Order of the Board this 2 June 1885.

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/32/5)

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[Printed form with handwritten inserts]

15 June 1885

[From] Charity Commission, Whitehall, S.W.

[To] Rev'd M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] Charitable Trusts Act. L 20296 – Devon, Northam, Mrs Thorolds School.

Appointment of Trustee.

Rev'd Sir,

Herewith I transmit to you the Order of the Board in this matter, and I am to request that the receipt of the same may be acknowledged, and that it may, for the purpose of satisfying the requirements of Law, be deposited at: The Infant School house at Northam between the hours of 11am to 2pm, for gratuitous public inspection during the period of One Calendar Month, and that a Notice in the enclosed form may remain affixed to or near a principal outer door of: The Parish Church of Northam, during the period of fifteen days.

The declaration, also enclosed, should be filled up, signed, and returned to this Office at the expiration of the period of publication.

The original Order should be retained and deposited with the other documents belonging to the Charity.

Two copies of the Order are enclosed as requested.

I am, Rev'd Sir, your obedient servant,
Henry M Vane, secretary.

(NDRO 1843 add4/32/5)

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[Handwritten estimate]

7 October 1885

[From] William Nicombe; John Lock, Northam

[To] Charity Trustees

[Title] Estimate: for building new Barn & Sheds on Tomouth Estate, Appledore, according to plans & specification.

30 feet long, for the sum of £66.10s.0d

25 feet long, for the sum of £61.0s.0d

I offer to agree to carry out the above.

[signed] William Nicombe; John Lock

(NDRO 1843 add4/32/5)

=====

[Handwritten estimate]

7 October 1885

[From] Robert Hamlyn, Appledore

[To] Trustees of Tomouth Estate

Gentlemen,

I hereby agree to do all Mason and joiners work according to specification and excavating for foundation for barns on the Tomouth Estate for the undermentioned sums of money.

Large shed - £60.10s.0d

Small shed - £33.0s.0d

I remain gentlemen, your obedient servant,

[signed] Robert Hamlyn

(NDRO 1843 add4/32/5)

=====

[Handwritten estimate]

7 October 1885

[From] Thomas Cook

[Title] An estimate for building new barn and shed on the Tomouth Estate, Appledore.

According to plan & specification.

For the sum of six five pounds [£65?].

[signed] Tho[ma]s Cook

P.S. if small building 6 pounds [£6] less.

(NDRO 1843 add4/32/5)

=====

[Handwritten letter on printed letterhead]

13 October 1885

[From] Charity Commission, Whitehall, S.W.

[To] M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] Charitable Trusts Acts. Devon, Northam Charities – Proposed Loan for Building

Rev Sir,

In answer to your letter of 5th inst, I am to state that it is not probable that the Commissioners would entertain an application from the Trustees of these Charities for the sanction of the Board to the raising of a loan for the purpose indicated in your letter.

I am to suggest that if the magistrates should be willing to make an offer to the Trustees for the purchase of a site for the purpose, or for the grant of a Lease of the same, on which the required building may be erected at the cost of the County, the Commissioners might not be unwilling to consider such a proposal.

I am, Rev Sir, your obedient servant,

[signed] Henry M Vane, secretary.

(NDRO 1843 add4/33)

=====

[Handwritten scribbled letter, folded, with stamp]

7 April 1886

[From] Hugh Ballment, Barnstaple

[To] Mr Mills, Overseer for Appledore

Dear Sir,

Within a day or two of my last seeing you I wrote the Rev Mr Reynolds that all was arranged with every care[?] that you could have possession of the part of Tomouth he held whenever you pleased, and saying that I trusted to the Gentlemen paying a fair sum for the wheat that was tilled. I was therefore rather surprised to hear from Mr Brayley on Saturday that difficulties were then raised. I now again authorise you to take possession of all the ground and indemnify you for so doing, but I still trust[?] to the Trustees allowing a fair sum for the wheat according to your own ~?~ when we come to sell ~?~ the Rent and up~?~ on the 17 inst.

I am, yours,
[signed] Hugh? Ballment, Barnstaple

(NDRO 1843 add4/33)

=====

[Handwritten letter]

20 December 1886

[From] M.D. Dimond Churchward, Northam Vicarage

[To] A[dderly] B[arton] Wren

Mr Dear Mr Wren,

At a special meeting held today, the Trustees of the Northam Charities arrived at the conclusion that if the magistrates made an offer for the Purchaser of the site proposed in the erecting of cells or for a grant of a Lease of the same site for the same purpose, they might be willing to entertain it if the magistrates were will[ing] in the future[?] case to pay £110 as Purchase money & in the latter case to take a Lease for 99 years at the annual Rental of £4.

I am, yours faithfully,

[signed] M.D. Dimond Churchward

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

26 July 1887

[From] Vincent & Duncan, Linen Collar Manufacturers, Bideford, Devon

[To] Rev'd M.D. Dimond Churchward, Chairman of the Trustees of Church Lands, Northam & Appledore.

Dear Sir,

You are aware that we have been anxious for sometime to procure a reliable supply of water for business purposed for our factory at Appledore, and informally, we had permission to seek for water on some of the Charity lands at Appledore.

During your absence from home two wells have been sunk, with the result that, a supply has been obtained which would afford us material assistance in carrying on our business.

We now beg you as chairman to call a meeting of the Trustees at as early a date as possible, and to request that you will lay before the Trustees the application we now make for liberty to take water from the wells at Tomouth, for which we are willing to pay such yearly acknowledgement as the Trustees may determine upon.

We are aware that we have gone further (in having laid pipes from the wells to our premises) than under ordinary circumstances we should have done, but we were very anxious to avoid throwing any of our work people out of employment, and pressed the work on trusting that the charity trustees would give their consent to our using the water.

Our Mr Vincent attended at the Vestry yesterday to make the application in person, but unfortunately the meeting was not held.

Hoping you will give the matter your early attention not only for ourselves, but for the welfare of those in our employ at Appledore.

We remain, yours obediently,

Vincent & Duncan

(NDRO 1843 add4/32/5)

=====

[Handwritten copy letter]

8 August 1887

[From] M.D. Dimond Churchward, Northam Vicarage, Bideford

[To] The Secretary, Charity Commission

Sir,

Messrs Vincent and Duncan, owners of a Collar Factory at Appledore, have made an application to the Northam Charity Trustees for "liberty to take water from wells" which have been sunk "at Tomouth", for which they express themselves willing to pay such yearly acknowledgement as the Trustees may determine. By an explainable mistake, Messrs Vincent & Duncan dug the wells before formal leave was obtained.

This morning a meeting of Trustees was held to consider the matter. Eight Trustees were present.

After careful consideration of the matter, & hearing what Mr Vincent who requested the firm had to say, the Trustees adopted the following resolution. Seven votes for it, & one declining to vote.

That the application of Messrs Vincent & Duncan be granted, subject to the approval of the Charity Commissioners on condition that Messrs Vincent & Duncan pay the work expenses of digging the wells & of laying the pipes & connection & also that they pay the Trustees the yearly acknowledgement of Two Pounds & that an agreement between the Trustees of the one part, & Messrs Vincent & Duncan of the other, be drawn up and signed, & that the permission of the Trustees may at any time be withdrawn after giving three months written notice to Messrs V & D, & that Messrs Vincent & Duncan may on their part withdraw from the agreement by giving three months written notice to the Chairman of the said Trustees. I write to ask if the Charity Commissioners will give their consent to the cause adspetedly(?) the Trustees respecting this matter.

I might add that Messrs Vincent & Duncan are great employers of labour at Appledore & that it is well that by such action as we have taken they should be kept in the parish as it is for the interest of the working classes to have good employers.

I remain, yours faithfully,

[signed] M.D. Dimond Churchward

(NDRO 1843 add4/32/5)

=====

[Handwritten copy letter – extract]

15 August 1887

[From] Charles Chappell, Appledore, Parish of Northam, North Devon

x x x x x [presumably indicating start of extract]

I have also to state that at this time there is a Collar Manufactory at Appledore belonging to a Mr Vincent who lives at Bideford a distance of 3 miles, employing 100 females at Appledore. It appears this business requires much water & in order to obtain it, they, the Trustees, have had recourse to the main spring on the Tomouth Estate, thereby diverting the current from a reservoir which has supplied not only the town, but ships from the same source.

Now gentlemen, the cause of this infringement is through the interference of a person named Pickard, so called a Trustee, who took upon himself to allow Mr Vincent to sink two wells on the Tomouth Estate, conveying water to the manufactory a distance of 1700 feet through pipes without the knowledge of the co-trustees.

Since which Mr Churchward the vicar & others met when Mr Pickard proposed the estate being paid £1 per year leaving none for the widows & inhabitants which I venture to say your Honourable Board will deem it most unreasonable. For my own part, as well as others thing £50 for 12 months would be more satisfactory, provided the widows & inhabitants are supplied with water as before. Mr Vincent has paid a brazier £72 for pipe alone, which plainly shows the value of the water to the Factory.

Tomouth Estate is on a declivity & from 2 to 3 hundred feet above the River Torridge resting on Rock.

x x x x x [presumably indicating end of extract]

[signed] Charles Chappell

(NDRO 1843 add4/32/5)

=====

[Handwritten letter – copy reply – undated but seems to fit 1887]

[From] M.D. Dimond Churchward, vicar

[To] the Secretary Charity Commission

[Title] B48910 - Devon, Northam, Charities of James Cocke & Eliz[abe]th Lanf[or]d [Langdon intended] - Grant of Easement

Sir,

I beg to acknowledge the receipt of your letter of the 15th inst.

1. It was intended that as the wells had been sunk by Messrs Vincent & Duncan at their own expenses, the water from the said wells should be available for Messrs Vincent & Duncan alone. I might add that at present the water so obtained does not seem at all fit for the purpose for wh[ic]h Messrs V&D require it, as there is evidently some chemical mixture in it which discolours the collars for the washing of which the water was wanted.

2. There is on the opinion of the Trustees no connection whatever between the water in the well at Causey's Court on the north side of the Estate & the water in the wells which have been sunk by Messrs Vincent & Duncan. These wells are on the south side of the Estate & he believes the spring from w[hic]h the water is derived is in the field on the south side & which is really outside the boundary or so close withing our own rights that if a well were sunk by Messrs V&D on the next property close to where they now are, but outside the immediate place, the water in the wells which have been sunk on the Tomouth Estate would be very materially lessened.

If the water in the wells should still on further trial be found not suited to the requirements of Messrs Vincent & Duncan, it seems to the Trustees that of course the water must fall through as we could not consider then in any way liable to pay £2 a year for that which is not profitable to them.

I remain, Sir, yours faithfully,
[signed] M.D. Dimond Churchward

(NDRO 1843 add4/32/5)

=====

[Handwritten copy letter – extract]

22 August 1887

[From] Francis Bligh, Marine Parade, Appledore, North Devon

x x x x x [presumably indicating start of extract]

A Collar Manufacturer of this place and Bideford has actually had the effrontery to dig 2 wells on the Estate & laid a leaden pipe all the way to his Factory on account to have a supply of water to wash his collars.

I understand one of the Trustees has connived at it & made some sort of bargain with the Firm, just to pay one or two pounds per annum, just as an acknowledgment when the water would be cheap to them at £50 per ann[um]. Indeed I heard that they would be compelled to shut up their Factory here at Appledore, if they would not get a supply of water from some source, you will therefore see from this, the value they set on this matter (the water).

x x x x x [presumably indicating a break in the extract]

This is not all – for Appledore is badly supplied with water & should the inhabitants have to take steps to supply themselves, there is no source to go to but this “Poors Estate” & then when “too late”, Messrs Vincent & Duncan would require so much for their vested rights. Gentlemen, I need not tell you that this matter want to be looked into at once.

x x x x x [presumably indicating end of extract]

[signed] Francis Bligh

(NDRO 1843 add4/32/5)

=====

[Handwritten letter on printed letterhead]

27 August 1887

[From] Charity Commission, Whitehall, London, S.W.

[To] Rev M.D. Dimond Churchward, The Vicarage, Northam, Bideford

[Title] B 48910 – Northam, Charities of James Cocke & Elizabeth Langdon – Grant of Easement

Rev Sir,

Adverting to your communication of the 8th inst, upon the subject of which certain representations have been made to this Board, I am required to request that the Commissioners may be furnished with a Report, to be obtained at the cost of Messrs Vincent and Duncan, from Mr Groves Cooper of Wear Gifford, upon the particulars and the value of the easement which the Northam Charity Trustees propose to grant to these gentlemen. I am to take the present opportunity of asking for an explanation of the circumstances in which the old materials of the Rope Walk were sold and removed at an apparent net cost to the Charities of £20.16s.6d, as well as of further enquiring, whether any, and if so, what, steps have been taken to give effect to the provisions of "The Allotments Extension Act 1882."

I am, Rev Sir, your obed[ien]t servant,

D.R. Fearon

(NDRO 1843 add4/32/4)

=====

[Handwritten draft letter, with lots of crossing out & changes]

2 September 1887

[From] Rev M.D. Dimond Churchward, Northam

[To] The Secretary, Charity Commission

Sir,

I beg to acknowledge the receipt of your letter of the 27 ult.

I have asked Mr Groves Cooper to furnish the required report.

In your letter you say that certain requests have been made to the Board. I am understandably requested by the Northam Charity Trustees to inquire of the Charity Commissioners by whom & what is the nature of the 'certain' representations that have

been made to the Board, & I am also requested to ask about that you will be good enough to supply me with a copy of any correspondence & wh[ich] has taken place on the subject.
Yours faithfully, M.D.C.

Sir,

In reply to your letter of 27 August in wh[ich] you ask “for an explanation of the circumstances in wh[ich] the old materials of the Rope Walk were sold”. I might perhaps refer you to my letter dates 21 Sept 1880 from wh[ich] I make the following extract:

‘Our Tenant &c’

To this letter the Commissioners sent a reply consenting to the sale of the materials in the following terms:

Consequently this was done by the Trustees in the way wh[ich] in their judgement seemed best calculated to obtain the best results.

Then the alteration consequent on the removal of Rope Walk & the building of wall &c was undertaken the cost of wh[ich] exceeded our receipts for Rope Walk materials by the sum of £20.16s.6d. In the judgement of the Trustees this was considered a fair & profitable expenditure of the Trusts money as the property was thereby much improved. Indeed I might say that there was a good deal of pathway &c that could not be sold, but required to be removed at the cost of Trustees & then was no other money at the disposal of the Trustees for that purpose except that wh[ich] came from the general fund. The account was not rendered till this year because we considered it wo[uld] be better to wait till the whole work was complete. The Trustees in this have acted in such a way as in their opinion is the best for the objects of this Trust.

Regarding the Allot[ment]s Extension Act, the Trustees have not taken any steps to give effect to the provisions thereof. This c[oul]d not be done at present at all events as the estate is let on lease. Of this the Commissioners must be aware as I wrote to them at the time & their consent was signified in writing.

I am, Sir, Yours faithfully,

[signed] M.D. Dimond Churchward.

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

15 September 1887

[From] Charity Commission, Whitehall, London, S.W.

[To] Rev’d M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] B 48910 – Devon, Northam – Charities of James Cocke & Eliz’th Langdon.

Grant of Easement.

Rev’d Sir,

In answer to your letter upon this subject of the 2nd inst, I am to enclose herewith extracts from communications which have been addressed to the Commissioners by Messrs Charles

Chapell and Francis Bligh relative to the grant of the proposed easement to Messrs Vincent and Duncan.

I am, Rev'd Sir, your obedient servant,
[signed] G.H. Gauntlett

(NDRO 1843 add4/32/5)

=====

[Handwritten letter]

28 September 1887

[From] Rev M.D. Dimond Churchward, Northam Vicarage, Bideford

[To] The Secretary, Charity Commission

[Title] B48910 – Northam Charities of James Cocke & Elizabeth Langdon. Grant of Easement.

Sir,

I enclose the Report wh[ich] I have just received from Mr Groves Cooper.

If you think it necessary that the Trustees should reply in a very definite letter to the statements made by Messrs Chapple & Bligh in their communications from wh[ich] you have sent to me copied extracts, I shall be quite ready to do so.

In their actin[?] the Trustees have considered the interests of the Trust & the people affected by it, & I do not hesitate to say that their position & character in the Parish is such as to give them the perfect confidence of the vast majority of parishioners.

There are statements made by both Mr Chapple & Mr Bligh which co[uld] be easily criticised as not presenting real facts of the case.

Then the idea that we co[uld] get £50 a year for such a water as the two wells really is too absurd even to be for a moment[s] consideration.

As I said to you in my first letter on this subject Messrs Vincent & Duncan are employers of labour to a great extent in Appledore, they spent about £50 to £60 a week in wages in Appledore. It w[oul]d be most unwise & therefore contrary to the interests of the people that the Trustees should take any steps that might drive such a boon from Appledore.

I remain, yours faithfully,

M.D. Dimond-Churchward

(NDRO 1843 add4/33)

=====

[Handwritten letter on printed letterhead]

15 February 1888

[From] Charity Commission, Whitehall, London, S.W.

[To] Rev'd M.D. Dimond Churchward, Northam, Bideford

[Title] B 48910 – Devon, Northam – Charities of James Cocke and Elizth Langdon. Grant of Easement

Rev'd Sir,

I have to acknowledge the receipt of your letter on the 10th instant and to inquire whether the water to be derived from the wells which have been sunk by Messrs Vincent and Duncan will be available for the supply of the inhabitants of the neighbourhood as well as for the supply of the Manufactory of Messrs Wells [sic] & Duncan.

Assuming that the water will be so available, I am further to inquire whether the supply so obtained will, in conjunction with that to be drawn from the well upon the north side of the Estate, be adequate to the requirements of the inhabitants of Appledore.

I am, Rev'd Sir, your obed[ien]t serv[an]t,
D.R. Fearon

(NDRO 1843 add4/32/5)

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[Printed letter with brief handwritten inserts]

23 February 1888

[From] Charity Commission, Whitehall, S.W.

[To] The Trustees

[Title] Northam, Melhuish's, Best, and Elizth Thorold's Charities

Gentlemen,

1. No accounts of the above Charities have been received at this Office for the past 4 years.

[THE STANDARD LETTER CONTINUES OVER 2 PAGES STATING THE LEGAL REQUIREMENTS – NOT TRANSCRIBED HERE]

I am, Gentlemen, your obedient servant,
W.G. Hayter, Registrar

(NDRO 1843 add4/32/5)

=====

[Handwritten letter on printed letterhead]

19 October 1889

[From] Charity Commission, Whitehall, London, S.W.

[To] Rev'd M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] B 48910 – Devon, Northam – James Cocke and Elizabeth Langdon – Tomouth Estate.

Rev'd Sir,

With reference to the concluding paragraph of your letter of the 11th inst, I am to request that you will inform me, if it is in your power to do so, under what authority the site and buildings of the Poor House in question were sold, the amount and description of the stock representing the proceeds and the names of the stockholders should also be stated.

I am, Rev'd Sir, your obedient servant,
[signed] G.K. Gauntlett

[WRITTEN IN PENCIL ON THE BACK: The Poor Houses were sold by the Trustees with the consent of the Charity Commissioners & the site was turned into a road. The money so obtained was invested by the Charity Commissioners, we suppose in the name of the official Trustee. The above Poor Houses were in ~?~ plight & w[er]e scarcely have fit for a pigs residence. The Houses were taken down because they were not worth repairing & were in the way of the Road].

(NDRO 1843 add4/32/5)

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[Handwritten draft letter, in pencil]

10 April 1890
[From] W Ward
[To] Chairman and Trustees of the Northam Charities

Gentlemen,
In accordance with your instructions, I have looked over the land situated in West Putford, and known as Northam-in-Colescott, the property of the Northam Charities. I found the land in a very good state of cultivation, the gates and fences are also in good repair. The tenant has recently almost rebuilt the two cottages standing on a part of the land, and everything seems to be in a very satisfactory state.
Yours obediently,
W Ward

[At the bottom]:
Mr Moore Stevens owns 1/3
Q. Do Northam Trustees own other 2/3

(NDRO 1843 add4/32/1)

=====

[Handwritten letter on printed letterhead]

9 May 1891
[From] G.H. Gauntlett, Secretary, Charity Commission, Whitehall, London, S.W.
[To] Rev M.D. Dimond Churchward, Northam Vicarage, Bideford
[Title] B.48910. Devon, Northam, Charities

Rev Sir,
I am directed to forward to you herewith for the information of the Trustees of the above-mentioned Charities an extract from a communication addressed to the Commissioners by

Dr Pratt, and I am to request that the Commissioners may be furnished with an explanation of the facts of the case and of the representations made by Dr Pratt. It would appear from his letter that there are certain tenements now belonging to the Trust which are known and occupied as Poor or Alms houses.

I am, Revd Sir, Your obedient servant,
[signed] G.H. Gauntlett.

[Handwritten document]:

Extract:

The only way by which the whole of Alms Houses in the Parish of Northam have been replaced is by the utilization of an eight roomed small house situated near Tower Street Northam Village, each room being occupied by a single old woman as bed-room and sitting-room and if is not known at their election whether they are the subject of malignant diseases, or otherwise unfitted to live in a room by themselves by defective sight &c, and to do everything for themselves. Neither is this establishment provided with a respectable sober and permanent nurse in case of sudden illness or the unexpected activity of malignant disease. There is no common sitting-room as there should be to enable them to air their bed-rooms in the day time by opening the windows. When the old Alms Houses were sold with the freehold, proper houses ought to have been build in lieu of them, and each provided with a bed-room & a sitting room, & only able-bodied poor received into them and able to do for themselves. It should be also ascertained that they have enough weekly money to live upon, and a fund for necessaries in case of sickness.

(NDRO 1843 add4/32/1)

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[Handwritten draft letter]

6 June 1891

[From] Northam Vicarage, Bideford

[To] Charity Commissioners

[Title] B 48910, Devon, Northam, Charities

Sir,

I am directed by the Trustees of the Northam Charities to reply to your letter of 9 May 1891.

I hardly know how to explain the facts of the case referred to in your said letter.

They are very simple. In 1867 or thereabouts, the Trustees with the entire consent & approval of the Charity Commissioners the Old House for Widows & Old Maids & sold the sites thereof. They purchased a new site about 45 yards off where chiefly with money specially subscribed or collected for that purpose by the late T Pynsent Esq & Messrs[?] Smith, they erected in 1869 a more convenient 8 roomed house, 4 of the rooms being for old Spinsters to be filled up by the vicar as they will in place of the Old Maids House wh[ich] had ever been filled up by the vicar of the Parish, the other 4 rooms being filled up by the Trustees, as they took the place of the Old Widows House. The plans for the said house were submitted to & decidedly approved by the Charity Commission.

So you will see that Dr Pratt first statement is wrong. We have not replaced the Almshouses in Northam by the utilisation of an eight roomed small house, but we built with the approval of the Commission a new House on a plan exactly suited to the purpose, each room occupied by an old woman & we venture to think nothing could be better than that each woman should have her own separate room.

I might add that, tho[ugh] the room answers for both bed & sitting room, the bed is in a large recess & does not obtrude upon the sitting room in the least (I wish all people in our country were so well housed).

We should never appoint any one if we knew her to be the subject of malignant disease or otherwise unfitted to live in a room by herself. Can the Doctor himself always ensure that a woman free from malignant disease today shall be free from it next year? We think not. We admit there is no nurse of a pleasant character in the house. Why? We have our[?] friends for that purpose. But then we never undertook to provide such & further the old women in this respect are in no way worse off than are their class in other parts of this village & parish.

A common sitting room was not considered necessary 24 years ago & we don't consider it to be necessary now.

Regarding the idea of Dr Pratt that each woman ought to have a bedroom & sitting room, I believe it to be g~?~t utopian because she would find it very difficult to furnish more than the one room. We only appoint the able bodied who can do for themselves, but ~?~ then would when appointed it often happens that they break down in a few years. They are ~?~ ~?~ recipients of parish ~?~ ~?~ Parish Poor house plenty of help as the people are very charitable ~?~ [THESE LAST FEW LINES SCRIBBLED VERY SMALL AT THE BOTTOM OF PAGE].

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead paper]

11 June 189~ [year not filled in, but postmark on envelope suggests 1891]

[From] The Secretary, Charity Commission, Whitehall, London S.W.

[To] The Rev M.D. Dimond Churchward, Northam Vicarage, Bideford

[Title] B 52086. Northam Charities of Strange and others, Approval of Trustee

Rev Sir,

I have to acknowledge the receipt of your letter of the 6th inst, and to enclose herewith a form in which an application may be made for an order of Board approving the appointment of Colonel Townley to be a non-official Trustee of these Charities to fill the vacancy caused by the resignation of Mr Sawyer.

The form should be filled up and signed in accordance with the marginal instructions and, thereupon be returned to this office.

Evidence in writing of the resignation of Mr Sawyer should accompany the application.
I am, Rev Sir, your obedient servant,
[signed] G.H. Gauntlett

(NDRO 1843 add4/32/1)

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[Handwritten letter on printed letterhead]

18 February 1892

[From] The Secretary, Charity Commission, Whitehall, London S.W.
[To] The Rev M.D. Dimond Churchward, Northam Vicarage, Bideford
[Title] B 34717 – Devon, Northam, Charities, Proposed sale or lease

Rev'd Sir,

Referring to your letter of the 5th instant, I am to enclose forms in which applications may be made to the Board for an order authorising the Trustees to effect a sale (No.6), or grant a lease (No.5) of the property in question on terms of adequate advantage to the Trust. The application, when decided upon, should be accompanied by a report of a competent Surveyor acting exclusively in the interests of the Charities deposing to the value of the property and dealing specifically with each of the points mentioned in the enclosed printed instructions which should be handed to the Surveyor for his guidance.

It will be noted that form 90 relates to a sale and 91 to a lease.

It will be satisfactory that Mr J. Groves Cooper of Bideford should be instructed by the Trustees to inspect the property and to report to the Commissioners thereon.

I am, Rev Sir, your obedient servant,
G.H. Gauntlett

[WITH 4 ENCLOSURES]:

No.5 - Form of Application to the Board to Authorise a Lease (3 pages)

No.6 - Form of Application to the Board to Authorise a Sale (3 pages)

No.90 – Proposals for Sales of Charity Estates – Instructions to Surveyors (1 page)

No.9a – Proposals for Leases of Charity Estates – Instructions to Surveyors (1 page)

(NDRO 1843 add4/32/5)

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[Inserted note by transcriber...]

1892 June – Isaac Henry Gosset died, aged 75, vicar of Northam for 26 years.

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[Handwritten letter on printed letterhead]

27 March 1894

[From] Groves Cooper & Stapledon, Bridge Chambers, Bideford, Devon
[To] Rev'd M.D. Dimond Churchward

My Dear Sir,

After you left it occurred to me Mr Moore Stevens had an interest in a tenement at Colscott and on referring to his rental I find it is Mr Hurd occupied by ~?~ you therefore are the owner of 2/3ds and of course I do not send the letter to Mr Moore Stevens as that is an answer to your question.

Yours faithfully,
J Groves Cooper

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

4 May 1894

[From] Charity Commission, Whitehall, London, S.W.
[To] Rev'd M.D. Dimond Churchward, Northam Vicarage, Bideford, Devon
[Title] B 59729 – Devon, Northam, Charities

Rev'd Sir,

In reply to your letter of 7th ult[im]o, I am directed to say that the Charities should continue to be administered as heretofore until the Parish Council comes into existence.

Any question involving a modification of the Governing Body will be determine by the Commissioners only when the Parish Council has been duly constituted.

I am, Revd Sir, your obedient servant,
[signed] G.H. Gauntlett

(NDRO 1843 add4/32/5)

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[Fully printed single page document]

3 May 1898

Charity Commission

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon; regulated by a Scheme of the Charity Commissioners of 24 January 1882; and
In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby Certify their Approval of the appointment made by the Trustees of the above-mentioned Charities, at a meeting held on 14 March 1898, of:

Thomas Edward Gordon, of Porthill, in the above-mentioned Parish of Northam, a Captain in Her Majesty's Army, Retired List; and
James Hubert Cock, of Appledore, in the County of Devon, Shipbuilder.

to be two of the Non-official Trustees of the said Charities.

Sealed by Order of the Board this 3rd day of May 1898.

[signed] Tho[mas] Allchin

(NDRO 1843 add4/32/4)

=====

[Handwritten estimate on printed letterhead]

13 September 1899

[From] Samuel Moulton, Fore Street, Northam. Plumber, Bell-Hanger & Tin Plate Worker

[To] Rev Preb M.D. Dimond Churchward

Estimate for rep[air]s to Northam Church ventilators, to case round the Eastern ventilator, & case the front of Western ventilator with 6lb sheet lead the weight of lead would take about 6~?~, 2~?~ labour & copper nails.

I agree to take the old lead & do the ~?~ark for £7.10s.

[signed] S Moulton

(NDRO 1843 add4/32/5)

=====

[Fully printed single page document]

8 February 1901

Charity Commission

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon; regulated by a Scheme of the Charity Commissioners of 24 January 1882; and
In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby Certify their Approval of the re-appointment made by the Trustees of the above-mentioned Charities, at a meeting held on 10 December 1900, of:

William Pickard, of Appledore, shipowner; and of the appointment made by the Trustees at the same meeting, and:

George Cork, of Watertown, Farmer;

to be two of the Non-official Trustees of the said Charities.

Sealed by Order of the Board this 8th day of February 1901.

(NDRO 1843 add4/32/4 and 32/5)

=====

[Fully printed single page document]

5 May 1903

Charity Commission

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon; regulated by a Scheme of the Charity Commissioners of 24 January 1882; and
In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby Certify their Approval of the appointment made by the Trustees of the above-mentioned Charities, at a meeting held on 5th February 1903, of:

Thomas Henry Kelly, of Pitt Court, Appledore, in the County of Devon, esquire;

to be one of the Non-official Trustees of the said Charities.

Sealed by Order of the Board this 5th day of May 1903.

(NDRO 1843 add4/32/5)

=====

[Handwritten memorandum on printed letterhead]

18 January 1904

[From] Vincent & Duncan, Linen Collar Manufacturers, Bideford, Devon

[To] Rev M.D. Dimond Churchward, Chairman, Tomouth Estate

Dear Sir,

Some years since you kindly gave us permission to take water from the Tomouth Estate, we spent some £150 in laying pipes. We then found the water contained so much iron we could not use it. We left the pipes intact so that in a dry season the inhabitants might use it. As you now have an excellent water supply, we ask your kind permission to take the pipes up. We of course would compensate your tenant for damage. Awaiting your kind reply.
Yours faithfully, Vincent & Duncan.

(NDRO 1843 add4/32/5)

=====

[Typed letter on printed letterhead]

6 April 1904

[From] Secretary, Charity Commission, Ryder Street, S.W.

[To] The Reverend M.D. Dimond Churchward, Northam Vicarage R.S.O., North Devon.

[Title] Devon, Northam, Charities

Reverend Sir,

With reference to the accounts of these charities for the year 1903 recently received at this office, I am to point out that income of endowments held on Charitable Trusts is not subject to the payment of Income Tax, and that all deductions made under this head maybe we claimed for a period not exceeding 3 years.

Application with this object should be made to the local Surveyor of Taxes from whom the necessary instructions may be obtained.

I am at the same time to call your attention to the enclosed memorandum on the subject of land tax.

I am, Reverend Sir, your obedient servant,
R. Durnford.

[Attached is a printed page entitled "Land-Tax Exemption" quoting a passage from the Finance Act 1898].

(NDRO 1843 add4/32/1)

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[Minutes scribbled on the front of an envelope!]

22 June 1904

Com[mittee] meeting held at PO [Post Office] Hill, Appledore, 11am

Present: Temple, Cork, Scholey, Gordon, Kelly, ~?~, [Mr Mill ~~CROSSED OUT~~], Cawsey, Pickard.

The Cottage lately occupied by Mrs Pratt was ex~?~ ~?~ repair.

Wall outside yard requested to be re-coped.

Mr Ward to clear up the ~?~ for ~?~.

Cottages pa~?~ ~?~ by outside & ~?~ 2 coats.

[WORDS ILLEGIBLE HERE]... Mr Cawsey, Mr Cork & Mr Kelly be appointed to mark trees for sale with ~?~ ~?~ & to report price to a meeting of Trustees, Mr Cock to ~?~.

Mr Parkham to paint top of main[?] wall.

[TWO MORE LINES ILLEGIBLE].

(NDRO 1843 add4/32/5)

=====

[Typed letter on printed letterhead]

29 May 1905

[From] Charity Commission, St James's, London, S.W.

[To] The Reverend Prebendary M.D. Dimond-Churchward, Northam Vicarage, North Devon

[Title] A 52086 – Devon, Northam, Strange and others. Trustees.

Reverend Sir,

In reply to your letter of the 19th instant, I am to say that the tenure of office of all the non-official Trustees of the Charities, whether appointed before or after the date of the Scheme of 24 January 1882, is governed by its provisions. If therefore Captain Williams has failed to attend a Meeting of the Trustees during a consecutive period of two years, he is no longer entitled to act as a Trustee and it is open to the Trustees to re-appoint him, or to appoint a Trustee in his place.

A Form in which application may be made for the Commissioner's approval of the appointment is enclosed herewith.

I am, Reverend Sir, your obedient servant,

[signed] Tho[mas] Allchin

(NDRO 1843 add4/32/5)

=====

[Typed letter on printed letterhead]

30 August 1905

[From] Devon County Education Committee, County Education Office, The Castle, Exeter

[To] The Rev Preb Dimond-Churchward, The Vicarage, Northam, Bideford

[Title] Appledore, Proposed New Council School

Dear Sir,

I am directed to inform you that the Committee have decided that the most convenient site for the proposed new School at Appledore will be on the Charity Lands, and I enclose a tracing shewing approximately the site which they suggest. They would require about one half an acre, and are prepared to pay at the rate of £100 per acre for the site in question. I shall be obliged if you will lay this letter before the Trustees, and let me have a reply at an early date.

Yours faithfully,
J.F. Young

[ATTACHED: DRAWING SHOWING PROPOSED SITE FOR NEW SCHOOL – HALF ACRE IN PITT LANE]

(NDRO 1843 add4/32/5)

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[Fully printed two-page document]

1905: No date filled in, but 'Received Stamp' says 22 September 1905.
Charity Commission.

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon, comprised in a Scheme of the Charity Commissioners of 24 January 1992;
In the Matter of "The Board of Education Act, 1899"; and
In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the Board of Education Act, 1899, s.2 (2):

Do hereby Order and Determine as follows:-

1. The part of the endowment of the above-mentioned Charities or Foundations which is held for, or ought to be applied to, educational purposes consists of:
 - (i) Six-elevenths of the net yearly income of the property constituting the endowment of the above-mentioned Charities of John Berry and Richard Cholwell;
 - (ii) A yearly sum of £1.10s, payable out of the net yearly income of the above-mentioned Charity of Thomas Melhuish:

2. The said educational endowments may be administered under the respective titles of The Educational Foundation of Richard Cholwell, and The Educational Foundation of Thomas Melhuish.

Sealed by Order of the Board this [blank] day of [blank] 1905.

(NDRO 1843 add4/32/6)

=====

[Typed letter on printed letterhead]

13 October 1905

[From] Charity Commission, Ryder Street, S.W.

[To] Reverend Prebendary M.D. Dimond-Churchward, Northam Vicarage, North Devonshire

[Title] A 52086 – Devon, Northam, Charities of Strange and others. Determination.

Reverend Sir,

Referring to your letter of 11th ultimo, I am to say that by the Board of Education Act, 1899 (Sec.2), and by the Orders in the council, 1900 to 1902, made in pursuance of that enactment, the jurisdiction of the Charity Commissioners in matters relating to education has been transferred to the Board of Education. In the case of an endowment applicable partly to education and partly to non-educational purposes the Commissioners are to determine, in order to effect this transfer, what part of the endowment is held solely for educational purposes.

I am accordingly directed to forward to you herewith the draft of an Order of Determination which the Commissioners propose to make in the matter of the above named Charity before proceeding with the Order approving the appointment of Cooptative Trustees for the non-educational part of the Charities.

I am to request that you will at your earliest convenience return a copy of the draft to this Office noted with any correction which may appear to you to be required.

Upon the completion of the matter of the sealed Order and some copies will be forwarded for the information of the Trustees.

I am, Reverend Sir, your obedient servant,

[signed] Tho[mas] Allchin

[THREE ENCLOSURES]

(NDRO 1843 add4/32/5)

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[Typed letter on printed letterhead]

25 October 1905

[From] Charity Commission, Ryder Street, S.W.

[To] Reverend Prebendary M.D. Dimond-Churchward, Northam Vicarage, North Devon

[Title] A 52086 – Devon, Northam, Strange and others – Determination.

Dear Sir,

Adverting to your letter of 19th instant, I am to say that John Berry gave £50 for the poor and R. Cholwell gave £60 for teaching poor children, and as the two sums were laid out together in the purchase of land the part of the endowment held solely for educational purposes to be 6/11ths of the net income.

As regards Melhuish's Charity, I am to say that it is understood that the yearly sum of 30s has always been paid as representing the gift of the founder to the Schoolmaster of Northam.

I am also to explain that the proposed Order will not affect the trusts on which the Charities are held, and that the question as to the future application of the income of the Educational Foundation should be addressed to the Board of Education after the Order for determination has been made by the Commissioners.

I am, Reverend Sir, your obedient servant,

[signed] Tho[mas] Allchin

(NDRO 1843 add4/32/6)

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[Fully printed two-page document]

1 December 1905

[Title] 3784/5 – Devon, Northam, Strange and others – A 52086

Charity Commission

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), all in the Parish of Northam, in the County of Devon; compromised in Scheme of the Charity Commissioners of 24 January 1882;

In the Matter of "The Board of Education Act, 1899"; and

In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the Board of Education Act, 1899, s.2 (2):

Do hereby Order and Determine as follows:-

1. The part of the endowment of the above-mentioned Charities or Foundations which is held for, or ought to be applied to, educational purposes consists of:

(i) Six-elevenths of the net yearly income of the property constituting the endowment of the above-mentioned Charities of John Berry and Richard Cholwell;

(ii) A yearly sum of £1.10s, payable out of the net yearly income of the above-mentioned Charity of Thomas Melhuish:

2. The said educational endowments may be administered under the respective titles of The Educational Foundation of Richard Cholwell, and The Educational Foundation of Thomas Melhuish.

Sealed by Order of the Board this 1st day of December 1905.

(NDRO 1843 add4/32/5)

=====

[Fully printed single page document]

30 January 1906

Charity Commission

In the Matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish and [blank] Mules and others, The Poor Houses, and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundation of Thomas Melhuish, all in the Parish of Northam, in the County of Devon; regulated by a Scheme of the Charity Commissioners of 24 January 1882; and compromised in a Determination Order made by the said Commissioners under the Board of Education Act, 1899, s.2 (2), on the 1st December 1905; and:

In the Matter of "The Charitable Trusts Acts, 1853 to 1894."

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby Certify their Approval of the appointment made by the Trustees of the above-mentioned Charities, at a meeting held on the 19 June 1905, of:

The Reverend George Scholey, Vicar of Appledore;

To be one of the Non-official Trustees of the said Charities.

Sealed by Order of the Board 30 January 1906.

(NDRO 1843 add4/32/5)

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[Typed letter on printed letterhead]

21 February 1906

[From] Devon County Education Committee; Secretary: J.F. Young, M.A., County Education Office, The Castle, Exeter.

[To] The Rev. Preb. M.D. Dimond Churchward, Northam Vicarage, R.S.O., N. Devon.

Dear Sir,

In accordance with your request, I forward you herewith tracing of a plan shewing the land scheduled by the committee for purchase for the site of a public elementary school in Northam (Appledore).

At the same time if the Trustees of the Northam Charities are prepared to sell to the Committee, on reasonable terms, I think the Committee would be ready to consider any suggestions of the Trustees with reference to any modification in the exact position or boundaries of the site taken.

Yours faithfully
[signed] J.F. Young

[There follows a plan showing the Triangle Field on the east side of Pitt Lane shaded pink].

(NDRO 1843 add4/32/6)

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[Fully printed two page document]

12 March 1906

[From] Charity Commission, Ryder Street, S.W.

[To] The Reverend M.D. Dimond Churchward, Northam Vicarage, R.S.O., North Devon.

[Title] A 34717 – Devon, Northam, Cocke's and Langdon's Charities

Reverend Sir,

I am directed to answer the questions contained in your letter of 23rd ultimo as follows:-

1. The Charity Commissioners would be unable to authorise a Sale of a portion of the Charity property either at a price lower than that placed upon it by a competent Surveyor acting solely in the interests of the Charity or upon such terms as would depreciate the value of the remaining property of the Charity, unless a sufficient further payment were made to compensate for this depreciation.

2. The Commissioners are not in a position to say whether the Education Authority can obtain power to purchase the property in question compulsorily. If however, such a power were obtained, it would presumably be subject to the provisions of the Lands Clauses Consolidation Act (Sec.33,34 Vict.Ch.75 S.20, & Edw 7 Ch.42, S.5.) and, if the Trustees were advised that the price offered by the authority was too low, it would apparently rest with the Board of Education to decide the issue (33, 34, Vict.Ch.75 S.20 (4,5) subject to confirmation by Act of Parliament.

3. It is the duty of the Trustees to deal with the Charity property to the best advantage.

I am, Reverend Sir, your obedient servant,
[signed] Tho[mas] Allchin

(NDRO 1843 add4/32/6)

=====

[Handwritten letter on printed letterhead]

19 March 1906

[From] Devon County Education Committee, Education Office, The Castle, Exeter

[To] The Rev Preb Dimond-Churchward, Northam Vicarage

Dear Sir,

I thank you for your letter of 14th inst.

It maybe as well for the Trustees not to incur any expense in connection with the survey of the site, till the Committee has considered the letter of the Charity Commissioners.

The powers of the Council to purchase land compulsory come to them under Sec.20 of the Education Act of 1870, which incorporates the Land Clauses Consol[idatio]n Act of 1845 & the amending Act with the Education Act.

Yours faithfully,

[signed] J.F. Young, secretary

(NDRO 1843 add4/32/6)

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[Handwritten pages of notes]

12 April 1906

Form 8CP

Education Acts, 1870-1903, and Board of Education Act 1899. Devon County Council
Provisional order for putting in force the Lands Clauses Acts

Whereas the Devon County Council require to purchase a piece of land for the purposes of the Education Acts, 1870-1903, and not having been able to purchase the same by agreement, require to put in force the provisions of the Lands Clauses Acts, which apply to the purchase and taking of lands otherwise than by agreement.

And whereas the land so required to be purchased is set forth in the Schedule herewith written.

And whereas the said Council have made due publication of the notices, and have duly served the same, according to the requirements of the Education Acts, 1870-1903, and have presented a petition to the Board of Education praying that an Order may be made authorising the said Council to put in force the powers of the said Acts with respect to the purchase and taking of lands otherwise than by agreement, in which petition were stated all the matters required by the said Education Acts to be stated therein, and the same hath been supported by such evidence as the said Board of Education required.

And whereas the said Board of Education, having considered the said petition and the proofs of the publication and service of the proper notices, have thought fit to proceed with the case, and have caused inquiry to be made in the district wherein the said land is situate as to the propriety of the proposed Order.

Now therefore, the said Board of Education having received a report after such inquiry, and having duly considered the same, do hereby declare that it is proper and do hereby order accordingly, that the said Council be authorised to put in force with reference to the piece of land set forth in the Schedule hereunder written, the powers of the said Acts for the purchase taking of land otherwise than by agreement or any of them.

Given under the seal of Office of the Board of Education this 12th day of April 1906.
R. Montagu Tabor, one of the Assistant Secretaries of the Board of Education.

Schedule to the foregoing order. Parish of Northam - County of Devon.

A piece of land on the eastern side of Pitt Lane, Pitt Hill, Appledore, and having a frontage to the said lane of about 220 feet being part of the field in the occupation of Mr J. Parkhouse, numbered 82 on the 1/2500 Ordnance Map of the said parish. Area about two roods, as the same is described in the plan accompanying the petition herein-before referred to and coloured red thereon.

(NDRO 1843 add4/32/6)

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[Handwritten letter]

18 April 1906

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] Trustees of the Northam Charities, Northam, Devon

[Title] Tommouth Park Estate - The property of the Trustees of the Northam Charities

Gentlemen,

Agreeable to instructions received from the Reverend Prebendary M.D. Dimond Churchward, we have carefully surveyed this property and the portion selected by the educational authority of the County of Devon as a site for a public elementary school to accommodate 250 children the quantity of land being two roods.

We are of opinion that a public elementary school will have a very prejudicial effect on the value of the Trustees property as a building estate, for which the property is well adapted, and that the value of the site selected and the consequential damage is three hundred and fifty pounds (£350), the piece of ground should be enclosed by a wall of at least eight feet in height and no lights should be permitted to be opened out on to the remainder of the estate.

Yours faithfully,

Groves-Cooper, Stapledon & Powell.

(NDRO 1843 add4/32/6)

=====

[Handwritten letter on printed letterhead]

19 April 1906

[From] Devon County Council Office, The Castle, Exeter

[To] The Rev'd Prebendary Dymond Churchward, Chairman of the Trustees of the Northam Charities, Northam

Dear Sir,

Herewith I send you by direction of the Board of Education a Copy of the Provisional Order made by the Board for the purpose of enabling the County Council to put in force the Lands Clauses Acts with regard to the taking of Land in Northam belonging to the Trustees of the Northam Charities.

Yours faithfully,

H. Michelmore

(NDRO 1843 add4/32/6)

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[Printed letter with handwritten inserts]

22 February 1907

[From] Charity Commission, Ryder Street, S.W.

[To] Trustees of the Charities of Philip Strange and others.

[Title] A 83864 – Charity Inquiries (Expenses) Act, 1892. Parish of Northam.

Reverend Sir, and Gentlemen,

I am directed to inform you that in the course of a General Inquiry now in progress under the above-mentioned Act into all the Charitable Endowments of the Administrative County of Devon, which are subject to the Charitable Trusts Acts, 1853 to 1894, the Charity commissioners for England and Wales have instructed their Assistant Commissioner, Mr G.G. Phillimore, Barrister-at-Law, to hold a public Inquiry into the Charities in the above-named Ancient Parish which are subject to the provisions of those Acts.

Among the Charities in this Parish which are at present known to the Commissioners to be subject to those Acts is the charity of David Best.

[A SUBSEQUENT IDENTICAL DOCUMENT WAS INFILLED WITH THE FOLLOWING PARAGRAPH]:

Among the Charities in this Parish which are at present known to the Commissioners to be subject to those Acts are the Charities of Philip (sometimes called John) Strange, Mr Berriman, Anne Britton, John Berry and Richard Cholwell, James Cocke and Elizabeth Langdon, Thomas Melhuish, John Jeffery, Mules and others, The Almshouses for Poor Widows (including the Charity of Thomas Smith), the Education Foundations of Richard Cholwell and Thomas Melhuish, The Small Annuities and the Poor Houses in Appledore.

[A SUBSEQUENT IDENTICAL DOCUMENT WAS INFILLED WITH THE FOLLOWING PARAGRAPH]:
Among the Charities in this Parish which are at present known to the Commissioners to be subject to those Acts is the Church House or Old School Room.

[A SUBSEQUENT IDENTICAL DOCUMENT WAS INFILLED WITH THE FOLLOWING PARAGRAPH]:
Among the Charities in this Parish which are at present known to the Commissioners to be subject to those Acts is Mrs Elizabeth Thorold's School.

[A SUBSEQUENT IDENTICAL DOCUMENT WAS INFILLED WITH THE FOLLOWING PARAGRAPH]:
Among the Charities in this Parish which are at present known to the Commissioners to be subject to those Acts is the Charity of Dorothy Docton.

[A SUBSEQUENT IDENTICAL DOCUMENT WAS INFILLED WITH THE FOLLOWING PARAGRAPH]:
Among the Charities in this Parish which are at present known to the Commissioners to be subject to those Acts is the Charity of Dame Anne Berry.

The Inquiry will be opened at 9:30 o'clock in the fore-noon of Thursday 7 March 1907, in the Vestry Room, Northam; and I am directed by the Commissioners to intimate to you that it is most important that one or more of the Trustees of the above-mentioned Charity, or some person on their behalf, should be present at the Inquiry.

The object of this Inquiry is to obtain the most complete and recent information as to the present value, condition and administration of all the Charities of this Parish, with a view to the subsequent publication, in the form of a Parliamentary Paper of a printed Report on the same; and I am therefore to request that you will be so good as to give directions that all the deeds, documents, minute books, account books and papers which may be in your possession relating to the above-mentioned or any other Charities for the benefit of this Parish may be submitted to the Assistant Commissioner at the inquiry.

I am, Reverend Sir and Gentlemen, your obedient servant,
[signed] Tho[mas] Allchin

(NDRO 1843 add4/32/6)

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[Handwritten letter]

14 May 1907

[From] J. Adams, South Furze, Shebbear

[To] Unstated

Dear Sir,

The annual payment has not escaped my notice as you presume, but we never send before you send for it. If you will find that there is again a mistake made for there is only 3 y[ea]rs due & you say 4 y[ea]rs, you did not send us a receipt for the money, but we have the old Cheque that was paid to Mr Ward & the day of month paid to him 9 December 1898 (18) 2

y[ea]rs money, & it was cashed by Mr Ward at Bideford on 15 December 1898, the cheque is signed at the back Mr Ward have forwarded money due 3 y[ea]rs £1.7s.0d. You will please to forward us a receipt for same.

Y[ou]rs Truly,
J Adams

(NDRO 1843 add4/32/5)

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[Handwritten letter on printed letterhead]

17 October 1910

[From] Northam Urban District Council, Surveyors Office, Northam R.S.O.

[To] Rev. D.D. Churchward

Dear Sir,

Enclosed please find a tracing of the poor estate at Appledore showing a line of the proposed new road coloured brown which Colonel Bennett asked me to hand to you.

I am, yours truly,

[signed] W.G. Champion, surveyor

(NDRO 1843 add4/32/6)

=====

[Handwritten copy draft letter]

21 October 1910

[From] M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[To] The Secretary, Charity Commission

[Title] Northam Charities

Sir,

An application has been made to the Trustees of the ~?~ Charities to allow a Road about 30 feet wide, to be made across a portion of the Tomouth Estate.

In many ways the cutting of such a road would be an improvement to the property, as, if ever the property should be turned to building sites, a road w[oul]d have to be made.

The Trustees are very nearly, but are not perfectly unanimous in thinking that it is desirable to give permission for the Urban Council to make the proposed road. The purpose of the road is to open up Appledore & to relieve the traffic of the little town, wh[ich] is compact[?] owing to the narrowness of the streets.

I shall be obliged if you will kindly let me know whether it is in our power to give the asked for consent & if consent be given, whether we ought to charge a price, say at so much per acre for amount of land required, or should give it without charge as the making of the road will eventually, tho' perhaps not immediately be an improvement & therefore a benefit to the charity.

We are inclined to make a charge say of £100 per acre of land required on the special ground that the full benefit from the road will not be felt immediately, our charity & ~?~ the final effect ~?~ as our tenant w[oul]d of course require to be relieved from some of his rent.

I remain, yours faithfully,
M.D. Dimond-Churchward

(NDRO 1843 add4/32/6)

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[Typed letter on printed letterhead]

31 October 1910

[From] Charity Commission, Ryder Street, S.W.
[To] Rev'd M.D. Dimond-Churchward, Northam Vicarage, North Devon
[Title] A 59729 – Devon, Northam, Charities

Reverend Sir,

Referring to your letter of 21st instant, I am to say that with a view to the consideration of the proposal made by the Urban District Council, the Charity Commissioners desire to be furnished with a Report from a Surveyor acting exclusively in the interests of the Charities. He should be instructed to deal with the following questions in particular:-

- (i) Extent and value of the land proposed to be taken up by the Urban District Council.
- (ii) The effect which the construction of the road would have on the remainder of the Charity property, and
- (iii) The price which he considers that the Council should pay for the land they require.

It is assumed that the road if made would be maintained without expense to the Charity.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/32/6)

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[Handwritten letter on printed letterhead]

9 November 1910

[From] Groves Cooper, Stapledon & Powell, Bridge Chambers, Bideford, Devon
[To] Rev'd Prebendary M.D. Dimond-Churchward, Northam
[Title] Northam Charities – Tomouth Estate Road

Dear Sir,

We are obliged by your letter of 8th inst, and will give this matter our early attention. A plan is desirable and we are asking Mr Champion for one as suggested.

Yours faithfully,

Groves Cooper, Stapledon & Powell

(NDRO 1843 add4/32/6)

=====

[Typed letter on printed letterhead]

21 November 1910

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] Revd Preb. M.D. Dimond Churchward

Dear Sir,

We have now received a plan from Mr Champion showing the road proposed to be made over the Northam Charities Estate at Appledore, which in enclose[?] that you may in whether it appears with the proposition made to you.

We understand that Nos. 52, 82, 83, 103, 104 & 105 on the plan are the property of the Charity.

We propose to go to Appledore on Friday next the 25th inst about 10am. Will you kindly let us know whether you wish anyone to meet us there & at the same time please return the plan.

Yours faithfully, Groves Cooper, Stapledon & Powell.

(NDRO 1843 add4/33)

=====

[Typed letter on printed letterhead]

9 December 1910

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Prebendary M.D. Dimond-Churchward

[Title] Proposed Main Road to Appledore

Dear Sir,

You are no doubt aware that there is a proposal to make a new main road to Appledore which would run through the Poor Estate.

I am instructed to inquire the terms on which the Trustees would sell the necessary land.

I believe Mr Powell has reported on the matter to you, and Mr Champion, who will hand you this letter, will if necessary explain exactly what land is required.

Yours faithfully,

[signed] Walter J Barnes, clerk to the Council.

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

13 January 1911

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] Revd Preb. M.D. Dimond Churchward

[Title] Tomouth Park Estate

Dear Sir,

We have been waiting for some further information from Mr Champion before sending in the Report asked for, which will be ready in a day of two & the Draft of which we shall be pleased to send for your perusal if you wish before the copy goes to the Charity Commissioners. In the meantime will you let us know the number of Cottages forming part of the Estate (we believe 4) with the rents of these and the gardens adjoining, the term for which Parkhouse holds the fields & sheds & the apportioned tithes on the various fields. We understand Parkhouse pays £12 rent & the rates, the Trustees paying tithes.

Yours faithfully,

Groves Cooper, Stapledon & Powell

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

9 February 1911

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] The Revd Prebendary M.D. Dimond Churchward, The Vicarage, S.O.

Dear Sir,

Thank you for your letter of the 7th instant returning our draft report and rough plan. We note your point, will consider the matter and write you further.

Yours faithfully,

Groves Cooper, Stapledon & Powell, R.S.

(NDRO 1843 add4/33)

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[Handwritten letter on printed letterhead]

1 March 1911

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] The Revd Prebendary M.D. Dimond Churchward, Northam Vicarage

[Title] Tomouth Charity – Proposed New Road

Dear Sir,

We have as requested carefully reconsidered our figures and under the circumstances you mention we feel we should be justified in reducing the amount to seventy pounds (£70)

which we trust will be satisfactory. We defer sending in our report to the Commissioners until we hear from you.

Yours faithfully, Groves Cooper, Stapledon Powell

(NDRO 1843 add4/32/6)

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[Typed report]

3 March 1911

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] The Secretary, Charity Commission, St James, S.W.

[Title] Northam Charities, Devon. Tommouth Park Estate, Appledore

Sir,

In accordance with the instructions received from the Reverend Prebendary Dimond Churchward to report on a proposal of the Northam Urban Council to construct a new road from Appledore through the Tommouth Park Estate and other lands to connect with the main road from Appledore to Bideford and so to relieve the present congested traffic in the streets of the former town, we have made a careful survey of the above estate and of the whole route of the proposed road.

We enclose a tracing from the 25 inch Ordnance Map which shows the Tommouth Park Estate edged pink, and the proposed road coloured brown from the Old Post Office Road, Appledore, (at a point marked "A") to the boundary of the charity lands at "B", and on to its junction with the main road to Bideford at "C".

The fields Nos. 82, 83, 103, 104, 105 and 137 (with the exception of the portion of No. 82 marked "Y") together with the land hatched red and the buildings there on of which the total estimated area is 11a.2r.33p, are occupied by Mr Parkhouse at a rental of £40, the tenant paying rates and the Trustees paying Tithe. The remainder consists of three cottages and some gardens as shown, and the portion of No. 82 marked "Y" is also let as gardens. The land to be acquired by the Council is about 0a.3r.3p but the exact quantity cannot be ascertained until the line of the road is finally staked out as the Surveyor asks for power to deviate up to 30 feet to ensure the best possible gradient.

In our opinion the council ought to take the whole of the land hatched red, and we understand they are willing to do so.

About 0a.2r.2p of the land required is Accommodation land while the remainder about 0a.1r.3p comprises the present roadway into the Estate as shown on the Ordnance Map (over which there is a public right of footway between the points marked "A" and "D") and the piece of what is now practically waste land hatched red on the plan, together with the old buildings standing there on facing the street and a small portion of No.82.

The route to be taken necessitates the removal of the building marked "E" used as Root and Pigs Houses, built of stone and covered with galvanised iron and slate. In close proximity to this last is a useful building of stone with a galvanised iron roof used as Stables, Cow Houses and Barn, and a new Root House could, if desired, be built joining this without inconvenience to the occupier of the lands.

We have carefully considered the probable effects of the proposed road on the Charity property and in our opinion it would open it up and make it suitable for building Cottages which are in demand at Appledore, and a small class of houses. At present this cannot be done owing to the prohibitive access to the Estate.

The new road would leave Appledore by an easy gradient, The first two hundred yards or so only being at all severe, and this we are informed would not exceed 1 in 12 instead of the present road, which runs up a very steep and long hill.

To develop the Charity property for building, new roads are a necessity, and only by such a scheme as the present can an outlets be obtained in the direction of Bideford.

We are of opinion that the value of the Charity property would be considerably enhanced by this work being carried out, and we understand that if any prohibitive price is demanded the proposed undertaking is likely to fall through, and that with this before them some of the adjoining owners are prepared to give their land free for the purpose.

We are of opinion that even if no building development took place, the road, by providing access to the individual fields, would enable those to be let separately at a total rent rather above that now realised, even after the loss of half an acre of land. The present tenant would probably ask for a reduction of rent for the loss of land and buildings removed but the new road would benefit him by providing better access to the fields, and the interest on the purchase money should suffice to pay any difference between the amount now received and the reduction in rent, if any.

We are of opinion that the council should pay the sum of Seventy Pounds (£70) for the land taken, pay the value of the buildings removed, or reinstate them, as desired by the Commissioners, provide fences on each side of the road, remove those fences marked "X" on the plan, provide all necessary gates and posts to give access from the new road to the various fields, and pay the tenant any compensation to which he might be entitled for unexhausted improvements and giving early possession.

We understand there is also a proposal to eventually continue the road from the point "F" to the point "A". The road now ending at "F" is impassable for wheeled traffic, being so narrow that no cart can turn in it, and the side approaches are up hills too steep to be used except by foot passengers or saddle horses. For this a portion of the land hatched would be required, the remainder being worth about £25 as a building site.

We beg to remain, Sir, Your obedient servants,
Groves Cooper, Stapledon & Powell.

(NDRO 1843 add4/33)

=====

[Typed letter on printed letterhead]

20 March 1911

[From] Charity Commission, Ryder Street, S.W.

[To] The Revd Prebendary Dimond-Churchward, Northam Vicarage, North Devon

[Title] Devon, Northam, 59729 Charities, Proposed Sale to Urban District Council.

Reverend Sir,

With further reference to your letter of 21 October last, I am to say that a Report upon the property in question has now been received from Messrs Groves, Cooper, Stapledon and Powell.

The case has been carefully considered by the Charity Commissioners and I am directed to say that the Trustees may endeavour to obtain from the Council an offer upon the lines indicated in the Report, and should then submit it to this Office.

I am to add that if the Trustees have not seen the Surveyors' Report it shall be forwarded to you.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

23 March 1911

[From] Charity Commission, Ryder Street, S.W.

[To] The Revd Prebendary Dimond-Churchward, Northam Vicarage, N. Devon

[Title] Devon, Northam, 59729 Charities, Proposed Sale to Urban District Council.

Reverend Sir,

As desired by your letter of the 21st instant, I enclose a copy of the Surveyors's Report in this matter.

The plan which accompanied the Report is also enclosed, and I am to ask that it may be returned with your next communication to this office.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/33)

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[Handwritten copy letter)

29 March 1911

[From] M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[To] The Clerk of Northam Urban Council

[Title] Proposed New Road, Appledore

Dear Sir,

The Trustees of the Northam Charities have had under consideration the proposal of the Northam Urban District Council to construct a new Road from Appledore through the Tomouth Park Estate to connect with the main road from Appledore to Bideford so as to relieve the present congestion traffic in the streets of Appledore.

I beg to inform you that the Trustees are prepared to recommend the Charity Commissioners to accede to the proposal of the Northam Urban Council on condition that the Council pay to the Northam Charity Trustees the sum of Seventy Pounds (£70) for the land taken, pay the value of Buildings removed or reinstate them, as the Charity Commissioners may desire, provide fences on each side of the road, remove the fences wh[ich] form the boundary on the north & west sides of field No.105, provide all necessary gates & posts to give access from the new Road to the various fields, & pay the tenant any compensation to which he might be entitled for unexhausted improvements and giving early possession; and also that the said road be properly channelled & drained and provided with a Public Sewer.

Should the above conditions not commend themselves to the Northam Urban Council, I regret that the Council w[oul]d send to me recommendations to be considered placed before the Charity Commissioners.

I remain, Dear Sir, yours faithfully,

M.D. Dimond Churchward

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

31 March 1911

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Rev'd M.D. Dimond-Churchward, Chairman, Northam Charity Trustees

[Title] Proposed Main Road, Appledore

Dear Sir,

The Northam Urban District Council desire me to acknowledge with thanks your letter of the 29th inst, and to say that they have referred it to a committee for report.

Yours faithfully,

[signed] Walter J Barnes, clerk to the Council

(NDRO 1843 add4/33)

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[Typed copy letter]

3 August 1911

[From] Fussell & Co, 36 Corn Street, Bristol

[To] Messrs Groves Cooper & Co.

[Title] Sale to Littlejohns – Redemption of Chief Rent.

Dear Sirs,

We have been in communication with the Charity Commissioners and have received the enclosed form of Application for redemption of this chief rent, which they require to be filled up and signed by the Trustees of the Charity and also by Mrs Openshaws Trustees.

Will you kindly get the form filled up and signed by the Trustees of the Charity and let us have it at the earliest possible moment.

We have no details as to the creation of this rent as the deeds only state that the property is subject to it, but no doubt you can obtain sufficient.

The form is no easy to understand but we assume information such as we have indicated in pencil is required.

Yours faithfully

(signed) Fussell & Co.

(NDRO 1843 add4/32/6)

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[Printed standard letter with handwritten inserts]

28 September 1911

[From] Charity Commission, Ryder Street, S.W.

[To] The Trustees or Governors

[Title] Devon, Northam, Charities of Mules & others – Dividends

Gentlemen,

I am to inform you that the sum of £26.13s.4d Consols, was on 10th ulto transferred into the name of "The Official Trustees of Charitable Funds."

The manner in which it is desired that the Dividends be paid may be stated in the enclosed form.

I am, Gentlemen, your obedient servant,
Henry W.T. Bowyear, secretary

(NDRO 1843 add4/32/6)

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[Typed letter on printed letterhead]

9 November 1911

[From] Groves-Cooper, Stapledon & Powell, Bridge Chambers, Bideford

[To] Revd Preb. M.D. Dimond Churchward, Northam Vicarage, S.O.

[Title] Redemption of Chief Rent on Smith's Field

Dear Sir,

Herewith we send you duplicate form for signature. Will you please fill it up showing the history of the rent charge, and, as the matter is urgent, we should be very much obliged if you will kindly call a special meeting of the Trustees to sign the application, or, if you are authorised by the Trustees to do so, sign the form on their behalf.

We are requested if possible, to return the form duly signed the early part of next week.

Yours faithfully

Groves-Cooper, Stapledon & Powell

(NDRO 1843 add4/32/1)

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[Standard printed letter with handwritten inserts]

25 November 1911

[From] The Secretary, Charity Commission, Ryder Street, S.W.

[To] Rev'd M.D. Dimond-Churchward, Northam Vicarage, North Devon

[Title] A 34717 – Devon, Northam, Charity of Mules and others - Redemption of Rent-charge.

Reverend Sir,

Referring to the previous correspondence in this matter, I am now to enclose a Draft of the proposed Order, which should be carefully examined with a view to the correction of any clerical errors, or errors in the names and descriptions, or in the particulars of the trust property, and then returned to this Office.

A duplicate copy of the Draft is also enclosed for your use, which you are at liberty to retain.

I am at the same time to ask you to certify that all the arrears of the charge have been paid up to 5 July 1911 the date when the dividends on the Stock commenced to accrue to the Charity.

Drafts of the Order have been sent to Messrs Fussell & Co., of Bristol.

I am, Reverend Sir, your obedient servant,

Henry W.T. Bowyear

(NDRO 1843 add4/32/6)

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[Typed letter on printed letterhead]

16 December 1911

[From] The Secretary, Charity Commission, Ryder Street, S.W.

[To] Reverend Prebendary M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[Title] A 34717 – Devon, Northam, Charity of Mules and others - Redemption of Rent-charge.

Reverend Sir,

I am directed to invite your special attention to the letter addressed to you from this Office on 25th ultimo, and ask you to be so good as to reply to it at your earliest convenience.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/32/6)

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[Typed agreement]

9 January 1912

[From] Charity Commission

[Title] Devon, Northam, Charity: Mules and others

Authority to Redeem Rent-charge. Stamp 2s.6d

In the matter of the Charity of Mules and others, in the parish of Northam, in the county of Devon, comprised in a Scheme of the Charity Commissioners of 24 January 1882; and:
In the matter of "The Charitable Trusts Acts, 1853 to 1894."

Whereas the trustees of the above mentioned Charity claimed to be entitled, on behalf of the said Charity, to perpetual Annuities or Yearly Payments amounting to 13s.4d, charge upon, or issuing out of a certain close of land known as Colehill Field otherwise Smith's Field situate at Underborough in Youngaton in the parish of Northam, and numbered 391, 392 and 393 on the Tithe Apportionment Map off the said Parish, now in the possession or ownership of the Trustees of Mrs Edith Mary Openshaw of Cheddar in the county of Somerset, hereinafter called Mrs Openshaw's trustees:

And whereas the said Trustees and Mrs Openshaw's Trustees have lately concurred in submitting to the Board of Charity Commissioners for England and Wales a proposal for the redemption of the said Yearly Payments and for effecting the compromise and adjustment of all claim against Mrs Openshaw's Trustees and their successors in estate in relation thereto, upon the terms of the transfer in trust for the said Charity of a sum of £26.13s.4d, for the time being of the said Charity in trust for the purpose thereof, in lieu of the said Yearly Payments and in absolute extinction thereof:

And whereas, in pursuance of the said proposal, a sum of £26.13s.4d Consols was on 10 August 1911, being then of the value of £20.17s.4d cash, transferred with the approval and under the direction of the said Board into the name of "The Official Trustees of Charitable Funds" in trust for the said Charity:

Now the said Board having considered and inquired into the premises, and being of opinion that the said proposal is fit and proper and for the benefit of the said Charity, and the terms of the said proposal having been fully satisfied and performed on the part of Mrs Openshaw's Trustees by the transfer aforesaid, and all arrears of the said Yearly Payments having been fully paid and discharged:

Do hereby Order that the transfer so made of the aforesaid sum of Stock into the name of the Official Trustees of Charitable Funds shall take effect and operate as a final and absolute redemption of the said Yearly Payments and as a complete and effectual compromise and adjustment of all claim on behalf of the said Charity in respect thereof, and be absolutely extinguished, and that the Order hereby made shall be a final bar to all actions, suits, claims and demands whatsoever on behalf of the said Charity for the recovery of the said Yearly Payments from or against Mrs Openshaw's Trustees, their heirs, executors or administrators, or their successors in estate:

And the said Board to hereby certify, in pursuance of sec.73 of the Finance (1909-1910) Act, 1910, that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds £500.

Sealed by Order of the Board this 9 January 1912.
L.S.

(NDRO 1843 add4/33 and add4/32/6)

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[Standard printed letter]

25 April 1912

[From] The Commissioners of Inland Revenue, 51 Queen Street, Exeter

[To] Rev'd M.D. Dimond-Churchward, The Vicarage, N. Devon

[Title] Finance (1909-10) Act, 1910 – Duties on Land Values

Sir,

By direction of the Commissioners of Inland Revenue I herewith send you a copy of their provisional valuation of the land mentioned therein, which has been made under the provisions of the Finance (1909-10) Act, 1910.

[THERE FOLLOWS THREE FURTHER PARAGAPHS OF STANDARD NOTES]

By Order of the Commissioners of Inland Revenue,
[signed] M.K.D. Parsons, District Valuer

[THE VALUATION FORM IS ATTACHED – INFORMATION EXTRACTED FROM THIS]:

22 April 1912

Provisional Valuation

Building and Land, Fore Street, Northam, Devon

Hereditament No.877

Occupied by: Emily & Clara Glover

1 perch, 5 yards

Original Gross Value: £140
Deductions from Gross Value: £110

(NDRO 1843 add4/32/6)

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[Typed letter on printed letterhead]

27 June 1913

[From] Northam Urban District Council, Bridgeland Street, Bideford
[To] Prebendary M.D. Dimond-Churchward

Dear Sir,

The Urban District Council have under consideration the question of providing houses for the working classes and it has been thought that it might be desirable to acquire the whole of the Poor Estate (which I am informed is about 14 acres) if it could be obtained at a reasonable price, and I am therefore instructed to approach the Trustees on the subject. I shall, therefore, be obliged if you will bring this letter to their notice and let me know the price they would require.

Yours faithfully,

Walter J Barnes, clerk to the Council.

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead, with adjacent handwritten copy reply]

27 June 1913

[From] Northam Urban District Council, Bridgeland Street, Bideford
[To] Prebendary M.D. Dimond-Churchward

Dear Sir,

Referring to your letter of the 20th instant enclosing Messrs Groves Cooper, Stapledon & Powell's account for two guineas in relation to a survey of the Tomouth Estate owing to a proposal to cut a road through it, you are, of course, aware that the Council are not liable in the matter, but the Finance Committee instruct me to request that the matter may stand over for the present as the Council intend to approach the Trustees with a view to the purchase of that estate for housing purposes.

Yours faithfully,

[signed] Walter J Barnes, Solicitor, Clerk to the Council.

P.S. As requested I return the account.

[ON THE FACING PAGE, A DRAFT HANDWRITTEN LETTER]:

5 September 1913

[From] Northam Vicarage

[To] Walter J Barnes, esq.

Dear Sir,

1. In reply to your letter of 27 June, I beg to inform you that the Trustees are of opinion that the cost in relation to a survey of the Tomouth Estate was owing to a proposal of the Northam Urban Council to cut a road through it, & that they therefore think the Council are liable in the matter. What the Trustees ask is that the Northam Urban Council will pay a moiety of the a/c.

2. I am requested to ask if the Urban District Council will be prepared to purchase the whole of the Tomouth Estate & also will tell me what price they will pay to enable them to secure it for their scheme for the expansion of Appledore.

I remain, Yours faithfully,

[signed] M.D. Dimond-Churchward

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

1 July 1913

[From] Charity Commission, Ryder Street, S.W.

[To] The Reverend Prebendary Dimond-Churchward, Northam Vicarage, Devon

[Title] Devon, Northam, Charities

Reverend Sir,

1) Upon reference to the statement of Accounts for the past year, recently forwarded by you to this Office, it is observed that the rent charge of 9/- payable by Mr Adams in respect of Anne Britton's Charity is considerably in arrear, and I am accordingly to request you to be so good as to inform me whether the Trustees have taken any steps to obtain payment of such arrears.

2) I am at the same time to call attention to the deduction of 16s.8d for Land Tax which is made from the rent-charge of £6.0s.0d representing Berriman's Charity. As this deduction would appear to be in excess of the amount properly payable I am to ask whether the Trustees have made inquiries, as suggested at the date of the Assistant Commissioner's visit in March 1907, with the view of satisfying themselves as to its correctness.

3) It is also observed that the rent of the Four Fields belonging to Thomas Melhuish's Charity and the payment of such rent to the Vicar are not included in the accounts. These items should be included because the rents are properly payable by the lessees not to the Vicar but to the Trustees of the charity. It would also be well that in future a short separate statement should be sent signed by the Vicar and shewing on the one side the receipt of the sum representing the rent of the Four Fields and on the other payments of (i) £1.10s.0d to the Trustees of the Educational Foundation of Thomas Melhuish, (ii) £2 to the Old Maids and

(iii) Sums for repair of the Almshouse and retention of the balance by the Vicar in accordance with the trusts.

With regard to the income of the charity of John Berry and R. Cholwill which is applicable as to six-elevenths for educational purposes I am to ask you to state what course has been adopted by the Trustees in regard to the application of the income of that Charity.

I am, Reverend Sir, your obedient servant,
Henry W.T. Bowyear

(NDRO 1843 add4/32/1)

=====

[Handwritten letter]

16 August 1913

[From] M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[To: Charity Commission?]

[Title] Devon, Northam, Charities

Dear Sir,

The Trustees are now about to remind Mr Adams that his arrears must be paid up.

I am informed that Mr Wadland always deducts 16/8 as he is told by the Revenue Office in our district that we must pay it. The Trustees have not thought it to be worth while to due[?] him for it.

Regarding the next portion of your letter, I beg to inform you that the Melhuish & Bests Charities have always been paid to me as Vicar of the Parish, which office I have held for over 43 years & my predecessor told me he always received them during his 26 years of office. I have sometimes included them as an addendum to the Balance Sheet. I will make that addition to this letter.

The Trustees have not been asked for 6/11 Best & Cholwill for Educational purposes. They have the money. [IN MARGIN IN PENCIL: 'They had perhaps, but they haven't now']. They are ready to give is when asked or w[oul]d it be as well to give it to the upkeep of the School Premises.

I remain, Sir, yours faithfully,
M.D. Dimond Churchward.

[Handwritten accounts]:

Northam 1912

Other Charities who have always passed thro' the Vicar's hands.

To Melhuish thablyly[?] Vicar	£2.0s.0d
Ditto, ditto	£1.10s.0d
To Bests Lord Clinton	£3.15s.4d
Commissions Mr Tucker	£4.0s.0d

TOTAL £11.5s.4d

By Payments made to Vicar

To Old Maids £2.0s.0d

School upkeep funds £1.10s.0d

Ditto, ditto £7.15s.4d

TOTAL £11.5s.4d

[signed] M.D. Dimond Churchward

[Handwritten notes – scribbled]:

Friday 22 August 1913

Meeting, Trustees, Vestry Room

[THE REST OF THIS PAGE CROSSED THROUGH]

Perat, Temple, Townly, Kelly, Popham, Cork.

Minutes read & confirmed.

Mr Kelly reported that the work to repair the wall had been done.

The Chairman reports that the annual a/c was sent to ~?~ the previous meeting but that he forgot to put same on minutes.

The Chairman read an application from the secretary of the Northam Urban Council regarding the sale of the Tomouth Estate.

It was moved by Col Temple, seconded by Mr Kelly, that the Chairman be requested to bring the matter to the C~?~ the Charity Commission asked them if they will agree to the same of the property to the Northam Urban Council for the purpose of providing new houses for Appledore provided they can assure ~?~ a price.

(NDRO 1843 add4/32/1)

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[Handwritten copy letter]

22 August 1913

[From] M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[To] The Secretary, Charity Commission

[Title] Devon, Northam, Charities

Dear Sir,

At a meeting of the Trustees of the above Charities the Chairman placed before the Trustees a letter wh[ich] he had received from the Urban District Council asking if the Trustees w[ould] be disposed to sell the Tomouth Estate to the Council as they wish to provide new houses for the District of Appledore.

I was requested by the Trustees to ask if my Lords w[oul]d agree to the Trustees selling to the Council the whole of the said Estate provided the Council will offer to pay a price which shall at least secure the present rent or net income of the Estate.

An early reply will oblige.

I remain, yours faithfully,

M.D. Dimond Churchward

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

29 August 1913

[From] Charity Commission, Ryder Street, S.W.

[To] Prebendary M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[Title] A 59729 – Devon, Northam, Charities of James Cocke and Elizabeth Langdon

Reverend Sir,

With reference to your letter of the 22nd instant I am to say that the Charity Commissioners could only entertain proposals for the sale of the property in question after being furnished with expert advice that the price offered represented the full value of the property, due regard being had to its value for building land and also to its accommodation value with reference to any Scheme for the expansion of Appledore.

I am, Reverend Sir, your obedient servant,

G.C. Bower

(NDRO 1843 add4/33)

=====

[Typed letter on printed letterhead]

29 August 1913

[From] Charity Commission, Ryder Street, S.W.

[To] The Reverend Prebendary Dimond-Churchward, Northam Vicarage, Devon

[Title] Devon, Northam, Charities

Reverend Sir,

I am directed to thank you for your letter of the 16th instant and to reply upon the several points referred to as follows.

1) Anne Britton's Charity. It is noted that the Trustees will press for immediate payment of the arrears of rent-charge owing by Mr Adams. I am to ask you to be so good as to inform me in due course of the result of the Trustees application for payment.

2) Berriman's Charity. It is understood that the Land Tax, payable in respect of the land charged with the rent-charge of £6, has not been redeemed and I am to explain that a deduction for Land Tax at a higher rate than the current rate all the tax in the Parish is not justifiable, unless the tax has been redeemed, in which case a deduction can properly be made at the rate at which the tax stood when redeemed. In the present case, therefore, it is necessary that the Trustees should ascertain the current rate of the Land Tax in the Parish and should request Mr Wadland to pay the full amount of the rent charge less only (1) a proper sum for Land Tax and (2) Income Tax at the current rate. The Trustees should subsequently take steps in the ordinary course to recover from the Inland Revenue Authorities the sums deducted in respect of Income Tax, since Charities are exempt from payment of that tax. Information as to the necessary formalities for obtaining repayment of Income Tax can be obtained from the Local Surveyor of Taxes.

3) Thomas Melhuish's Charity. The supplementary statement which accompanied your letter, is hardly sufficient, since it does not contain all the particulars pointed out as desirable in the letter addressed to you on the first ultimo. The inclusion of particulars relating to Best's Charity and Commons Charity (which is understood to be the gift for the Sunday School) is not necessary, since both endowments are solely educational, and a statement of accounts concerning them need only be made to the Board of Education, but the statement should show the receipt by the Vicar from the Trustees of the Charities of the income of the indictment of Thomas Melhuish's Charity, and the appropriation by him of such income by payment of £1.10s.0d to the trustees all the educational foundation of Thomas Melhuish, by payment of £2 to the old maids, by payment of such sum as is required for the repair of the Almshouse and by retention of the balance for his own use in accordance with the trusts.

4) Charities of John Bury [Berry] and Richard Cholwill. The Trustees should set apart 6/11ths of net income, belonging to the Educational Foundation of Richard Cholwill, pursuant to the order of the 1 December 1905, and should pay the amount to the Trustees of that Foundation. The amount so paid should appear on the Payments side of the Account, as also should sufficient details showing the outgoings paid out of gross income and the way in which the remaining 5/11ths all the net income are appropriated for such of the purposes of the Charities as are not educational. The particular purposes to which the 6/11ths of income belonging to the Educational Foundation should be appropriated is a matter within the jurisdiction of the Board of Education and the statements of Account sent to this Office need not show more than that the share of the Educational Foundation has been in fact paid to the trustees of the Educational Foundation to whom it belongs.

I am, Reverend Sir, your obedient servant,
G.C. Bower.

(NDRO 1843 add4/32/1)

=====

[Handwritten letter on printed letterhead]

5 September 1913

[From] T.H. Kelly, Insurance Agent, Appledore

[To] Mr Churchward, telephone 25

On looking through the charity records I find that there are 3 specially applicable for education purposes:

Melhuish – is without doubt at the sole discretion of the vicar of Northam.

Bests – is left to the discretion of the minister and Church wardens of the Parish by the original deeds; and as you stated at today's meeting appears to have passed through to the Vicar's hands; this applies to the late Mr Gossett as well as yourself, and has not appeared in the Trustees a/c.

Cholwills – So far as I can gather the amount left in this case was £60, "to teach poor children of the parish at School", but no mention is made of Vicars or Churchwardens.

Let me again refer to Bests Gift, and this may explain the pertinent questions of the Rev G Scholey with regard to an annual payment of several pounds to the Appledore Nat[ional] School.

I cannot find the date, but many years ago a scheme was devised by the Trustees for the distribution of Bests & Cholwills Charities and it worked out as follows:

Northam Nat[ional] 5.14.2. Appledore Nat[ional] 7.8.2. Wesleyan 3.12.5.

This so far as I can gather ceased many years ago, as the trustees were advised that such payments after a certain date would be illegal, having regard to the fact that both Bests and Cholwills were left solely for education purposes, but so long as the payments were legal for purely education purposes, I think Appledore's was fairly entitled to 14/20 of the sum as Best states that of the 20 children educated, 14 are to be inhabitants of Appledore.

Anyway perhaps it would be well for the trustees to give this question further consideration with a view to its settlement.

I am Dear Sir, truly yours,
T.H. Kelly

(NDRO 1843 add4/32/1)

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[Typed letter on printed letterhead]

13 September 1913

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Prebendary Dimond-Churchward, The Vicarage

[Title] Tomouth Estate

Dear Sir,

Your letter of the 5th inst has been considered by the General Purposes Committee which comprises the whole Council and they instruct me to say the Council could not legally pay a moiety of Messrs Groves Cooper, Stapledon & Co's account.

The remainder of your letter with reference to the proposal to purchase the Tomouth Estate has been referred to the Housing Committee for report.

Yours faithfully,

Walter J Barnes, Clerk to the Council.

(NDRO 1843 add4/33)

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[Handwritten draft letter]

23 September 1913

[From] Northam Vicarage, N. Devon

[To] The Secretary, Charity Commission

[Title] 59729 – Devon, Northam – Charities of Cokes and Langdon – Tomouth Estate.

Dear Sir,

You will remember that in 1910 a suggestion was made by the Northam Urban District Council that they should be allowed to make a New Road across the Tomouth Estate for the purpose of opening up Appledore. The Commissioners suggested that a Report on the proposal sho[uld] be made by a competent Surveyor. Consequently the Trustees invited Mr Groves Cooper & Co of Bideford to examine & report.

This they did do & have sent in their charge for £2.2s.0d.

I have asked the Northam Urban Council to perhaps[?] with the ~?~ in the Architects expenses, each side paying a moiety. This appears to my Trustees to be fair as the expense was incurred in consequence of the proposal made by the Council.

But the Council have replied "that the Council are not liable in this matter." Would you kindly tell me if this be so?, for I can think of no principle of righteousness of common sense on wh[ich] a Council should not share such expenses especially when they w[oul]d not have been incurred unless at the suggestion of the Council itself.

I remain, yours faithfully,

[signed] M.D. Dimond Churchward

(NDRO 1843 add4/33)

=====

[Handwritten draft letter]

23 September 1913

[From] M.D. Dimond Churchward, Northam Vicarage, N. Devon

[To] The Secretary, Charity Commission

[Title] Devon, Northam, Charities

Dear Sir,

Mr Adams has paid up the Britton's Charity up to date.

I don't quite see the mentioning of the supplementary statement wh[ich] accompanied my previous letter especially as it is the same as ~?~ ~?~ was made several years ago when ~?~ an appendix was ~?~ to the a/c & no exception was taken there to ~?~.

The Vicar has always had the Melhuish monies paid as part of his rents and he has always made out of it all the payments and charges concerned therewith – The Charities have not lost. It may be they have gained.

The other matters about Cholwill &c, I will ask the Trustees to duly consider at the next meeting.

Yours faithfully,

M.D. Dimond Churchward

P.S. Could you send to me 1 dozen copies of our report of the last Inspection of the Charities in this Parish.

(NDRO 1843 add4/32/1)

=====

[Typed letter on printed letterhead]

26 September 1913

[From] Charity Commission, Ryder Street, S.W.

[To] Reverend Prebendary Dimond Churchward, Northam Vicarage, N. Devon

[Title] Devon, Northam – A 59729, Charities of James Cocke and Elizabeth Langdon.

Tomouth Estate

Reverend Sir,

With reference to your letter of the 23rd instant I am to say that, in as much as the Report was made upon the instructions of the Trustees and without any arrangement having been made with the Urban District Council as to the cost of obtaining it, and in as much as the Report did not extend beyond advising in the interests of the Charities, it would not appear that the Urban District Council could reasonably be pressed to bear part of the Surveyors' charges. The amount of the charges (£2.2s.0d) will be properly payable out of the income of the Charities.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/33)

=====

[Typed letter on printed letterhead]

27 September 1913

[From] Charity Commission, Ryder Street, S.W.

[To] The Reverend Prebendary Dimond-Churchward, Northam Vicarage, Devon

[Title] Devon, Northam, Charities

Reverend Sir,

In reply to your letter of the 23rd instant I am to say that Thomas Melhuish's Charity being one of the Charities comprised in the Scheme of 24 January 1882 is under the administration of the body of Trustees thereby constituted, so that those Trustees should include in their statements of Accounts entries showing on the one side the receipt of the income of the Charity and on the other payment of (1) any outgoings and management expenses and (2) the net residue of income to the Vicar for the time being. Inasmuch as under the trusts governing the Charity the Vicar is under the duty of making certain payments for charitable purposes out of the net residue of income received by him from the above mentioned Trustees, he should himself furnish to the Commissioners separate statements of Account, showing on the one side the total sum received by him from the Trustees and on the other the manner in which it is dealt with in his hands, that is to say appropriation to the object mentioned in the Letter addressed to you on the 29th ultimo. Such separate statements it would seem would entail little if any further trouble and would serve to prevent confusion, since they would relate only to Melhuish's Charity and would be confined to the appropriation by the Vicar of such part of the income as is paid over to him to the several charitable objects with which he alone is concerned.

We forgot to the postscript to your letter I am to express regret that it is not possible to supply you with copies of the Report referred to, which is understood to be the Return of Endowed Charities (County of Devon) made in the result of Mr Phillimore's Inquiry in 1907, and ordered by the House of Commons to be printed on 24 March 1908.

Printed copies of this Return may however be procured from Wyman and Sons Limited, Fetter Lane, E.C. either directly or through any bookseller at the price of 3d a copy. The number of the Parliamentary Paper in question is H.C.98.VII-1908.

I am, Reverend Sir, your obedient servant,
Henry W.T. Bowyear

(NDRO 1843 add4/32/1)

=====

[Typed letter on printed letterhead]

17 October 1913

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Prebendary Dimond-Churchward

[Title] Tommouth Estate

Dear Sir,

Referring to the second paragraph of your letter of 5th September enquiring the price the Council would pay for the Tommouth Estate, it is believed that in addition to an Orchard and three Cottages and premises, this estate comprises fields containing 11.602 acres and I am instructed by the Council to offer to purchase the estate at the rate of £90 per acre on the

assumption that it is freehold and subject to no restrictions, provided the sanction of the Local Government Board and necessary loan is obtained.

Yours faithfully,

[signed] Walter J Barnes, clerk to the Council.

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

12 December 1913

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Prebendary M.D. Dimond-Churchward, The Vicarage, Northam

[Title] Tomouth Estate

Dear Sir,

I am to knowledge the receipt of your letter of 30 October and to express the Council's regret that the Trustees of the Northam Charities have declined their offer of £90 per acre. The Council hoped that the Trustees would be ready to help them to remedy the condition of housing of the poor of Appledore and that they would accept a sum which the Council considered would secure them an income at least equal to what the estate brings in, particularly as the Trustees it is believed have never made any attempt to develop the estate for building purposes.

Is there no prospect of the Trustees reconsidering the matter and making the Council an offer?

Yours faithfully,

[signed] Walter J Barnes, clerk to the Council.

(NDRO 1843 add4/32/7)

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[Standard printed letter with handwritten inserts]

29 January 1914

[From] The Commissioners of Inland Revenue, Somerset House, London, W.C.

[To] Rev. M.D. Dimond-Churchward

[Title] Duties on Land Values. Finance (1909-10) Act, 1910.

Sir,

With reference to my previous application for the under mentioned duty, I am directed by the commissioners of Inland Revenue to request that - in order to obviate the necessity for the institution of legal proceedings - you will cause payment to be made within ten days from this date.

I am, Sir, your obedient servant,

P. Thompson, secretary.

Particulars of amount payable:
Undeveloped Land Duty 13/14 - £2.1s.3d

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

6 February 1914

[From] Northam Urban District Council, Office: Bridgeland Street, Bideford

[To] The Rev. Preb. M.D. Dimond Churchward, The Vicarage, Northam

[Title] Tomouth Estate

Dear Sir,

Referring to my letter of 12 December I am instructed to inform the Trustees of the Tomouth Estate that the Local Government Board are pressing the Council for the erection of houses for the Working Classes and to request the Trustees to meet the Council's Housing Sub-Committee at an early date with a view to some arrangement being arrived at.

It is proposed to hold a Meeting of the Sub-Committee at the Vestry Room, Northam, on Wednesday the 18th inst at 3 p.m. and the Council would be much obliged if the Trustees could make it convenient to attend that Meeting. An early reply will oblige.

Yours faithfully,

[signed] Walter J Barnes, Clerk to the Council.

[There follows a plan of the Tomouth Estate with the Triangle Field shaded pink].

(NDRO 1843 add4/32/7)

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[Handwritten notes]

24 February 1914

[Title] Charity Lands

The District Council in Northam is be[ing] pressed by the Local Green ~?~ on the matter of housing. The Tomouth Estate has been viewed & they conceive it to be the most suitable land for such a purpose & have asked the Trustees to name a price for such estate. The Trustees wish to know if the commission will allow the Trustees to entertain the sale of this said estate. Would you send a letter giving conditions & price which may be set before the Council.

Tom[outh] £100 an acre £1300.0s.0d.

(NDRO 1843 add4/32/1)

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[Typed letter on printed letterhead]

9 March 1914

[From] Charity Commission, Ryder Street, S.W.

[To] The Reverend Dimond-Churchward, Northam Vicarage, North Devon

[Title] A 59729 – Devon, Northam, Charities of James Cocke and Elizabeth Langdon.
Tomouth Estate.

Reverend Sir,

With reference to your letter of 24th ultimo, I am to say that it would not be in accordance with the usual practice that the Commissioners should express a concluded opinion as to the price or other conditions upon which a sale should be effected. The Commissioners would be prepared to consider carefully any agreement provisionally arrived at between the Trustees and the District Council for sale of the property upon terms of adequate advantage to the Charity; but it rests with the Trustees to conduct any negotiations for such a sale and to submit for the Commissioners' consideration any offer which may be made to the Trustees and which they may think may be accepted in the best interests of the Charity. I am to add that in cases of proposals for a sale of Charity Land the Commissioners usually require to be furnished with a report upon and valuation of the property made by a competent surveyor acting solely in the interests of the Charity, and they reserve to themselves the right to call for a report directly to themselves from a Surveyor of their own nomination.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/32/7)

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[Handwritten letter]

16 November 1914

[From] Charles F Saunders, Tower Street, Northam

[To] Reverend Prebendary Churchward

[Title] Northam Charities

Reverend Sir,

I beg to acquaint you that I have collected Mr Thrupps cheque value £1.12s.10d from Messrs Hole Seldon & Ward and have paid it into The Bank here to day.

There are still two more Gentlemen to pay on The Charities who live out of the district, but who have both been written to by me.

1) Mr H Wadland, Avon Dasset, Leamington. £6.0s.0d

2) Mr G Vanstone, Hill Farm, Shebbear. £1.7s.0d

I am, Reverend Sir, yours obediently,
Charles F Saunders

(NDRO 1843 add4/33)

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[Typed letter on printed letterhead]

January 1915 [no day stated]

[From] Charity Commission, Ryder Street, S.W.

[To] Rev M.D. Dimond-Churchward, Northam Vicarage, North Devon

[Title] A 52086 - Devon, Northam, Charities – Strange and others.

Reverend Sir,

Adverting to your letter of 23rd ultimo, I am to request that the Commissioners may be furnished with a duly authenticated extract from the Minutes of the Meeting of the Trustees held on 21st ultimo, containing a copy of the resolution appointing Mr Beara to be a Trustee of these Charities and the names of the Trustees present at such meeting.

This information may be conveniently supplied in the enclosed form, some copies of which are forwarded for future use.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/33)

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[Typed letter on standard form]

9 January 1915

[From] Charity Commission, Ryder Street, S.W.

[To] Reverend Prob. M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[Title] A 52086 - Devon, Northam, Charities – Strange and others. Approval of Trustee.

Reverend Sir,

Referring to your application of the 4th instant, I am to say that before the Charity Commissioners make an Order certifying their approval of the provisional appointment of Mr J. Beara to be a Trustee of the above mentioned Charity, they require, in accordance with their usual practice, that a preliminary Notice shall be published in the locality. I am accordingly to request that the form of Notice enclosed herewith may be affixed to or near a principal outer door of the Parish Church of Northam, and may remain so affixed for at least 15 days.

Upon the expiration of the period of publication the form of Declaration endorsed upon the enclosed duplicate form of Notice should be filled up, signed and returned to this office.

Copies of any order which the Commissioners may make in this matter can be supplied at the price of 2d each, provided that, on the return of the form of Declaration, the number required is stated and the cost remitted in Penny Stamps or, if the amount is not less than One Shilling, by Postal Order crossed "Bank of England".

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

[Form] No. 52

Charity Commission

In the matter of the Charities of John Strange, Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundations of Richard Cholwell and Thomas Melhuish, all in the Parish of Northam in the County of Devon; and: In the matter of "The Charitable Trusts Acts, 1853 to 1914"

The Trustees of these Charities having appointed John Beara of the Quay, Appledore in the County of Devon; to fill the existing vacancy in their body, this appointment will be approved by the Board of Charity Commissioners for England and Wales, under the provisions of the subsisting Scheme for the regulation of the said Charities unless some sufficient objection shall be stated in writing to the said Commissioners, addressed to "The Secretary, Charity Commission, Saint James's, London, S.W.," within 15 days from the first publication of this notice.

Dated 9 January 1915

Henry W.T. Bowyear, secretary

(NDRO 1843 add4/33)

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[Typed letter]

2 February 1915

[From] Charity Commission

[Title] 303/15 – Devon, Northam, Strange Charity and others.

A 52086 - Order certifying Approval of Trustee

In the matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundations of Richard Cholwell and Thomas Melhuish, all in the Parish of Northam in the County of Devon, regulated by a Scheme of the Charity Commissioners of the 24th January 1882, and comprised in a Determination Order made by the said Commissioners under the Board of Education Act 1899, s.2(2), on the 1st December 1905; and:

In the matter of "The Charitable Trusts Acts, 1853 to 1914",

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby certify their Approval of the appointment made by the Trustees of the above-mentioned Charities at a meeting on 14 December 1914, of:

John Beara, of The Quay, Appledore, in the County of Devon;

to be one of the Non-official Trustees of the said Charities.
Sealed by Order of the Board this 2nd day of February 1915.
L.S. 5477.

(NDRO 1843 add4/33, and add4/32/5, and add4/32/7)

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[Printed form and letterhead, with handwritten inserts]

31 May 1915

[From] Charity Commission, Ryder Street, S.W.
[To] Rev M.D. Dimond-Churchward, The Vicarage, Northam, Devon
[Title] Devon, Northam, Charities.

Rev Sir,
I am to acknowledge the receipt of Accounts for the year 1914.
I am, Rev Sir, your obedient servant,
Henry W.T. Bowyear, secretary

(NDRO 1843 add4/33)

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[Handwritten quotation]

18 June 1915

I the undersigned Philip Bowden of Appledore, Contractor, do hereby agree to execute and complete the whole of the improvements and repairs to Tomouth Cottages Appledore in accordance with the Specification prepared for same, to the satisfaction of C.F. Saunders finding and providing all necessary tools, scaffolding, gear, etc, and all materials, labour, and horse-hire, for the sum of twenty six pounds ten shillings and six pence [£26.10s.6d].
Signed: Philip Bowden

(NDRO 1843 add4/33)

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[Handwritten estimate on printed letterhead]

29 June 1915

[From] Richard Pye, Decorator, Painter, Paper Hanger, Glazier, Gilder, &c.

Tower Street, Northam, R.S.O., N. Devon. Phone 34 Northam.

[To] Preb M.D. Dimond Churchward, for Charity Trustees.

Interior of Almshouses

Room No.1

To washing preparing & distempering ceiling & walls – 2 boards of Halls Distemper.

Ditto clean & pain woodwork – two coats.

Room No.2

Ditto

Room No.3

Ditto – woodwork – one coat

Room No.4

Ditto

Room No.5

Ditto

Room No.7

To wash prepare & distemper ceiling & walls. Touch up paintwork.

Room Nos 6 & 8

Recently done up.

Passages, Staircase & Landing.

To wash prepare & distemper ceilings & walls.

Clean & paint woodwork & Dado – two coats

Re-number doors.

Exterior.

To clean down prepare stop up & paint three coats all wood & ironwork previously painted on Shutes. Weather boards, windows, downpipes, posts, doors, etc.

W.C.

To limewash etc.

Labour & Materials £12.15s.0d.

To replace shute on west wide & plaster over Window of No.1 & 4 Rooms & fix new Fire bricks in No.1 & 7 Room. Labourer & Materials £1.5s.0d.

(NDRO 1843 add4/33)

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[Typed carbon copy letter]

6 December 1915

[From] Royal Western Yacht Club of England, Plymouth

[To] The Clerk to the N.U.D. Council

Dear Sir,

With reference to your agenda No.4 (2) for the next meeting of the N.U.D. Council, I should like the Councillors to know that I accepted the Vicar's invitation to be nominated as a Commissioner of the Northam Charities simply as I thought to oblige him, not knowing anything about these said Charities, but if there is any feeling as to denominationalism in the matter, I would far sooner it was left to the Council to make a suggestion, and I should be only too pleased if Councillor Fulford or any one else would undertake the duties, more especially as I am unlikely to be able to attend the meetings for a considerable time. May I take this opportunity of saying that I hope the Council will do all in their power to get an early delivery of letters for Northam, but it will evidently require some pushing.

Yours truly,
F.W. Bennet

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

10 December 1915

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] The Secretary, Charity Commissioners, St James's, London, S.W.

[Title] A 52086 – Devon, Northam, Charities of Strange and others – Approval of Trustee.

Sir,

With reference to your letter and notice of the 26th ult stating that the Trustees of these Charities have appointed Colonel F.W. Bennet to fill the existing vacancy in their body, and the appointment will be approved by the Board of Charity Commissioners unless some sufficient objection shall be stated in writing, I am instructed by the Council to say that they have nothing to say against the gentleman named who is a member of the Council at present engaged on military duties at Plymouth, that they object to the appointment on the ground that the Wesleyan Church is not represented by any trustee, and they suggest that the trustees be asked to appoint Counsellor Samuel Fulford, J.P., C.C., a member of that Church, as the New Trustee.

On the Council's instructions I am sending a copy of this letter to the Trustees' Secretary together with a copy of a letter from Colonel Bennet, dated 6th inst, a copy of which you will find enclosed.

I am, Sir, you're obedient servant,
[signed] Walter J Barnes, clerk to the Council.

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

10 December 1915

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Mr C.F. Saunders, secretary, Charities of Strange & Others, Tower Street, Northam

[Title] Charities of Strange & Others

Dear Sir,

On the Council's instructions I enclose a copy of a letter, I am sending to the Secretary of the Charity Commissioners with reference to the appointment of a new trustee, and a copy of the letter from Colonel Bennet therein referred to, and I am instructed to request that you bring this letter and its enclosures to the notice of the Trustees, and to express the hope that the Trustees will see their way to comply with the council's wishes with regard to the appointment of a new trustee.

Yours faithfully,

[signed] Walter J Barnes, clerk to the Council.

(NDRO 1843 add4/32/7)

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[Handwritten copy letter]

13 December 1915

[From] M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[To] The Secretary, Charity Commission

[Title] Northam Charities, Strange's Gift, Devon

Sir,

I beg to inform you that the notice of the election of Lt Col Bennet to fill the existing vacancy in the Trustees of the above Charities was duly posted.

I am informed that the Urban District Council have written to the Charity Commissioners making objection to Col Bennets election on the ground that he is not a Wesleyan. It has not been considered on previous occasions that various religious bodies sh[oul]d be represented. Such a question is not asked. We usually only inquire if a gentleman's character & position is such as to commend[?] our confidence that he will be desirable for such a post. At a meeting of Trustees held this morning, I was desired to put this before you and to ask what you recommend to be done. Colonel Bennet w[oul]d make an excellent Trustee.

I remain, yours faithfully,

M.D. Dimond-Churchward

(NDRO 1843 add4/32/7)

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[Typed copy letter on printed letterhead]

24 December 1915

[From] Charity Commission, Ryder Street, S.W.

[To] Walter J Barnes esq, 24 Bridgeland Street, Bideford.

[Title] A 52086 – Devon, Northam, Charities of Strange and others. Approval of Trustee.

Sir,

Your letter of the 10th instant and the copy of Colonel Bennet's letter of the 6th instant which accompanied it, have been under consideration.

I am to say that it is not the practise of the Charity Commissioners to appoint Trustees of a Parochial and Non-Ecclesiastical Charity with a view to the religious belief of the person appointed. It is assumed that Trustees will exercise their duties impartially, and any allegation to the contrary would be the subject of enquiry by the Commissioners. It is not understood that in the present case any such allegation has in fact been made.

If however the Urban District Council of Northam desire to be represented on the governing body of the Charities in question, it is open to them, pursuant to section 33 (1) of the Local Government Act 1894, to apply to the Local Government Board for the powers of a Parish Council in respect of Charities or, if they already possess those powers, to apply to the Charity Commissioners at once under the provisions of section 14 (3) of the above-mentioned Act for power to appoint such a number of additional members of the Governing Body of the Charity as the Commissioners may approve.

Pending the receipt of a reply to this letter the Commissioners will postpone their approval of the appointment of Colonel Bennet.

I am, Sir, your obedient servant,

[This copy not signed]

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

24 December 1915

[From] Charity Commission, Ryder Street, S.W.

[To] Reverend Prebendary Dimond-Churchward, Northam Vicarage, N. Devon

[Title] Devon, Northam, Charities of Strange and others.

Reverend Sir,

Referring to your letter of the 13th instant I enclose for your information a copy of a letter which the Charity Commissioners have caused to be addressed to the Clerk of the Urban District Council of Northam.

The commissioners understand from Colonel Bennet's letter to the Urban District Council that he would be unlikely to be able to attend the meetings of the Trustees for a considerable time.

It would not therefore appear that the postponement of the matter will prejudice the administration of the Charities.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/32/7)

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[Typed letter]

11 January 1916

[From] Charity Commission

[Title] 70/15 – Devon, Northam, Strange and others.

A 52086 - Order certifying Approval of Trustee

In the matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundations of Richard Cholwell and Thomas Melhuish, all in the Parish of Northam in the County of Devon, regulated by a Scheme of the Charity Commissioners of the 24th January 1882, and comprised in a Determination Order made by the said Commissioners under the Board of Education Act 1899, s.2(2), on the 1st December 1905; and:

In the matter of "The Charitable Trusts Acts, 1853 to 1914",

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby certify their Approval of the appointment made by the Trustees of the above-mentioned Charities at a meeting on 25th October 1915, of:

Ferdinando Wallis Bennet, of Fairlea, Northam, a Lieutenant Colonel in His Majesty's Army (Retired List);

to be one of the Non-official Trustees of the said Charities.

Sealed by Order of the Board this 11 January 1916.

[signed] Henry W.T. Bowyear, secretary.

(NDRO 1843 add4/32/5)

=====

[Typed letter on printed letterhead]

14 January 1916

[From] Charity Commission, Ryder Street, S.W.

[To] Reverend Prebendary M.D. Dimond-Churchward, Northam Vicarage, N. Devon

[Title] Devon, Northam, Charities of Strange and others. Approval of Trustee.

Reverend Sir,

With reference to the letter addressed to you from this Office on the 24th ultimo I am to inform you that the Commissioners, having received an intimation from the Clerk to the Urban District Council of Northam that the Council do not intend to take any further action in the matter, have directed that the Order certifying their approval of the appointment of Lieutenant Colonel Bennet as a trustee of the Charities should be sealed. The Order is enclosed here with and I am to ask you to be so good as to acknowledge its receipt.

I am, Reverend Sir, your obedient servant,

[signed] Henry W.T. Bowyear

(NDRO 1843 add4/32/7)

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[Inserted note by transcriber...]

1916 December – Marcus Dimond Dimond-Churchward died at Exmouth, aged 79

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[Typed letter]

27 April 1917

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, Devon

[Title] A 52086 – Devon, Northam, Charities of Strange and others. Approval of Trustees.

Sir,

Referring to your application of the 21st instant in this matter I am to say that:

Before the Charity Commissioners make an Order certifying their approval of the provisional appointment of Major General Frederick Hammersley and Mr Nathan Allin as Non-Official Trustees of these Charities:

They require, in accordance with their usual practice, that a preliminary Notice shall be published in the locality. I am accordingly to request that the form of Notice enclosed here with may be affixed to or near a principle outer door of the parish Church of Northam and may remain so affixed for at least fifteen days.

Upon the expiration of the period of publication the form of Declaration endorsed upon the enclosed duplicate form of notice should be filled up, signed and returned to this office.

Copies of any Order which the Commissioners may make in this matter can be supplied at the price of 2d each, provided that, on the return of the form of Declaration, the number required is stated and the cost remitted in Penny Stamps or, if the amount is not less than one shilling, by Postal Order crossed "Bank of England."

I am, Sir, your obedient servant,
[signed] Herbert P Morris, secretary

[ENCLOSED: STATUTORY FORM OF NOTICE]

(NDRO 1843 add4/32/5)

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[Handwritten notes]

21 May 1917

[Title] Income on Berry & Cholwill Charity

In 1691 Berry gave £50 and Cholwill £60 for the purchase of land, the rents of which was to be given to the poor, in Berry's case and to education in Cholwill's. 5/11^{ths} & 6/11^{ths}. The land purchase was three quarters of the estate of Colscott, West Putford, consisting of a house, garden, orchard & 7 fields, 15a.2r.3p.

From 1841 to 1875, £8.6s.3d was paid, ½ to Northam Schools and half to Appledore schools. From 1876 to 1903, £7.4s.8d was divided, one quarter going to Northam and one quarter to Appledore Schools and one half to Appledore Wesleyan School. So that from 1841 to 1903 education always got its share.

Since 1903 no portion of the Berry and Cholwill charity has been devoted to educational purposes.

In a letter from the Charity Commission dated 1 July 1913 enquiry was made as to what course the Trustees had adopted as to the 6/11^{ths} of the Charity applicable to education. The Vicar replied "The trustees have not been asked for 6/11^{ths} of the charity for educational purposes, they have the money in hand. They are ready to give it when asked for, or would it be as well to give it to the upkeep of the school premises".

As a matter of fact the balance in hand of the Trustees at that time was £77, so the money may be said to have been in hand then, but now, when the liability has increased to about £100, they have only a balance of £23.

Writing on 29 Aug 1913 the Charity Commission said "The Trustees should set apart the 6/11 of net income belonging to the educational Foundation of R. Cholwill & should pay the amount to the Trustees of that Foundation."

The Vicar replied that the matter would be considered at the next meeting of the Trustees, but I do not find any record in the minutes, & there the matter stands, & in my opinion the position of the Trustees is awkward.

Now as regards the rent of the Land & 2 cottages, since 1865 the Trustees have received 10 guineas a year as their share (three quarters) & before that they received more, up to £14.15s.0d per annum. Is it worth while to ascertain what rent the 15 acres & 2 cottages fetch now?

[signed] T.W. Bennet, Hon Sec to the Trustees

Circulated for information:

Rev'd G Payne Cook	seen
Rev'd G Scholey, Appledore	[initialled] G.S. 5 July 1917
Mr G Cawsey, Northam	
Mr Cork, Watertown	[initialled] G.H.C. 18 July 1917
Mr Kelly, Pitt Court, Appledore	[initialled] T.H.K.
Mr Beara, The Quay, Appledore	[initialled] J.B. 18 July
Colonel Temple, Quarry	[initialled] E.T. 29 June 1917
Mr Nathan Allen	[initialled] N. Allin 20 July 1917
Major General Hammersley	[initialled] F.H. 4 Aug 1917

Please note, initial opposite your name, pass, & return to me. [initialled] T.W.B.

(NDRO 1843 add4/32/1)

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[Typed letter]

25 May 1917

[From] Charity Commission

[Title] 1442/17 – Devon, Northam, Strange and others.

A 52086 - Order certifying Approval of Trustees

In the matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundations of Richard Cholwell and the Educational Foundation of Thomas Melhuish, all in the Parish of Northam in the County of Devon, regulated by a Scheme of the Charity Commissioners of the 24th January 1882, and comprised in a Determination Order made by the said Commissioners under the Board of Education Act 1899, s.2(2), on the 1st December 1905; and:
In the matter of "The Charitable Trusts Acts, 1853 to 1914",

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby certify their Approval of the appointment made by the Trustees of the above-

mentioned Charities at a meeting on 25th the 19th February 1917, of:

Nathan Allin, of Leonard House, Northam, Carpenter; and the appointment made at a meeting on 16 April 1917, of:

Major General Frederick Hammersley, C.B. of Durrants, Northam;

to be two of the Non-official Trustees of the said Charities.

Sealed by Order of the Board this 25th day of May 1917.

[signed] Herbert P Morris, secretary.

(NDRO 1843 add4/32/5)

=====

[Typed letter on printed letterhead]

4 June 1917

[From] Charity Commission, Ryder Street, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] Devon, Northam, 52086, Charities of J. Strange and others

Sir,

I am directed by the Charity Commissioners to inform you that, in the result of the publication of the notice of the approval of Major Hammersley and Mr Allin, the Commissioners received a protest from the Northam Urban District Council. The Council take exception to the method of nominating new Trustees, and consider that they should be consulted before the appointments are made.

This is not a claim which in the circumstances the Council can substantiate. On the other hand under the provisions of section 14 (3) of the Local Government Act 1894, the Urban District Council are entitled to such representation on the body of Trustees, as the Charity Commissioners may allow.

In these circumstances I am to suggest that it would be desirable that application should be made by the trustees for a Scheme, which would constitute a Governing Body for the Charities, on which the Urban District Council might be represented by a certain number of Trustees to be nominated by them from time to time, at which at the same time might give directions for the administration of the Charities, which would make their management more convenient.

I enclose a form in which the necessary application may be made, and I am to invite the suggestions of the Trustees. Any Scheme which the commissioners might propose to establish, they would in the first instance send to the Trustees for their confidential consideration and suggestions.

I am, Sir, your obedient servant,

[signed] Herbert P Morris

P.S. I also enclose the Order, which has been made by the Board approving the recent appointments, and am to ask that you will be so good as to acknowledge its receipt.
[initialled] H.P.M.

[HANDWRITTEN AT THE BOTTOM]:

Reply: Sir,

W[ith] r[egard] to your letter of 4.6.17 the Trustees decided at their meeting yesterday that when the next vacancy occurs the Urban District Council should be consulted.

The order referred to in your P.S. was duly received.

I have &c,

[initialled] F.W.B.

2.10.17 [2 October 1917]

(NDRO 1843 add4/32/1)

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[Handwritten notes]

10 June 1917

The attached letter from the Charity Commission is circulated for the information of the Trustees.

Please note, pass quickly and return to me.

[signed] J.W. Bennet, Hon Sec, Fairlea

	Date rec'd	Date passed
The Rec G Payne Cook		
Mr G Cawsey	14 June	14 June
Colonel Temple	14 June	14 June
Mr G Cork	14 June	14 June
Mr T.H. Kelly	14 June	14 June
Rev G Scholey	14 June	14 June
Mr J Beara	14 June	14 June
Mr N Allen	14 June	14 June
Maj General Hammersley	14 June	14 June

(NDRO 1843 add4/32/1)

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[Typed letter on printed letterhead paper]

12 November 1917

[From] The Secretary, Board of Education, Whitehall, London, S.W.1.

Temporary Address: Victoria and Albert Museum, Exhibition Road, South Kensington, London, S.W.7.

[To] Colonel F.W. Bennet, Fairlea, Northam, Devon

[Title] 14434 E.C. 3541/17. (1) Devon. (2) Northam. (3) Richard Cholwell

Sir,

With reference to your letter of the 24th ultimo, I am directed to state that, in view of all the circumstances, the Board will raise no objection to the proposed adjustment of accounts in regard to the payments made in the past for educational purposes, upon the distinct understanding that the six-elevenths of the net yearly income which belong to the Educational Foundation of Richard Cholwell shall in future be applied for educational purposes.

I am to add that the income in question may be applied in such manner as the Trustees think best for the educational benefit of poor children of the Parish of Northam.

I am Sir, your obedient servant,

W.R. Barker

(NDRO 1843 add4/32/1)

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[Handwritten draft copy letter]

08 October 1917

[From] [T.W. Bennet] Fairlea

[To] The Secretary, Charity Commission

[Title] Devon, Northam, Charities

Sir,

With reference to your letter dated 29 Aug 1913 in so far as it refers to the Charities of John Berry and R. Cholwill, I am to inform you that the instructions conveyed in the last paragraph "to set apart the 6/11^{ths} of net income, belonging to the educational foundation of Richard Cholwill pursuant to the order of 1 Dec 1905, and should pay the amount to the Trustees of that Foundation", have not been acted on, all the moneys received on account of the Berry & Cholwill charities having since the year 1903, been brought into the general account of the Northam Charities the bulk of which is distributed annually among the deserving poor and orphan children of Northam and Appledore.

The amount received from the Berry and Cholwill charities for the last 50 years is 10 guineas annually, 6/11^{ths} of which is £5.14s.6d, so that for the 13 years (1904-16) a sum of £74.8s.6d has been apparently mis applied, [INSERTED IN FAINT PENCIL: 'but the amount actually appearing yearly from 1877 to 1903 has been 7/4/8, ¼ to Northam, ¼ to Appledore Nat School, & ½ to Appledore].

Writing on 23 Sept 1913 in reply to your letter of 29 Aug, the late vicar of Northam Preb[endar]y Dimond Churchward (since deceased) said "The other matters about Cholwill &c, I will ask the Trustees to fully consider at their next meeting", but there is no entry in the minutes that this was done, and there is no record of any further correspondence on the subject.

Per contra for the 10 years ending in 1876 a sum of £8.6s.3d was paid annually to the schools, & for the 27 years from 1877 to 1903 a sum of £7.4s.8d was paid which is considerably in excess of the amount £4.14s.6d the schools should have received, amounting in all to £69.12s.9d overpaid, which may be set off against the £74.8s.6d not paid since 1903.

The question therefore arises what is best to be done. The Trustees are naturally anxious to administer the Trust Funds in accordance with the wishes of the Testators, but there was probably an educational upheaval in 1903 which upset things, & the Trustees would be glad of advice how to proceed in future.

I am Sir,
[Initialled] T.H.B., Hon Sec.

Sec[retary] said the question should go to B[oard] of Education.
24 Oct copy forwarded to B[oard] of E[ducation].

(NDRO 1843 add4/32/1)

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[Printed document]

December 1917

[Title] Northam Charites - Rules

1. Any widow having a base child after her husband's death to be struck off the List for 5 years, and not re-admitted except upon satisfactory proof of reformation.
2. No widow not belonging to the Parish to be admitted on the List until she has resided in the parish 5 years.
3. Any woman deserted by her husband for 7 years not having received money from him, nor heard of him during that period to be considered eligible for the Charity.
4. Widows having no property nor parish pay to be considered first, and to have a larger share of the Charity than those having parish pay or property.
N.B. This was amended by a meeting on 16/12/12, recipients of Old Age Pensions to be in Class (2), of Parish Pay in Class (1).
5. When a widow, the daughter of a parishioner, and herself born and reared in the parish, returns to live in the parish after her husband's death he not belonging to the parish, she must reside at least one year in the parish before she be admitted to the Charity.
6. No widow without a child or children being under 45 years of age shall receive the Charity beyond the two first years of her widowhood, unless in the event of sickness or infirmity, all such cases will be open to reconsideration after 45 years of age, and will be replaced permanently on the list after 50 years of age if admissible in other respects.

7. No payments to be made out of this Charity to any party whether widow or child residing out of the parish.

8. Boys and girls remain on the list till they have left the elementary school (v minutes 16/12/12).

9. Idiot children, of whatever age, to be paid after the death of their father as long as they live. All special cases to be granted for one year only.

10. Where children have lost both parents, it shall be in the discretion of the Trustees to double the payment, or to continue the payment beyond the usual age.

11. The yearly sum given away in December consists of two thirds of the nett receipts of the Tomouth estate up to the previous Michaelmas. The widow and children of a man dying between Michaelmas and Xmas are therefore not admitted till the following year.

12. All new applicants for the Charity are required to appear personally before the Trustees.

13. All widows on the list are required to appear in person to receive their money, unless prevented by serious illness.

14. No widow of reputed bad character will be admitted on the list, and any such widow will be struck off the list if already on it.

15. Added 14/12/08. That all special cases be granted for one year only.

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

27 February 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] A 52086 – Devon, Northam, Charities of Strange and others. Approval of Trustees.

Sir,

With reference to your application in this matter dated 20th instant, I am to point out that the meeting held on 18th instant was not properly constituted as there was not a majority of the Trustees present. According to the records in this Office there are at present nine Trustees of the Charities, whereas only four appear to have been present at the meeting. The provisional appointment of Mr Samuel Fulford is consequently invalid, as it will be necessary for the Trustees to hold another special meeting, at which at least five Trustees should be present, for the purpose of confirming the appointment, A form in which a fresh application may be made for the Commissioners approval is enclosed herewith.

It is also observed that the vacancy caused by the disqualification of Captain Edward Williams in May 1905 has not been filled, and I am to enquire whether the Trustees would wish to fill this vacancy at the same time.

I am to take the opportunity of referring to your letter of 2nd October last in which you stated that upon the occurrence of the next vacancy, the Urban District Council should be consulted, and to enquire whether this procedure has been followed upon the present occasion.

I am, Sir, your obedient servant,
[signed] Fred C. Henry.

(NDRO 1843 add4/32/7)

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[Handwritten draft letter]

1 March 1918

[From] F.W. Bennett, Fairlea, Northam, N.Devon

[To] [presumably Charity Commission]

[Title] Devon

I beg to acknowledge the receipt of your letter of 27th ulto, & shall be glad to receive a copy of the scheme containing the rule regarding a majority of the Trustees being necessary to form a quorum, as I have not come across anything to that effect.

I will summon another meeting soon & lay the question of appointing a successor to Capt Williams before it.

As regards the last paragraph of your letter, I beg to inform you that Urban District Council was duly consulted, and they suggested Mr S Fulford; I am surprised that you should have thought it necessary to ask the question.

I am, Sir,
[initialled] F.W.B.

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

8 March 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] A 52086 – Devon, Northam, Charities of Strange and others. Approval of Trustee.

Sir,

In reply to the inquiry contained in your letter of 1st instant, I am to explain that there is not any Scheme for the regulation of these Charities, providing that a majority of the Trustees of

the Charities is required to form a quorum. That is the legal position in the absence of a Scheme.

What would be necessary to validate the recent appointment by the Trustees, would be the existence of a Scheme which expressly provided that a quorum should consist of less than a majority.

In ordinary trusts, the law requires that all the Trustees should be parties to proceedings, but in the case of a public, or charitable trust, the decision of the majority is binding upon the minority. See *In re Whiteley, Bishop of London v. Whiteley* (1910) 1 Ch. P.600.

It has been the practice, however, of the Charity Commissioners in their later Schemes to insert an express provision enabling a smaller quorum to act in the administration of the Charities, and for a body of eleven Trustees the number they would prescribe would be four. If, therefore, the Trustees would desire a Scheme fixing a quorum of this number, the Commissioners would be prepared to proceed upon an application in the enclosed form, signed by a majority of the present Trustees, and it would be possible at the same time to add the usual administration clauses which have been found convenient in similar cases.

I am, Sir, your obedient servant,
[signed] G.C. Bower

(NDRO 1843 add4/32/7)

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[Handwritten copy letter]

13 March 1918

[From] (presumed to be F.W. Bennet, Secretary), Fairlea, Northam

[To] (presumed to be the Charity Commission)

[Title] Devon, Northam, Cocke & Langdon Gift, Endowed Charities 98-VII

Sir,

At a special meeting of the Trustees of the Northam Charities held on 11th inst (present 7 out of 9, two sick) it was unanimously agreed that the Charity Commissioners should be approached with a view to obtaining their consent to tenders being invited for the sale of the Tomouth estate.

The matter arose through an offer of £1600 having been received by the Trustees for the property in question.

The estate consists of 12½ acres of land and 3 cottages, now let for £62 per annum, out of which the Trustees do not net £55 on average. It comprises the best building site in the vicinity of Appledore, a long straggling town [~~'village'~~] with a population of about 2500, situated on the West bank of the estuary of the Taw & Torridge, somewhat notorious for its bad housing accommodation.

There are of course great possibilities in the future development of the estate for building purposes, but so long as it remains a Charity Trust, nothing is likely to be done, & the Trustees feel that if they could get say £2000 for the property they ought not to stand in the way of private enterprise in this direction. £2500 was offered for it in 1866, but owing to local opposition the Commissioners eventually declined to entertain the offer. It is not thought likely there would be any repetition of this opposition.

The Trustees therefore hope that the Commissioners will agree to the proposal.

I am, Sir, your obedient servant,
[unsigned]

(NDRO 1843 add4/32/7)

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[Typed letter]

18 March 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, Devon

[Title] A 52086 – Devon, Northam, Charities of Strange and others. Approval of Trustees.

Sir,

Referring to your applications in this matter of the 14th instant, I am to say that before the Charity Commissioners make an Order certifying their approval of the provisional appointment of Messrs Samuel Fulford and William Lesley Beara, as Non-official Trustees of these Charities, they require in accordance with their usual practise that a preliminary Notice shall be published in the locality. I am accordingly to request that the form of Notice enclosed here with may be affixed to or near a principle outer door of the Parish Church of Northam, and may remain so affixed for at least fifteen days.

Upon the expiration of the period of publication the form of Declaration endorsed upon the enclosed duplicate form of Notice should be filled up, signed and returned to this office. Copies of any Order which the Commissioners may make in this matter, can be supplied at the price of 2d each, provided that on the return of the form of Declaration the number required is stated, and the cost remitted in Penny Stamps of, if the amount is not less than One Shilling, by Postal Order, crossed "Bank of England."

I am to ask you to insert the description or occupation of Mr Beara in the Notice prior to publication.

I am, Sir, your obedient servant,
[signed] G.C. Bower

[ENCLOSED: STATUTORY FORM OF NOTICE]

(NDRO 1843 add4/32/5)

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[Typed letter]

20 March 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] A 6839 – Devon, Northam, Cooke's and Langdon's Gifts – Proposed Sale.

Sir,

Referring to your letter of 13th instant in this matter, I am to say that it would be a necessary preliminary to the consideration of the case by the Charity Commissioners that they should be furnished with a Report from a competent Surveyor, acting solely in the interests of the Charities, as to the value of the Tomouth Estate, and the best method of disposing of it, namely whether by public auction, or by private contract.

The attention of the Surveyor should be specially directed to the question whether the present is the best time to sell such a building estate, regard being had to the fact that building will not be possible until after the War, and that therefore a purchaser's expenditure will be unproductive for a considerable period.

If with these considerations before them, the Trustees desire to proceed in the matter, the Commissioners will be prepared to consider the case with the assistance of such a Report as has been mentioned above.

I am, Sir, your obedient servant,

[signed] G.C. Bower

[THE FOLLOWING HANDWRITTEN NOTE AT BOTTOM OF PAGE]:

Messrs Smyth Richards Stapledon & Co asked to report for a sum not exceeding two guineas which had been verbally arranged.

[initialled] F.W.B. 24.3.18

(NDRO 1843 add4/32/7)

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[Handwritten draft letter]

Undated, but appears to fit here – 1918 March

[From] F.W.B. [Colonel F.W. Bennett]

[To] [Unstated, but presumed to be Charity Commission]

[Title] A 6839 – Devon, Northam, Cooke's and Langdons gift, Proposed sale

Sir,

With reference to your letter of 20th March, I beg to forward herewith the report of a competent Surveyor on the Tomouth Estate, whose attention was directed to the points you mention.

The Trustees do not agree with the Surveyor's recommendation, they consider it would be very unwise to let the fields separately as there could be no reserve price for the estate as a whole, & the question of accessibility also arises.

The Trustees (10) unanimously adhere to their original proposal, viz: to offer the Tomouth Estate for sale as a whole with a reserve price of £2000.

I am Sir, your obedient servant,

[initialled] F.W.B.

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

5 April 1918

[From] Smyth Richards Stapledon & Co, Bridge Chambers, Bideford, Devon

[To] Colonel F.W. Bennett, Fairlea, Northam

[Title] Tomouth Estate

Dear Sir,

We are obliged by your letter of 3rd instant, and hope to report to you next week.

Yours faithfully,

Smyth Richards Stapledon & Co.

(NDRO 1843 add4/32/7)

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[Typed letter]

19 April 1918

[Title] 988/18 – Devon, Northam, Strange and others.

A 52086 – Order certifying Approval of Trustees.

In the matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, and Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundations of Richard Cholwell and the Educational Foundation of Thomas Melhuish, all in the Parish of Northam in the County of Devon, regulated by a Scheme of the Charity Commissioners of the 24th January 1882, and comprised in a Determination Order made by the said Commissioners under the Board of Education Act 1899, s.2(2), on the 1st December 1905; and:

In the matter of “The Charitable Trusts Acts, 1853 to 1914”,

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby certify their Approval of the appointment made by the Trustees of the above-mentioned Charities at a meeting on 25th the 11th March 1918, of:

Samuel Fulford, of Bay View Terrace, Northam, esquire, J.P., C.C.; and

William Lesley Beara, of Appledore, Tailor and Draper, both in the County of Devon;

to be two of the Non-official Trustees of the said Charities.

Sealed by Order of the Board this 19th day of April 1918.

[signed] Herbert P Morris, secretary.

(NDRO 1843 add4/32/5)

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[Handwritten notes]

26 April 1918

[From] F.W. Bennet, Secretary Northam Charities, Fairlea, Northam

[To] Trustees

[Title] Northam Charities

Please read the attached correspondence and state in the column of remarks opposite your names:

- (1) Whether you wish the valuation to go forward to the Charity Commission with a recommendation to sell on the terms recommended by the Valuer, or:
- (2) Whether you recommend that the estate be offered for sale as a whole with a reserve of £2000, or:
- (3) You recommend no further action at present, or:
- (4) You wish a special meeting summoned to consider the subject.

Please initial after your names, date, & pass quickly in the order given & return to me.

The Revd G Payne Cook	29.4.18	I favour the 2 nd suggestion
Mr Nathan Allin	29.4.18	I prefer No.3
Gen Hammersley CB	29.4.18	I prefer No.2 Plus I think we should have a special meeting
The Rev'd G Scholey	1.5.18	No.2 Meeting desirable
Mr G Cork	2.5.18	No.2. Meeting on the Estate
Mr John Beara	1.5.18	No.2. Meeting on the Estate
Mr T H Kelly	1.5.18	No.2. Ditto
Colonel Bennet	26.4.18	I prefer No.2
Mr W.L. Beara	1.5.18	Should ~?~ No.2
S Fulford esq	4.5.18	No.2. Meeting desirable

[signed] F.W. Bennet, Hon. Sec.

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

10 May 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] A 6839 – Devon, Northam, Gifts of Cocke and Langdon. Proposed Sale.

Sir,

The application in this matter has been under consideration, together with the Surveyor's Report which accompanied your letter of 6th instant, and I am directed to inform you that

the Commissioners will be prepared to authorise the Trustees to offer the property in question for sale in one lot by Public Auction, subject to suitable conditions of sale, at a reserve price to be named hereafter. The Commissioners have not arrived at this decision without some hesitation, having regard to the possibility of a great rise in value off the property in the future, in the event of the London and South Western Railway being extended to Appledore.

I am to request that draught particulars and Conditions of Sale may be prepared and forwarded to this Office for perusal.

The enclosed form of condition should be incorporated in the Conditions of Sale with the view of restricting the title to be shewn to the purchaser.

I am, Sir, your obedient servant,
[signed] G.C. Bower

(NDRO 1843 add4/32/7)

=====

[Handwritten notes]

26 May 1918

At a meeting of the Trustees (present 6 out of 10) your letter on May of 10.5.18 was considered & I am instructed to forward herewith draft particulars and conditions of sale for perusal.

The Reserve price should not be less than £2000 in the opinion of the Trustees.

[THE FOLLOWING SECTION APPEARS TO HAVE BEEN CROSSED THROUGH]:

The Trustees would be glad of any assistance & advice the CCs [Charity Commissioners] from previous experience in the disposal of lands may be in a position to afford, such as the best papers to advertise in other than local, whether to sell locally, say at Bideford, or in a larger centre such as Barnstaple or Exeter. The charge a local auctioneer would make, if the reserve price is not reached, is $\frac{1}{4}$ of 1% & the cost of advertising would probably be from £10 to £15. It is very desirable the expenses should be kept as low as possible, the income of all the Charities only amounting to about £90 per annum.

As the tenancy is a yearly one from Michaelmas is advisable, the sale should take place not later than early in August.

The Trustees recommend that Mr A.W. Cock FAI of Bideford be employed as auctioneer & if considered necessary Messrs Hole, Seldon & Ward act as Solicitors.

I am, &c,
[initialled] F.W.B.

Proposed Advertisement [date-stamped by Charity Commission 28 May 1918].

By order of The Trustees of the Northam Charities and with the sanction of the Charity Commissioners, Mr A.W. Cock FAI will offer for sale by public auction at the Royal Hotel Appledore on (date & time):

The Tomouth Estate, East Appledore
consisting 12½ acres of land & 3 cottages & known as "Cocke's & Langdon's Charity".

Particulars & conditions can be obtained from Mr. A.W. Cock (auctioneer) Bideford.
N.B. The Trustees, while determined to safeguard the interests of the poor in this Charity, not being in a position to develop the estate themselves, do not wish to stand in the way of private enterprise in that direction. The property comprises the best building site in the vicinity and as soon as normal conditions are restored, the demand for better housing accommodation at Appledore is bound to make itself felt.

Conditions Form 87 completed. Copy not kept.

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

30 May 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea

[Title] A 6839 – Devon, Northam, Gifts of Cocke and Langdon. Proposed Sale.

Sir,

In reply to your letter of 26th instant, I am to say that the choice of an auctioneer, and of solicitors to act for the Charity, is a matter for the discretion of the Trustees. It is, however, necessary that solicitors should be employed, and when you instruct Messrs. Hole, Seldon and Ward, the enclosures which I return, should be handed to them in order that they may prepare draft Particulars and Conditions of Sale.

They should be instructed to forward these to this Office in due course for perusal.

I am, Sir, your obedient servant,

[signed] G.C. Bower

(NDRO 1843 add4/32/7)

=====

[Printed document]

13 September 1918

[From] Charity Commission

[Title] 2221/18 – Devon, Northam, Cocke and Langdon – A 6839.

Authority to sell real estate (Auction)

In the Matter of the Charities of James Cocke and Elizabeth Langdon, in the Parish of Northam, in the County of Devon, comprised in a Scheme of the Charity Commissioners of 24th January 1882; and:

In the Matter of “The Charitable Trusts Acts, 1853-1914.”

The Board of Charity Commissioners for England and Wales, being satisfied by the representations of the trustees of the above-mentioned Charities, and by report from Ernest Allen Stapledon, of Bridge Chambers, Bideford, in the County of Devon, Land Surveyor, That it will be advantageous to the said Charities that the sale of the land and hereditaments described in the Schedule hereto, lately offered for Sale by public auction with the approval of the said Board, should be effected on the terms hereinafter mentioned:

Do upon the application of the said Trustees hereby Order as follows:-

1. The Trustees may within twelve calendar months from the date of this Order sell the said land and hereditaments for not less than £2000, being the highest price offered for the same at the said Auction, and may also do and execute all proper acts and assurances for carrying the said sale into effect:
2. The Official Trustee of Charity Lands, in whom the legal estate in the premises is vested in trust for the said Charities, shall concur in the conveyance thereof if his concurrence is required:
3. The proper expenses of the Trustees of the said Charities, attending the said sale, upon an account being submitted by them to and approved by the said Board shall be provided out of the purchase money:
4. The balance of the said purchase money, after payment of the said expenses so approved as aforesaid, shall be paid by the Trustees to the Banking Account at the Bank of England of "The Official Trustees of Charitable Funds," and shall be invested by them in the purchase, in their name, or one or more of the Stocks, Funds or Securities (other than mortgages) authorised by law for the investment of Trust Funds, to be held by them in trust for the said Charities.

Schedule.

The property known as the Tomouth Estate, situate at Appledore, in the Parish of Northam, containing 12a.2r.24p or thereabouts.

Sealed by Order of the Board this 13th day of September 1918.

[signed] Herbert P Morris, secretary.

(NDRO 1843 add4/32/7)

=====

[Typed accounts]

September 1918 (no day stated)

[From] The Trustees of the Tomouth Estate

[To] Messrs Hole Seldon & Ward

To professional Charges conducting sale by Public Auction, preparing conditions of sale, deducting title, perusing and completing conveyance.

Sale moneys £2000, say: £23.4s.0d.

Preparing and filling forms and obtaining I.V.D. (particulars delivered) stamp: £1.1s.0d.

Disbursements:

C. Pearce, printing posters: 17s.6d.

Coles & Lee Advertising W.M. News, North Devon Journal, Devon & Exeter Gazette & Bideford Gazette: £5.17s.10d

Bill posting: 17s.6d.

Use of sale room, Royal Hotel Appledore: 5s.0d.

Motor Hire to Appledore to attend sale: 10s.0d.

Copy Scheme: 2s.0d.

Messrs Smyth Richard Stapledon & Fox for valuation: £7.7s.0d.

[Total]: £40.1s.10d.

N.B. The Auctioneers fee has been paid by the Purchaser.

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

26 September 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] A 6839 – Devon, Northam, Charities of Cocke and Langdon.

Sir,

In reply to your letter of the 22nd instant, I am to say that the choice of the security in which the sum of £2000, proceeds of sale of the Tomouth Estate, shall be invested is a matter for the discretion of the Trustees, provided that the security chosen is one authorised for the investment of trust funds.

It is necessary that the full sum, less the approved expenses, should be invested but, if the security chosen does not produce a dividend before Christmas, the Trustees' Bankers would, no doubt, be prepared to advance the sum of £20 for distribution at that date upon terms of recoupment from the interest which will accrue in the course of the next few months.

I am, Sir, your obedient servant,

G.C. Bower

(NDRO 1843 add4/32/7)

=====

[Typed carbon-copy letter on printed letterhead]

1 October 1918

[From] Hole, Seldon & Ward, Bideford, North Devon

[To] Col Bennet, Fairlea, Northam

[Title] Tomouth Estate

Dear Sir,

We now herewith enclose an account of our charges in the above matter amounting to £40.1s.10d including the whole of the out-of-pocket expenses and the fee paid to Messrs Smyth-Richards & Co for valuation. We also enclose as requested:-

1. Copy of correspondence which you left with us.
2. Original sealed order dated 30 September 1918.
3. Two printed copies of same.
4. Copy scheme dated 24 January 1882.
5. Seven sealed copies of Orders appointing Trustees.
6. Two letters from Charity Commission.

Mr Fulford the Purchaser has today paid us the balance of the Purchase money and we now await the instructions of the Trustees as to the investment of the Purchase Money less expenses.

Yours faithfully,

Hole, Seldon & Ward

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

6 November 1918

[From] Charity Commission, Ryder Street, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, North Devon

[Title] O 22987 – Devon, Northam, Charities of James Cocke and Elizabeth Langdon.

Official Trustees Department. Sale of real estate.

Sir,

With reference to your letter of 7th ultimo, I am to inform you that on 10th ultimo, the sum of £1959.18s.2d was paid to the Banking Account of the Official Trustees of Charitable Funds at the Bank of England, by Messrs. Hole Seldon and Ward in respect of the balance of the proceeds of the sale of real estate authorised by Order of the Board of Charity Commissioners dated 13th September last, after retaining thereout the sum of £40.1s.10d to provide for the payment of the amount, when approved by the Commissioners, of the legal costs or other expenses incurred by the Trustees in connexion with the sale.

The following sums of Stock have been purchased by the Official Trustees in the amounts specified in your letter, viz:

- (1) £500 – 5% War Stock 1929-1947
- (2) £700 – London County 3% Consolidated Stock
- (3) £800 – London and North Western Railway 3% Debenture Stock.
- (4) £800 – Consols.

The cost of each sum of Stock is shewn in the margin and the total amount of the above-mentioned sum of £1927.19s.3d cash thus expended left a balance of £31.18s.11d cash remaining for investment in the hands of the Official Trustees.

This last mentioned sum was increased to a total sum of £41,13s.11d by the payment on the 23rd ultimo by Messrs. Hole Seldon and Ward of a further sum of £9.15s.0d to the Official Trustees, such sum representing the difference between the before-mentioned sum of £40.1s.10d, and the actual amount (£30.6s.10d), at which the legal and other expenses of the Trustees were approved by the Commissioners.

This sum of £41.13s.11d has since been invested in the purchase of £68.14.0d Consols.

I am to request that the Trustees of the Charity will state in the enclosed form, the manner in which they would desire the dividends upon the several investments to be paid to them.

I am, Sir, your obedient servant,

[signed] Herbert P. Morris.

(NDRO 1843 add4/32/7)

=====

[Handwritten letter on printed letterhead]

31 March 1920

[From] C.E. Roberts Chanter, Solicitor, Barnstaple

[To] Mr C.F. Saunders, Agent for Northam Charities, Tower Street, Northam

[Title] Nethercott, Braunton

Dear Sir,

Will you please let me know the amount due to the Northam Charities up to 25 March payable out of the above property. The Farm has now been sold and the owner as from 25 March is Mr Frederick Dennis Nethercott, Braunton.

Yours truly,

[signed] C.E. Roberts Chanter

(NDRO 1843 add4/32/7)

=====

[Handwritten letter]

3 April 1920

[To] C.E. Roberts Chanter, Solicitor, Barnstaple

[From] F.W.B. [Colonel F.W. Bennett]

[Title] Berrimans Charity

Dear Sir,

In reply to your letter of 31st ult, to Mr Saunders, I beg to inform you that the amount due to the Northam Charities from the Nethercote Estate is £6 per annum, less its due share of the

Land Tax, & that this amount is payable at Lady Day. The last amount received was up to Lady Day 1919.

Yours faithfully,
[initialled] F.W.B.

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

10 April 1920

[To] C.E. Roberts Chanter, Solicitor, Barnstaple
[From] Colonel F.W. Bennett. Fairlea, Northam, N. Devon

Dear Sir,

Enclosed I send you Mr Wadland's cheque for £3.12s.6d which is made up as follows:-

1 year to Lady Day 1920 - £5.8s.0d.

Less Income Tax - £1.12s.4d.

Less Land Tax – 3s.2d.

[Total] £3.12s.6d.

I understand that is the sum he always pays, if it is not correct will you kindly communicate with Mr Henry Wadland, Avon Dassett, Leamington.

Yours faithfully,

[signed] C.E. Roberts Chanter

(NDRO 1843 add4/32/7)

=====

[Handwritten copy letter]

12 April 1920

[To] C.E. Roberts Chanter, Solicitor, Barnstaple
[From] F.W.B. [Colonel F.W. Bennett]

Dear Sir,

I beg to enclose receipt for £3.12s.6d Berriman's Charity. Mr Wadland has always been difficult in the matter & the Trustees will be relieved to have no more dealings with him. If you are Mr F Dennis' agent, will you kindly note that the annual amount due is £6 as already laid down in 'Endowed Charities (County of Devon, Parish of Northam, including Appledore) that it is due at Lady Day & that only a due share of the Land Tax may be deducted. Of course we can recover the amount deducted for Income Tax.

Yours faithfully,

[initialled] F.W.B.

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

13 April 1920

[To] C.E. Roberts Chanter, Solicitor, Barnstaple

[From] Colonel F.W. Bennett. Fairlea, Northam, N. Devon

Dear Sir,

I am in receipt of your letter of 12th instant. I have nothing to be with Mr Dennis, but I have notified to him and to his Solicitors that there is £6 a year due to the Trustees of Berriman's Charity.

I see you have only given a receipt on account, if you claim the balance to Lady Day will you kindly let me know how much you do claim.

Yours faithfully,

[signed] C.E. Roberts Chanter

(NDRO 1843 add4/32/7)

=====

[Typed letter]

15 October 1920

[Title] 3923/20 – Devon, Northam, Melhuish. A 34717 – Authority to sell real estate.

In the matter of the Charity of Thomas Melhuish, in the Parish of Northam, in the County of Devon, regulated by a Scheme of the Charity Commissioners of 24 January 1882; and In the matter of "The Charitable Trusts Acts, 1853 to 1914".

The Board of Charity Commissioners for England and Wales being satisfied by the representations of the Trustees of the above-mentioned Charity, and by a report from E.A. Stapledon, of Bridge Chambers, Bideford, in the County of Devon, Land Surveyor, that it will be advantageous to the Charity that the sale of land described in the Schedule hereto, belonging to the Charity, should be effected upon the terms hereinafter mentioned:

Do, upon the application of the Trustees, Hereby Order as follows:-

1. The Trustees, within twelve calendar months from the date of this Order, may sell the said land for not less than £220, and may do and execute all proper acts and assurances for carrying the sale into effect.
2. "The Official Trustee of Charity Lands", in whom the legal estate in the said land is invested in trust for the Charity, shall concur in the conveyance there of if his concurrence is required.

3. The purchase money shall be immediately paid by the Trustees to the Banking Account at the Bank of England of "The Official Trustees of Charitable Funds".

4. The proper expenses of the Trustees of the Charity, attending the sale of the said land, upon an account being submitted by them to and approved by the said Board, shall be provided out of the purchase money.

5. The purchase money when so paid as aforesaid, or the balance thereof after payment of the said expenses when so approved as aforesaid, shall be invested by the said Official Trustees, in their name, in trust for the Charity, in one or more of the Stocks, Funds or Securities (other than mortgages) authorised by law for the investment of trust funds.

Schedule:

Land having frontages to the road from Northam to Pimply and the road to Appledore, situate in the parish of Northam in the county of Devon, containing an area of 1a.2r.5p, or thereabouts, and numbered (part) 280 on the Ordnance Survey map (1904 edition).

Sealed by Order of the Board this 15th day of October 1920.

[signed] G.C. Bower, secretary.

(NDRO 1843 add4/32/5)

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[Typed letter on printed letterhead]

10 May 1921

[From] E. J. Slee, Solicitor, Braunton, N. Devon

[To] C.F. Sanders esq, Tower House, Northam

[Title] Mr F Dennis, Nethercott

Dear Sir,

I act for Mr Dennis who has handed me your letter of 9th instant.

If you will kindly send me particulars showing the amount due, a cheque shall be forwarded to you.

Yours faithfully,

[signed] E.J. Slee

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

1 June 1921

[From] E. J. Slee, Solicitor, Braunton, N. Devon

[To] Chas F. Sanders esq, Tower Street, Northam

[Title] Nethercott, Braunton

Dear Sir,

I find on referring to the deeds that the rent reserved to the poor of Northam out of Nethercott is £5.8s.0d and not £6.

I therefore, on behalf of Mr Fredk Dennis, herewith enclose my cheque for £3.15s.8d being one year's rent of £5.8s.0, less £1.12s.4d tax, receipt of which kindly acknowledge.

I also enclose Income Tax form No.185 as desired.

Yours faithfully,

[signed] E.J. Slee

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

6 June 1921

[From] E. J. Slee, Solicitor, Braunton, N. Devon

[To] Col. F.W. Bennet, Fairlea, Northam

[Title] Berriman's Gift

Dear Sir,

I am duly in receipt of your letter of the 3rd inst., but the deeds plainly state that the rent is £5.8s.0d and not £6.

I shall be pleased to produce the deeds to you at any time if you are coming this way.

Yours faithfully,

[signed] E.J. Slee

(NDRO 1843 add4/32/7)

=====

[Typed letter on printed letterhead]

8 June 1921

[From] E. J. Slee, Solicitor, Braunton, N. Devon

[To] Col. F.W. Bennet, Fairlea, Northam

[Title] Berriman's Gift

Dear Sir,

I am obliged for your post card of 7th inst, and also for your copy of "Endowed Charities, Parish of Northam" which I have perused and herewith return.

It seems to be quite clear that the annual amount payable is £5.8s.0d being £6 total gross income less 12/- for Land Tax, and this is probably the reason why the sum of £5.8d.0d is reserved by the deed.

You will observe that on page 11 under "Observations" it particularly states that 12/- is deducted for Land Tax.

Yours faithfully,
[signed] E.J. Slee

(NDRO 1843 add4/32/7)

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[Typed letter]

24 January 1922

[Title] 327/22 – Devon, Northam, Strange and others.

E 52086. Order certifying Approval of Trustee

In the matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, and Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundation of Richard Cholwell and the Educational Foundation of Thomas Melhuish, all in the Parish of Northam in the County of Devon, regulated by a Scheme of the Charity Commissioners of the 24th January 1882, and comprised in a Determination Order made by the said Commissioners under the Board of Education Act 1899, s.2(2), on the 1st December 1905; and:

In the matter of "The Charitable Trusts Acts, 1853 to 1914",

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby certify their Approval of the appointment made by the Trustees of the above-mentioned Charities at a meeting on 5 December 1921, of:

The Reverend Hugh Christian Andreas Sigvald Muller, Vicar of Appledore,

to be a Non-official Trustee of the said Charities.

Sealed by Order of the Board this 24 January 1922.

[signed] Charles F Ritchie, secretary.

(NDRO 1843 add4/32/5)

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[Typed copy letter]

29 September 1922

[From] Charity Commission

[Title] 3761/22; E 34717. Devon, Northam, Melhuish, Authority to sell real estate.

In the matter of the Charity of Thomas Melhuish in the Parish of Northam in the County of Devon, regulated by a scheme of the Charity Commissioners of 24 January 1882; and In the matter of:

“The Charitable Trusts Acts, 1853-1914”.

The Board of Charity Commissioners for England and Wales being satisfied by the representations of the Trustees of the above-mentioned Charity, and by a report from E.A. Stapledon of Bideford in the County of Devon, land surveyor, that it will be advantageous to the Charity that the sale of the land described in the Schedule hereto, belonging to the Charity and lately offered by the Trustees with the approval of the said Board as lot 5 at a sale by public auction but not then sold, should be effected upon the terms hereinafter mentioned:

Do, upon the application of the Trustees Hereby Order as follows:-

1. The Trustees within twelve calendar months from the date of this Order may sell the said land together with the timber thereon for not less than £707, and may do and execute all proper acts and assurances for carrying the sale into effect, subject to the condition that all the costs, charges and expenses of the Trustees attending or incidental to the sale, including the costs of the deduction and verification of any title which may be required to be shown to the said land, shall be paid by the Purchaser:
2. “The Official Trustees of Charity Lands” in whom the legal estate in the said land is vested in trust for the Charity, shall concur in the conveyance thereof, if his concurrence is required:
3. The Purchase money shall be forthwith paid by the Trustees to the Banking account at the Bank of England of “The Official Trustees of Charity Lands” and shall be invested by the said Official Trustees, in their name in trust for the Charity in one or more of the stocks, Funds or Securities (other than real securities) authorised by law for the investment of trust funds.

Schedule.

Three fields known as “Vicar’s Ground” together with the timber thereon, containing an area of 6a.2r.25p of thereabouts, situated near the Village of Northam in the County of Devon, and numbered 251, 252 and part 280 on the Ordnance Map (1904 Edition).

Sealed by Order of the Board this 29th day of September 1922.

Charles F. Ritchie, secretary

(NDRO 1843 add4/32/7)

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[Typed letter on letterhead paper]

26 April 1924

[From] Charity Commission, St James’s, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, N. Devon

[Title] E 52086. Devon, Northam, Charities of Strange and others (Approval of Trustee)

Sir,

Referring to your letter of the 17th instant, I am to say that it has been ascertained from "The Times" of 31 March last that the late Major-General F. Hammersley died on 28th of that month.

I am to remind you that in accordance with the provisions of Clause 2 of the Scheme of 24 January 1882 a vacancy in the Office of Non-Official Trustees shall not be filled by the Trustees until after the lapse of one calendar month from the date of the occurrence of the vacancy. The Commissioners are therefore not able to proceed with the approval of the provisional appointment of Brigadier General Roger C. Boyle made by the Trustees on the 11th instant.

The Trustees should convene a further meeting to be held after the 28th instant at which at least 6 Trustees should be present to confirm the provisional appointment of Brigadier General Boyle, and an application in the enclosed form should then be made for the necessary Order in the matter.

I am, Sir, Your obedient servant,
[signed] Charles F. Ritchie

(NDRO 1843 add4/32/1)

=====

[A scribbled draft letter in pencil]

[Undated, but seems to fit here – 1924]

[From] Not stated

[To] Charity Commission??

Sir,

Your E-52086 of 26th April.

I am afraid you cannot respect unpaid non-official Charity Trustees to abide by your decisions. Gen'l Hammersley was well known in this Parish & his death was notorious indeed a memorial service was held here. There happened to be a meeting of the Trustees on another matter on 11th inst & I brought up the vacancy. You seem to think it an easy matter to summon 8 busy men from all over the Parishes for 2 minutes work. I am not going to do it if the Commissioners cannot accept the nomination enclosed, the matter must remain in obedience.

(NDRO 1843 add4/32/1)

=====

[Typed letter on letterhead paper]

7 May 1924

[From] Charity Commission, St James's, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, Devon

[Title] Devon, Northam, Charities of Strange and others (approval of Trustee)

Sir,

Referring to your letter of the 28th ultimo, I am to explain that the provisions of the scheme by which these charities are regulated or equally binding upon the Commissioners as upon the Trustees. The approval of the provisional appointment of Brigadier General Roger C. Boyle cannot therefore be proceeded with until he has been provisionally appointed a Trustee at a meeting held after the lapse of one calendar month from Major General Hammersley's death.

I am, Sir, Your obedient servant,

[signed] Charles F. Ritchie

(NDRO 1843 add4/32/1)

=====

[Typed letter on printed letterhead]

17 October 1924

[From] Northam Urban District Council, Bridgeland Street, Bideford

[To] Col. F.W. Bennet, Hon Sec, Northam Charities, Northam

Dear Sir,

The Council desires me to thank you for your letter of the 11th instant and to say that they suggest that Councillor Major-General Sir J.M. Irwin K.C.M.G., C.B., should be appointed a trustee to fill the vacancy cause by the death of Councillor S. Fulford.

Yours faithfully,

Walter J Barnes, clerk to the Council

(NDRO 1843 add4/32/1)

=====

[Handwritten note]

18 October 1924

[Written by] R.C. Boyle, Holmfield, Northam, N. Devon

I am willing to act as a Trustee of the Northam Charities.

(NDRO 1843 add4/32/1)

=====

[Handwritten note]

25 November 1924

[Written by] J.M. Irwin, Hillcote, Bideford, N. Devon

I am willing to act as a Trustee of the Northam Charities.

(NDRO 1843 add4/32/1)

=====

[Handwritten note]

2 new Trustees applied for 25.11.24.
Boyle & Irwin

(NDRO 1843 add4/32/1)

=====

[Typed letter on printed letterhead]

4 December 1924

[From] Charity Commission, St James's, London, S.W.1.

[To] Colonel F.W. Bennet, Fairlea, Northam, Devon

[Title] Devon, Northam, Charities of Strange and others (approval of Trustees)

Sir,

Referring to your applications in this matter of the 25th ultimo, I am to say that before the Charity Commissioners make an order certifying their approval of the provisional appointments of Major General Sir I. Murray Irwin K.C.M.G. and Brigadier General Roger C. Boyle C.B. as non-official Trustees of these Charities they require, in accordance with their usual practice, that a preliminary Notice shall be published in the locality. I am accordingly to request that the form of Notice enclosed herewith may be affixed to or near a principal outer door of the Parish Church of Northam and may remain so affixed for at least fifteen days.

The full Christian names of the proposed Trustees should be inserted in the Notice prior to its publication.

Upon the expiration of the period of publication the enclosed Form of Declaration should be filled up, signed and returned to this Office.

Copies of any Order which the Commissioners may make in this matter can be supplied at the price of 2d each, provided that on the return of the Form of Declaration the number required is stated and the cost remitted in Penny Stamps or, if the amount is not less than One Shilling, by Postal Order crossed "Bank of England".

I am, Sir, Your obedient servant,

[signed] Charles F. Ritchie

(NDRO 1843 add4/32/1)

=====

[Typed memorandum on printed form]

4 December 1924

[From] Charity Commission

In the matter of John Strange, Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, Elizabeth Langdon, Thomas Melhuish, and Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundations of Richard Cholwell and Thomas Melhuish, all in the Parish of Northam in the County of Devon; and in the matter of "The Charitable Trusts Acts, 1853 to 1914", the Trustees of the Charities having appointed:

Major General Sir James Murray Irwin K.C.M.G. of Hillcote, Bideford, and
Brigadier General Roger Courtney Boyle C.B. C.M.G., of Holmfield Northam both in the County of Devon.

Charles F Ritchie, Secretary

(NDRO 1843 add4/32/1)

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[Handwritten note on printed letterhead]

23 December 1924

[From] R.C. Boyle, Holmfield, Northam, R.S.O., N. Devon

I certify that this notice has been affixed in the notice board inside the porch of the Parish Church of Northam for over 15 days.

[Signed] R.C. Boyle, Churchwarden

(NDRO 1843 add4/32/1)

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[Typed letter]

2 January 1925

[From] Charles Ritchie, secretary Charity Commission

[To] [presumably Northam Charities]

[Title] 31/25 – Devon, Northam, Strange and others.

E 52086. Order certifying Approval of Trustee

In the matter of the Charities of John Strange, [blank] Berriman, Anne Britton, John Berry, and Richard Cholwell, James Cocke, and Elizabeth Langdon, Thomas Melhuish, and [blank] Mules and others, The Poor Houses and the Almshouses for Poor Widows (including the Charity of Thomas Smith), exclusive of the Educational Foundation of Richard Cholwell and the Educational Foundation of Thomas Melhuish, all in the Parish of Northam in the County of Devon, regulated by a Scheme of the Charity Commissioners of the 24th January 1882, and

comprised in a Determination Order made by the said Commissioners under the Board of Education Act 1899, s.2(2), on the 1st December 1905; and:
In the matter of "The Charitable Trusts Acts, 1853 to 1914",

The Board of Charity Commissioners for England and Wales, in execution of the provisions of the above-mentioned Scheme:

Do hereby certify their Approval of the appointment made by the Trustees of the above-mentioned Charities at a meeting on 24 November 1924, of:

Major General Sir James Murray Irwin, K.C.M.G. of Hillcote, Bideford; and
Brigadier General Roger Courtnay Boyle, C.B. of Holmfield, Northam, both in the County of Devon;

to be a Non-official Trustees of the said Charities.

Sealed by Order of the Board this 2nd day of January 1925.

[signed] Charles F Ritchie, secretary

(NDRO 1843 add4/32/5)

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[Typed letter on printed letterhead]

2 December 1926

[From] Hole, Seldon & Ward, Bideford, North Devon

[To] Gen. R.C. Boyle

[Title] Pickards Charity

Dear Sir,

We herewith enclose an account of the rent collected herein and cheque for the balance.

Mr Ford still owes the proportion of rent to 29 September last and although we have pressed him, we are afraid only proceedings will bring him to book.

Yours faithfully,

[signed] Hole, Seldon & Ward

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

18 December 1926

[From] Hole, Seldon & Ward, Bideford, North Devon

[To] General Boyle, Holmfield, Northam

[Title] Pickards Charity

Dear Sir,

We beg to inform you that the sum of £418.12s.0d has been invested in the purchase of £707.18s.2d India 3% Stock and we herewith enclose form of request for signature by yourself and your Co-Trustees to your Bank, if you will kindly inform us the name of the latter.

Yours faithfully,
[signed] Hole, Seldon & Ward

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

28 January 1935

[From] Charity Commission, St James's, London, S.W.1.

[To] Brigadier-General R.C. Boyle, C.B., C.M.G., Holmfield, Northam, R.S.O., N. Devon

[Title] E113267 - Devon, Northam, Britton's Gift

Sir,

We have reference to the letter addressed to you from this office on the 2nd instant I am to ask that you will be so good as to inform the Commissioners whether the arrears of the rent-charge in question have now been paid by Mr Vanstone.

I am, Sir, your obedient servant,

[Signed] J.E. Adams

(NDRO 1843 add4/32/1)

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[Typed letter on printed letterhead]

8 February 1935

[From] Charity Commission, St James's, London, S.W.1.

[To] Brigadier-General R.C. Boyle, C.B., C.M.G., Holmfield, Northam, R.S.O., N. Devon

[Title] E113267 - Devon, Northam, Britton's Gift, Charitable Trusts (Recovery) Act 1891

Sir,

With reference to your letter of the 29th ultimo, I am to enclose for your information a copy of a letter which has been addressed from this office to Mr A.Q. Vanstone and to ask that you will be so good as to inform the Commissioners at the end of fourteen days whether Mr Vanstone has paid the arrears of the rent-charge.

I am, Sir, your obedient servant,

[Signed] J.E. Adams

(NDRO 1843 add4/32/1)

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[Typed copy letter on printed letterhead]

8 February 1935

[From] Charity Commission, St James's, London, S.W.1.

[To] Mr A.Q. Vanstone, Caute Farm, Shebbear

[Title] E113267 - Devon, Northam, Britton's Gift, Charitable Trusts (Recovery) Act 1891

Sir,

With reference to the letter addressed to you from this office on the 2nd Ultimo I am to say that the Commissioners have been informed that the Trustees have not yet received payment of the arrears of the rent-charge in question. I am accordingly to inform you that unless these arrears are paid within fourteen days from the date of this letter application will be made to His Majesty's Attorney-General for his sanction to the institution of proceedings against you under the provisions of the above-mentioned Act for recovery of the money now due from you to the charity.

I am, Sir, your obedient servant,

[unsigned]

(NDRO 1843 add4/32/1)

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[Typed letter on printed letterhead]

11 June 1935

[From] Charity Commission, St James's, London, S.W.1.

[To] Brigadier-General R.C. Boyle, C.B., C.M.G., Holmfield, Northam, R.S.O., N. Devon

[Title] E113267 - Devon, Northam, Britton's Gift, Charitable Trusts (Recovery) Act 1891

Sir,

In reply to your letter of the 3rd instant I am to say that an application has recently been submitted to His Majesty's Attorney-General for his sanction to the institution of proceedings under the Charitable Trusts (Recovery) Act 1891 for the recovery of the arrears of the rent-charge in question.

I am, Sir, your obedient servant,

[signed] A.E. McLaren

(NDRO 1843 add4/32/1)

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[Handwritten letter]

23 July 1935

[Embossed from] Charity Commission, St James

[To] Brigadier-General R.C. Boyle, C.B., C.M.G., Holmfield, Northam, R.S.O., N. Devon

Dear General

Just a line to let you know that we have received the attorney general's fiat [i.e. a formal proposition] in the matter of the charity rent-charge in which you are interested. The matter is now in the hand of the Treasury Solicitor, who will probably write & demand payment of the arrears; the next step will be in the issue of a plaint in the County Court.

I am afraid some time must elapse before you get the money, but I thought you would like to know that some progress had been made.

Yours sincerely,
J.E.C. Adams

(NDRO 1843 add4/32/1)

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[Typed letter on printed letterhead]

23 August 1935

[From] Charity Commission, Ryder Street, St James's, London, S.W.1.

[To] Brigadier-General R.C. Boyle, C.B., C.M.G., Holmfield, Northam, R.S.O., North Devon

[Title] E 113267 – Devon, Northam Charity of Anne Britton
(Charitable Trusts Recovery Act 1891).

Sir,

I am to refer to the letter addressed to you from this Office on 11 June last, and to say that the Treasury Solicitor has now informed the Commissioners that Mr. Vanstone has paid the sum of 10s.0d. in respect of the arrears of the rent-charge now owing by him, and that he has stated that he will be prepared to pay in future 10s.0d on the first of each month commencing 1 October next. I am accordingly to enquire whether it is the wish of the Trustees that the Treasury Solicitor should be instructed to accept Mr Vanstone's proposal. As regards the first payment of 10s.0d. Mr Vanstone has deducted income tax, and I am to enclose herewith the certificate of deduction of income tax forwarded by him to the Treasury Solicitor. The Trustees should in due course claim repayment of the sum of £17s,5d from:

The Chief Inspector of Taxes (Claims), (Charity Division), Inland Revenue, Cornwall House, Stamford Street, S.E.1.

I am, Sir, your obedient servant,
[signed] W.E. Fox

(NDRO 1843 add4/32/7)

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[Typed letter on printed letterhead]

17 September 1935

[From] Charity Commission, St James's, London, S.W.1.

[To] Brigadier-General R.C. Boyle, C.B., C.M.G., Holmfield, Northam, R.S.O., N. Devon
[Title] E 113267 - Devon, Northam. Charity – Anne Britton.

Sir,

With reference to your letter of the 25th ultimo I am to say that the Commissioners have been informed by the Treasury Solicitor that he will collect the monthly instalments of 10s.0d from Mr Vanstone and forward them to the Commissioners.

The sum of £2 will be remitted to you when collected and thereafter further instalments can be remitted as and when received.

In the meantime, I am to ask that the enclosed form of request may be completed and returned to this Office.

I am, Sir, your obedient servant,

[Signed] J.E.C. Adams

(NDRO 1843 add4/32/1)

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