

### **The Land Rental Values Data Set<sup>1</sup>**

This is a comma delimited text file with 30,841 observations on the rental value of farm land owned by charities in England and Wales between 1500 and 1912. The size of the file is 7.3 mb. The data was extracted from over 40,000 pages of descriptions of charity land generated by various enquiries into charitable asset holdings from 1786 to 1912. The earliest observation is 1394, the latest 1912. The following table defines and briefly describes the variables in the data set in order.

### **THE LAND RENTS DATA SET**

Variable	Description
1	First ID code – denotes the source (1-999)
2	Second ID code (1-999).
3	Third ID code (1-99). Each plot of land is uniquely referenced by these three first ID codes.
4	Observation number on the plot (first is 0) (0-14). Each observation is uniquely referenced by these four first codes.
5	Linked observations:  L = linked observation D = linked observation (duplicate) U = linked observation - area unknown E = linked observation - area unknown, enclosed O = linked observation - area unknown, common land
6	Calendar year of transaction (or date of will in the case of expected returns).
7	This is a two character code for the county or city (43 counties in England , 12 in Wales, plus London) the land was determined to be located in. These codes are listed below.

<sup>1</sup> This data was coded with financial support from the National Science Foundation, grant SES-91-22191 "I", 1992-5

8	Name of the parish the land was located in (1851 census name used as reference spelling).
9	Name of the township the land was located in (1851 census name used as reference spelling).
10	Area of the land in statute acres (including areas attributed to unmeasured common rights).
11	Area of arable land in statute acres
12	Area of pasture in statute acres (including areas attributed to unmeasured common rights).
13	Area of meadow in statute acres.
14	Area of garden in statute acres.
15	Area of orchard in statute acres.
16	Area of wood in statute acres.
17	Area of ozier in statute acres. Assumed 0 unless specified otherwise.
18	Area of hops in statute acres. Assumed 0 unless specified otherwise.
19	Area of fen in statute acres. Assumed 0 unless specified otherwise.
20	Area of marsh in statute acres. Assumed 0 unless specified otherwise.
21	Number of houses on the land.
22	Number of cottages on the land.
23	Number of barns on the land.
24	Farm buildings. (Y or N).
25	Rent paid by tenant per year for land in £ (or estimated annual rental value by a contemporary source).
26	Rent type 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 Z = rent renegotiated while land was under lease

27	Number of tenants.
28	Lease term in years (1 for tenancies “at will,” 62 years if three lives).
29	Fine paid at the commencement of the lease in £ (negative if the land owner gives a subsidy).
30	Rental of the land including annualized fines in £.
31	Price of land in £.
32	Burdens on the land (such as a rent charge) in £ per year.
33	Rate of Return on land in %.
34	Full price of land incorporating burdens in £.
35	Tenure: C = land is copyhold tenure F = land is freehold tenure.
36	Fraction of the land which pays tithe.
37	Amount of tithe paid in £.
38	Fraction of the land subject to land tax.
39	Rental valuation of the land by the land tax in £
40	Estimated annual rental value of land in £ (including land tax if paid by the tenant).
41	Estimated annual rental value of land in £ on a tithe free basis (where known).
42	Fraction of land rented clear of deductions for rates, repairs and tithe (assumed 0 unless evidence otherwise).
43	Repair payer – T = tenant, O = owner
44	Tithe payer – T = tenant, O = owner
45	Rates payer – T = tenant, O = owner
46	Amount of local rates (poor, church, highway, county) in £.
47	Land tax payer – T = tenant, O = owner

48	Annual amount of land tax £.
49	Drainage tax payer – T = tenant, O = owner
50	Amount of drainage tax in £.
51	Area of land with any kind of common rights in statute acres.
52	Area of land with lammas rights in statute acres.
53	Area of common arable land in statute acres
54	Area of common pasture in statute acres
55	Area of common meadow in statute acres
56	Area of common waste in statute acres
57	Number of beast gates associated with holding (cattle gates, cow gates, horse gates etc). These have been converted into an equivalent acreage in variables 10, 12, 51, and 54. Where none specified assumed to be zero.
58	Number of sheep gates associated with holding. These have been converted into an equivalent acreage in variables 10, 12, 51, and 54. Where none specified assumed to be zero.
59	Indicator variable which is 1 for unspecified common rights associated with a holding (not converted into any equivalent acreage), 0 otherwise.
60	Date of last known enclosure if any.
61	Type of enclosure. O = common arable, meadow or pasture enclosure in part at least W = waste land enclosure only.
62	Area of land formerly with some kind of unspecified common nature.
63	Area of enclosed common arable, meadow or pasture land.
64	Area of enclosed former waste common land.
65	Is land an allotment of common or waste for the parish school or the parish poor? Y = yes. Blank otherwise.

66	<p>Gives the source of the observation. These are:</p> <p>1786 - Gilbert Returns  CCI - Charity Commission Reports  DIG – Digest of Charities 1862-1875.  CLL - City of London Livery Companies Commission  CCII - Later Charity Commission Enquiries  VCH - Victoria County History of England</p>
67	Volume number for the First Charity Commission Reports (1-32.6)
68	Page number for number for the First Charity Commission Reports
69	A two character code for the county or city (43 counties in England , 12 in Wales, plus London) that the parish which was the source of the observation is in.
70	Name of the parish and township which was the source of the observation.
71	Name of the Charity which the land belongs to.
72	Explanatory notes.

## 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

### Notes

Variable Number	Note
25	Rents which were current rents, that is rents where the year the contract was formed is not known, are only recorded for years before 1795 and after 1820 (if the year the contract was formed is known to be after 1815).
33	This variable is the average ratio of the rent of land relative to the price calculated for 10 year intervals from 1540 to 1837 from the charity commission.
40	The annual rental value is calculated as the rental if the rental of type "M". If there is fine or subsidy that is annualized and added to the rent to calculate the annual value of the land. If the rental is of type "V," "Z" or "C" and the price is also given then the annual value is calculated as the annualized value of the price. Otherwise the rental value is calculated as the reported rental value.
69-71	The home parish and charity names from which the observations were drawn were not initially recorded until it was realized that these were useful in linking observations from different sources. Thus this information is only currently recorded for some plots.

## DATA SOURCES

### MANUSCRIPT SOURCES

Records of the First Charity Commission, Charity Commission, St. Albans House, 57-60 Haymarket, London, SW17 4QX. This consists of 448 boxes. The first 392 contain summaries of the evidence given to commissioners, alphabetically by county and parish. The rest of the boxes contain minute books, and miscellaneous correspondence and other papers.

### OFFICIAL SOURCES

#### Gilbert Returns

Parliamentary Papers. 1816. Abstract of Returns Made in 1787-88. Vols. XVI A, XVI B.

#### 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.

#### 1862-75 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.

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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.