

Land Values

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NOTES OF THE MONTH.

The Consumption Crusade.

The Conference of the National Association for the Prevention of Consumption was held in Edinburgh last month. Mr. Charles Garland, of London, opening the discussion at one of the sittings, said that abolition of consumption presupposed the abolition of poverty. He took the position that the cure of consumption was now almost purely an economic question. We have always held this view, and we have always worked for the abolition of poverty. The number of people who see that a Conference on the Taxation of Land Values is the only effective conference for the prevention of consumption is growing. The idea that the land question is not a narrow question is beginning to dawn on the minds of many people. They are beginning to understand that the men and women who are seeking to establish a proper system of using land are by that work making it possible to improve all the conditions of life for everyone. The practical recognition of justice in the matter of land tenure is in itself a weapon put into the hands of men to fight against every disease.

The Rural Slum.

In consequence of representations made by a jury at a recent inquest, the Orsett Rural District Council appointed a special committee to consider the conditions under which great numbers of pea-pickers were living in that district

of Essex. In a report on the subject made by Mr. Hurst, sanitary inspector, to the committee, on July 13th, it was stated that many people were living under deplorable conditions. In one case five men were sleeping in a wooden shed which was occupied by a pig and a litter of young ones. It was decided to urge upon the farmers the necessity of providing better accommodation.

This is a report from the TIMES of July 14th. It always seems hard to believe that such a story can be told about modern conditions. We associated such stories instinctively with the time of Ivanhoe, when the swineherd was accustomed to lie with the animals under his care, but after all these centuries it is surely a reproach on our enterprise that we have still such wretched equipment for the working of our land, and it is still more a defect in our artistic and moral senses which permits us to tolerate the fact that men are living in conditions which are vile enough to distort the minds and souls to everything that is ugly. How can those people be healthy in any way so long as they are penned up in beastly surroundings? In spite of airships and aeroplanes, and other signs of achievement on land, sea, and air, our work is yet to be commenced in this moral and social sphere. Nothing will really count until we wipe out this cause of shame.

The Sutherland Clearances again.

According to the DAILY MAIL of July 13th, the Duke of Sutherland in an interview at Calgary, Alberta, stated that he was completing plans for bringing hundreds of farmers from the Highlands of Scotland to settle in Alberta. "The Duke" says the STANDARD, of July 14th, "has been making a tour of Alberta, in which his interests are extensive, and has been greatly impressed by the fertility of the land and the immense opportunities of agricultural development." He declined to give details at present. The Duke of Newcastle has a similar scheme on hand. The land he has purchased is near Edmonton, a district which is to be served by the New Grand Trunk Pacific Railway. The emigration machinery of the landowners is working pretty well at both ends. The farmers have been subjected to constant pressure at home, and now the landowners are seeking to allure them to the new lands which they have cornered in the Colonies. Every kind of advertisement is being used to people the wide territories in Canada and Australia, such as those held by the Hudson's Bay Company. The whole business smells too much of trapping, skinning, and the selling of hides and furs in the dearest market.

The Duke and Emigration.

No one could deny that this country was overpopulated and overcrowded. Anyone moving in agricultural districts was at once struck by the fact that there was not enough work to go round. This was the secret of the drift into towns The difficulty that had to be faced was the emigration of the fittest.

These remarks were made by the Duke of Marlborough at a meeting of the executive of the Central Emigration Board on July 6th. We can deny, and we are quite prepared to do it, that this country is overpopulated or overcrowded. This country to a very large extent is a desolate

and scantily populated country. We have moved a great deal in agricultural districts, and have been struck by the fact that there was plenty of work but that it was not allowed to go round. The land offers an incalculable amount of work, but the land is all in the hands of the landowners, who withhold it from idle labour.

The Duke and His Tenants.

Woburn Abbey, June 25th.

Dear Mr. Spear,—The good feeling which 719 tenants on the Tavistock estates express towards me has given me great pleasure. I have decided to sell the property in deference to the social and legislative tendencies of the day, but I have made the decision with real regret at the severance of old and kindly associations and at the inconvenience which the sale may inflict on existing tenants. I hope, however, many of the tenants may purchase their holdings, and that those who are unwilling to do so may not suffer from the change of ownership.—Truly yours,

BEDFORD.

This letter from the Duke of Bedford is in reply to a petition signed by 719 tenants on his Tavistock estate in Devonshire. The petition requested him to reconsider his decision to sell the estate. The Duke's reference to the social and legislative tendencies of the day as the motive which induced him to sell is interesting. The movement for the Taxation of Land Values is certainly having the effect of breaking up large estates.

This is not enough. The feeling of the Tavistock farmers is justified. They know that they are comparatively well off under moderate rents, and they can have no assurance that they will be as well off as purchasers and owners of their farms. These farmers at least do not want ownership; they only wish the use of land on fair terms, and this is what the Taxation of Land Values must give them.

"We Socialists."

Perhaps I may say in passing that if we as Socialists had complete control of the matter of formulating the legislation submitted to this House, that we should endeavour to secure revenue not by increment upon land or taxing land values or monopoly value of licensed premises, but in a much more effective way, and in a way that would not inflict as much hardship upon the individual as is attempted by means of taxation. I would give the present landowners every penny of the present value of their land. The State would then resume the ownership, and you would have settled for all time the question of future increment. It would all accrue to the community, not 20 per cent. of it, but 100 per cent. of it.

The above statement is from a speech by Mr. Philip Snowden in the House of Commons on the Budget Resolutions on 4th July. It is quite the high-water mark of Mr. Snowden's knowledge of the question, and of the way he has treated it since his advent in the political arena. Criticism is unnecessary; for there are men and women by the thousand in the Socialist movement who will as heartily repudiate such nonsense as we do. The merest tyro in the democratic movement would blush to be found exhibiting such ignorance in the face of so much common enlightenment on the land question and the Radical method of solving it. Mr. Snowden has surely by this time qualified for membership in Mr. Pretyman's Land Union.

Who Pays?

Anything I might say on the topic of your resolution at the present moment would be apt to be misconstrued. I shall have to introduce another Budget in a few

weeks, and a friendly letter might be interpreted to mean that I intend taking duties off one or other of the commodities mentioned. You know my sympathies, but I have also to take into account financial exigencies, and you cannot have huge navies as well as social reform without contributions from all classes.

This is Mr. Lloyd George's reply to a request by the Caterers' Association for the repeal of taxes on sugar and tea.

We have heard before from Liberal statesmen this "more in sorrow than in anger" claim that "all classes" should make contributions to the upkeep of "huge navies," and the shop window goods labelled "Social Reform." But we must point out once more that all classes do now contribute to a fund, ever growing with their growth, and consequent greater contributions to it, namely, the value of the land. All classes contribute to this fund from the cradle to the grave, but the landlord class annex the contributions. The people may cry in their ignorance for huge navies—at times they may cry for the prosecution of bloody and costly wars—and the philanthropists may demand in the name of the suffering poor costly schemes for patching up the naked truth on the social problem; but in the new light that is now being shed on the land question it is clear that the people pay in land values far more than they receive from Parliament. This payment of land value is made to the wrong person. It should be made to the Chancellor of the Exchequer, instead of to the so-called owner of the land. No matter what the people demand, whether it is huge navies or huge drinks, they have a right to be put in possession of their own public earnings. Piracy is not justified because the victims do not possess all the virtues.

Prosperity—For Whom?

The PALL MALL GAZETTE of July 6th published the following story from a Berlin correspondent:—

If the price of land may be taken to be any sign of the well-being or otherwise of a country, then the great rise in the price of landed estates in Prussia during recent years may be taken to signify that prosperity is abroad in the land. A remarkable case is just reported from Luckau, a small town in the Brandenburg Province. Twelve years ago the Odin property in the neighbourhood was sold for £13,500. Eighteen months ago the property was sold for £25,000, and recently it changed hands again for the third time, and at the price of £37,500. This rise of nearly a threefold increase in twelve years is a striking sign of Germany's rural prosperity, which is quite in keeping with its great commercial and industrial development ever since Prince Bismarck adopted Protection in 1880.

The note is entitled "Prosperity under Tariffs in Prussia," but it hardly needs to be pointed out how narrow is the PALL MALL's conception of prosperity, when it merely concerns itself with recording the additional gains of the landowners. It may be, it is almost certain, that the working people in the district of Luckau are as poor as their ancestors were twelve years ago, while the landowners have received threefold increase.

"Noxious Literature."

Speaking at the Public Morals Conference in London on July 15th, Mr. John Murray, the famous publisher, said he believed there were books published at the present day on religion, on social questions, on politics, possibly, but certainly on philosophy, which did more harm even than the immoral books, because they could be more openly talked about and people could read them without shame.

He believed the books of Henry George had done and were doing a great deal of harm. He would class them as noxious literature. Noxious to what? Henry George's books are doing a great deal of harm to landlordism. But what does landlordism bring? If bad trade, unemployment, and poverty are the fruits of sound philosophy and politics, we reckon that there is something gravely wrong with the world. Mr. Murray is speaking solely from the standpoint of the prosperous man of the world, but there are others, and millions of them.

Ownership of Air and Water.

A conference has been held in Paris to consider how the ownership of land can be reconciled with the use of the air for purposes of travel. It is really a conference of monopolists who are seeking to control aerial navigation in their own interests. We hope that as freedom is extended by inventions the absurdity and expense of seeking to restrain this extension will add one more forcible argument in favour of abandoning the futile policy of tariffs and restrictions.

A Bill for the protection of water supplies is being considered by a Joint Committee of the Houses of Lords and Commons. On July 7th Mr. Balfour Browne, K.C., gave evidence before the Committee. He described the measure as a Landlords' Endowment Bill. Mr. Browne is not a wild Radical but a respectable Conservative and Tariff Reformer. His suggestion that the Government ought to consider the water resources of the country as a whole is a good one, but we cannot see how they will do this except by considering the land resources of the country as a whole. The truth is that there is something elusive and unsubstantial in the efforts to deal with the questions of air and water apart from the land question. The benefits that come from the use of water and the use of air all express themselves in the value of the land, and we shall secure justice in these matters, if we recognise and observe the proper and just way of using land.

The Land.

Sir Horace Plunkett has published a book called *THE RURAL LIFE PROBLEM OF THE UNITED STATES*. The book has received an extraordinary amount of attention from the reviewers, and judging by the reviews it is calculated to do some good in this country. Mr. Christopher Turnor deals with it in the *MORNING POST*. He begins his review by saying that "long ago a Chinese philosopher uttered the profound thought: 'The well-being of a people is like a tree; agriculture is its root, manufacture and commerce are its branches and its life; if the root is injured the leaves fall, the branches break away, and the tree dies.'" The Chinese philosopher's thought might have been a little more profound, and included every kind of production from land as the root of the well-being of a people, but in any case it appears that rural depopulation prevails in America, and that the agricultural industry is in a bad way.

The lesson for the politician, says Mr. Turnor, is that Tariff Reform alone is not the panacea for distressed agriculture and neglected land; if all the developments for which Sir Horace so eloquently pleads are necessary to safeguard and foster American agriculture, does it not clearly show that Tariff Reform of itself would be of little avail? America needs these developments and reforms and yet agriculture there enjoys the most complete protection, the protection of being beyond the reach of competition.

No paper advocates Tariff Reform more consistently than the *MORNING POST*, but here we have a confession that this policy has done absolutely nothing for agriculture in the United States. This is only one more proof that fiscal systems in themselves do not touch the root of the

problem in the case of agriculture or any other industry. The problem is deeper than one of trade. It is the problem of land tenure and production. Towards the solution of this problem the valuation of land is the first step. We hope that the British farmers will hear more about this in a short time.

The Failure of the Unemployed Workmen Act.

The members of the Central (Unemployed) Body for London met on July 15th at the Guildhall. Mr. F. Brinsley Harper moved that a Committee consisting of the chairmen of the several Committees should consider and report as to the desirability of the Unemployed Workmen Act, 1905, being continued after December 31st next, and, if so, whether any further powers should be asked to be conferred upon the Body. Mr. Brinsley Harper said he did not think that the Act brought into existence for the purpose of finding out some method of dealing with the question of unemployment in London had been satisfactory. It appeared to him that the Central Body had failed because it did not possess sufficient powers. Either the Body should be abolished or it should be put into possession of greater powers; if not it was simply a farce that the members should meet fortnight after fortnight with so little benefit to those who deserved it, and being at the same time unable to find any solution of the unemployed problem.

The motion was seconded and adopted.

We agree with Mr. Brinsley Harper that the Act has not been satisfactory as a means of finding out some method of dealing with the unemployed problem in London. He asks for greater powers. If, however, with the power granted by the Act and the expenditure of £18,666 a year the whole business is a hopeless failure, why give more power (which simply means spending power) to be wasted? The Act is a hopeless failure because, instead of striking at root causes, it seeks to counteract as far as possible effects as they are formed. This method of dealing with the problem could very well be compared to coping with a leaky water butt by catching as much of the water that leaks out as possible, and pouring it back into the butt. The only way to cope with the unemployment problem is to find out the cause and eradicate it. The cause is land monopoly. Men are denied opportunities of employing their labour because other men are able to withhold land from use and restrict production. The only remedy is to destroy land monopoly by the Taxation of Land Values.

"Natural Causes."

A man named William Freestone, of Stewart's Road, Battersea, in giving evidence at an inquest at Battersea yesterday on the body of his child, aged seven months, said that he had been out of employment for five months, and, although he had gone to look for work at 4.30 in the morning, he had been unable to obtain any. He was an ex-naval stoker, 26 years of age, and had an excellent character. He had been invalided from the Navy. He had put his name down on all the railway books, and at Labour Exchanges, but could not get work. He did not mind what he did so long as he could get something for his wife and child. The Coroner's officer said that when he visited the house there was no food and no money in the place. The furniture consisted of a bed, a chair, a table and box. There was no history of drink in the case, and the room was kept very clean. The Coroner said that he would give the family something out of the poor-box, and he hoped that if this case were made public the young father would get employment. A verdict of "Death from natural causes" was returned.

This report is from the *TIMES* of July 12th. A hard and painful case in itself, it is an index of many more.

"OUR POLICY."

"We would simply take for the community what belongs to the community—the value that attaches to land by the growth of the community; leave sacred to the individual all that belongs to the individual."—*Henry George.*

AN IDLE TIME IN POLITICS.

Men and movements in politics seem half asleep. Nothing stirs in legislation. Preparation for the future goes on in obscure places. The principles of last year's Budget have fallen out of political discussion, although its administration grows in the hands of the officials. By the withdrawal of this living and attractive issue from open debate everything has been relaxed. Old policies are revived, old attitudes are resumed. Men and things will never be quite the same after last year, but they will try to be. Ministers make casual and easy speeches which indicate the direction of their thoughts. Mr. Haldane spoke the other day at a Free Trade meeting. He admitted that Tariff Reform was popular. He discussed the reasons for this—the hope of gain by interested parties, the desire for a united Empire. He offered no alternative to satisfy the former craving; for the latter he suggested that "there was the great question of Imperial defence, which gave a common purpose and a common ground on which the Empire could weld itself together. There was also the matter of the extension of their educational system by the co-ordination of the Universities of the Empire. It was by these things that the unifying process could most surely go on, and while it was going on they could leave trade to take care of itself."

This conservative attitude with regard to trade, casually expressed here, is now inveterate and almost unbroken in the Liberal Party. The importance attached to Imperial defence and education indicates the effort and tendency to deal with superficial things. However we interpret Mr. Haldane's speech, it is still clear that there are few Liberals who regard the problem of trade as one which demands serious and radical treatment of a new kind. Taking things as they are in Great Britain and her Colonies, "leaving trade to take care of itself" means leaving trade at the mercy and disposal of landowners, who have been given every cue and motive to subvert it. It is true that protective countries lessen the volume of their trade by the restrictive impositions on the process of exchange, but it is also true that "Free Trade" Britain diminishes the volume of her trade by the blighting restrictions which she allows to fall on production, from which all trade springs. No country suffers more in this respect. Production is in the hands of the landowners. The Dukes of Sutherland and Newcastle are in Canada, extending and perfecting there the system of landlordism which they have worked so fully in Britain. There is no security or prosperity for trade with this fatal activity.

Trade is inseparable from men and women engaged in work. A fisher gets a footing on a hard rock in the Hebrides, or in Sutherlandshire. He wins fifty barrels of fish to send to the Baltic ports. Something comes back in payment. A farmer gets land enough to raise some beef, mutton, wool and hides. He sends these to the cities, and gets something in return. That is trade. But the Duke of Sutherland, under the Government's sanction, comes along and plucks up this whole fruitful growth by the roots. The producers are evicted or squeezed out by rent. The land falls back to a wild state. In this matter no country's trade has been scourged and destroyed like that of Britain. In no country is landlordism more alert, more firm and vicious in its grip. Having been perfected at home, it is transmitted strong and full-grown to the Colonies. Even where land is so abundant, and where industry should be so free it is overtaken and held up by landlordism. There is no rest for the sole of the producer's or trader's feet. He is driven from the land of the Dukes in Scotland, England and Ireland, and is set down by the Canadian trains on the land of the same Dukes in Canada.

This is the only question which will bind the Empire together in substantial unity. How are the different parts to defend them selves against this land system, this common malignant enemy, which is incessant in its attacks on the interests of the Empire, on the lives of nations and individuals? No question appeals to the hard pressed producers and traders at home more than this, none appeals more to the fugitive settlers in the Colonies. What a misplaced and irrelevant zeal is that which assumes the existence of enemies where there may be none, and ignores their presence where they are! If we are infatuated enough not to regard the things which concern us most, and to work ourselves up to a quarrel disastrous to everyone, we shall have a war. It is all doubtful and all foolish, but we are asked to talk about Imperial defence and unite ourselves to bring about this savage, unsatisfying result.

Nor is the extension of education calculated to bring salvation or unity. We have well-educated men at home and in the Colonies, and here there has been a huge Imperial waste. Thousands of men have been turned out of our schools and colleges into the jaws of a merciless land system which denies them the right and scope to apply their knowledge and skill. If they stay at home, they deteriorate in unemployment; if they go abroad, they live under rude and isolated conditions in which their educational equipment is largely useless.

Mr. Lloyd George has also been indulging in this casual and easy way of speech. It was a little thing, but it shows how far we are at the mercy of loose and floating theories about the cause of certain social evils. Speaking at a dinner to a philanthropic friend, who had provided his native village with an institute furnished with things to attract and interest the young, Mr. Lloyd George said that "if the man who started in a village and afterwards attained riches, did for

his village what the guest of that evening had done, there would be no need to talk so much about policies for taking the people back to the land." The misconception here is serious. We have all kinds of philanthropy at work in this country, but, although it may seem strange to benevolent people, men are going out from the midst of these attractions to outlandish backwoods, two or three days' journey from any institute or library. They have gone from this country to the number of three hundred thousand in the first six months of this year. Thousands of them have gone knowing that they will have to face hardship, to spend lonely days and more lonely nights, separate from friends whom they love passionately. They are going for land, for the freedom which land alone gives. This fundamental and essential form of freedom is becoming more and more rare in Britain.

Give us this indispensable freedom. We shall win every thing else that is necessary. We shall defend our Empire by making ourselves the indispensable friends of our neighbours; we shall educate ourselves in far better ways than we dream of at present, co-operating not only with our Colonies but with more varied nationalities; we shall build ourselves institutes and take pleasure in them. Our politicians are too apt to set about building from the roof downwards. It cannot be done. It is a ludicrous and foolish business. About the manner of building up a sound and enduring state there was never more absurd or superficial proposals made than these we have discussed. The valuation of land is the first step towards raising a new social and national structure. Let our statesmen attend to this policy, let them consider what it means with reference to trade and production, with reference to the lives of the people, for whom once more it will open the way to the use of land. For those who are not statesmen or politicians, it is possible to assist in discouraging such misleading talk. No work is more called for by considerations of business, of national prosperity, or of compassion for human suffering. While our valuation is proceeding, while our Ministers are making loose speeches, business is being disorganised, human hearts are being torn by the cruel and inexorable operation of landlordism. Every conceivable motive urges us to press immediately towards this one object of breaking the power of land monopoly utterly. To raise as prominently as possible the subject of valuation, to press insistently for its accomplishment, for the early rating and taxation of land values, to possess once again the minds of the people with this great message of hope and salvation—this is work in which everyone can help.

J. O.

DENMARK.

THE PEOPLE AND THE MOVEMENT.

To approaching visitors a country begins to show itself on the roads that lead to it. Its inhabitants come and go on these roads, and from them strangers gain the first living impressions of the country itself. No improvement in the means of travel is likely to remove this pleasant feature. On the morning of June 10th, Joseph Fels, C. J. Cawood, and John Orr joined the train for Copenhagen at Hamburg. They found seats in a compartment the other occupants of which were a Finnish gentleman, a Danish gentleman, and two Danish ladies. They spoke about things in the belief that the other passengers did not understand English. They were soon undeceived. The ladies had spent many years in America, the gentlemen had often been in England. The Danes discussed politics freely—their own and those of the world; the Finn became silent as soon as the conversation touched the politics of Finland. There was the difference between the people who had gained freedom and the people who had lost freedom. The Danes had heard of Henry George, had read some of his works. Before the train had left German territory and boarded the ferry-boat which carries it across the sound or belt which separates Germany from Denmark, the visitors from England had learned much about the modern history and character of the Danish people.

The sea journey from Warnemünde to Gjedser takes two hours. Denmark is largely a land of low-lying islands. Outside of Jutland its beauties are the beauties of woods and gently rolling country frequently broken up by water. At Copenhagen there were five members of the Henry George League to meet their guests—Miss Wennerberg, Mr. Jakob Lange, Mr. S. Berthelsen, Dr. Villads Christensen and Mr. Folke-Rasmussen. The first three had come long distances. The welcome was cordial, and from the first there was not a moment's stiffness. Both parties had too much to say and hear to allow any frigidity to interrupt the exchange of views and feelings. All fell at once to a discussion of the programme for the visit, and of the position of the Single Tax movement in Denmark. Those of the Danish friends who could wait stayed at the hotel to a late hour.

Before describing the general conditions in Denmark or the incidents of the visit, some account may be given of the origin and progress of the movement for the Taxation of Land Values in Denmark. For both tasks our knowledge is inadequate, and if we err on any point we shall ask our friends to pardon us, and those of them who are better informed to correct us.

Jakob E. Lange, now lecturer on Botany at the Agricultural School, Dalum, was studying botany and gardening at Kew, England, in 1884. He read a newspaper report of Henry George's speech in St. James' Hall, on January 9th of that year. He was so much interested in the speech that he followed George to Scotland, where the latter had gone in the course of his campaign, and overtook him in Galashiels. He heard George speak there and at Newcastle, and had some conversation with him. Returning to Denmark shortly after this, he translated "Progress and Poverty" into Danish, and had it published. The circulation of the book has been wide. "The Condition of Labour" has also been translated. With all the enthusiasm which is so common a mark of Single Taxers in different countries, Mr. Lange lectured and wrote on the subject. Dalum is a few miles from Odense, Hans Andersen's native town, near the centre of Denmark, and in the midst of an almost purely agricultural district. Mr. Lange's work, therefore, was very largely carried on among the students of the high schools and the rural population in general. Fighting single-handed for a long time, the results of the work were often discouraging, but the progress now achieved is a reward for those early struggles.

Among those who accepted the views thus taught was Mr. S. Berthelsen, solicitor, Høng, a little place on the west side of Zealand, the large island on which Copenhagen is situated. This again is the centre of a farming district. Mr. Berthelsen entered into the campaign with the remarkable energy which he still displays. In connection with the movement, he started the magazine *RET (JUSTICE)*, of which there are 4,000 copies published each month. The magazine circulates chiefly among the Husmaend, or small farmers. Indeed, the movement in Denmark has taken a direction opposite to that which it has followed in Britain, where the towns have been most favourable. The Taxation of Land Values is advocated very widely among the small farmers as a substitute for their present systems of ownership and taxation. It is received with extraordinary intelligence and favour. This work is very largely due to Mr. Berthelsen.

On Sunday, June 12th, there was a meeting of Husmaend at Odense. The meeting was held at one of the numerous agricultural schools, about two miles from the town. Diagrams published by the Henry George League were hung up in the school. The meeting-place was a little wood adjoining the buildings, in which an open circular space is left. There was a platform for the speakers at one side, and a few chairs or rude forms among the trees. The main part of the audience, between 400 and 500, stood in the open space. The principal of the school presided, and speeches were delivered by Mr. Berthelsen, Mr. Fels, and a large number of leading speakers among the small farmers. The meeting lasted for three and a half hours. The speeches were followed with interest and frequently applauded. Towards the close, a young Social-Democrat mounted the platform, and in a short speech protested against criticism of his doctrines by some of the speakers. He was heard with courtesy, although the audience was plainly out of sympathy with his views.

The movement in the towns showed itself at a meeting in Copenhagen on June 14th. This meeting was hastily convened. It reminded one of the English League meeting in Essex Hall, or of a Scottish League meeting in Glasgow. Mr. Folke-Rasmussen, president of the Henry George League, was in the chair. The three visitors from England gave an account of the work in America and Britain, their speeches being interpreted by Mr. Anders Vedel, of Roskilde High School, although a large number of the audience followed the speeches in English. At a dinner on the following evening there were interesting speeches from Dr. Munck, Minister of the Interior in the Radical Government which has since resigned, from Mrs. Björner, and Miss Regine Petersen, a lady doctor.

On the personal side the Danish Single Tax movement is peculiarly strong and attractive. In Copenhagen there is a band of leaders who devote themselves enthusiastically to the work. Among these are Mr. and Mrs. Folke-Rasmussen, Dr. Villads Christensen, Chief of the Record Office, Mr. and Mrs. Björner, Mr. T. Larsen, Dr. Severin Christensen, Dr. C. N. Starcke, Mr. and Mrs. Elback, Miss Pedersen, Mrs. and Miss Haar, Miss Regine Petersen. Others are found in different parts of the country, Mr. Berthelsen and Mr. H. P. P. Hansen in the Slagelse district, Mr. Lange and Miss Lohse at Odense, Mr. Vedel at Roskilde, while among the Husmaend there are numerous speakers, such as Mr. P. Larsen and Mr. Ellekaer, who addressed several hundred meetings during the past year.

Although unable, through permanent illness, to take an active personal part in the movement, one of its strongest supporters is Miss Brun. Besides contributing periodically to the work, Miss Brun last year endowed the movement by a gift of 15,000 kroner (or £840), the interest on which is to be used for its extension. In the letter accompanying this donation, she revealed her views and spirit. "Since," she said, "the larger part of my fortune is derived from 'unearned increment,' the increased land value due to the opening of a railway station which the State has placed on the land which I inherited, and since the State seems unable to take care of itself, to keep or take what is its own, it seems just that I should place in charge of those who would help along better conditions the money which I hold in trust, and which I cannot rightly consider mine, although no one can claim a right to it when the State will not." Living simply and quietly on the island of Fuen, near the shores of one of the belts which so often cut up the land of Denmark, Miss Brun, with her friend Miss Ida Wennerberg, follows with keen interest the progress of the movement in Denmark and other parts of the world.

In the hands of people inspired by such ideas and principles, the future of the Danish movement is very promising. Hitherto progress has been made in the country rather than in the towns. The town problems have been largely left to the Socialists. That will shortly be changed. In addition to his subscription of £220, which is doubled in Denmark, Mr. Fels has offered £500 annually to develop a new campaign in the towns, and to circulate literature more widely throughout the country. Mr. and Mrs. Björner have been appointed joint secretaries of the organisation to carry out this work, and before many months pass we shall hear of substantial progress. The Henry George League has published a large number of books and pamphlets. In Parliament not much has been done. The late Radical Government provided for an experimental valuation of land to be made in a few districts of the country. The Danish Single Taxers have not yet acquired the confident facility of the British in drafting bills and resolutions for the benefit of the Government, and in telling them what their business and duties are. We regard this as one of the supreme

virtues of the British agitator. When he has a good cause, he frankly yet courteously treats even the highest Ministers in accordance with the literal meaning of their title, as servants of this cause. The Danes have all the moral enthusiasm and courage from which this virtue springs.

THE STATE OF DENMARK.

The population of Denmark is about 2,500,000. The area of the country is 9,393,945 acres, or a little less than one-half of Scotland. Copenhagen is the only large town, having a population of 500,000. The country is flat except in the north corner of Jutland. Horatio was looking towards Sweden, and even then he had just seen the ghost of Hamlet's father, when he exclaimed:

But look! the morn, in russet mantle clad,
Walks o'er the dew of yon high eastern hill.

Much of the land has been reclaimed from the water. Most of the soil is light and requires constant feeding for the production of good crops. The Danes use more labour on their land than the British, but the proportion of capital to their labour is not as great as ours. A large part of the land is farmed by small peasant proprietors. The Husmand is a man who holds land up to six acres, the Gaardmand or farmer up to a hundred acres, and the Proprietor six hundred acres. The land of the Husmaend is worked well, but in a great many cases, just as with small farmers in Britain, it is not in sufficiently rich condition to bear crops of the average weight. Their capital is insufficient, the interest on their mortgages being a heavy drain. They are extremely frugal and painstaking. Their custom of tethering their horses, cattle and even sheep in the fields seems laborious to a Briton. But thrift is a prominent mark of the people. In Copenhagen they are only rebuilding to-day the spire of a church which was shot away by Nelson more than a hundred years ago, and they have hardly commenced to rebuild a royal palace burned down over twenty years ago.

Here is a race of people who have made themselves efficient. Strong, hardy, and endowed with a spirit of enterprise, they have won political freedom, they have educated themselves to a high degree in practical matters and in the more generous and idealistic branches. They have high schools for young men, and for young women, in which a general education of a high standard is given. The students, from 18 to 35 years of age, stay in these schools for three months, attend lectures, take part in games and gymnastics, and then return to their work at home. The High School at Roskilde, under the control of Mr. Thos. Bredsdorff, seemed an ideal institution for this purpose. The agricultural schools give technical instruction to the young farmers. There are agricultural museums and experimental farms. There is the most perfect co-operative system for the purchase of things necessary to work the land and for the marketing of produce. Taken as a whole the Danes have probably made themselves the most capable agricultural producers in the world.

In spite of these advantages, the Husmaend feel themselves fettered and handicapped by the land system which has been so much praised. They are striving hard to abolish it, a large number of them demanding the taxation of land values. Mrs. Björner has sent us a good explanation of this. "You ask," she says, "why the Husmaend favour the Single Tax. The reason is this. We have now a property tax by which the land is valued and taxed at the amount it yields. That means that the Husmaend's land is worth nine times as much as large estates and five times as much as farmers' land of the same quality. It is very plain to the Husmand that in taxing his land at this rate his work, the intense labour which makes every inch of his land yield its utmost, is being taxed. That is reason enough for seeing that the present state of things is very unjust, and as his work and whole manner of living makes him rather individualistic, the Socialist idea of improving conditions does not appeal to him, while he quite naturally likes the idea of paying revenue to the State according to the benefit he receives from it, and of keeping the fruits of his own labour. He is prepared to understand the profit to him of exempting labour and improvements from taxes, besides freeing him from all indirect taxation by putting a Single Tax on all land according to its unimproved value, making the land of large estates, of farmers and Husmaend worth the same.

"The State loans to Husmaend have proved to them that any measure of this kind only tends to make land dearer. The over-price they have to pay for obtaining land exactly covers the amount expended by the State to help them, and this they fully

realise, as none of the State-Husmaend have been able to pay off their homes. They have nearly all failed—lost their own savings."

The Danish land and banking systems have induced in the people a sort of fatal proneness towards mortgaging themselves. About the year 1900 the mortgages held by the banks amounted to £46,121,780. The banks are very largely in the hands of the Germans. This means a heavy charge on the small farmers and other industrious classes. The pressure or squeeze is very severe. The people emigrate readily in search of more freedom and scope. Conditions are producing abundant unrest and discontent, and it is with this material that the Single Taxers are working. Speaking of their work, Mrs. Björner says: "Natural causes made the iron hot and human effort has been pounding it into shape." The natural causes are the vicious systems of taxation and land tenure, and the human effort is the activity of the Henry George League.

J. O.

THE DANISH LAND SONG.

Fatherland, the people's own,
Hills and dales, by fjord and brooklet,
Nest of swans and isles of woodland,
Meadows green with flowers strewn,
With the history of ages in thy lovely name unfurled
Home—to us the dearest place in all the world.

People's land! the times unjust
Closed thy fields to those who own them,
Those who work, who till and love them,
Those who serve their country best,
All in bondage to the mighty, threatened poor, in dreary dread,
Are thy children, slaving for their daily bread.

People's land! 'tis thine and mine;
Let us wield our rightful power;
Give the labour back its dower;
Give the land thy work and mine;
Put a tax on those who hold it, so the riches of the earth,
Shall be given to those who'll work and draw them forth.

People's land! the land of homes,
Let their rights be given duly,
So thy youths and maids may truly
Build on thee their hearths and homes,
There to breed new generations in the spirit of the free,
Listen to the noble thoughts invading thee.

People's land! the home of right,
May each reap as he hath sown,
Each be paid as he deserveth,
Ended each oppressor's might,
Those who suffer undeserved and are helpless on the land,
In the people's name and thine, they shall not want.

People's land! our freedom's own,
Thousands of the homes thou fostered
Will send forth, when they are mustered,
Men and women straightly grown,
Song on lips and happy hearted, given their birthright by the past,
They will meet and rule the future for the best.

People's land! our people's home,
On the rock of right, and freedom,
We will build thee 'mongst the nations,
In the time that is to come,
Peace and happiness secure thee, so thy flag may be unfurled,
Honoured, o'er thy homes and ships in all the world.

(From the Danish).

On the Continent the fabric of rural society is undergoing the same process of disintegration which England first underwent at the close of the 15th century, and our agricultural problem is beginning to arise there.—Arthur H. Johnson in THE DISAPPEARANCE OF THE SMALL LANDOWNER.

HERE AND THERE.

The Budget for the current year has been introduced. It continues unchanged the taxes under last year's Budget.

The STANDARD of July 25th says Mr. W. H. Long has bought the Innsworth House Estate, Gloucestershire. Can this be our Mr. Walter H. Long of the Budget Protest League?

The headmaster of Eton, chairman of the Committee of the Public Schools Emigration League, acknowledges receipt of £150 from Lord Strathcona and £26 5s. from the Fishmongers' Company towards the funds of the League.

In the Campine region of Lower Belgium there is a coalfield which, according to experts, contains eight thousand million tons of coal. The whole district suffered from want of drinking water. An immense underground reservoir has now been discovered which will provide water for a large mining population.

Nearly one voter in every twelve is in favour of confiscation of property. Are you doing anything to check this growth of Socialism? The Anti-Socialist Union is in need of funds and your assistance is earnestly invited.—All subscriptions. . . . STANDARD, July 8th, 1910.

If every Britisher knew more of the Empire of which he forms a part it would be better for the Britisher and for the Empire. A journal published entirely in the interests of those who claim their share in the British Empire, THE STANDARD OF EMPIRE is as interesting and instructive as it is unique.—THE STANDARD.

In the month of June, 51,367 passengers left the United Kingdom for places outside of Europe as against 37,001 for the same month for last year. For the six months ending 30th June 301,057 left the United Kingdom as against 215,366 for the same period of last year.

A correspondent, Mr. A. C. Nichols, Euroa, Victoria, Australia, writes:—"I have just finished reading 'A Further Plea of Urgency' addressed to the Government, a copy of which has been kindly sent to me. It is another admirable item in the splendid work being done for the relief of industry by the United Committee."

Those who witnessed the spirit in which the Budget was welcomed in the North—the readiness to tax the classes who were fortunate, the earnestness with which the cry was put out "Give us the land"—would realise what was the spirit to which Mr. Lloyd George was appealing.—H. J. MACKINDER, M.P., at a meeting of Liberal Union Club.

The correspondence of the Land Union shows conclusively that the business side of the land industry will receive a blow from which it will never recover unless it rouses itself to resist the taxes as they at present exist. The industry has been dislocated by the Budget. Sales are being delayed everywhere.—STANDARD, p. 4, July 23rd.

From the activity displayed in the estate market just now, it would appear as if parties are hurrying matters in order to derive the benefit of the improvement now apparent. This activity is not only noticeable in the increase of investments listed for sale, but in the many private treaty sales effected in the offices.—STANDARD, p. 5, July 23rd.

The Duke of Bedford says that he has decided to sell his Tavistock estate "in deference to the social and legislative tendencies of the day." We cannot doubt that as time goes on the same sentiment will weigh with other great landowners, and the ultimate consequence can only be that we shall find ourselves with a comparatively landless aristocracy. That is always a social and economic disaster.—ESTATES GAZETTE.

Socialists must be puzzled by the actions of their leaders. Mr. Hyndman, in a long letter to the MORNING POST, declares that conscription and preparation for war are the most pressing questions for Britain. Mr. Blatchford and the CLARION writers have all gone the same way. Their motto now is "Conscription, and down with Free Trade!" Mr. R. B. Suthers says that Free Trade is anti-national, anti-patriotic and anti-socialist.

Old Lady (turning to neighbour, during last Act of tragedy) "Eh, Mister, but them 'Amlets 'ad a deal o' trouble in their family!"—PUNCH.

Visitor (looking at field covered with mole-hills): "What are all those mounds?"

Shropshire Native: "Oompty toomps."

Visitor: "But what are umpty tumps?"

Native: "Toomps what t' oompty makes."

Visitor: "But what is the umpty?"

Native: "What makes the toomps, you fool!"—PUNCH.

* * *

The French colony in London has been disturbed by a new French tax. In the last Budget the French Minister of Finance inserted a clause to the effect that all Frenchmen living abroad must register themselves at their Consulate every five years, and pay a sum of five francs at the same time for the benefit of the French Treasury. The members of the French colony are divided on the subject: patriotic members thinking that they ought to pay gladly, sensible members asking what they are to pay for.

* * *

Speaking in London County Council against the proposal to feed school children during the holidays, Mr. Harold Cox said

"he had no wish to make poverty attractive; he wanted to get rid of it." We should never think that Mr. Cox has any desire to get rid of poverty, if we were to judge by his political activity. We know that he is deeply concerned about the rights of property and the dangers of Socialism, but we never yet heard him suggest or support any proposal for the removal of poverty.

* * *

To owners and lessees of deer forests, grouse moors, and other sporting lands in Scotland, and to any person who may be in sympathy with the movement from a political standpoint. Your kind assistance is solicited to have copies of "A Vindication of the Deer Forests and Grouse Moors of Scotland" (in Gaelic and English) and other kindred literature distributed free of charge among the electors whose misfortune it is to have been hood-winked by certain of the Northern M.P.'s, who say "that these lands now devoted to sport in Scotland could be better utilized if turned into small holdings." Two thousand copies of the pamphlet have already been distributed and 300 of the principal sportsmen have willingly given their assistance. Appeals come to hand for further copies, and if this work is to be carried on further financial support is necessary. Subscriptions and donations sent to the subscriber. . . —THE TIMES, July 5th, 1910.

VACANT LAND CULTIVATION.

The annual meeting of the Vacant Land Cultivation Society was held in the Guildhall, London, on July 13th. Mr. R. Winfrey, M.P., presided, and Mr. Joseph Fels, Hon. Secretary of the society, submitted the report. There was a fine display of vegetables on the table in the centre of the hall. The bright colours of the carrots, turnips, peas, beans and other vegetables whose names we forget, were very pleasant in the dim, soft light of the old council chamber. Over 400 men have now acquired plots of land, and have succeeded in turning what were waste, derelict areas into attractive gardens. They have had the use of a little more than 50 acres. As far as the experiment goes, it is satisfactory. It has illustrated two things. The readiness with which men return to the cultivation of the land,



VACANT LAND UNDER CULTIVATION IN FULHAM.
River Thames in Background.

even under the most difficult and unpromising conditions; and again the insuperable difficulty of obtaining land. There are said to be some 10,000 acres of vacant land in London, but for these purposes only 50 acres have been secured. This experience is exactly the same as with the Small Holdings Act. A few generous landowners have given small patches of ground, but the main body have been unmoved. Everything would be reversed, all stiffness and difficulty would disappear, if the tenure and taxation were reversed. Whether it was in London or outside, the policy which would oblige the landowners to offer their land would change everything, and the connection between men and the land would be so rapidly and widely established that the problem would be the one of obtaining labour.

PUBLIC AND PRIVATE INTERESTS.

Rates and Business.

The large drapery establishment of Messrs. Crisp and Co., Ltd., Holloway, closed its doors on July 2nd. About 200 employees were paid off. The rates paid on the establishment amounted to £2,500 per annum.

Ground Rent in Cheapside.

The site of No. 7, Cheapside, was offered on a building lease of 90 years at Tokenhouse Yard on July 4th. It was let at £350 per annum, or 14s. 6d. per square foot, or at the rate of £31,581 per acre. It was let subject to a minimum expenditure of £1,700 in rebuilding the premises.

Land Purchase in Highlands.

In the House of Commons on July 12th, in reply to a question by Mr. Ramsay Macdonald, Mr. Hobhouse stated that the Com-

missioners of Woods had recently purchased an estate in Scotland, Caithness, containing about 13,600 acres, for £16,500. Portions of it appear to be suitable for converting into small holdings.

Glasgow's Tribute for Water.

A return has been published by the Corporation of Glasgow, prepared by the Town Clerk, showing in detail the amount of compensation paid in respect of the lands and wayleaves acquired by the Corporation for the construction of, or in connection with, the Loch Katrine, Gorbals and Loch Arklet Waterworks since 1855. The amount paid away in hard cash is £199,634. Annual payments in respect of annuities and ground rents equal £10,902.

Rates and the Budget.

At a recent meeting of the London County Council Mr. Stanley Holmes commented with pleasure and gratification upon the fact that a revenue "of a certain and increasing character" was coming to London from the taxation of land values. (Hear,

hear.) The amount was estimated at £200,000, which figure was endorsed by the Chairman of the Finance Committee and the leader of the Moderate Party (Mr. Hayes Fisher).

Waylaying the Innocent.

Another field of operation will be the acquisition of land in the town centres, and judicious employment of capital in this way should bring very large profits. Fortunes were created by the appreciation in the value of real estate where, for instance, San Francisco grew up with phenomenal rapidity, and, to mention a recent example, Dawson City sprang into being amazingly, and is now a large, busy town.—From prospectus of the British Columbia Mines, Land and General Finance Co., Ltd.

Rates on Factories.

Messrs. Brunner, Mond and Co., chemical manufacturers, appealed at the Knutsford Quarter Sessions on June 29 against the assessment of their various premises at Winnington, Barnton, Lostock, Middlewich, and Northwich, by the Northwich Union Assessment Committee. The premises were assessed at £29,958 until a reassessment was made. The valuation was then put to £66,658, but the Assessment Committee on an appeal reduced it to £50,000. The amount, the firm claimed, was still excessive.—ESTATES GAZETTE, July 2nd.

High Rates in Norwich.

Norwich Town Council has adopted estimates for the year which involve the making of a rate for 10s. 3d. in the pound. This is 4d. increase on the rate a year ago. Norwich has for some time had the distinction of being one of the most heavily rated towns in the kingdom: and this increase has produced what the Chairman of the Finance Committee called an alarming position. The reasons for the increased rate are said to be the various public movements carried out—the laying out of parks and gardens, the erection of palatial schools, the provision of public music, and the extension of the city boundaries. A member, in the course of the discussion on the estimates, said the one reason for the great expenditure was that the corporation did all its own work instead of putting it out to contract.—ESTATES GAZETTE, July 2nd.

Land Valuation Expenses.

A Parliamentary Paper just issued states that the preliminary work in connection with the general valuation of land under Part I. of the Finance (1909-10) Act, 1910, will be entrusted to the assessors of taxes, who have, in most cases, consented to undertake the duties. These duties will, in the main, consist of entering particulars extracted from the rate-books into valuation books and also on the forms of return, distributing the forms to owners of land and persons in receipt of rent in respect of land, and obtaining the completed returns. The estimated cost of £230,000 is arrived at as follows: Metropolis, 6d. per hereditament, £19,000; rest of England and Wales, 5d. per hereditament, £161,250; Scotland, 3d. per hereditament (maximum), £15,625; £195,875. Provision (amounting to £34,125) for an increase in the number of hereditaments since 1907-8, and for waste and vacant lands not included in the rate-books, brings the total estimated cost of the valuation to £230,000.

Price of Railway Land.

Some particulars are forthcoming touching the projected tube railway out Norwood way, which, it is to be feared, will come too late to save the Crystal Palace, though it may undoubtedly do much to assist in the development of the land that would be thrown into the market by the dissolution of that classic institution. The line is to run from Victoria to the Penge entrance to the Palace, instead of to Norwood as was originally arranged. It will be 6½ miles long, with a branch of 1½ miles to the Elephant and Castle. The stations from Penge will be Lordship Lane, Dulwich, East Dulwich, Denmark Hill and Camberwell, where the junction will be made to Walworth Road and the Elephant and Castle, the main line going to the Oval, Albert Embankment and Victoria. There is the further suggestion that the tube should be continued to Criklewood, via Marble Arch. The land will cost about £35,000 per mile.—ESTATES GAZETTE, July 2nd.

Land Values Too High.

Mr. NOEL BUXTON in the House of Commons on July 18th asked the Parliamentary Secretary to the Board of Agriculture whether, in view of the difficulties experienced by applicants under the Small Holdings and Allotments Act, 1908, in obtaining

land in the counties of Surrey and Kent, it was proposed to appoint a Special Commissioner for either or both of those counties; and, if not, what steps the Board was taking, or proposed to take, to surmount the difficulties referred to?

Sir E. STRACHEY: The Board do not think that any useful purpose would be served by the appointment of Special Commissioners in the counties named. The difficulties are largely due to the high value of land in these counties, which cannot be overcome by any action from the Board. I may add that about 1,500 acres have been acquired by Kent and 300 acres by Surrey, and compulsory orders have been made for the acquisition of a further 111 acres in the latter county.

Spoilation and Confiscation.

The Admiralty have found it necessary to connect a part of their land at Rosyth on the Firth of Forth with the North British Railway Company's line. For a small portion of land which is said to extend to less than an acre a claim was made for more than £1,000. As terms could not be adjusted the Admiralty put in force their compulsory power, and under the Defence Act of 1842 they required the compensation to be assessed by a jury, and the trial was fixed to take place at Dunfermline on the 15th inst. It appears that while under the Lands Clauses Act the option of having the compensation determined by a jury or by arbiters rests with the claimant, under the Defence Acts the procedure is reversed, and this option lies with the Crown. In this case those acting for the Admiralty elected to have a jury trial. The result has been that the claimant has accepted the Admiralty's tender, which is understood to have been considerably short of the sum claimed.—GLASGOW HERALD, July 7.

Holding up a Town.

Lord Monson is the owner of a large estate in Redhill which is being developed by the sale of plots for building purposes. A new road has been cut, in which several large houses have been erected. Before the Electric Lighting Committee of the Corporation could extend their cable along Carlton Road, where an application for the light had been received from the occupier of one of the houses, permission had to be obtained from Lord Monson.

Some correspondence followed, and the last letter received from Lord Monson's agents was submitted to the Reigate Town Council on June 27. It stated that they were instructed to say that Lord Monson was disposed to grant the necessary licence to the Corporation subject to certain conditions. Amongst the conditions were the following:—

"The Corporation to pay to his lordship the yearly rent of 10s. for every house for the time being connected with the cable, with a minimum rent of 10s., and also to pay all costs connected with the matter, including the necessary deed of licence. It is also stipulated that the cable shall be used for the supply of electricity only to houses on his lordship's estate."

The town clerk was instructed to inform the agents that the terms could not be entertained.—DAILY NEWS.

Earl of Orford's Rent and Rate Charges.

The half-yearly audits of the Earl of Orford's Wolterton, Weybourne and Burnham estates were held at Burnham and Wolterton on July 6 and 7. Mr. Douglas Smith (the agent), assisted by Mr. E. H. Whitehead, collected the rents.

Mr. Douglas Smith intimated to the tenants that his lordship had in the bad times met the tenants very generously in the matter of reductions of rent, and that now it had been decided to ask the tenants to agree to a slight increase of rent. It was not proposed to ask for more than a slight increase, amounting to on an average 10 per cent. increase on the present rents.

In the majority of cases the tenants agreed to the proposals, leaving it to the landlord to meet them as he had in the past should there be any serious reduction in the present prices.

Mr. Douglas Smith also intimated to the tenants that after Michaelmas all the cottage tenants on the estate would be required to pay the rates in addition to their rents. Notices have been given to the cottagers to this effect, with a circular giving the reasons for this step.

It may be mentioned that the rents of these cottages are on an average £3 per annum.

It is hoped that the cottagers will take a more active interest in the management of local affairs owing to this step.—From the ESTATE GAZETTE, July 16th.

Valuation Expenses.

The recent supplementary estimate of £151,803 for the Land Valuation Office provides for some 100 permanent officials

at a total cost of £37,725. It is estimated that including clerks and other subordinates, over 600 of the appointments will be on the temporary staff, and their services will be required until the initial valuation is completed. None of those officials need expect to obtain a place on the permanent establishment.

The large sum of £42,500 is put down in the supplementary estimate for travelling and subsistence allowances for the valuers. The rates fixed are those authorised for members of the Civil Service and are as under:—Travelling, actual expenses (first-class railway fares); subsistence allowances, 15s. to 20s. per night, according to the rank of the valuer. The total number of officers who, it is estimated, would draw allowances is about 550, of whom 176 would be permanent officers. It is expected that by September 30 next the whole of the subordinate staff, consisting of 291 clerical and technical assistants, will have been appointed. Of this number 54 have already been appointed. For the use of the land valuers, Somerset House has compiled a little Blue-book, entitled *GENERAL INSTRUCTIONS TO LAND VALUATION OFFICERS*. It is, of course, of a confidential nature. Surveyors of taxes, notwithstanding the exceptional pressure of their own work at this time, are expected to give every assistance to the valuers in setting the machinery going and seeing that the proper forms—which will be issued for the most part at the end of this month—are supplied.—*STANDARD*, July 8, 1910.

Value of West End Land.

A purchase price of £44,000 is one of magnitude to be proud of, and is rarely obtained in these days, yet this remarkable turnover and event of the first importance was achieved by Mr. J. H. Townsend Green (Messrs. Weatherall and Green) to-day, and caused quite a thrill of excitement among West End and wealthy investors, bringing to the Mart some of its pristine glory when capital was wont to assert itself. Everyone knows New Bond Street, and it is in this foremost fashionable shopping thoroughfare and in the finest position on the west side that the important block of property stands which Mr. Green so successfully dealt with, being 144, 145, and 146, New Bond Street, having an area of 5,000 ft. The premises are held on a City Corporation lease, perpetually renewable on payment of £126, and the whole now produces £1,177 per annum until 1912, when renewals to the present tenants or development of the site can be made. There is evidently no risk in this part of the West End, and the splendid possibilities of this extensive site, the like of which has seldom come into the market during recent years, are unquestionable. Mr. Green aptly pointed out that New Bond Street was the choicest street in the largest City of a vast Empire.

New buildings would, of course, bring a proportionately higher income, as the site lends itself to many building schemes. Biddings commenced at £25,000, and Mr. Green carried out a highly gratifying sale at £44,000, which will rank among the highest individual amounts this year, representing nearly £9 per foot super., or nearly £390,000 per acre.—*ESTATES GAZETTE*, July 2nd.

Grabbing the Air.

Important discussions are taking place at the International conference in Paris upon the rules of the air. The greatest legal experts from all the countries of Europe are being heard upon the question: "Who owns the air?" One after another of the experts, says the *DAILY MAIL*, have held that there should be no proprietary right in the air. This view has met with some strong opposition, and the whole question is likely to be referred to a further international discussion.

How will a landowner, who has definitely been given proprietary rights in the air above his property, enforce his desire to keep aeroplanes from "trespassing?" This is a point that one expert has raised. Legal opinion settled the question by suggesting that the landowner would obtain injunctions against airmen who might be in the habit of trespassing, and would also be assisted by the fact that, by the time any trespass could possibly become a nuisance, all aircraft would be compelled to carry identification marks very prominently displayed. Upon this last point, indeed, the conference is practically unanimous. Serious attention is being paid by the conference to the question of aircraft and the Customs. It is practically certain that very definite "airways" between countries will be laid down. Every aircraft upon an international voyage will be compelled to approach frontiers at a certain spot, and descend for inspection by the Customs officials. The conference has also before it the question of fortifications and aerial spies.—*ESTATES GAZETTE*, July 2nd.

Water Monopoly.

The Water Supply Protection Bill was considered on July 7th, by the Joint Committee of Lords and Commons, of which Lord MacDonnell is chairman. Mr. Balfour Browne, K.C., called by the Water Companies' Protection Association to give evidence as a person of much experience in connection with water undertakings, described the measure as a Landlords' Endowment Bill which would put public providers of water in a very serious predicament. It would take away rights which Parliament had already granted to the companies and would give them to landlords, who were already in an advantageous position. Clause 4 altered the law of compensation to the disadvantage of the companies. The chairman—But you admit the general principle that there should be compensation for injury to private property? The Witness—Yes, but it must be injury of an actionable kind. There is no legal right to underground water at present. The Chairman—Suppose that a property owner has had wells for many years, and that they are dried or diminished by the new wells of a water undertaker or an industrial enterprise. He might suffer great inconvenience and loss. Would it not be reasonable to compensate him? The Witness—I do not think so. The water undertaker or the manufacturer has, and should continue to have, a right to sink wells on his own land. The Chairman—But the newcomer has taken from the property owner something which he had enjoyed for a long time. The Witness—There is no property in underground water. The Chairman—Considering the establishment of great industries and waterworks in the last hundred years, has not a case arisen for altering the law? The Witness—I think not. Parliament and the Government ought to consider the water resources of the country as a whole, but this Bill is one-sided besides, which it will encourage landlords to sink wells for the purpose of dealing in water. Mr. Bryan, chief engineer to the Metropolitan Water Board, agreed with Mr. Balfour Browne's condemnation of the Bill, and added that a Royal Commission should be appointed to consider in the interests of the whole country the question of water supplies and their allocation. The Committee adjourned.

Small Holdings.

The Allotments and Small Holdings Association issued the following summary of the official report with regard to the progress of allotments:—

From this report we gather that there are over 8,000 Allotment Authorities in England and Wales, and that 7,000 of them have sent in returns. At the end of 1909 these authorities held 26,764a. 3 r. 5 p. for allotment purposes (p. 130) which were tenanted by 90,550 persons, 21 Associations and 1 Committee. (p. 112.)

APPLICATIONS FOR ALLOTMENTS IN 1909.—16,996 for 6,048a. 3 r. 3 p. Of these applications 949 were made to Parish Councils for allotments between 1 acre and 5 acres in extent, and 52 applicants to the Town Councils, 13 to the Urban District Councils, and 45 to the Parish Councils required dwelling houses. (p. 113.)

LAND ACQUIRED IN 1909 FOR ALLOTMENTS.—Land purchased: 284 a. 2 r. 26 p. for £22,251 6s. 7d. Land Leased: 2,123 a. 0 r. 20 p. at a rental of £4,609 16s. 6d. (p. 113.)

APPLICANTS REMAINING UNSATISFIED BY THE END OF 1909.—11,627 and 9 Associations for 6,024 a. 1 r. 21 p. Out of these the greatest number of applicants, viz., 4,445 and 4 Associations, applying for the greatest quantity of land, viz., 4,150 a. 3 r. 15 p. sought the help of the Parish Councils. (p. 131.)

WELSH COUNTY BOROUGH.—These County Boroughs had at the end of the year applications from 913 individuals and 1 Association for 191 a. 1 r. 19 p. to satisfy. (p. 157.)

UNSATISFIED DEMAND IN ENGLISH COUNTY BOROUGH AT THE END OF 1909.—Bristol, with 625 applicants, Walsall with 127, Middlesbrough with 190, Manchester with 106, Northampton with 101, Newcastle-on-Tyne with 92 and 1 Association are easily first. (pp. 155 and 157.)

UNSATISFIED APPLICATIONS TO PARISH COUNCILS.—Taking one county alone—Derbyshire—we find that 166 applicants for over 27 acres were unsatisfied, and we most strongly wish to call attention to this, for we believe that many of these village allotments in the hands of suitable men will serve as stepping-stones to Small Holdings. (pp. 195 and 197.)

BACK TO THE LAND FROM CROWDED AREAS.—At the end of 1909 7,182 individual applications and 5 from Associations (p. 131) were, unsatisfied in the London County Council area and in the English and Welsh Town Council and Urban District Council Districts.

Reaping What Others Sow.

"Every person who invests in well-selected real estate in a growing section of a prosperous community adopts the surest and safest method of becoming independent, for real estate is the basis of all real wealth."—EX-PRESIDENT ROOSEVELT.

"Land will not burn up, and cannot be stolen or carried away and it is always permanent and stable. It is the only real wealth bequeathed by the Creator of Heaven and earth. All other property has been created by man, and is temporary."—ANDREW CARNEGIE.

With these quotations the Land Co., 68, Cheapside, London, advertise the sale of land at the Garden Estate, Horley, Surrey. The following is a reprint of the card which they send out to likely purchasers.

The Garden Estate, Horley, Surrey.

THE PLEASURE OF THE COMPANY OF

M.
of

Is requested to attend Auction Sale on

WEDNESDAY, JULY 27th, 1910.

Train (L.B. & S.C. Rly.) leaves London Bridge (platform 3) 11.40, Victoria (platform 6) 11.50. East Croydon 12.15.

Where this Card will be exchanged for Railway Ticket by our representative at Platform Barrier.

Subject to a charge of 1/6 for Luncheon.

ADULTS ONLY.

Return Rail Tickets will be given out in Marquee immediately after Sale.

On the other side of the card the following advertisement appears:—

THE GARDEN ESTATE, HORLEY, SURREY.

Twenty-six miles from London, midway between and on the main line from London to Brighton. This estate, but two minutes from the railway station, occupies a most charming position in a select and high-class neighbourhood. Abutting on the main road, through which gas and water mains are laid, it is thoroughly ripe for the erection of residential properties. Near Golf Links, River, and Gatwick Racecourse. Good Shops, Post, Telegraph and Telephone Offices. It is unquestionably a most desirable and convenient neighbourhood for City men, embracing all that is essential for a country life yet within such easy touch with Town. Plots 25 by 140, from £30, payable £3 deposit and balance by 16 quarterly instalments, if desired.

The South Yorkshire Coalfield.—Big Developments near Doncaster.

Some big mining developments are reported to be in progress in the neighbourhood of Doncaster, where no fewer than twelve new pits are in prospect, and the result may well be the sudden growth of the ancient racing town, with its population of some forty thousand, becoming, within the next decade or so, the centre of the South Yorkshire coal trade, with a population of anything up to a couple of hundred thousand inhabitants or more, a transformation, says the LEEDS MERCURY, that may cause country squires to cease to grumble at agricultural depression and marvel at suddenly finding themselves rich in mining royalties.

Not very many years ago it was suggested that the coalfields of England were rapidly becoming exhausted, and that in time to come resource would have to be had to substitutes for fuel purposes. At the very moment these pessimistic predictions were uttered 30,000,000,000 tons of coal lay far down in the bowels of the earth below the town of Doncaster, and stretching over a wide radius for many miles around and beyond it. Nobody apparently dreamed of such marvellous mineral wealth, but the secret came to be discovered, and as a natural corollary of this discovery has resulted in the remarkable industrial enterprise of which we purpose speaking in this article.

It is no exaggeration to say the eyes of the industrial world are upon Doncaster and district to-day, the town whose future is to be paradoxical as it may sound, so black and yet so golden; the town which is just entering upon such an epoch-making era. No town has been better boomed of late. For weeks past it has scarcely been possible to pick up one's paper without finding a reference to some projected pit, or the formation of some company to acquire mineral rights and still further exploit the seemingly inexhaustible Barnsley coal seam. Aviation meetings

are insignificant trifles, whether they take place or do not, compared with the news of a new pit, and there seems even a danger of the classic St. Leger being held in less reverence than hitherto under the spell of commercialism which is coming over the community.

Since the Doncaster boom set in there are three collieries now in full work and rapidly developing; one where coal has just been reached; three where sinking operations are being pushed on with all speed, whilst five pits are projected, making a total of twelve. When it is stated the capital required in the case of a new company is from £300,000 to £500,000, the immense amount of money involved may be imagined. Roughly speaking 4,000 men will ultimately be engaged at each colliery centre, so that an enormous leap in population is a certainty. Mr. W. H. Pickering, His Majesty's chief Mining Inspector of Yorkshire, and who has now in his charge the largest mining district in the country—predicts an increase of 40,000 pit employees in Yorkshire within the next ten years, principally in the neighbourhood of Doncaster. Forty thousand men means 130,000 people. The annual output to-day from the Yorkshire pits is about 36,000,000 tons of coal, and the number of workers employed 141,000, but when the new Doncaster and district comes into being the output will be enormously increased, and a reduction in the price of coal may be looked for.

It is scarcely necessary to refer to the Frickley, the Brodsworth, and the Bentley collieries, which between them are at present employing over 6,000 hands, a large percentage of whom reside in the Doncaster district. When fully developed quite another 3,000 men will find employment at the mines mentioned. It is in the pits which are now being sunk, and those which are projected, that the interest of the moment centres.

The collieries in course of sinking are four in number. Of these, two are in the immediate vicinity of Doncaster—the Yorkshire Main, at Edlington, and the Bulcroft Main, at Carcroft, each being within three or four miles of the centre of the borough. The other two are the Maltby Main and the fine pit which Messrs. Pease and Partners are opening up at Thorne. The Maltby Main Colliery is fresh in the public mind, as it is but a few weeks ago since the famous Barnsley seam was tapped by the sinkers at a depth of 820 yards, when a coal seam 8½ feet thick was discovered. This pit will be worked by the Maltby Main Colliery Company, a subsidiary branch of the Sheepbridge Coal and Iron Company. It is situated in the midst of the beautiful Maltby Woods, in the Rotherham district, and when in full swing will find employment for 3,000 colliers, and will be the centre of a flourishing new model village. Several other pits are in the prospective, one of which will be on the estate of Lord Fitzwilliam, and will adjoin the Doncaster racecourse. The Corporation have agreed to sell their mineral rights under the Town Moor to his Lordship for £25 per foot thickness of coal per acre. The value of the coal under the Doncaster Town Moor is believed to be £450,000, or thereabouts, a very useful contribution to the exchequer of what is already at the present time one of the richest Corporations in the country. The profit which the municipality made out of the Doncaster racecourse last year was £16,202; it certainly now looks as if the Corporation will make much bigger money underground than above it. They have made one important stipulation with Earl Fitzwilliam. He is absolutely debarred from taking any coal from beneath the racecourse, the barred area being one of about 160 acres. The mere thought of any subsidence on the classic St. Leger Course makes the Corporation squirm.—FROM ESTATES GAZETTE, July 16th.

In three weeks after this Courtenay Court came to the hammer—need I say that the wood and water of the estate had previously been painted in language as flowing as the one and as exuberant as the foliage of the other? Mr. Robins made his bow, and up went Courtenay Court, Manor and Lordship, in a single lot.

There were present besides farmers, some forty country gentlemen. Land was in vogue. I don't wonder at it.

Certainly a landed estate is "an animal with its mouth always open." But compare the physical perception and enjoyment of landed wealth with that of Consols and securities. Can I get me rosy cheeks, health, and good-humour, riding up and down my Peruvian bonds? Can I go out shooting upon my parchment, or in summer sit under shadow of my mortgage deed, and bob for commas and troll for semi-colons in my river of ink that meanders through my meadows of sheep-skin?

Wherefore I really think that land will always tempt the knowing ones until some vital change shall take place in Society.

CHARLES READE, 1854.

POLITICAL AND ECONOMIC DISCUSSIONS.

WORK OF SURVEYORS UNDER THE FINANCE ACT.

Mr. J. Dawbarn Young attended a special meeting of the Hampshire, Wiltshire, and Dorsetshire Branch of the Auctioneers' Institute, held at Southampton on July 7th, and explained the provisions of the Finance Act. The president, Mr. H. Senior, mentioned that the ordinary summer meeting had been abandoned because it was felt that the members would be so busy in studying the Finance Act that they would not be able to afford a day for pleasure (laughter).

Mr. Dawbarn Young dealt with his intricate subject in an able manner. He remarked that they had heard a great deal about the difficulties and the complexities of the Finance Act, and there was no doubt that to a layman those difficulties were real enough, but to the surveyor they were not, in his opinion, so great as had been imagined. He would go a step further, and say that the main principle of the Act was quite simple in itself. He was not going to say that the Act was without complexities and difficulties—it bristled with them. Seeing that the mineral values did not affect this part of the country he refrained from dealing with that subject, and devoted his attention to the increment duty, the reversion duty, and the undeveloped land-tax. He said the main principle of the Act was to get the increment on the land itself, and they must get the fee-simple value. He explained how the increment value would be arrived at, and said the "occasions" for valuation would occur on the transfer of land, on the leasing of land if the lease extended over 14 years, and on the death of the owner. In the case of corporate or non-corporate bodies, the "occasion" would occur every 15 years. An owner of an estate might say that his property had very much improved in value because he had acquired adjoining land, and laid it out as a golf course. If such a thing happened, the lecturer believed that the owner in question would be entitled to a deduction on account of the capital expended, when calculating the increment on the other property.

There was an animated discussion, Mr. Burrough Hill, of Southampton, thought that the Act would be a very great detriment to the profession, and would render it very difficult indeed to do business. Capital was being driven out of the country, and England was very much over-taxed.

The lecturer said that the best policy was to accept actual value, and not to attempt to juggle in any way on behalf of clients. He thought the Act would assist their business.

CROWN LANDS IN BRITISH POSSESSIONS.

A DIFFICULT PROBLEM.

A deputation from the Associated Chambers of Commerce of the United Kingdom waited upon the Earl of Crewe, the Secretary of State for the Colonies, at the Colonial Office on July 12th, to urge upon him the necessity for reserving Crown lands in British Possessions. The Association at its last annual meeting passed the following resolution: "That this Association of Chambers of Commerce is of opinion that it is desirable, in the development of British Possessions and Crown Colonies, that provision should be made for the reservation of Crown lands in return for any expenditure from the National Exchequer with a view of reimbursing in the future such outlays and providing for the relief of taxpayers in this country."

The members of the deputation were Sir F. Forbes Adams, Vice-President of the Association; Sir Edward W. Fithian, Secretary; Mr. Stanley Machin, Deputy-Chairman of the London Chamber of Commerce; Sir Algernon F. Firth, Mr. F. G. Hindle, M.P., Mr. D. Shackleton, M.P., Mr. Philip Snowden, M.P., Sir J. H. Yoxall, M.P., Mr. H. Baker, M.P., Captain J. A. Morrison, M.P., Mr. A. W. Barton, M.P., Mr. E. A. Brotherton, M.P., Mr. J. H. Whitley, M.P., Mr. F. Whitley Thomson (Mayor of Halifax), Mr. H. Harrison (Blackburn), Mr. T. A. Hill (Nottingham), Mr. P. Milne Stewart (Southampton), Mr. C. J. Seaman (Worcester), and Mr. Thomas Ward (Goole).

Sir ALGERNON FIRTH said there were two points to which he wished to draw attention. The first had reference to the immense possibilities of development in the Crown Colonies and British Possessions, and the second to the apparent want of any system whereby any increment of value from developments resulting from the expenditure of national money could accrue to the British taxpayer. He instanced the construction of the Uganda Railway by the British Government, for which we were now paying

£316,000 a year in respect of interest and sinking fund. That railway would belong eventually to the Colonial Government, along with a land grant on each side of the line. His view was that at least one half of this enormous land grant should become the property of the Home Government in order to recoup the British taxpayer not only for the capital invested in it, but also to enable him to receive some increment value from the probable development of the country. Another case in point was that of the North Nigerian Railway up to Kano, 750 miles long. There a different system prevailed. The money was borrowed by the North Nigerian Government on the strength of its own resources and good administration. It was borrowed at 4 per cent., and the point was that it could not be obtained on such favourable terms but for the protection afforded by the Home Government. The cost of such protection was all borne by the British taxpayer, and it was only fair that some share of the increment value either from minerals, timber, or land should accrue to those who found the money.

The Earl of CREWE, in reply, said that he would give the matter of recoupment his best consideration, and would discuss it with the Treasury, who, perhaps, were the chief people interested. He pointed out, however, that the fact that the Treasury had never hitherto put forward such a scheme indicated that there must be grave difficulties in the way of its adoption. With regard to taking steps to secure a profit on loans such as had been referred to, the Treasury had had experience of the disastrous results that might follow on such a course. However, he invited the Chamber of Commerce to submit to him a definite scheme, which, if it seemed practicable, he would have pleasure in submitting to the Treasury.

The deputation then thanked Lord Crewe and withdrew.

CENTRAL LAND ASSOCIATION.

Mr. Walter Long, M.P., presided on July 14th, at the annual general meeting of the members of the Central Land Association, held by permission of the Earl of Onslow, at 7, Richmond Terrace, Whitehall. Among those present were the Earl of Onslow, the Earl of Denbigh, the Earl of Harewood, Lord Willoughby de Eresby, Lord Sherborne, Lord Hastings, Lord St. Levan, Lord Clinton, Lord Digby, Sir Charles Morrison-Bell, Sir Frederick Cawley, M.P., Mr. M. Hicks-Beach, M.P., Mr. Charles Bathurst, M.P., Mr. E. C. Meyssey-Thompson, M.P., Mr. D. Davies, M.P., Mr. Almeric Paget, M.P., Mr. B. E. Peto, M.P., Mr. J. F. Mason, M.P., Mr. Christopher Turnor, and Mr. William A. Haviland, secretary.

In the third annual report the Committee stated that the membership of the Association had been considerably increased, there being now 1,011 members, as compared with 859 in 1909, and there was an increase of £1,255 in the Association's Funds. In the House of Commons there were 103 members of the Association, as against 61 a year ago.

Mr. WALTER LONG congratulated the members upon the satisfactory position of the Association. They were undoubtedly face to face with a new development in regard to the ownership of land. There had recently been a very considerable number of sales of estates. The sales had been between the owner and occupier, and not between the owner and some new purchaser. It would not, he thought, be fair to say that was immediately and directly the result of the passing of the Finance Act, but it was fair to say that the Finance Act with the revelation of the new attitude of Parliament and the governing party in Parliament towards land had given a very considerable impetus to that movement. The effect was that estates hitherto held by one owner, and conducted by one individual upon a definite set of principles, would in future be held by a large number of people, and that the central management of that tract of land—large or small—would necessarily be on different lines to those which had hitherto been pursued. That meant in a small way a revolution in regard to the tenure of land. The fact that those sales had taken place, and a variety of others also, increased the responsibility imposed upon the Association in the interests of its members. They were not only called upon to see that owners of land were protected and able to hold their own, but what was of far greater importance that the land, as a great national asset, should be prosperous, and not a decadent source of wealth. He was a believer in the present system of land ownership, because the ownership of land in the hands of an intelligent and public spirited people was generally for the good of the community. Money was spent often without return at all upon improvement and frequently upon the embellishment of estates frequently for the advantage of those who occupied farms and lived on them. The moment estates were broken an end was put to all incentive to the expenditure of

money upon them. If estates were to be divided up into small ownerships it would be necessary that there should be combination to give the owners of the land the knowledge and advantages they could not have. It might be better to have fifty owners of estates rather than one, but if that were true it could only be of value to the nation by some combination which was prepared to take the place of the individual owners. That was a strong reason for the existence of associations like theirs. There was opening out before them a new land scheme, and it would depend very much upon their efforts as to how far it would be really successful, not only to the individual, but to the nation as a whole. It was because he believed they were able to take a very useful and practical part in the work before them that he commended the Association. It was a non-political body, which had for its object not the promotion of the interests of a class, or the advancement of the position of any individual, but the protection of one of the greatest industries of the country—the one industry to which, he believed, they must look not only for their national prosperity, but the provision of those men and women upon whose shoulders would rest the responsibility and task of securing the future of the Empire. (Hear, hear.)

Mr. CHARLES BATHURST, M.P., in moving a vote of thanks to the chairman, emphasised the fact that the Central Land Association was not a property defence society. In his opinion the day of property defence associations as active factors in politics was over. The strength of landed interests in the future would depend to a large extent upon those who were in sympathy with the industry of agriculture and not so much upon those who occupied and worked upon their land. It was by the development of the industry that they could best secure the prosperity of the land-owning class. Referring to the intolerable growth of local taxation, Mr. Bathurst said that during the short time that he had been a member of the House of Commons he found the urban element was still very strong, and the most peculiar ways were found of spending money. He foresaw Bills being brought before Parliament based upon impracticable theories by urban faddists, and the Central Land Association could not better direct its energies than in the endeavour to resist the development of urban faddism. (Hear, hear.)

MR. HALDANE ON TARIFF REFORM.

Speaking at a conference of Free Traders held at the Holborn Restaurant on July 18th, at which a branch of the Free Trade Union for North and West London and Middlesex was formed, Mr. Haldane said:—

There were arguments put forward for what was called Tariff Reform which applied to a great many people. There was, for example, the question of the Empire. It was wonderful what a vast number of persons were carried away by a sentiment and did not look to see on what foundations of reason that sentiment rested. Was Tariff Reform such a good thing for the Empire? He questioned whether twenty per cent. of the people who said it was could give them an intelligent ground for the belief. A vast number of people imagined that Tariff Reform meant a system under which they were to trade freely with Canada, Australia, and other parts of the Empire unhampered by any duties, and to impose duties for the benefit of the Empire as a whole against the foreigner. That had nothing to do with Tariff Reform. There was no talk of Free Trade within the Empire under Tariff Reform. What was talked of was the heightening of duties all round against the foreigner, but the maintenance of their level among themselves. As they saw when that matter was discussed in Australia not long ago, Preference was only a relative term in that sense. They, whose main interest was the welfare of what was the heart of the Empire after all, were not dealing with a state of things in which they could look away from the rest of the world other than the Empire. When all was said and done, the large proportion of their trade was with the world outside the Empire. Another consideration, often left out of account, was that other great nations which were developing their industries were aiming at a great export trade, particularly of manufactured articles, and they could not sell those except in exchange for other things which they took in, and if they looked at the figures they bore out the inevitable consequence of the principle that the more the foreign trade of foreign countries developed the more their own interests compelled them to open their markets so as to take in exchange the things they wanted. So that process of putting up barriers would never stop a large reciprocal trade in those cases, and they were not even in sight of the time when

British trade would be exclusively with the other countries within the Empire and only to a small extent with other countries outside it; and if that were so they did well to take care that they did not exchange the substance for the shadow. He should be sorry if it were thought that he was not in sympathy with the idea of the unity of the Empire, but he believed the Empire was not like a machine, but was like a great living organism, the parts of which fitted into each other and co-operated in the fulfilment of the common ends of the life of the Empire as a whole. (Hear, hear.) He believed that process would manifest itself in the most marked degree if they could only secure that those purposes were clearly and rationally studied and understood by all the constituent parts of the Empire and were of such a kind as could be adopted by the Empire as a whole. In other words it was not on mechanical stimuli that the welfare of the Empire depended. (Hear, hear.) By all means let them encourage cables, railroads, steamship services, and everything that facilitated trade between the different parts of the Empire; aye, and even something more. There was the great question of Imperial defence, which gave a common purpose and a common ground on which the Empire could weld itself together. There was also the matter of the extension of their educational system by the co-ordination of the Universities of the Empire. It was by those things that the unifying process could most surely go on, and while it was going on they could leave trade to take care of itself. (Cheers.) He believed they were only at the beginning of that unification of the Empire, and he hated the notion that tried to bring the process down to the rigid rules of a tariff system—(cheers)—which were far more likely to increase friction and quarrels than to bring about unification. (Cheers.) He had confidence the Empire would hold together longer the more they developed those common purposes and made them clear. If they made the mind of the Empire clear and concentrated on its unity it would have a permeating influence which would make men look at the larger things and turn their eyes away from the smaller, over which confusion and friction would arise. (Cheers.)

They lived now in changed times. Mr. Balfour had urged that the basis of our taxation was too narrow. There had been various answers to that. He had been referred back to the old state of things when everything was taxed, which was broad enough; there had been introduced other modes of adjusting taxation which he could not discuss before a non-political body like that, but some of which had been working very well. But after all it was the purity of their public life which was most at stake, and the high level to which it had been brought that they had to maintain. He put it to them that there was no help to the cause of the unity of the Empire in the proposed departure from the conditions which had maintained that purity, and kept their Parliament the model of all other Parliaments; the proposals now before them were proposals to revive an antiquated and exploded fallacy and nothing more, and the change was only one in name from Protection to Tariff Reform.

MR. LLOYD GEORGE ON DREARY VILLAGES.

Mr. Lloyd George presided on July 20th at a congratulatory banquet given at the Trocadero Restaurant to Sir John Prichard Jones, in honour of the distinction recently conferred upon him by the King and in recognition of his benefactions to Welsh education. Sir John and he had one thing in common, said the Chancellor. They were both brought up in a Welsh village, and, in spite of the idealistic descriptions of village life, they knew something of the dreary nights of the village for the vast majority of the lads there. There were no clubs, no institutes—nowhere where the boys could turn for their entertainment or instruction. The village smithy was their only club. They were permitted there so long as they were not noisy, and when they were turned out there was nothing left but the village bridge. (Laughter.)

Sir John had remembered that, and when he was in the position to do something for his village, he set an example which was well worth following by those who were in a position to so remember the conditions they were brought up in. (Hear, hear.) He had established in his own village an institute, which was a model. There the lads had good libraries, club rooms, a fine hall, and there they had an excellent library of classical works. He was perfectly certain that if the man who started in a village and afterwards attained riches, did for his village what the guest of the evening had done, there would be no need to talk so much about policies for taking the people back to the land. (Hear, hear.)

NEWS OF THE MOVEMENT.

THE LAND VALUES GROUP IN PARLIAMENT.

The Land Values Parliamentary Group have prepared a Memorial for signature by Members of Parliament, to be presented to the Government before Parliament rises. The Memorial expresses gratification at the efforts made by the Government to pass the Budget into law. It urges the expediting and publishing of the new valuation of all land, apart from improvements, so that the long-promised Rating Reform may be proceeded with as quickly as possible. Further, it advocates a general Budget tax on all land values with the view to providing a fund for the abolition of the Break-fast Table Duties, and for furnishing local authorities with relief from certain services which may be fairly considered national. Mr. Lloyd George has already said that the question of the readjustment of local and national burdens must be faced in next year's Budget, and therefore this demand of the Land Values Group should require little argument with the Government.

The Memorial should receive the signatures of a majority of the Members of the Coalition, and as soon as it has been published it will provide a valuable programme for all Reformers throughout the country. It will be the means not only of renewing the agitation which the Budget aroused, but also of bringing great municipalities and local authorities once more out into the open in favour of Rating Reform.

EAST DORSET BY-ELECTION.

The election caused by the unseating on petition of Captain the Hon. F. Guest for East Dorset took place on June 30th. The result of the poll declared on July 1st was as follows:—

| | |
|--------------------------------------|-------|
| Major the Hon. C. H. C. Guest (Lib.) | 6,967 |
| Colonel Nicholson (Con.) | 6,375 |

| | |
|----------|-----|
| Majority | 592 |
|----------|-----|

For a couple of weeks previous to the polling Mr. Chapman Wright conducted an active campaign in favour of the Taxation of Land Values on behalf of the United Committee. On June 21st he was joined by Mr. A. H. Weller, fresh from the Hartlepool election. Some excellent propaganda work was carried out, meetings were held, and a large quantity of Land Values literature distributed.

MANCHESTER.

The following particulars are to hand from the Secretary of the Manchester League for the Taxation of Land Values, 134, Deansgate, Manchester.

In addition to meetings already mentioned in last month's issue, the undermentioned have been held:—

- June 26.—Boggart Hole Clough, Wm. Thomson and D. Catterall.
- .. 30.—Economic Class Meeting, in Manchester Office.
- July 3.—Queen's Park, J. Bagot, W. Norman, and A. H. Weller.
- .. 4.—Bury League of Young Liberals, A. H. Weller.
- .. 4.—Great Harwood League of Young Liberals, J. Bagot.
- .. 7.—Economic Class Meeting, in Manchester Office.
- .. 10.—Crowcroft Park, J. Naylor, J. E. Hutchinson, G. F. Musson, and A. H. Weller.
- .. 12.—Hyde League of Young Liberals, J. Bagot.
- .. 14.—Economic Class Meeting, in Manchester Office.
- .. 17.—Philips Park, W. Norman, O. O'Grady, D. Catterall, A. Hinton, and J. Naylor.
- .. 18.—Roe Green League of Young Liberals, A. H. Weller.
- .. 18.—Bury League of Young Liberals, D. Catterall.
- .. 18.—W. Salford League of Young Liberals, J. Bagot.
- .. 19.—Conran Street Croft, D. Catterall and A. H. Weller.
- .. 20.—Prestwich League of Young Liberals, J. Bagot.
- .. 20.—Great Harwood League of Young Liberals, A. H. Weller.
- .. 21.—Economic Class Meeting, in Manchester Office.
- .. 24.—Birchfields Park, W. Norman, D. Catterall, and A. H. Weller.
- .. 25.—Colne Valley Liberal Council, Austerlands, A. H. Weller.
- .. 26.—Whitefield League of Young Liberals, A. H. Weller.
- .. 26.—Conran Street Croft, D. Catterall, G. F. Musson, and O. O'Grady.
- .. 28.—Economic Class Meeting, A. Withy.
- .. 29.—Droylsden League of Young Liberals, A. H. Weller.

The two meetings at Preston on July 6th and 13th were very successful. On each occasion there was an audience of about a thousand persons.

Up to the time of going to press the following meetings have been arranged:—

- Aug. 2.—Middleton League of Young Liberals, Dr. P. McDougall.
- .. 3.—Great Harwood League of Young Liberals, A. H. Weller.
- .. 4.—Economic Class Meeting, 7.30, in Manchester Office.
- .. 11.—Economic Class Meeting, 7.30, in Manchester Office.
- .. 17.—Great Harwood League of Young Liberals, Dr. P. McDougall.

NEWCASTLE-ON-TYNE.

In conjunction with the United Committee, the Newcastle Branch of the League for the Taxation of Land Values have decided to extend the scope of their activities. It is proposed to open an office in Newcastle as the headquarters of the "Northern Land Values League." Mr. William Reid of Glasgow has been appointed permanent secretary, and the League will operate from Newcastle in the four Northern counties, Cumberland, Westmorland, Northumberland, and Durham. The business of organisation is progressing satisfactorily, and we shall be able to give further particulars of this new movement later. Meanwhile, Mr. Richard Brown and his co-workers at Newcastle are to be heartily congratulated on the progress they have made in the past years in propagating the movement in the Tyneside district. With Mr. Reid as Secretary, even greater and more successful efforts are anticipated.

WALES.

Under the auspices of the new Welsh Committee for the Taxation of Land Values, Mr. Ed. McHugh has addressed the following open-air meetings: 15th July, Fforestfach; 19th, Merthyr Vale; 20th, Ystalefra; 21st, Gorseinon; 23rd, Aberdare; 26th, Merthyr; 27th, Abercarn; 28th, Newport.

YORK.

From July 4th to 8th inclusive, Mr. Skirrow conducted an open-air campaign in favour of the Taxation of Land Values under the auspices of the York Branch of the English League. The secretary of the League writes that the campaign was most effective, the average attendance being between two and three hundred. The audiences displayed an intelligent interest and were obviously impressed.

LITERATURE DISTRIBUTION.

Our distribution of literature is steadily proceeding, fourteen constituencies have been covered or are nearing completion. All reports show that our leaflets are heartily welcomed all over the country. The hard work is just beginning and we are certain to have large demands from many divisions during the autumn. Numerous inquiries come to hand from all kinds of political and social organisations and it is particularly satisfactory to notice the interest which women are taking in the work. In one constituency two ladies have undertaken the distribution throughout the division which is rural, and at present—Tory. We hope and believe that their exhibition of courage and devotion will find many imitators.

Writing to Mr. Cawood on July 8th, Sir Alfred Mond said:—"I have duly received the leaflets at Swansea, and shall be glad if you will inform the United Committee that I am extremely obliged for the opportunity of putting the case for the Taxation of Land Values so popularly yet completely before my constituency. The leaflets have been very carefully distributed and have aroused much interest in the town."

MIDLAND LAND VALUES LEAGUE.

Since the last report the League speakers have used every opportunity which the weather allowed of urging the taxation of land values at open-air meetings, either from their own platform, or under the auspices of the local Liberal Associations.

Messrs. T. R. Stokes, Bernard Grigg, and J. C. Willis are energetically co-operating with Chapman Wright, the Secretary, in enlightening not only the Conservatives and those who are indifferent to politics, but also those Liberals who have not yet realised that our reform is the only one which will have any real effect on the conditions of the masses, and the one which will win elections in the Midlands in town and country alike by



THE GOOD OLD DAYS.

OLD BUDGET (to NEW): "AH, MY BOY, YOU'LL NEVER BE THE BUDGET I WAS. IN MY TIME WE HAD TO FIGHT FOR OUR SKINS. I WAS OUT IN NINETEEN-NINE."

[Reproduced by special permission of the Proprietors of PUNCH.]

proving that the Liberal candidate "means business," and does not intend to "fool" the people with quack remedies.

- June 24. West Bromwich: T. R. Stokes and Bernard Grigg.
 .. 28, 29, July 4. Birmingham: Chapman Wright.
 July 7. West Bromwich: T. R. Stokes and Chapman Wright.
 .. 8. Balsall Heath: Chapman Wright.
 .. 9. Handsworth: T. R. Stokes and Chapman Wright.
 .. 11, 12 and 13. Birmingham: Chapman Wright.
 .. 14. Cakemore: T. R. Stokes.
 .. 15. West Bromwich: J. C. Willis, T. R. Stokes, and Chapman Wright.
 .. 16. Lightwoods: T. R. Stokes.
 .. 18. West Bromwich: T. R. Stokes.
 .. 19. Stourbridge: B. Grigg, Chapman Wright, J. C. Willis, T. R. Stokes.
 .. 21. West Bromwich: Bernard Grigg.

FREE TRADE CONGRESS AT ANTWERP.

At the Free Trade Congress to be held at Antwerp, 9th to 12th August, about 30 delegates will be present from the United Committee and the various Leagues for the Taxation of Land Values. On behalf of the United Committee a paper on "The Relationship of Land Values Taxation to Free Trade" will be submitted by Mr. Fredk. Verinder, Secretary of the English League. Mr. Verinder has given a masterly exposition of his subject. It is a most readable document, and a valuable contribution to the literature of the movement. The acceptance of Mr. Verinder's paper by such a Congress indicates clearly the onward march of our ideas, and our practical proposals for the achievement of real free trade.

SCOTTISH NOTES AND NEWS. EDINBURGH AND DISTRICT.

From 11th to 23rd July, on behalf of the United Committee and the Edinburgh League for the Taxation of Land Values, Mr. Fred Skirrow conducted open-air meetings in Edinburgh and district. During the first week meetings were held in Edinburgh on six evenings and during the second week meetings were held as follows: Monday, 18th, Haymarket, Edinburgh; 19th, The Cross, Cupar; 20th, Bonnyrigg; 21st, Prestonpans; 22nd, Loanhead; 23rd, Dalkeith. The meetings were successful and literature was distributed in each of the localities visited as well as at the meetings. Mr. Skirrow writes: "The audiences have been large and the growing interest in and popularity of our cause is everywhere apparent." The arrangement of the meetings was in the hands of Mr. G. Arnott-Eadie and Mr. W. J. Young. In connection with the campaign the Edinburgh League distributed 40,000 leaflets. Mr. C. E. Price, M.P., wrote congratulating the League on this excellent work. All the meetings were well reported in the EDINBURGH EVENING NEWS.

An important meeting of the executive of the Scottish League was held in Glasgow on Wednesday, 7th inst. Mr. John Paul was present and gave an interesting account of how the United Committee was dealing with the distribution of literature in England and Wales. The response had been most encouraging.

It was arranged that the Scottish League should undertake the work of distribution in Scotland. The interest and desire for information on the Taxation of Land Values grows upon what it feeds, and the distribution of the sets of leaflets on such a comprehensive scale will create strength for the movement everywhere.

The League have decided to issue a manifesto to the people of Glasgow on the reactionary decision taken by the Corporation to devote the tramways surplus to the relief of rates.

In this reaction the interest and desire of the landlord have prevailed for the moment. There has been some disunion amongst the Progressives themselves on the question of allocation of the tramway surplus. But a little organisation and a vigorous agitation for the November elections will do much to bring Glasgow Councillors to reason on the subject.

The Lord Advocate's postponed meeting at Glasgow will be held in St. Andrew's Halls in October, date not yet fixed. The meeting will be under the auspices of the United Committee for the Taxation of Land Values, the Scottish Liberal Association, and the Glasgow Liberal Council. Mr. Ure's subject will be the relationship of Land Values Taxation to Free Trade, Housing, and Unemployment.

PRESENTATION TO LORD ADVOCATE.

On June 27th the United Committee entertained a number of friends and supporters at their new offices. The occasion served for a kind of official opening of the new offices and also for the presentation of an illuminated address to the Lord Advocate. About fifty persons were present to partake of tea among whom were: The Lord Advocate, Mr. J. C. Wedgwood, M.P., and Mrs. Wedgwood, Mr. Dundas White, M.P., Ald. P. W. Raffan, M.P., Mr. H. G. Chancellor, M.P., Mr. W. P. Byles, M.P., Mr. and Mrs. Joseph Fels, Mr. Crompton L. Davies, Mr. and Mrs. Coates, Mr. and Mrs. Earl Barnes, Mr. and Mrs. Berens, Mr. Yancey Cohen, Mr. and Misses Verinder, Mr. A. Lumley, Mr. F. Crilly, Mr. W. R. Lester, Mr. C. H. Smithson, Ex-Bailie Peter Burt, J.P., Mr. Geo. Orr, and Mr. John Paul. Mr. Crompton L. Davies occupied the chair, and on behalf of the United Committee presented to the Lord Advocate an illuminated address in token of the services he has rendered to the movement for the Taxation of Land Values. The Lord Advocate accepted the address in a speech full of genial good humour. Other speeches, expressing appreciation of the Lord Advocate's services, satisfaction at the progress made by the movement and indicating the line of action in the future were delivered by Mr. Wedgwood, Mr. Dundas White, Ex-Bailie Burt, Mr. Fels, Mr. Byles, Mr. Smithson, Mr. Paul and others.

The new offices of the United Committee are in the same building as the previous offices, and comprise a suite of six large rooms, this increased accommodation having been rendered necessary owing to the increase of the staff and the greatly increased scope of the United Committee's work.

The text of the address presented to the Lord Advocate was as follows:—

THE UNITED COMMITTEE FOR THE TAXATION OF LAND VALUES TO THE RT. HON. ALEXANDER URE, K.C., M.P., LORD ADVOCATE.

WE, THE UNDERSIGNED, wish to record our admiration and gratitude for the powerful, courageous and effectual aid which you have rendered to the movement for the Taxation of Land Values.

THE Report of the Select Committee on the Scottish Land Values Bill, 1906, of which you were Chairman, first marked you out as a master of the principle and its application.

THEN you alone among the Ministers of the Crown faced and carried through the difficult pioneer work of explaining the meaning and importance and justice of the reform to the Electors from the public platform.

WITH a rare public spirit you never spared yourself, but with unfailing courtesy and kindness you responded to all the heavy calls on you.

YOUR clear, exhaustive, unanswerable speeches, spiced with genial humour and delivered with infectious enthusiasm, have proved irresistible in England, Scotland and Ireland, and have charmed and convinced audiences large and small in town and country, till your name and words have become familiar to all, and are held in grateful honour by tens of thousands of your fellow Citizens.

WE who were present at those meetings and helped to organise them will never forget them and we regard our association with them as some of the most inspiring and successful of our political work.

THE education of the Electorate by your speeches during the two preceding years prepared the remarkable welcome which was given to the Budget, and made possible the triumphant campaign this year which has restored the fortunes of the Liberal Party.

AN outstanding proof of your success and of the dismay which your work and influence have inspired in the supporters of privilege and reaction has been given in the dastardly and venomous attack made upon you by Mr. Balfour. That attack has established you more firmly in the regard of your Friends and Supporters. It has served as the occasion for you to crown your services in the cause of progress by your magnificent vindication of the Government's policy and of your own consistency and honour in that speech in the House of Commons on the Third Reading of the Finance Bill, which in the opinion of those who heard it was one of the finest pieces of oratory and one of the most signal Parliamentary triumphs of our time.

WITH the expression of our sincere gratitude and personal attachment, and the confident hope that you will soon be called to an even higher position of honour and usefulness in the State,

Here followed the signatures of the chairmen and secretaries of the meetings addressed by the Lord Advocate and the signatures of the members of the United Committee.

ENGLISH LEAGUE FOR THE TAXATION OF LAND VALUES.

Annual Report for the year ended June 30th, 1910.

THE twenty-seventh year of the League's existence marks a turning-point in the fortunes of the great Reform to the accomplishment of which its activities are devoted. It has been a year of most strenuous endeavour and of solid progress. For it has seen the setting-up of the machinery for that separate Valuation of Land which the League has always demanded as the necessary preliminary to the Taxation of Land Values. It is therefore with great satisfaction in the past and hope for the future that the Executive submit their Twenty-seventh Report to the members.

THE TWENTY-SIXTH ANNUAL MEETING was held in London on July 21st, 1909. Addresses were delivered by Mr. JOSIAH C. WEDGWOOD, M.P. (retiring President), and by Mr. E. G. HEMMERDE, K.C., M.P., who was elected President for the ensuing year. A resolution in support of the Valuation proposals of the Finance Bill was spoken to by Mr. J. R. CLYNES, M.P., Mr. R. L. OUTHWAITE, and the Rev. THOS. HILL, M.A. The hall was full and the meeting enthusiastic throughout. A very hearty vote of thanks was accorded to the outgoing President "for his valued services during the past year in Parliament, in the Press, and on the Platform."

The services which Mr. HEMMERDE has rendered to the movement during his year of office, by his speeches in the House of Commons and in the constituencies, are gratefully acknowledged by all friends of the movement.

LECTURES have been delivered or MEETINGS addressed by the League speakers at the following places:—

London (126); Abbots Langley (2), Aldbury, Alton (2), Ashted (2), Aylesbury, Bardney, Barnoldswick (2), Barnsley, Batley, Bedmond, Biggleswade (5), Binbrook, Bingley, Birkenhead, Bishop's Stortford, Blackburn (3), Blandford, Bookham, Bournemouth (6), Bovington, Bradford (4), Brierfield (2), Broom (Beds.), Euxton, Chelmsford, Chipperfield (2), Claygate (2), Cononley, Crewe, Croydon (3), Denholme, Devizes, Dorking, Ealing, Eastbourne, East Ham, East Grinstead, Epsom, Ewell, Farnhill, Glossop, Golcar, Grainthorpe, Grassington, Great Missenden, Halifax, Hastings (4), Hatfield (2), Headley, Hemel Hempstead (2), Henlow, Herne Bay (3), Hersham, High Wycombe, Hitchin (3), Honley, Hook, Hornsey, Horsforth, Huddersfield (2), Ilford, Ipswich, Keighley (10), King's Langley (3), Laycock, Leatherhead (2), Long Marston, Longwood, Loughton, Louth (2), Mablethorpe, Market Rasen, Marsden, Mickleham, Mitcham, Nelson (2), Netherton (2), North Somercotes, Nottingham, Oakworth, Ossett, Outlane, Oxenhope, Oxford, Oxshott, Penistone (2), Pinner, Preston (2), Pudsey, Radcliffe, Reading, Richmond (Surrey), Rotherham, Sandy, Sawtatt, Seven Kings, Sheffield, Slough (3), Skipton, Southall, Stafford, Stone, Sutton (Surrey), Thornton, Tring, Tunbridge Wells, Wakefield (4), Walthamstow (3), Walton-on-the-Hill, Walton-on-Thames, West Ham (2), Willesden, Winchester, Wilstone, Wragby, Worcester Park (2).

This list would be much lengthened if it were possible to include the very large number of meetings addressed by members of the League during the two great Election campaigns of the year. The Branches of the League also—in Tyneside, in the Isle of Thanet, at Warrington, York, and Shrewsbury—and the affiliated local Leagues—at Manchester,* Liverpool, Bolton, Birmingham, Wolverhampton, and Portsmouth—all report numerous meetings (not included in the above list), arranged or addressed by their officers and members during the year.

The Executive desire to express their deep regret at the death of Mr. S. R. ALLISON, local Honorary Secretary at Margate, who contracted pneumonia while taking part in a canvass of the constituency organised by the Isle of Thanet Branch.

* Formerly the Manchester Branch of the League.

There has been some slackening in the demand for lectures since the death of KING EDWARD, but arrangements are already in hand for the renewal of the campaign on an extended scale in the coming autumn. An opportunity will be specially offered to Conservative Clubs of hearing and discussing the proposals of the League.

The public discussions, now usually held in connection with the Quarterly Meetings of the CENTRAL COUNCIL, have this year been unusually successful. At the October meeting, the GENERAL SECRETARY read a paper on "The Land Clauses of the Finance Bill as Amended." In January, a large public meeting gave a rousing reception to Mr. HENRY GEORGE, Junr., and Mr. LOUIS F. POST, who spoke on "The Issues and Results of the General Election." Mr. H. G. CHANCELLOR, M.P., fresh from his victory in Haggerston, being in the chair. At the April meeting, Mr. GODFREY COLLINS, M.P., presiding, Mr. W. R. LESTER, M.A., opened a discussion on "How the Budget makes possible the Untaxing of Industry."

The Annual "HENRY GEORGE COMMEMORATION DINNER" was, this year, postponed till November 29th in order that it might also serve as a celebration of the passing of the Finance Bill by the House of Commons. Mr. CROMPTON LL. DAVIES and Mr. JOHN PAUL, Secretaries of the United Committee, were the guests of the evening. Both in point of numbers and of enthusiasm, the dinner was by far the most successful function of its kind ever organised by the League. Mr. C. H. SMITHSON, who had just been returned unopposed to the Halifax Town Council, presided in the regretted but unavoidable absence of Mr. HEMMERDE.

The League was also well represented at the Dinners given by the United Committee in honour of Mr. HENRY GEORGE, Junr. (July 12th, 1909), and of Mr. JOSEPH FELS and the Hon. TOM L. JOHNSON, of Cleveland, Ohio, (April 11th, 1910).

The League took a very active part in the organising of the memorable HYDE PARK DEMONSTRATION in support of the Land Clauses of the Budget (July 24th, 1909), and was represented in the deputation which presented the Resolution, then passed, to Mr. Asquith (August 7th).

The League's delegates have attended regularly the meetings of the UNITED COMMITTEE of the Leagues, and have done their share of the magnificent work which has just been placed on record in the Third Annual Report of the Committee, a copy of which may be obtained on application to the League's office. Mr. F. SKIRROW—Yorkshire Agent of the League—now gives part of his time to organising and open-air work in various parts of the country, under the direction of the Westminster office.

At the GENERAL ELECTION (January, 1910), 61 members of the League stood as candidates, of whom 39 were successful. These included the President, two Past-Presidents, and six Vice-Presidents of the League. Some of the most noteworthy victories of the Election stand to the credit of our members. It is greatly to be regretted that Messrs. W. R. LESTER and R. L. OUTHWAITE failed to win the seats which they attacked so gallantly.

A month before the LONDON COUNTY COUNCIL ELECTION (March, 1910), the Progressive leader, Sir J. W. BENN, declared that "at this election the Taxation of Land Values will come at the top of the Progressive programme." The League did its best, in co-operation with the United Committee, to secure the fulfilment of this forecast; and its special leaflets, as well as those issued by the Committee, were widely distributed in all the county electoral divisions. Many seats were won from the Moderates by candidates who stood for the rating of Land Values, and there are signs that this reform may secure the support even of some of the Moderate members. The Rev. STEWART HEADLAM and Mr. A. L. LEON (members of the League) are on the new

Council, and with them such stalwart friends of the cause as the BARON DE FOREST, Mr. PERCY A. HARRIS, Mr. R. C. LAMBERT, and Mr. FRANK SMITH.

THE sales of LITERATURE during the year have been the largest on record, amounting to about £574. Much of this has been sold at greatly reduced rates for election use, and, in addition, there has been a free distribution of leaflets, pamphlets, and posters, on a scale unprecedented in the history of the movement, for the use of members of the League, of affiliated clubs, and of friendly candidates. This work was rendered possible by the ready response of many members to a special appeal for funds. The Executive are specially grateful to Mr. T. F. WALKER, one of the founders of the League, for a generous donation of £70 to the Election Fund.

A special feature of the recent electoral campaigns has been the large number of POSTERS dealing with the Taxation of Land Values. Liberal use was, of course, made of those issued by the United Committee, and several thousands of the famous "Duke" poster of the MORNING LEADER—"What! Tax my Land!"—were purchased and issued by the League.

The office of the League is the headquarters of the LAND VALUES PUBLICATION DEPARTMENT of the United Committee, and the chief publishing office of LAND VALUES, the monthly organ of the movement. The circulation of the paper has greatly increased during the year, and steps are now being taken which will, it is hoped, lead to a still larger increase of its sales in the near future.

The following LEAFLETS have been issued by the League since last report:—

- "A Marching Song for Land Reformers."
- "A Famous Case at Richmond" (4 pp.).
- "The L.C.C. Election (1910) and the Rating of Land Values."
- "Holding and Withholding."

A Reasonable Proposal To REAL RADICALS.

The Right People.

People who believe in the Taxation of Land Values are real radicals. That goes without saying. Real radicals are true reformers. True reformers do their own thinking. Doing their own thinking fits them to properly place and appreciate the thoughts and opinions of others. Therefore the Publisher of "The Open Road" puts this advertisement in "Land Values" with confidence, knowing that he makes his announcement to the right people. Besides he is a leaguer himself.

No Excuse Now.

"The Open Road" is valued by many not so much for what it tells them as for what it makes them think. It makes them think. Yes! It does not do the thinking for them. You have only the Publisher's word for it, of course, unless you are already one of the many valuers. Sometimes Publishers are right. This is a case in point. But, considering this is the first time "The Open Road" has been advertised in "Land Values" and considering also that it has not been advertised much anywhere, it is not to be wondered at if you do not know "The Open Road." However, there is no excuse now.

A Reasonable Proposal.

This advertisement of "The Open Road" is not the last you are likely to see. You may see one next month. It all depends on you. In any case you will come across another in this issue, unless you won't read your journal right through. Which is unthinkable! But here is a reasonable proposal. Buy one copy of "The Open Road" and test the value of this advertisement. You may never have seen a copy before in your life. But it will certainly not be the last you will want to see. You will become a regular subscriber. Prove the truth of this prophecy. Send four penny stamps to the Publisher, C. W. DANIEL, 3, Amen Corner, London, E.C., who will send you in return a copy of "The Open Road" and other interesting matter, which will make you rejoice that you saw this advertisement. In another advertisement, which appears elsewhere in this issue, you will discover a new application of the principle of the pooling of advantages. The subscription to "The Open Road" is 3s. yearly. To the United States 1 Dollar.

The "Marching Song" was adapted by the officers of the League from an American Anti-Poverty song, set to the spirited tune of "Marching through Georgia." Large editions of it, with and without music, were afterwards issued by the United Committee. There was an enormous demand for copies, and the singing of the "Land Song" soon became a recognised part of the proceedings at almost every election meeting. Other Radical candidates could probably say, as Mr. WEDGWOOD did, that "my opponent must have heard it even more often than I did!" The fact that a commercial firm has thought it worth while to make a discophone record of it is a testimonial to its popularity.

The GENERAL SECRETARY of the League, besides giving a large number of lectures in many parts of the country has written two memoranda on the Finance Bill—"as introduced" and "as amended" (LAND VALUES, July and December, 1909); two articles on "The Lords and the Budget" (for the L. V. Press Bureau); one on "The Budget and Land Values" (DAILY NEWS Year Book, 1910), and a paper on "The Taxation of Land Values in its Relation to Free Trade" (to be read on behalf of the "United Committee" at the International Free Trade Congress, Antwerp, August, 1910); as well as two leaflets for the League.

The following RESOLUTIONS on questions of policy have been adopted during the past year:—

(1) "That this Annual Meeting of the English League for the Taxation of Land Values welcomes the provisions in the Finance Bill for giving effect to Mr. Lloyd George's pledge 'to provide machinery for a complete valuation on a capital basis of the whole of the land in the United Kingdom,' and urges the Government not to allow the Land Clauses of the Bill to be weakened in any way that may imperil the completeness and accuracy of the Valuation."—[Annual Meeting, July 21, 1909.]

(2) "That this Meeting of Members and Friends of the E.L.T.L.V. thanks Mr. HENRY GEORGE, Junior, and Mr. LOUIS F. POST for their addresses; expresses its satisfaction at the large majority in support of the Budget already returned in the General Election now drawing to a close; pledges its support to the Government in any measures that may be necessary to vindicate the sole right of the People's Representatives to control the finances of the country; and urges the Government to complete the Valuation of Land as speedily as possible with a view to the early adoption of the Value of Land, apart from Improvements, as the basis of Local Rating."—[Essex Hall Meeting, January 28, 1910.]

(3) "That the Executive of the E.L.T.L.V. protests against the proposal of the Improvements Committee of the London County Council to sell a freehold now belonging to the Council to Sir J. Wolfe Barry, K.C.B., as it is against public interest that Land Values which have become public property should be alienated into private hands."—[Executive, February 14, 1910.]

(4) "That this Executive heartily congratulates the Rt. Hon. D. LLOYD GEORGE, Chancellor of the Exchequer, on the passing into law of the Finance Bill (1909-10); expresses its gratification at the setting-up of machinery for the valuation on a capital basis of the whole of the land in the United Kingdom; and urges the Government to complete the Valuation with all possible expedition, in order that it may be made the basis of such a system of taxation, national and local, as will relieve the materials, processes and results of industry from the burdens of taxation and rating."—[Executive, May 9, 1910.]

The following organisations have become AFFILIATED to the League during the past year:—

Midland Land Values League; Huddersfield Junior Liberal Association; Portsmouth Working Men's Liberal Club; Aylesbury Liberal and Radical Association; Slough and District Liberal and Radical Club; Hyde Division League of Young Liberals.

It is unnecessary to give here more than the briefest sketch of the great PARLIAMENTARY STRUGGLE, the story of which has been told in detail in the columns of LAND VALUES. The Finance Bill passed its second reading on June 10th of last year. During its long and stormy passage through committee, Mr. LLOYD GEORGE made many "concessions," and accepted, or himself proposed, many amendments. But no amendment and no concession was allowed to imperil the one thing—the Valuation—which, from the League's point of view, was the most valuable in the Bill.

It is quite true, as the CHANCELLOR himself said, that "there is no tax which we propose [in the Bill] that HENRY GEORGE would have approved of." But the setting-up of a national machinery for a national Valuation of Land lays the foundation upon which the straight tax upon Land Values, of which HENRY GEORGE would have approved, may hereafter be based, and without which it would be impossible. The charge of sympathy with HENRY GEORGE—"LLOYD GEORGE and HENRY GEORGE!"—furnished the text for many attacks upon the Government, and it is an encouraging sign of our progress that a Cabinet Minister, speaking in a Midland constituency, boldly admitted the truth of the charge:—

"Land Reform and Free Trade stood together. They stood together with HENRY GEORGE, with RICHARD COBDEN, and they stood together in the Liberal policy of to-day."—[Rt. Hon. WINSTON CHURCHILL at Derby, January 11, 1910.]

The third reading debate on the Budget Bill, on three days in last November, ended in its approval by a majority of 230 (379—149).

After a debate extending over six days, the House of Lords, on November 30th, 1909, for the first time in its history, rejected a Budget, under the pretence of "submitting it to the judgment of the country." Dissolution and the election of a new House of Commons followed in January. In spite of the most formidable combination of vested interests which any Government has had to face for two generations, the Government came back with a solid majority in favour of the Budget. In the large towns and in the industrial districts of the North, where the land taxes were likely to be operative, the Liberal and Labour candidates mostly held their own. In the agricultural districts, where the valuation alarmed the landlords, and the ostentatious exemption of agricultural land from taxation showed that the Budget offered nothing to the labourers, the Government candidates lost ground.

The Finance Bill, practically unaltered, was re-introduced into the House of Commons. The second reading was debated and passed on April 25th (majority, 86). On April 27th the Commons passed the third reading by a majority of 93. The House of Lords, on April 28th, gave the Bill a second reading, and passed it through all its remaining stages without a division. It received the Royal assent on April 29th—the anniversary of its first introduction in the House of Commons.

It remains only to add, to this rapid survey of the past year, a few words about the future.

(1) As to POLICY. The Valuation is already in progress. We must urge the Government to complete it as quickly as possible, and to make the results public. Then comes the question of the use to which the Valuation, when completed, is to be put. No real advance can be made till the National Valuation is available: for no possible increase of such taxes as the "Land Values Duties," imposed for valuation purposes in the 1909-10 Budget will bring us any nearer a true Taxation of Land Values.

The representatives of all the Leagues, who form the United Committee, are now considering the details of a practical programme for the immediate future (see LAND VALUES, July, 1910, p. 26).

The reform of local rating on a Land Value basis is, of course, the first item in the programme. This does not mean the imposition of any new taxation whatsoever: it

is merely the re-adjustment of *existing* local taxation in such a way that it shall no longer penalise development and industry. Coupled with this, there should be a national tax on Land Values, to be used, instead of the present system of "doles," for the re-adjustment of burdens as between the poor and the wealthy districts. (This proposal was made, and reasons for it given, in a manifesto on Rating Reform, issued by the English League more than five years ago, and printed in LAND VALUES, July, 1905. It will now be urged by the whole strength of the movement.) To these reforms must be added the repeal of the breakfast table duties, the revenue thus sacrificed being replaced by a tax on Land Values.

(2) As to ORGANISATION. The North of England and the Midlands are already provided with local educational agencies. The Newcastle office, reorganised and equipped with funds, will take charge of the four Northern Counties. Lancashire has centres at Manchester, Liverpool, Bolton and Warrington. Mr. SKIRROW is in charge of the Yorkshire district. In the Midlands, there are offices at Birmingham and Wolverhampton. Wales is being organised by the United Committee. It is on the *Eastern, Southern, and Western Counties, and particularly on the agricultural districts*, that the educational efforts of the League should, for some time to come, mainly be concentrated. The Executive appeals to all the members, and to the large number of sympathisers who are not yet members, for such an increase of personal effort and financial support as shall enable them to show as good a record of successful work in the future as in the year which has just closed.

[All communications for the English League should be addressed to FREDK. VERINDER, Gen. Sec., 376, Strand, London, W.C.]

The Annual Report of the English League, reported above, makes interesting reading, and Mr. Verinder, the General Secretary of the League, is to be warmly congratulated for such an encouraging account of the year's work. Mr. Verinder has done well, particularly in the organisation of the local district meetings. He is widely known as an able and gifted platform exponent of our views, and the oftener he speaks the better for the cause the League exists to advance. A word of commendation is also due to Mr. Berens and Mr. Munn for the good work they have done during the year in the distribution of the literature. This output of literature is by no means the least important feature of our propaganda, and the League offices at 376-7, Strand, London, have had quite a record year.

COLONIAL AND FOREIGN.

AUSTRALIA.

GROWTH OF LAND VALUES.

A dispatch from Melbourne on June 30th, appeared in the FINANCIAL TIMES the following day. It stated that forty-one lots of city property, being part of the estate of the late Mr. Watson, the Bendigo Quartz King, have realised £331,420. One lot worth £15 in 1837 yesterday fetched £59,000.

"TIMES" ON COMPULSORY PURCHASE.

The TIMES of July 9th in a leading article on Australian politics said:—

The progressive land tax, which is to be introduced at once, is the feature of the Ministry's programme which most engrosses Australian attention. While we think the tax may not be quite so easy to pass or to apply as its promoters seem to believe, we welcome and fully accept the assurance that one of its main objects is to assist immigration and to encourage closer settlement. It is deplorable to see near the big Australian cities great areas of land which have never been placed under cultivation, while settlers are unable to find holdings within easy reach of a market or a railway. Compulsory repurchase of land will never solve the problem of rapidly peopling Australia.

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AGENTS WANTED.—EXCELLENT PROSPECTS.

SOUTH AUSTRALIA.

THE SINGLE TAX LEAGUE.

The annual meeting of the Single Tax League was held in Adelaide on May 26th, Mr. W. H. Pope, President, in the chair. The reports submitted at the meeting stated that the movement was advancing chiefly among the Municipalities. The policy of taxing improvements was recognised as unjust, and a campaign in favour of substituting the Taxation of Land Values had been conducted by Councillor Craigie. On the passing of the British Budget a congratulatory cablegram had been forwarded to Mr. Lloyd George from the combined Single Tax League of the Commonwealth. The total revenue of the League amounted to £354 10s. 4d., and the total expenditure to £270 8s. 4d. Mr. T. J. Wainwright was elected President and Miss Emily Williams, Secretary.

DEMAND FOR LAND.

According to a TIMES message from Adelaide on July 12th, large sections of Wirrabara and Hill River, two of the largest sheep stations within the agricultural areas, are being brought under the hammer by their owners. At recent similar sales of other old-established stations high prices were realized. The demand for agricultural land continues keen, and all the farming and grazing country made available by the Government or by private owners is being over-applied for. The treasurer has stated in the House of Assembly that within six months the Government will open up half-a-million acres.

THE NEW LABOUR MINISTRY.

On July 5th, Mr. Verran, the new Labour Premier of South Australia, announced the Government's policy in the House of Assembly. A progressive land tax would be introduced only if a similar measure now being advanced by the Federal Government did not pass. Bills would be introduced for the compulsory repurchase of land and the assessment of its value for local rating purposes.

NEW SOUTH WALES.

The chairman of the Peel River Land and Mineral Company speaking at a meeting on July 15th, said:—They read of proposed progressive land taxes, and estates of the size of the company's were to pay more, and, probably, an additional tax besides as absentee owners; but at present no Bill was before either House of Parliament.

The Secretary of the Sydney Single Tax League, Mr. A. G. Huie, writes:—

"Herewith copies of the series of leaflets we have published for distribution at this year's Royal Agricultural Show. It is the first time we have been enabled to take advantage of the show to bring our principles under the notice of the great crowds which go to Moore Park at Easter. That is one of the results of the Joseph Fels' Fund."

The leaflets are admirable, and well suited for the purpose.

CANADA.

HUDSON'S BAY COMPANY.

A general court of this company was held on July 4th, in London; Lord Strathcona presided, and in the course of his statement said:—

You are all aware, I presume, that the Hudson's Bay Company are not a land-trading company in the ordinary sense of the word; they do not purchase land for the purpose of selling it again at a profit. They acquired their land (many millions of acres—the whole of Rupertsland) in 1670 under the provisions of their Charter, and they held this land (the whole of it) until 1869-70, when, at the instance of the Imperial Government, they relinquished to the Government, for high State purposes, the whole of that property—millions of acres extending from the summit of the Rocky Mountains down to Hudson's Bay—that is, everywhere where the waters went into Hudson's Bay on the east side; they relinquished this property to the Government that they might give it to form part of what is the great Dominion of Canada to-day. The company held this very much in the same sense as any proprietor of land in the United Kingdom holds his, and as there were a number of participants in it (the shareholders) it was impossible to partition

equally among them the land retained—over 6,000,000 or 7,000,000 acres—a very moderate quantity indeed to retain out of such a vast territory. The only way of doing it was by turning it into money—by selling it—and that is what the company are doing to-day. They are not, as I said before, like an ordinary land company—purchasing land and selling it again for profit—and consequently they are not under the obligation of paying income-tax on it any more than a proprietor in the United Kingdom is on selling his land. I thought it as well to make that clear to the shareholders, and I have endeavoured to do so. (Hear, hear.) . . . Regarding the land department, a combination of conditions continues to develop in Western Canada which can hardly fail to create an ever-growing demand for, and enhanced values of, agricultural lands. During the fiscal year of the land department under review, ending as previously stated on March 31, 1910, the area of farm lands sold amounted to 104,383 acres, for £266,600 4s. 9d., the average sale price being £2 11s. 1d., compared with 25,449 acres for £59,349 17s. 3d., an average per acre of £2 6s. 7d., for the previous year. From these figures it will be seen that the total area sold during the year under consideration represented slightly more than four times the area disposed of in the preceding year; while the increase in the average price realized is 4s. 6d.—nearly 10 per cent.

The particulars of farm land sales for the last six fiscal years are:—1904-5, 114,298 acres for £145,004 15s. 11d.—average, £1 5s. 4d. per acre; 1905-6, 226,197 acres for £331,156 4s. 8d.—average, £1 9s. 3d. per acre; 1906-7, 140,089 acres for £281,637 18s. 11d.—average, £2 0s. 2d. per acre; 1907-8, 21,214 acres for £54,937 16s. 2d.—average, £2 11s. 9d. per acre; 1908-9, 25,449 acres for £59,349 17s. 3d.—average, £2 6s. 7d. per acre; 1909-10, 104,383 acres for £266,600 4s. 9d.—average, £2 11s. 1d. per acre. (Cheers.) . . . And in connection with the land matters, let me say that your directors have followed a conservative, while at the same time a progressive, policy. It would have been the easiest thing for them to have shown much greater profits from the lands by selling indiscriminately at the prevailing prices; but in doing so they would have sacrificed the permanent and best interests of the shareholders, and this will be apparent to any one who will look into the advance in prices during the last six or eight years. It will be seen by a glance at the map of the fertile belt that the company's lands are not in one or two great blocks, but are situated in every one of the townships surveyed (containing 36 sections) to the extent practically of one-twentieth in each such township (that is, 5 per cent. in each township), so that there is no difficulty in reserving for a higher price such sections (or parts of sections) as it may appear desirable so to deal with, the actual fact being that while a portion of any section has been sold, let us say for eight or ten dollars per acre, in a couple of years or so later twenty dollars per acre, have been received for the other portion of the section of precisely the same quality. I speak here of actual facts.

Again, there are some millions of acres of land in what is known as the arid district, which a very few years ago could not have been sold for twenty shillings or even ten shillings an acre, and which now under irrigation are worth some two to three pounds an acre; and the company have recently effected one transaction of 102,000 acres of this character, where they will net from two to three pounds an acre for that self-same land. I merely instance this to show the great care and circumspection which must be used in dealing with that vast property of four or five million acres still remaining to the company, and which I have on many such occasions as the present spoken of as a most valuable inheritance, as with the increase of population and settlement the values must go on increasing year by year.

UNITED STATES.

PROGRESS.

Mr. Louis F. Post writes:—Over here, things have taken a tremendous plunge forward. When Harry George and I got home, we were hardly able to get our bearings on the political tendencies that had become manifest during our absence . . . What Pinchot and Garfield's speeches may mean with reference to party politics, nobody can tell; but that those speeches express a tremendous and rapidly growing feeling all over the country is obvious. The conservation of natural resources and abolition of tariff protection are likely to come together as the great issue in our politics; and, while in form they will be as superficial as your penny-in-the-pound of land values, they will, like your penny-in-the-pound budget, bring out fundamental discussion. Although "conservation" meant at first only the protection of public lands still in government

ownership, the Republican leaders for that movement—like Pinchot and Garfield, &c.—are not hesitating to argue for equal rights in all natural resources. They probably do not think, in saying that, of going very far in our direction—no more than your Liberals who argued for land value taxation really thought of the radicalism as to land tenure which was carried in their argument—but the great thing is that the subject, even in its deeper phases, is now exciting discussion of a more radical kind than we have ever had before on so large a scale. As to the tariff, that has already got, with the Insurgent Republicans, to the point of being recognised as a fraud for protective purposes. You can hardly realise the tremendous advance in common talk and thought in our direction that has taken place since last fall. It is as great as that which took place in your country between my first visit and my second.

Mr. William Marion Reedy writing in the *St. Louis Mirror*, June 30th, says:—

Among the best talkers of Single Tax talk in this country to-day are Gifford Pinchot, James Rudolph Garfield and all the Conservationists. They want to conserve for public use the values in the unalienated land of the country. From that it is but a step to conserving for public benefit the values in the alienated lands. They haven't yet found out that the values can be conserved and the lands at the same time released to public use, by a simple method of taxation that will make the occupiers use the land or let it alone. A tax upon the actual value of the land—the value the grabbers estimate, not the value at which they grab it from the government—would stop the grab. The solution of the supposed conflict between conservation and development is as simple as A, B, C. If only Pinchot and Garfield could get this idea into the head of their great and good friend Roosevelt he might get up in his place and say something that would really make plutocracy tremble. He says he is not an economist, but a moralist; but robbing the people of their natural resources is a question for a moralist. Conservation without taxation at actual value is a farce. If the resources are only to be locked up, that will retard progress. Tax the resources and let them be free to the use of all who will pay what they are worth in taxes for the public good. Seems to me that Messrs. Pinchot, Garfield and Roosevelt have discovered a pretty bad case of a general disease, but haven't the nerve as yet to recommend the only possible cure. They'll all have to come to it, though, in the very near future. They've opened an issue that can only be closed by the application of the philosophy of Henry George.

LAND VALUATION IN CLEVELAND.

We have received a copy of the "First Quadrennial Report of the Board of Assessors of Real Property of Cleveland, Ohio." It is a concise account of the activities and achievements of the Board from the time of its appointment in November, 1909, to 1st July, 1909. Over 145,000 parcels of land and 100,000 buildings have been appraised. This means that in a period of seven months a complete and reliable valuation of land apart from improvements has been carried out. The Board has been working under the direction and supervision of Mr. W. A. Somers, and the result reflects great credit on his system of working. Appended to the report are 32 interesting maps showing values in various districts of Cleveland.

DENMARK.

The Danish Henry George League have taken an office in Fredericia Gade 25, Copenhagen, directly opposite to the common entrance to the Rigsdag (House of Parliament). They have also established a Press bureau which they hope to work largely through the assistance of members of the movement in different parts of the country. These friends are to conduct correspondence and supply articles for the local papers. Several new pamphlets are being prepared dealing with the taxation of land values from every point of view. It is proposed at present to begin this wider work in October, when the new offices will be occupied and equipped.

Miss Regine Petersen, who has been visiting Great Britain, called at the offices of the United Committee on two occasions and made inquiries about our methods of working.

HOLLAND.

LOCAL TAXATION.

Mr. L. Simons, Member of the Town Council of Amsterdam, writing to the editor of the *GLASGOW HERALD* on June 23rd said:—

May I take the liberty of contradicting your statement in to-day's leading article on "Systems of Local Taxation" that "in Holland there is no local Income-tax"? Why, sir, and a "bonnie" one, too, as you would put it here. We have one now in our chief towns, and in Amsterdam as high as 5½ per cent., beginning, however, only on incomes of £50 and allowing on the lower ones up to about £150 the deduction of the same amount, with further deductions for children, etc., thus reducing the burden very much for the smaller men. We do the same with our local assessments on the States tax on personal expenditure (which, like your local rates, is chiefly based on rateable values), levying from 60 per cent. up to 140, so that in this respect our complex system of local taxation differs largely from your own, which in the contrary sense falls most heavily on the smaller men. For I need not dwell on the well-known economic fact that the smaller the income the larger share of it has to be paid away in rent.

BOOK REVIEWS.

"PRIVILEGE AND DEMOCRACY." *

Privilege and Democracy: these words, or rather the ideas they are used to convey, to call up in the minds of others, are the very antithesis of each other. Where Privilege prevails, Democracy is impossible. When Democracy is once established, Privilege will necessarily have passed away. For what is Privilege? As the very origin of the word indicates—*privilegium*, private law, from *privus*, private, and *lex*, law—it denotes and indicates powers, advantages or favours, unaccompanied by proportional and corresponding duties, secured by custom, force or law to some, but denied to others. Democracy, on the other hand, means equal opportunities, political, social and industrial, to all—favours, or privileges, to none. Though reactionaries are to-day prone to assert that Democracy is on its trial, or has been tried and found wanting, the very opposite is true. It is Privilege that has everywhere been tried, enforced

* Privilege and Democracy. By Frederick C. Howe. Publishers, T. Fisher Unwin. London. Price 7/6 Net.

INCREASE OF "LAND VALUES"

and the Pooling of Advantages.

A New Application of the Principle.

C. If you did not by any chance read the advertisement of "*The Open Road*" on page 62 it might be as well to refer to it. You are told there that another may appear next month. **It all depends on you.** Understanding the principle of the Taxation of Land Values, you will see at once the logic. You know perfectly well that your presence with others in your locality sends up "*Land Values*." If you read "*The Open Road*" as a result of reading this advertisement, you will send up "*Land Values*." It is as plain as a pikestaff. Those responsible for "*Land Values*" tell you quite distinctly that if you deal with their advertisers you will help their journal (your journal). By dealing with their advertisers you will naturally increase the revenue from advertisements. By doing that, of course, you will enable them to increase the circulation of the journal. That is very effectually sending up "*Land Values*." By buying "*The Open Road*" you encourage it to support "*Land Values*." You effect a blending of forces and an association of services.

A Likeness with a Difference.

C. When people increase the value of land they merely increase the power of that which follows them about like a Vampire—Landlordism. In that respect then, if you read "*The Open Road*" you will not be acting as you do by daring to live on "land belonging to another." You will instead be co-operating to apply the principle of the Taxation of Land Values. There will be, not exactly a pooling of advantages, but at any rate reciprocal benefits. You will gain. "*The Open Road*" will gain. "*Land Values*" will gain. You can easily prove the gain to yourself! Send four penny stamps to the Publisher, C. W. DANIEL, 3, Amen Corner, London, E.C., who will post you in return "*The Open Road*" and other interesting matter, which will make you rejoice that you saw this advertisement. The subscription to "*The Open Road*" is 3s. yearly. To the United States, 1 Dollar.

by all the power of Governments on the masses of the people, and found lamentably wanting. It is in established privilege that all the social ills accompanying our present advance in material civilisation may be directly traced. It is in established privilege that we alone can find the explanation of the present unequal and inequitable distribution of wealth. It is against privilege that the ever-growing and righteous discontent of the masses of the people is being directed. And the overthrow of Privilege is the necessary first step toward the establishment of Democracy. Hence it is that those who have ears to listen can detect in the social strife of to-day the birth-struggles of Democracy, destined beyond all doubt ultimately to reign supreme over the destinies of mankind. And that those who have eyes to see can detect on the mountain tops the first faint gleams of the approaching dawn, though the valley may be still steeped in the gloom of night.

In incisive words, illumined by a sincerity and conviction too often lacking in such writings, the author of this book, Mr. F. C. Howe, clearly reveals the price the United States of America has had to pay and is still paying for the establishment of Privilege, and indicates the first step towards its overthrow as the predominant factor in their national life. It is a book earnestly to be commended to all students of history and of economics. Though an optimist as to the future, Mr. Howe clearly realises the evils of the present. "Through class-made law," he contends, "civilisation has been set back centuries in its growth, while liberty, the liberty that involves the economic as well as the political freedom of the individual, has all but disappeared from the face of the Western world." Biting words, but who dare deny their truth?

L. H. B.

The Story of my Dictatorship.

1d. Edition. From these offices 5/6 per 100, Carriage Paid.

The above has now been published, has been widely circulated, and has been well noticed by the daily and weekly press. Some twenty thousand have already been placed, and we trust our readers will co-operate with us to secure as wide a circulation as possible for this bright little book, which is invaluable for propaganda purposes.

THE NEW LAND LAW.*

No more bad times for farmers and farm workers.

There are good farmers in this country who cannot get farms. There is much good land lying idle, and still more that is badly farmed. The farmers and farm workers have a hard time of it. Rents are too high in most cases. They are often paid out of the farmers' interest, out of the wages they should receive for management, or out of the workers' wages. To pay the rent, many a good farmer has to sell a horse which he would like to keep for working the farm, or cows and sheep which should be kept for stock. He cannot buy the best implements or seed. He has to sell good dairy produce and feed himself and his family on cheap and inferior food. The farm workers get low wages. Their families are usually badly housed, badly clothed, and badly fed. So little freedom and security have these men, so hard and laborious is their life, that thousands are flying to lonely and distant parts of the Colonies to get the scope and peace and independence, which landlordism denies to them at home.

Not wicked landlords and farmers, but wicked laws.

There is no reason why farmers, ploughmen, and shepherds should be treated like objectionable people, or vicious criminals, and chased out of the country. At Lady Day, 1910, a farmer at Newark, Nottinghamshire, was turned out of his farm. A year before a dealer had offered a few shillings more rent per acre. The landlord gave the sitting tenant notice to quit. The MARK LANE EXPRESS (one of our leading agricultural papers) of April 4th, 1910, said that the new tenant was likely to be boycotted by his neighbours, so strong was the feeling that the previous farmer, who was highly respected for his character and work, had been wronged. But what is the use of blaming the new farmer? This same thing takes place every year. The common sense of the Newark farmers was all against the eviction of their neighbour and the raising of the rent. Common sense is the same in all similar cases, but

common sense is worth nothing, if it never does anything to stop what it knows to be wicked and foolish. Those Newark farmers knew what a fair rent was, but they had no power in the matter. The new tenant and the landlord fixed the rent. Neither of them is fitted to do this. The tenant, because farms are too scarce, was too keen to get the farm, and the landlord was too anxious to get a higher rent to consider only the question of what the real value of the farm was. The opinion of the old farmer and of his old and experienced neighbours was unheeded. He was turned out, and he and his late neighbours will have to swallow their anger, while the new farmer pays too high a rent as long as he can. This is the outcome of our present land laws.

A New Land Law.

Farmers have always desired to get land at rents which would leave them interest on their capital and wages for their labour. This is no sin. Without a rent which leaves such a return, no farmer can succeed, and with such a rent no industrious farmer need fail. Why should not farmers obtain their desire and put an end to their troubles? Under the Budget of 1909 there is to be a valuation of the land different from the landlords' valuation. It will be a record of the bare value of the land apart from all improvements upon it, and at first it is to be made by a Government valuer. But no one is so well-fitted to value a farm as six or seven farmers and men of experience in its neighbourhood. They could act with the landlord and Government valuer. Let the value at which they arrive be the rent which is to be paid for the land. We may assume that experienced farmers would fix the rent at a figure which would give the tenant a full return on his capital and labour. In bad seasons and with a fall in prices rents should be reduced, so that the tenant would never be required to pay rent out of his capital. All land should be valued, and offered to the men who would make good use of it. If this were done, thousands of farmers would find farms, and would be free from any fear of poverty or ruin.

To secure the improvements.

The assessors or overseers have always a habit of raising the assessments when improvements are made by the landlord or tenant, and of fining them a few more shillings or pounds every year. The landlord has always a habit of raising the rent when the tenant improves the land. The valuation of the land apart from the improvements could be used to stop this. The value of the land would bear all rates and taxes, and improvements would be relieved from these burdens. The farmer could discuss with the landlord the question of what improvements were properly his own without fear of being turned out. He would not have to pay rent for the improvements made by his own industry and capital.

To keep off other evils.

This change would prevent the landlords from reducing the value of their estates by draining away the capital of good tenants and driving them out, for the sake of getting an increased rent from a misguided farmer for a few years. Farmers would have more capital and workers more wages. They would produce more, and everyone, including the landlord, would be better off. Under this system, farmers would not be tempted or driven into the snare of land purchase, which sooner or later brings them into the clutches of the money-lenders, with their mortgages on the land, and their fixed rate of interest in bad seasons and good seasons, under low prices and high prices. To meet this interest, the so-called proprietors have not only to break into their capital, but lose their land as well. Small holdings and large holdings would be got in their proper places without the interference of County Councils. The interests of the landlords, large farmers, and small holders would be impartially considered.

Good Times.

With security of tenure and improvements, with just rents, with all the land put to its proper use, well-educated young farmers and capable farm workers would stay at home and fill up the half-deserted country districts. They would give employment to smiths, joiners, builders, and village tradesmen. Decent men and women would be kept out of the poorhouse. There would be much more life in the country, and people would find there sufficient of the things for which they now go to the Colonies, or to the large towns. Since the first business of farmers is to get land, their first interest in politics should be to see that land can be obtained on fair terms.