

The Capital Returns Data Set¹

This is a comma delimited text file with 3,698 observations on the purchases or sales of capital goods such as land and houses by charities, and the rates of return on different types of capital implied by these transactions, or expected by donors in wills. Returns are given for investments in a variety of different assets – land, houses, rent charges, private mortgages, turnpike mortgages, and private bonds. The observations are arranged by year from 1408 to 1911. The file also gives the location by parish of most of the assets. The original Charity Commission inquiry yielded 3,019 such observations for the years 1540-1837. This information has been supplemented in the data set by 441 observations drawn for subsequent inquiries of the charity commissioners, 79 observations from reports on the Crown estates for the years 1799-1828, 159 observations from the Parliamentary inquiry into the assets of the South Sea Bubble Directors for the years 1715-1721, and 3 observations from the Victoria County Histories.

The table below describes the 19 variables in the data set. Missing values are always coded as blanks.

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THE CAPITAL DATA SET

Variable	Description
1	Year of transaction (or date of will in the case of expected returns).
2	2 character code for the type of transaction: F Farmland H House T Tithes RH Rent charge secured by a house RL Rent charge secured by land RC Rent charge secured by assets of a corporation B Bond or personal security M Mortgage of land MT Mortgage of turnpike tolls XR Expected return on a rent charge XF Expected return on land XH Expected return on houses XT Expected return on tithes XB Expected return on bond XM Expected return on mortage XI Expected return on money (unspecified)
3	(for land) C = land is copyhold tenure
4	(land or houses) C = rent is current rent of land M = rent is market rent formed in this year V = rent is specified as the “value” of the land
5	This is a two character code for the county or city (43 counties in England , 12 in Wales, plus London) the asset is located in. For bonds and expected returns it is taken as the place where the transaction occurred. These codes are listed below.
6	Name of the parish the asset is located in.
7	Name of the township the asset is located in.
8	Price of asset in £.
9	Rental value of asset in £ (blank if return only given in % terms).
10	Rate of Return in %.

11	Gives the source of the return data. These are: CCI - Charity Commission Reports CLL - City of London Livery Companies Commission CCII - Later Charity Commission Enquiries RSG - Reports of the Surveyor-General of Crown Estates RWF - Reports of Commissioners of Woods, Forests etc SSB - Inventories of the South Company Directors VCH - Victoria County History of England
12	Volume number for the First Charity Commission Reports (1-32.6)
13	Page number for number for the First Charity Commission Reports
14	A two character code for the county or city (43 counties in England , 12 in Wales, plus London) that the transaction was determined to have occurred in (for bonds and expected returns this will be the same as the “County” variable).
15	Name of the parish or city that the transaction was determined to have occurred in.
16	Name of the township that the transaction was determined to have occurred in.
17	3 digit X coordinate (in kilometers), based on the Ordnance Survey’s grid system
18	3 digit Y coordinate (in kilometers)
19	Explanatory notes. These include the names of the turnpike roads turnpike investments were made in.

County Codes

Bedford	BD
Berkshire	BE
Buckingham	BU
Cambridge	CA
Cheshire	CH
Cornwall	CO
Cumberland	CU
Derby	DY
Devon	DV
Dorset	DO
Durham	DU
Essex	EX
Gloucester	GL
Hampshire	HA
Hereford	HE
Hertford	HT
Huntingdon	HU
Kent	KT
Lancashire	LA
Leicester	LE
Lincoln	LI
Middlesex	MX
Monmouth	MO
Norfolk	NF
Northampton	NH
Northumberland	NU
Nottingham	NT
Oxford	OX
Rutland	RU
Shropshire	SH
Somerset	SO
Stafford	ST
Suffolk	SF
Surrey	SY
Sussex	SX
Warwick	WA
Westmoreland	WE
Wiltshire	WI
Worcester	WO
Yorkshire – East Riding	YE
Yorkshire – North Riding	YN
Yorkshire – West Riding	YW

Angelsey	ZA
Brecon	ZB
Cardigan	ZN
Carmarthon	ZT
Carnarvon	ZC
Denbigh	ZD
Flint	ZF
Glamorgan	ZG
Merioneth	ZM
Montgomery	ZO
Pembroke	ZP
Radnor	ZR

DATA SOURCES

South Sea Bubble Directors

Parliamentary Papers. 1721. The Particulars and Inventories of the Estates of the Late Sub-Governor, Deputy-Governor, and Directors of the South-Sea Company. Reprinted in Sheila Lambert (ed.), House of Commons Sessional Papers of the Eighteenth Century, Volumes 4-6. Wilmington, DE: Scholarly Resources, 1975.

Royal Estates

Parliamentary Papers. 1812. Four Reports of the Surveyor General of His Majesty's Land Revenue from 1797 to 1809, reprinted. Vol. XII.

Six reports of the Commissioners of His Majesty's Woods, Forests, and Land Revenues, given in the following volumes of the Parliamentary Papers: 1812, XII; 1816, XV; 1819, XIX; 1823, XI; 1826, XIV, 1829, XIV.

Charity Commission (Broughton Commission):

Thirty two reports, found in order as the following volumes of the British Parliamentary Papers. 1819, X-A, X-B. 1820, IV, V. 1821, XII. 1822, IX, X. 1823, VIII, IX. 1824, XIII, XIV. 1825, X, XI. 1826, XII, XIII. 1826-7, IX, X. 1828, X, XI. 1829, VII, VIII. 1830, XII, XIII. 1831, XI. 1833, XVIII, XIX. 1834, XXI, XXII. 1835, XXI. 1837, XXIII. 1837-8, XXIV, XXV, XXVI, XXVII. 1839, XIV, XV. 1840, XIX.

1862-76 Digests

Parliamentary Papers: 1867-8, LII; 1868-9, XLV; 1870, LIV; 1871, LV; 1873, LI; 1875, LVII; 1876, LVIII.

Charity Commission (later inquiries)

Parliamentary Papers. 1884. City of London Livery Companies Commission. XXXIX, Parts 4. 5.

Series of reports on counties in the following volumes: 1890-1, LX; 1893-4, LXVII; 1894, LXIII, LXIV; 1895, LXXIV, LXXV; 1896, LXIII; 1897, LXVI, LXVII; 1898, LXV, LXVI, LXVII, LXVIII; 1899, LXVII, LXVIII, LXIX, LXX, LXXI, LXXII, LXXIII; 1900, LIX, LX, LXI, LXII, LXIII; 1901, LI, LII, LIII, LIV; 1902, LXXV, LXXVI, LXXVII; 1903, XLVIII, XLIX, L; 1904, LXVIII, LXIX, LXX, LXXI, LXXII, LXXIII, LXXIV; 1905, C, CI; 1906, LXXXII, LXXXIII, LXXXIV; 1907, LX, LXI; 1908, LXXVII, LXXVIII, LXXIX, LXXX, LXXXI; 1909, LXV, LXVI; 1910, LXIX, LXX; 1911, LVII; 1912-3, LXIII; 1913, XLIX.