

# Land Values

JOURNAL OF THE MOVEMENT FOR THE TAXATION OF LAND VALUES.

Seventeenth Year—No. 196

SEPTEMBER, 1910

1d.; Post, 1/6 per annum.

Telephone: Gerrard 8323, 8324. Telegrams: "Eulav, London."

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## NOTES OF THE MONTH.

### The Valuation.

The land question is extending and confirming its hold on the mind of the country. We are only at the beginning of the valuation and already it is engaging more serious attention than any other subject in the world of politics. This is a reason for satisfaction, as well as an inspiration towards further efforts. The power of landlordism has covered the face of this land completely; it has pressed heavily and disastrously on the industry and life of the nation. But the valuation is an attack on this power, wide enough to touch it at every point, if not strong enough to break it. In and through the valuation itself relief and security can be obtained for the men and women who maintain the nation by their services. Therefore, the deep and wide interest which is being taken in this subject is one of the most blessed and hopeful activities to which a country could give itself. The valuation is proceeding, and the most prominent incidents connected with its progress are the fierce and angry protests of its opponents. This is good. The controversy over the actual operation and administration of the Budget is deepening the impression that was made by its discussion last year.

### The Movement.

The calm which prevails in politics is in deep contrast with the stir and commotion which have arisen about the

valuation. Not even during the height of the Budget controversy last year was there a greater interest taken in the land question. The newspapers, magazines and reviews are filled with discussions of the subject. There was a time when the Taxation of Land Values was regarded with indifference and apathy, but the receipt of the valuation forms by millions of land-owners has dispelled that indifferent attitude in their cases. It is a gigantic task which the Inland Revenue officials have undertaken, and it will bear wonderful fruit. This invasion of privileges which the landowners have regarded as sacred gives rise to numerous movements on their part. There is something admirable as well as pathetic in the efforts made by the Land Union to withstand the progress of the principle which has now become the policy of the nation. Such a revolutionary and far-reaching change is bound to meet opposition until it has finally commended itself by its operation. There can be no return on this road, and we must make the most of the lessons which will be derived from the progress of this valuation.

### A New Move in Parliament.

The statement signed by 134 Members of Parliament which appears in another column has received a remarkable amount of attention in the Press. The statement was presented as a memorial and petition to the Government, and this fact has irritated the Conservatives, who thought that further demands should be stayed until the valuation was complete. The promoters of the memorial have quite other ideas. Bearing in mind the urgency of the problems which await the practical application of the Budget's principle, they know that the valuation will be all too slow and the imposition of a tax too late. The next step cannot be taken too soon. Until now the land question has never been in Parliament as it has deserved to be. For hundreds of years Parliament has devoted itself very largely to securing privileges in land for a small class. Protests as numerous as they were futile have been made against this policy. It is only now that effect in the smallest way has been given to all those protests and rebellions, and no apology is required for seeking to occupy the time of Parliament in undoing the evil work that has been done through long centuries. There is no reason why the land question should fall out of any Session of Parliament, until the disgraceful and unholy conditions of poverty are swept from the shores of Great Britain and Ireland.

### Appreciation of the Land Question.

We are fortunate here in Britain, we who believe that the substance of freedom and justice springs from the free and just use of land. We have been able to keep this view before the country in a steady if somewhat modest light, and the people have appreciated the view. They are interested in the land. They are conscious that they have been robbed of this thing which is as essential to them as breath, or the blood in their veins. They have made attempts to regain the freer use of land which their ancestors enjoyed in the rudest times. Hitherto they have failed, but they have been wisely patient and careful, guiding their impulses by reason. In the Highlands and Lowlands

of Scotland, in the North of England and in Wales, in all the industrial centres there has been an appreciation of the fact that a determined attack is being made on the system which has waged war on the well-being of the people. Even in the South of England, where the influence of landowners stifles thought and expression, there are independent men who understand what is being done, and who are being drawn into the work.

In whatever direction we turn we find a growing disposition to challenge landlordism. *THE STATIST*, one of the most influential financial journals in the country, has printed a long series of articles entitled: "Increasing the Purchasing Power." In his survey of conditions at home and abroad the writer has fearlessly condemned private property in land in its relation to business, and the articles throughout have recognised the identity of sound business and absolutely just conditions for the working people. The expression of these views and the growth of this spirit in such places are encouraging.

#### The Working of the Leaven.

It is not only at home that the idea of opening up the land to the activities of labour and capital and of freeing these activities from the penalties of taxation is spreading. Friends of land monopoly are beginning to be troubled because that idea is taking practical shape in Australia, and because in Europe and America it is more rapidly approving itself to men's sense of what is right in business and morality. The Free Trade Congress at Antwerp, at which men from a large number of countries were present, welcomed Mr. Verinder's statement of the principle, however reluctant the leaders of the Congress were to associate it with Free Trade. The forces which spring from this idea are gathering on all sides.

#### A Counsel of Despair.

Surely if there ever was a case for passive resistance it is with reference to these returns? I suggest that a League of Passive Resisters be formed, and that the forms of return be pigeon-holed and left there. The authority for asking some of the questions is more than doubtful, and if a tithe only of the more than 2,000,000 owners who are called upon to make the returns combine to do nothing, the whole of this absurd fabric will topple over, and if a sufficient number of owners act upon the suggestion the department will be helpless to enforce the penalties. Quite a small fee in respect of each holding would cover the expenses of effecting the combination and of meeting any proceedings for enforcing the penalties, but if a sufficient number of owners combine I have a shrewd suspicion there never would be an attempt on any large scale to enforce the penalties.

"A Country Solicitor" writes thus about the valuation forms in the *TIMES* of August 22nd. For once the ideas and forces of revolution have got law and order on their side. Landlordism is to be undermined and destroyed in Great Britain, and instead of being able to invoke the powers of the law, or of the army, it finds them in other hands. This revolution is unlike a great many of its predecessors; it has a sobering, steadying effect on the nation. The landlords and lawyers may struggle and kick, but there is an overwhelming force opposed to them.

#### Holding up the Home Land.

At a recent meeting of the Sutherland County Council a letter was read from the Duke of Sutherland declining to re-open the Kildonan and Suisgill goldfields at present, but stating that something might be done at some future time. Mr. A. S. Innes, Rogart, in a violent speech, declared the letter despotic and tyrannical. The only native industry they

had was refused to them, and tradesmen were interdicted from pursuing the quest by legitimate means. The duke was contemplating a scheme to transport some hundreds more of the people of the country to frozen Alberta, and that he was doing rather than open up the country of Sutherland, where there were numerous opportunities of doing so. A motion regretting the duke's action was unanimously carried.

This unanimity of the County Council in condemning the Duke's action indicates the strong spirit of revolt against the system of land tenure in Scotland. The time is fully ripe for the advocates of the Taxation of Land Values to co-operate with local agitators who are in favour of abolishing the power of the landowners. Nothing so dramatic as forcible evictions and the burning of crofters' houses has taken place in the Highlands recently, but the inhabitants are still conscious of being under the oppressive power of landlordism. They resort to emigration to the towns and Colonies as a means of escape. There is no better field for work than among people who feel and appreciate this baneful influence so directly, and in spite of efforts on the part of the Land Union and other landlord organisations we are confident that the Highlanders will respond to a clear appeal for the total and immediate destruction of the landlords' power.

#### Backward Farming.

Lord Richard Cavendish, Chairman of the Development Commission, speaking to his tenantry at Holker Hall on August 6th, called attention to what he regarded as two serious defects in modern farming methods. He said that from a scientific point of view we knew really little of the habits and nature of the produce cultivated by a farmer. He suggested that our work of research and education should be improved, as he believed that we could largely increase the yield from the land of England. Again there was little or no combination amongst farmers in this country, and where they were far removed from market they had no facilities for the transit of their goods.

There is much truth in Lord Richard Cavendish's statement. The majority of British farmers could do much to improve the quality of their seeds and live stock, and indeed, their whole equipment for working the farms. They could also gain much by a system of co-operation in buying what they required and in marketing their produce. But nothing is more notorious in the history of British and Irish farming than the fact that as soon as farmers increase the output of their farms the landowners raise the rents to absorb the increase. This notorious fact influences the farmers consciously and unconsciously. It stifles their enterprise, and is largely, or perhaps wholly, responsible for the comparative stagnation that has marked methods of farming in a great many parts of this country. These farmers object to farm only for the benefit of others.

#### Wasted Experience.

The *EVENING NEWS* of August 13th contained an account of the adventures of Mr. T. B. Ingram, who was educated for the Church, and who spent four years in investigating the conditions under which professional tramps live. In his travels he saw much of the worst conditions that prevail among other people than tramps.

"I found," he says, "that the unskilled worker has a terribly hard struggle to get employment in London. I tried 'bill-bunging'—that is distributing handbills—at 2s. 6d. a day. Then I became a sandwichman at 1s. 2d. a day. . . ."

"I had heard much of the fierce competition amongst clerks, and seeing an advertisement requiring one for an Oxford Street establishment, I made personal application



for the position. The salary was only 10s. a week, and applicants had to be able to correspond in German or French, operate a typewriter, and write shorthand. When I reached the office I found about a hundred applicants already there. My inquiries went to show that the out-of-work clerk in London has a very rough time of it, especially if a little grey should be showing in his head."

Mr. Ingram, however, sees nothing wrong in these conditions, for he has come to the conclusion that "if a man is what is called 'down on his luck' he has generally himself to blame. . . . Any man who honestly wishes to do so can raise himself from the lowest social depths." We can scarcely imagine sandwich men at 1s. 2d. a day or clerks at 10s. a week raising themselves very much. It would go hard with humanity and progress if all men shared Mr. Ingram's narrow opinions and sympathies.

#### Landlordism Divided.

The Land Union has broken out in a new place. Capt. Pretymen, in the DAILY MAIL, of August 18th, gave the outline of a new scheme which the Land Union proposes to carry out, and which the MAIL heartily endorsed and called "land for the asking," for establishing on small holdings what he calls the "pensioner class." The pensioners include ex-soldiers and sailors, ex-policemen, men who have served in the fire brigade, civil servants and others who have by honourable public or private service earned or saved a small pension or income. "If any applications are received," says Capt. Pretymen, "the Land Union will approach its landowning members and will endeavour to induce them to provide the necessary accommodation." He is very sanguine that landowners will do for his proteges what they will not do for agriculturalists, large or small. He believes they will willingly provide the necessary land, and perhaps the houses too, on favourable terms. One of the advantages of the scheme is, according to Capt. Pretymen, that scoutmasters and organisers of clubs and sports would be provided for the villages. To us there is a suggestion of landlords' agents.

Capt. Pretymen asked for public opinion and criticism, and he got it, but we doubt if he is pleased. The DAILY EXPRESS, of August 19th, which might have been expected to be friendly, was very caustic. It called the scheme "fatuous land 'reform' that would result in ruin," and referring to the Unionist policy of land purchase, said:—"An ingenious and fatuous attempt is now being made to draw a red herring across the trail by the formulation of a counter scheme which, despite the large words with which it is announced, is quite obviously destined to fail, and is quite as obviously intended to prove, first, that there is no great demand for small ownership, and second, that small ownership is not a reasonable business proposition." In the leading article of the same issue a sneering reference was made to "land for the asking" at thirty years' purchase, and it was said that "as a matter of fact, without the combination of skill, untiring industry, credit and co-operation, it is impossible to make a small holding pay its own expenses."

This split in the ranks of landlordism is very instructive, showing that the campaign started in last year's Budget is putting them at sixes and sevens. One section is tumbling head over heels in its anxiety to do something which another section is trying to undo with a "red-herring," because they would rather take their chance of things turning out to their advantage. The EXPRESS's sneer about thirty years' purchase applies with added force to their own scheme for universal state-aided purchase. Under the present system of land monopoly both schemes must fail, because the demand created will inflate the value of suitable land to an unprofitable extent.

#### Antwerp Free Trade Congress.

The representatives from the United Committee for the Taxation of Land Values, at the International Free Trade Congress at Antwerp, were more than pleased with the proceedings. Mr. Verinder's speech in explanation of his paper was received with great enthusiasm, indicating quite clearly that the Congress knew and approved of the "drift" of the speaker's remarks. The paper, of course, had been previously printed and circulated along with other papers written on the various phases of the controversy. We gladly take this opportunity of gratefully acknowledging the most generous entertainment afforded to the members of the Congress from beginning to end. Our Antwerp friends were more than kind, and did everything possible to make the visit of the delegates pleasant and agreeable. There were occasions all through the various entertainments for wholesome discussion of the Taxation of Land Values, and thanks to Mr. Fels raising the question in a vigorous way at the Congress, the subject came in for a good deal of criticism and explanation, wherever and whenever members of the Congress foregathered. Some of the newspapers on this side reported that the Chairman, "expressing the general feeling of the Congress," ruled that the question of taxing Land Values was a national one, special to England, and did not come properly within the scope of the Congress, and therefore further discussion was excluded. But with all due respect, this is not so. The Congress was very much in favour of considering the question, and had there been sufficient time, would in our judgment gladly have done so. It may be true that the Chairman and the organisers of the Congress thought it advisable to rule the question out of the scope of a Free Trade Congress, but the great body of the members present were decidedly not of that opinion. Mr. Verinder got the most patient hearing, and at the conclusion of his remarks, received quite an ovation. There were quite a number of other papers and other speakers who did not get a hearing, for want of time. Mr. Verinder's paper on "The Relationship of the Taxation of Land Values to Free Trade" will be printed in pamphlet form in due course.

#### KENMORE.

The road that leads to Kenmore  
Is overgrown with grass,  
And brambles stretch their fingers  
Where rich folk used to pass.

Last year leaves are blowing  
Upon the cobbled way,  
And nettles rankly growing  
Where children used to play.

The little crofts are falling,  
And fields are lying bare.  
The curlews calling, calling,  
Are the only creatures there.

O come ye to the fishing,  
The wind is in the west,  
Prepare yourselves for sailing,  
The eventide is best.  
But the lads that lived in Kenmore  
Are long ago at rest.

IVAN CAMPBELL.

In COUNTRY LIFE, July 16th.

The DAILY HERALD of Adelaide (Saturday edition) now contains regularly a column of news of the movement or an explanatory article contributed by Miss Emily Williams, Secretary of the Single Tax League of South Australia, 30, Pirie Chambers, Pirie Street, Adelaide, Australia.

### "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.*

### OWNERSHIP V. TENANCY UNDER VALUATION.

Mr. A. J. Balfour, writing on October 25th, 1909, said :

"It is a mistake to suppose, as many people do, either that small ownership is the *natural* organisation of rural life—that is, the one which would universally prevail, but for antiquated laws and bad tradition—or that if, it were suddenly established, as by a stroke of a pen, it would immediately work smoothly and automatically to the general advantage of all concerned. This is too sanguine a view. The life of a small owner, though honourable and independent, is rarely an easy one. In some parts of the country his industry needs for its full success to be supplemented by other employments; it is laborious, and requires the vigorous co-operation of all the members of the family who are able to help, be they young or old, male or female. It has its risks, and in many of the States where the system is most deeply rooted in the national life, it yet has to be sustained to heavy protective tariffs."

Mr. Balfour is right. The life of the small owner is always one of hard work for a poor reward, and often a hopeless struggle with debt. The British tenant-farmers and farm workers are hard pressed just now, but they have no desire to be bound like serfs to mortgaged farms. They want land, but they know that the man who buys land with borrowed money does not really get the land. The land more often gets him in its grip and ruins him. There is no freedom for a man in this position.

It is absurd and false to speak of small owners in France, Denmark, and Ireland, when these "owners" have to pay interest on millions of debt. As Mr. Balfour says, they and their families have to work from morning till night, on the farm and off it, to keep above water. The man who has borrowed too much money on his land is not a bit better off than the man who pays too much rent. When low prices or bad seasons come he is worse off, as he still pays interest at full rate.

There is one fault or vice in our land policy. Whether it is the landlord-tenant system, the Small Holdings Act, or land purchase schemes, their first concern is to give the landlords a high rent or a high price; it is only their second concern to give the farmers and labourers the fair play which they need to make a living for themselves and others. This policy must be changed. If we put the farmers and labourers first, not only will they themselves be better off but the landlords and all others will be better off. Farmers with plenty of capital can farm better than those with too little. Well-paid labourers can produce more than poorly

paid labourers. They are better customers of other workers. But how can farmers keep or gather capital, how can they pay their labourers fair or sufficient wages, if the rents take away too much of the produce? How can labourers improve their position when the landlords hold back the land on which they must get an independent living?

The land of Great Britain must be placed at the service of the men who will work it. Until this is done, nothing will do any good to farming. Dukes, Marquises, Earls and other landlords are far too busy with other things to manage the land and rents of the whole country properly. They have had a fair chance for the last 400 years. They got most of the crown lands, most of the church lands, all the land of the Highland clans, most of the commons and common fields, and most of the land of Ireland. They have had more power than all the rest of the people combined. Controlling land they controlled everything. They have ruined agriculture over and over again. For agriculture is only another name for farmers and labourers. They have made life a hell for these people, making them skip round the country and out of the country with high rents and haughty, disdainful treatment. They have broken the health and spirits of millions of men and tens of millions of helpless women and children. They have made the people poor. There are thousands of houses in our country that are a disgrace to the British nation, houses that take in rain, and are overcrowded. Poor food, poor clothes, poor houses, breed consumption and every disease. Idle land, or badly used land, means unemployed men, and unemployed men are poor men themselves and a burden to others. High rents make the men who pay them poor, and poor men do no good to anyone.

There is no reason why men should be poor. All the land is not idle and badly farmed, and all rents are not too high, but enough land is out of use and rents are too high in plenty of cases to keep millions of people in poverty. All this must be changed. The British people have built splendid cities, splendid steamers, railways and locomotives, they are now building wonderful airships, but they have never yet managed to make a decent use of their land. They have failed because they have never really tried. There is only one step which will enable them to use their land as it ought to be used. They must take over from the landowners the power of controlling the land of the country. They must refuse and put aside Lord Lansdowne's claim. Speaking in the House of Lords on the Scottish Small Land Holder's Bill on August 14th, 1907, Lord Lansdowne said: "Surely what gives reality to ownership, what makes it a valuable and precious thing to many people, is that we have hitherto associated with it the power of guiding the destinies of the estate, of superintending its development and improvement, and, above all things, the right to select the persons to be associated with the proprietor in the cultivation of the soil." This is the very citadel of the landowner's power, and this must go. Up till now, the people

have never faced this claim. It is their duty and privilege to do it now.

Whether it is a working man, a labourer, who wants a quarter of an acre for a cottage and garden, or a farmer who wants 20 or 40 acres, or another farmer who wants 100 or 200 acres, or another farmer who wants 1,000 or 4,000 acres, or a sportsman who wants a shooting or fishing, or a man who wants a site for a mansion and park, for a house, a tenement, or factory, or a railway company which wants land for a railway, or a mining company which wants to open a mine, it should be the business of all the responsible and intelligent people in every district to see that they get land for these objects, and that they get it on terms which will enable them to thrive and prosper. In the centre of London, as well as in the most distant parish of Ireland, the Hebrides, or Shetland, the occupiers of land should rise up and come out of their little narrow businesses, and exercise the right that Lord Lansdowne claims for the landowners. They will never be free and independent men until they do this. They will be at the mercy and disposal of the men who "guide the destinies of the estate."

The people have got their chance now in the valuation of land under the Budget of 1909. In every parish the men who know the value of the land best of all men in the world can form themselves into committees to advise and assist the Government valuers. They can decide what is the best use of the land for all concerned, and who are the people best fitted to use it. The value of the land having been fixed each year at a figure which would leave to its occupier a full return for his capital and labour, that value should be taken as the rent payable by the occupier. Every piece of land would then be used in the way that would commend itself to the commonsense and opinion of all the people; for every man could offer his opinion and every opinion would be heard. All the taxes on food, houses, shops, and other good things could be abolished, and a sufficient portion of the land value could be taken in their place. Everyone would gain. There would be higher wages, because far more land would be brought into use, and a greater demand would be made for labour. Labourers could save money and become capitalists.

This is the only national or universal scheme of land reform before the country. It is the only one worth fighting for. It touches every parish and every acre of land in the country. It will make a man prosperous and all his customers prosperous. It is a reform for the labourer, farmer, builder, shopkeeper, manufacturer, miner, and every man who takes

part in industry. Credit banks, small holdings and small ownerships are paltry, patchwork schemes for a small number of people. Under the form of Government assistance, they all lead these people into the trap of mortgages, high prices and high rents. The Taxation of Land Values throws open the land to men. That is all they need, all they want; that is all they emigrate to the colonies to get. The British people do not ask for assistance. They only ask that the land should be set free for their use, that they themselves should be freed from high rents and taxes which deprive them of their own earnings. When they gain this request, they will be free as they have never been before.

J.O.

### THE VALUATION AT WORK.

THE forms relating to Land Valuation are now in the hands of owners, and the Press bristles with protests, because the British people at last have taken steps to get an official record of the value of every acre of British land. These protests appear mostly to come from "big men" professedly speaking in the interests of "small men." They wax indignant over the trouble and expense the "small man" is being put to, and condole with him on the still greater sufferings the new system holds in store. Small owners, it is said, are now freed from illusion as to the meaning of the Budget, which they, alas too late, now realise is only to add to their harassments and sufferings.

It will not therefore be amiss to record our own experience of the new valuation, and by using a typical case as an illustration, to show that with average intelligence the plain man can quite easily fill in the new valuation forms. Moreover, it can be shown that when the value of the land thus ascertained comes to be taken as the basis for rating, the typical occupier and owner of rural cottage property will benefit largely through the reduction in the amount of rates he will have to pay.

One of the Bedfordshire Parish Councils holds some small cottage property, and the other day received the much-abused forms relative to Duties on Land Values. The property consists of four small cottages which stand in a row, on the outskirts of a village of about 300 inhabitants. A form has been received for each cottage, and they were treated as follows:—At the outstart the commissioners furnish the following information, re Cottage A.

Situation of property .. ..	Green End Road.
Estimated extent .. ..	15 poles.
Gross estimated rental (or gross value in valuation list) .. ..	£3 0 0
Rateable value .. ..	£2 5 0

The questions asked in Part II. being those which have given rise to the outcry, we shall confine our attention to them.

- (1) GROSS VALUE.—This is the combined value of the cottage, its site, and the garden if sold freehold without any legal restrictions or fixed charges. The cottage is very old and in indifferent repair. Eighteen years' purchase of the gross estimated rental was therefore considered its fair market value, viz.:—£54.
- (2) FULL SITE VALUE.—This is the value of the bare land apart from the value of improvements. The



site of cottage and garden covers 15 poles or about one-tenth of an acre. The land of the district is good market garden land worth about £40 per acre. But as the cottage and its garden stand on the main road and form part of the village, it was then thought reasonable to take the land as being worth £80 per acre, if sold freehold without any legal restrictions or fixed charges, and the full site value was then entered as £8 for one-tenth of an acre.

(3) **TOTAL VALUE.**—This is the gross value, less what it would fetch if sold subject to any existing legal restrictions or fixed charges, *but as there are none*, it was entered at the same figure as the gross value, viz.:—£54.

(4) **ASSESSABLE SITE VALUE.**—As there has been no expenditure incurred for the purpose of improving the value of the land as building land, or for other kindred purpose, this is the same as the full site value, and was entered at £8. So much for Cottage A. Cottage B is similar but somewhat smaller, thus:—

Estimated extent .. .. .	8 poles
Gross estimated rental .. .. .	£2 5s.
Rateable value .. .. .	£1 10s.

The corresponding figures therefore worked out:—

Gross value .. .. .	£40 0s.
Full site value .. .. .	£4 0s.
Total value .. .. .	£40 0s.
Assessable site value .. .. .	£1 0s.

No difficulty at all was found in arriving at these results, though we are of opinion that the definitions of the different values given on the forms might be expressed in simpler language.

But this case, which must be a very typical one, provides a useful object lesson as to the great advantages of a system of local rating based on the value of the bare land (full site value) alone, instead of on the value of cottage and land combined (total value) as at present. It shows beyond any question how the poorer rural districts can be relieved from the burden of rates without transferring it to any productive industry. Under the present system these four cottages pay £1 18s. in rates. But the site value is only one-eighth of the total value—£24 to £188—so that if rates were proportioned to site value instead of to total value, they would only amount to 4s. 8d., and even if we rated the site value twenty shillings in the £ they could only reach 24s.! But we can hear the critics asking where the necessary money is to come from. The answer is simple. There is much land round about which though valuable is only partially used, and some of it altogether unused. This now virtually escapes rating. When the valuation is completed, all such land would pay on its site value and it would probably be found that the deficiency would be amply met.

The village under discussion is within the Bedford Union. Bedford is a growing residential town with building land in good demand. All round it there is unused land valued by the owners at anything from £400 to £2,000 per acre. Bring this and all similar land under contribution to the rates, and not only would the deficiency in one village be made up, but the building land itself would very quickly become available to industry and provide employment for those who need it. Once the valuation is made, this double-edged weapon will be within our grasp. We do not say the change is to be effected without work and trouble, but we do maintain that they could not possibly be better spent than on a valuation which will pave the way for reforms such as these.

W. R. LESTER.

## VALUATION IN "THE GOOD OLD DAYS."

When the Caledonian Canal (Scotland) was made, a part of Glengary's estate was in the way—a black, useless moor, not very extensive; a jury was appointed to estimate the value. As soon as they were assembled, they saw Glengary approaching on horseback with four of his Dunne wassels and about twenty gillies, followed by a dozen of his fierce deerhounds; they did not much like the array. Glengary warmly insisted on the value of the property, but in order to make it more apparent, told them they must cross a little loch. Before they had time to refuse he whistled loudly, and three or four Berlings\* with stout rowers dashed round a headland. The jury were bundled in *sans ceremonie* very much like sheep, and Glengary in great haste cut the girth of his saddle, tossed it into one of the boats and sprang after it, the horse swimming by. As soon as he was seated, he began very coolly to mend his girth with some pack-thread; he rowed all round the loch expatiating on the great value of the property and the remuneration which he expected, and then took them to a little cove where good cheer and plenty of wine and spirits were provided. In short, by these various means he obtained a valuation of £10,000, for what was to him worth *nothing*. It was objected to in the House of Lords, but Lord Melville remarked that Glengary would bring fifteen hundred witnesses to swear to the truth, and it was passed.

From "Letters and Recollections of Sir Walter Scott," by Mrs. Hughes (of Uffington).

## AN IMPEACHMENT OF PRIVATE PROPERTY IN LAND.

From the "Statist," August 20th.

Passing from these points, let us inquire what ought to be the land system of both territories (British East Africa and Uganda). We have given our reasons in the last article for holding that the railways ought to be built by the Government itself, and ought to be retained by the Government until the settlers have become an important community, worthy of being endowed with self-government. One of the reasons we assigned for the conclusion at which we arrived, was that in that way the land policy of the new communities would not be prejudged. As an accident of conquest chiefly, individual ownership of land has come to be adopted in most European countries. It does not exist, as we know, in the larger part of India—at all events, amongst the ryots. And it does not exist amongst the peasants in Russia likewise. There was a time, in fact, when it existed nowhere. Indeed, it is not very long ago since the full ownership of the land came to be vested in private persons even in England. Nevertheless, since private ownership of land has become the established system in the more forward countries, it has been very generally held that such a system was required in the interests of civilisation. But of late opinion on that point has been changing. We do not refer to the kind of wild, unreasoned theory that passes under the name of Socialism. We are speaking now of real thinkers who are endeavouring to modify, at all events to some extent, extreme individualism in regard to land by promoting co-operation, and to other thinkers who go very much farther. In the United States and in our own self-governing colonies it is taken for granted that individual ownership of land is the natural and right system—indeed, the only one that secures real prosperity. As a matter of fact, individual ownership of land has so far been only a partial success either in the United States or in our Colonies. Every person who has travelled widely in the United States must have often

\* A Berling was a half-decked galley or rowing boat.

asked himself, Where is the rural population? so exceedingly sparse is it. There are great towns in abundance, but there is little evidence of a rural population. Greater New York is, in population, the second city in Christendom, and Chicago is following close upon its footsteps. There is a multitude of smaller, but still large, cities all over the United States. Again, the whole population of the State of New South Wales is only 1,591,673, but 592,100, or 37·2 per cent. of the total population, is contained in the single city of Sydney. Evidently, then, private ownership of land, though it can be acquired on exceedingly easy terms, does not ensure the settlement of a large population on the land, nor does it prevent overcrowding, with all its attendant evils, even in the very newest countries. Every person who has visited the United States and explored the poorer quarters of New York is aware that overcrowding, poverty, and distress are almost as great as in European capitals. There is likewise in the great American cities a deplorable excess of child labour. In short, the tenement houses of New York have little to boast over the slums of London. Chicago, again, presents as much poverty and distress as European great towns, and even more crimes of violence and general lawlessness. The same may be said of every great American city. It is quite true, of course, that New York is the port at which the vast majority of foreign immigrants to the United States land. Many of them are poor and settle down in the big towns, where they can most promptly find employment. But we have shown that New South Wales, the oldest of the Australian colonies, and yet one to which emigration has not been on a great scale, is suffering from the same disease as the United States. Furthermore, private ownership of land has not ensured good cultivation. Everyone, indeed, who has studied the growth of the United States must have been convinced by what he saw that what we have just said is true—for example, the West has been settled mainly by immigrants from the East. There has been an incessant pushing forward from the Eastern and older States of the Union, first to the Middle West, and then to the West. And this constant migration is, to a very considerable extent at least, caused by the habit American farmers have imbibed of cultivating the lands on which they settle as long as their natural fertility lasts, and then passing on to new soil, not incurring the expense of providing proper fertilisers. Even now, when the West is being rapidly filled up, American farmers in immense numbers are leaving the Union and settling in Western Canada. Moreover, what is true of the United States is true equally of Canada. It will be seen then, that individual ownership of the soil does not ensure good cultivation. Lastly, individual ownership of the soil does not ensure industry and thrift. Anyone who is familiar with any large American city is aware how much poverty and misery it contains. It may be objected that the immigration from Europe is on an immense scale, that every year the class of immigrants is becoming poorer and less civilised, and that it is not surprising, therefore, that there should be a residuum of wretchedness. Well, let us then, look to Australia, whither for many a year there has been no rush of poor emigrants, and we see that the "sundowner" is a recognised institution. In spite, then, of all the idyllic writing about the magic of property, it is clear from experience in many climes that private ownership of land has not the virtues generally attributed to it. We would ask, then, Why should a community which does not intend to settle either in British East Africa or in Uganda determine beforehand what is to be the land system of these two territories? Why should not the Government of that community leave the question open, to be settled after full experience, by the inhabitants themselves? Suppose, for example, that it is found that British East Africa really is suited for colonisation by whites, that they can work on the land under the hottest sun and prosper,

why should it not be possible to induce immigrants to settle upon the land as tenants, if you like to use the name, though it is not quite what we are suggesting? Suppose a plot of land is offered to any white family that is willing to settle upon and cultivate it, and that no payment of any kind is asked from the settler for three years, or five years, or whatever may be considered a reasonable period; that after that time he is required to pay a very modest rent, say 6d. an acre, or again, whatever sum is considered reasonable; and that he takes the land on such terms with the proviso that there is to be a new assessment at the end of another period of from 10 to 30 years, as may be deemed most expedient, and with the further condition that he should not exhaust the fertility of the soil in a few years and then pass onward. If that were done it would be possible to get rid of the bad husbandman, and clearly a very modest rent of 6d. or 1s. an acre would not be a burden that any industrious man would seriously feel, especially if he were not asked for any payment until three or five years had expired, and had given him the opportunity to raise crops quite sufficient to support himself and his family and to leave something for a rainy day.

Again, suppose that when a town lot is laid out, the builder is granted land for building on a lease, why should he refuse to accept such a proposal when he has been accustomed all his life to a precisely similar system at home? In other words, why should it be possible for a landowner in towns at home to induce people to take leasehold property and build upon it, and quite impossible for a Government to institute the same system in a new colony? Suppose the system were to prove acceptable the land would remain the property of the State, and in time would acquire high value, for everywhere the value of town lots rises as towns increase in size and prosperity. Thus, without any encroachment upon vested rights of any kind, the advantages of the unearned increment would be secured. Ultimately, when the new community becomes fit for self-government, it would be at its option to continue the system it finds established, or to adopt any other system it prefers. In the meanwhile the Government has fitted the land for occupation and cultivation, and has prepared the way for the growth of towns, and, furthermore, has kept open for the people themselves the choice of the land system that is to prevail.

## HERE AND THERE.

Newcastle-on-Tyne is moving in economic knowledge and practice. On August 10th it abolished the toll or impost levied on goods entering and leaving the city. The total yield of the toll was £9,600 a year. The cost of collection was about £1,600, toll boxes being maintained at every exit. The abolition of the toll had to be conceded when the city wished to extend its boundaries.

\* \* \*

A correspondent from Aylesbury writes:—

"Since I have taken up the subject of the Taxation of Land Values, all other reforms I was formerly interested in seem now to be bound up in this one. It had never occurred to me before, but I am convinced that we can educate the people, and it is worth the trying. I often wish I had sufficient surplus wealth. I should be like Joseph Fels—at least, I hope so!"

\* \* \*

Another Aylesbury correspondent writes:—

"I am in receipt of your Report, and also copies of leaflets for distribution on the subject of the Taxation of Land Values. I have no use for them, and I have no intention of assisting in such a crusade of robbery and destruction which is breathed in every line of the recent Budget. . . . I am much obliged to you for the offer of leaflets for distribution and for further copies of the Report. Anything I can do in my humble way to counteract their effect you may rely on my doing."

The GLASGOW EVENING NEWS of July 7th is responsible for the statement that the land in this country is worth 300 times as much as it was 200 years ago.

A hair specialist has come forward with the warning that, if the large hat craze continues, women will lose their hair. We can well believe this. It must be extremely difficult to find anything in those huge structures.—PUNCH.

In a lecture at the Royal United Service Institute, Mr. N. W. Thomas stated that a reed instrument played in Nigeria produced exactly the same effect as the Scottish bagpipes. This renders the local prevalence of sleeping sickness all the more mysterious.—PUNCH.

The average daily supply of water by the Metropolitan Water Board to London is about 225,000,000 gallons, weighing 1,007,410 tons and sufficient to fill a canal 85 miles long, 20 ft. wide, and 4ft. deep, or 201,482 railway waggons (each holding five tons of water), making a train over 800 miles in length.

Dr. Daniel Williams, an eminent Nonconformist divine of the 17th century and a prominent champion of the revolution of 1688, left some bequests to various religious bodies. The income from these bequests now amounts to over £5,000 a year. The money has been largely invested in land in Denbighshire, Essex and Suffolk.

At the Conference of the United Kingdom Commercial Travelers' Association held at Hull on August 3rd, the following resolution from the Bristol branch was moved and adopted:—"That in view of the dislocation of business during the long period occupied by the present system of general elections this conference urges on Parliament the provision in the next electoral bill that all elections shall be held on one day."

Alderman Bussey, who took the chair at the annual meeting in connection with the Hollesley Bay Farm Colony, said that during the past year 1,460 men had been employed at the colony for an average period of slightly over nine weeks. The number of dependants represented by this figure was 7,160, or an average family of a wife and four children. The cost of the colony had been reduced. From the first year, when the total cost of the man and his family was 31s. 6d. per week, it had been reduced in 1909 to 26s. 6d., and as the market garden cultivation came into full bearing this figure would be still further reduced.

A prayer meeting was held yesterday at the offices of the Anti-Socialist Union of the Churches for the purpose of "obtaining a blessing on the campaign to be undertaken by the union in Wales next week." The Rev. George Freeman, who presided, said that the union did not intend to be associated with political work and never would be. They could not visit a town for five minutes before it was rumoured all over that it was a "Tory trick." It was scurrilous in the extreme. If the ministers had any idea of the feeling of their individual congregations they would be the union's friends and not its critics. The Churches had a great deal to lose if they continued to oppose the union.—TIMES, August 13th.

The closing services at Belgrave Chapel, Belgrave Square, were held yesterday, when the incumbent, the Rev. Herbert Marston, one of the few blind clergymen in the Church of England, preached both in the morning and in the evening. King Edward, the Duchess of Teck, and Princess Louise Duchess of Argyll used at one time to attend service at Belgrave Chapel, and had the church been founded on the same lines as many of the City churches there might have been no need for its dissolution. But it was a proprietary chapel, built on ground belonging to the estate of the Duke of Westminster, and held under a lease of £120 a year, which has now expired. The authorities declined to grant a renewal of the lease, and all efforts made by a Defence Committee to prevent the building being put to a secular use have unfortunately failed. Within a short time, therefore, Belgrave Chapel, once crowded to the pulpit steps, will have disappeared, and a number of residential buildings will be erected on its site.—MORNING POST, August 8th.

The Sheffield Board of Guardians, which for the past 14 years has rented a farm at Wadsley Bridge, yesterday decided to give up the department on account of the unsatisfactory financial results. The principal objects of the farm were to provide milk and meat for the workhouse and hospital and healthy work for the able-bodied paupers; but its critics say that it has been handicapped by the wages of officials and the fact that the best could not be got out of the labour employed. The loss last year was £549, and the total loss in the 14 years was £1,246.—TIMES, August 18th.

#### A WORD FOR THE LITERATURE DISTRIBUTION.

Louis F. Post writes, July 24:—

Your plan of putting literature into every house seems to me the best possible. It may interest you to know that this plan was systematically carried out for years by the opportunist socialists of Milwaukee; and that more to that work than to any other one thing, or perhaps to all other things together, they owe their capture of the city of Milwaukee at last spring's election. Whenever any question that excited public interest in the city arose, they would make a socialist tract upon the basis of that question, and, with a well-organised corps of distributors throughout the city, each responsible for a small territory, they would put these tracts into the hands of every family. I mention this to give you the benefit of an actual political experience, resulting from a method of work similar to that which you are proposing to undertake in Great Britain.

With most cordial regards to your own official family at 20, Tothill, and the boys in Wales, Ireland, Scotland and the other provinces within your jurisdiction,

I am, as ever,

Sincerely your friend,

LOUIS F. POST.

#### A WORLD'S SINGLE TAX CONGRESS.

EDITOR, LAND VALUES.

Since leaving home I have received a letter from Joseph F. Darling, organiser of the Land Value Tax Party in New York, in which he makes an interesting suggestion. He urges that it is high time for a World's International Convention of those who believe in the support of government by the levy of a single tax on land values, omitting all taxes on industry or its products.

Mr. Darling calls attention to the fact that the single tax idea has taken root in the United States, in Canada, in Great Britain, in Australia and New Zealand, in Germany, France, Denmark and other countries of Europe, and that one of the most urgent supporters of the principle is the venerable Tolstoy, the ripe philosopher and grand old man of Europe. He thinks it would be a good idea to have the call for such a Conference or Congress signed by Tolstoy, even though he would not be able to attend personally.

At a recent meeting of the Executive Committee of the English League for Taxation of Land Values, I called attention to Mr. Darling's letter, and the idea was very favourably received. The Committee requested me to write to LAND VALUES, which I gladly do, with full faith that a successful Congress can be arranged for, especially if our English brethren take the lead. There is no doubt in my mind that such a Congress, with delegates from all civilised nations, would have a tremendous influence in calling the world's attention to this great propaganda for the uplift of humanity. It would be very cheering, if the call for such a Congress should now be prepared, to have it signed by Tolstoy while he is with us on earth, even though he may not be with us when the Congress takes place. His name should head the list of signatures.

It seems to me that the English or the American land value taxers would be doing a good work if they would prepare such a call without delay, with one or more signers from every civilised nation. We cannot estimate the good that might be accomplished by such a Congress if held in 1911, or possibly in 1912; the earlier date would be better.

Yours for the cause,

GEORGE WALLACE,

Chairman, Executive Committee of Land Value Tax Party of United States.

Strand Palace Hotel, London

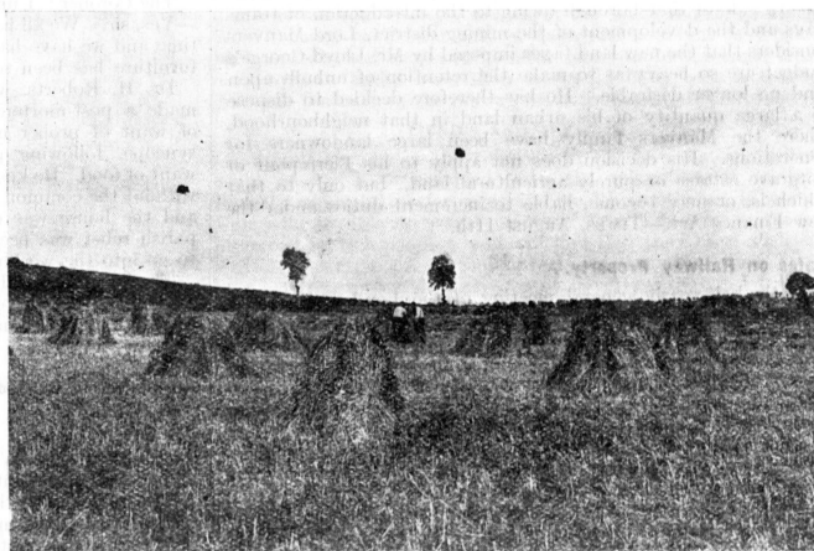
August 18th, 1910.



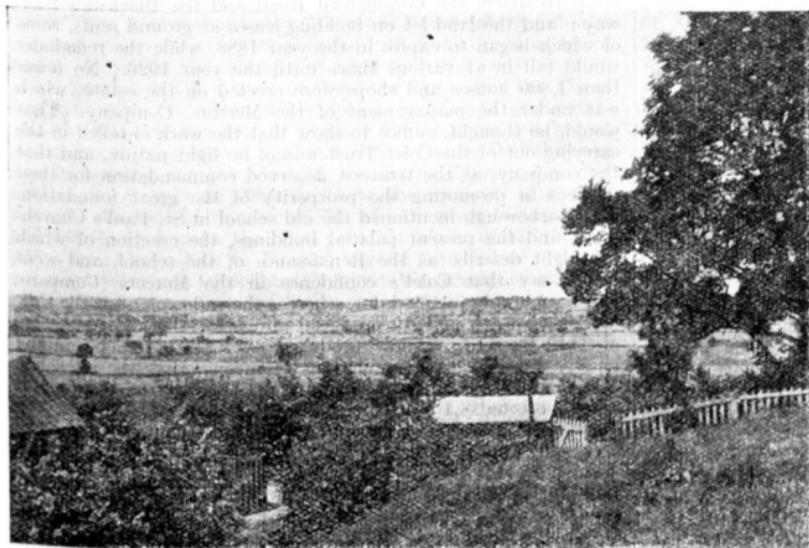


VIEW OF AN IDLE FARM OF 300 ACRES.

wet weather of last autumn and winter. The farm is well-managed however, and employs a considerable number of men. The third photograph takes in four fields of this farm and on the other side a farm of about 120 acres which is wholly unoccupied. As a picturesque view it is rather fine, since the coarse long grass now turning white, with the thorn bushes growing up among it, makes a sufficiently pleasing landscape. This farm formerly employed four men in addition to the farmer. An old workman in the harvest field on being asked if there was much vacant land in the district, replied: "Hundreds of acres—too much. Some men have bought it, but it's no good to them or anyone else. Sometimes horses are turned on to it, and get hung up in the bushes." Asked how many acres of unused land there might be within three or five miles of Laindon, he mentioned



REAPING A WHEAT FIELD.



CULTIVATED AND UNCULTIVATED FARMS.

## WASTE LAND IN ENGLAND.

We have often occasion to make the statement that there is much land in England lying idle, and that there is also much which is badly farmed. Criticism of this statement frequently comes from farmers in different quarters. Men who happen to live in a district which is fully occupied and moderately well farmed, are inclined to believe that the whole country is treated in a similar manner. The photographs on this page illustrate the conditions which prevail in the county of Essex. They give views of land at Laindon, 23 miles from London. The first photograph is of a field on a farm of 365 acres, which has been out of cultivation for some twenty years. The second photograph shows a harvest field on the neighbouring farm. The crop of wheat is not very heavy, partly owing to the

some seven or eight farms, extending to about 2,000 acres. He was fully alive to the loss which the district suffered owing to this unused land. He remembered when far more men were employed in working it, and had no doubt that an equal number could still be employed. Over a great part of Essex this method of using the land is common. A conservative farmer, who has had eighteen years experience, estimates that the county could produce three times as much as it does under an average standard of farming. It is not only the loss due to the want of cultivation which is wasteful and unbusinesslike, but when a cultivated farm lies beside one or two uncultivated farms that are given up to weeds, it is doubly difficult to keep the land clean. It is probable that within forty miles of London, in Essex alone, there are 25,000 or 30,000 acres in this uncultivated state.

## PUBLIC AND PRIVATE INTERESTS.

### £50,000 for a Site.

A White Paper issued on August 4th states that the Government have purchased for £50,000 the perpetual rent-charge of £1,600 per annum paid to Earl de la Warr in respect of part of the site of the Old Custom House, which is no longer in occupation of the Crown. The amount is equal to 31½ years' purchase, and the redemption money is provided by the creation of a ten years' annuity of £5,936 11s.

### A High Price for Farm Land.

The Garth estate, Breconshire, extending to 1,829 acres, was sold by auction yesterday at the Rock House Hotel, Llandrindod Wells, by Mr. Howard Frank, of the firm of Knight, Frank and Rutley, for £27,500, the purchaser being Mr. David Evans Jones, of Whitechurch, whose intention is to reside there.

The price realised, which is equivalent to 30 years' purchase on the present rents, is considered a high one for land in this part of the country.—TIMES, August 11th.

### Lord Manvers's Estates.

With reference to Lord Manvers's decision to sell a portion of his estates near Nottingham, a correspondent writes that, despite the enhanced value of the portion of his estates on the eastern side of that borough owing to the introduction of tramways and the development of the mining district, Lord Manvers considers that the new land taxes imposed by Mr. Lloyd George's Budget are so heavy as to make the retention of unbuilt-upon land no longer desirable. He has therefore decided to dispose of a large quantity of his urban land in that neighbourhood, where the Manvers family have been large landowners for generations. His decision does not apply to his Pierrepont or Cotgrave estates or purely agricultural land, but only to that which is, or may become, liable to increment duties under the new Finance Act.—TIMES, August 11th.

### Rates on Railway Property.

At the half-yearly general meeting of the London, Brighton and South Coast Railway Company, held on August 3rd, Lord Bessborough, the chairman, said:—

Attention had been called on more than one occasion to the burden of rates, and the necessity for steps to be taken to relieve them from some of the burden. This was the year of the quinquennial re-valuation, and the rating authorities in every one of the metropolitan parishes through which the company's railway ran were seeking to increase their assessment, in some cases to the extent of several thousand pounds. They had given notice of objection in each case, and hoped to succeed in obtaining some beneficial adjustment, if not in every parish, at any rate in the aggregate, while their general policy was to do their best to obtain reduced assessments on any part of the railway whenever opportunity arose.

### Cottage Hovels at Winchester.

At a meeting of the Winchester Council on August 4th the Sanitary Committee presented a report on the housing conditions of the poor in the city. The Committee's conclusions were that the supply of cottages was not adequate, but that until private enterprise had failed it was undesirable that the Council should itself build the necessary accommodation. The medical officer said that all the witnesses examined excepting one spoke of a scarcity of dwellings for working men at a suitable rent. It was a common thing for more than one family to live in the same cottage, while it was stated that rents had increased 33½ per cent. in forty years, and 11 per cent. in the last five years. The medical officer's report showed that a number of cottages in the city were unfit for human habitation, and a number of others required considerable repairs. The Mayor (Mr. H. Stratton) urged the Council to consider the hovels that the working classes of Winchester were living in. The Sanitary Committee had this year doubled the work they had done hitherto, and they urged that if the supply of cottages was inadequate it was the duty of the Council to build, and especially if the rents were not within the means of the poor. Mr. Mathews thought it was a pity that it should go forth that the Mayor had said that people were living in hovels. The Mayor: But it is the bitter truth. I am prepared to introduce you to the hovels after the meeting. The report was adopted.

### High Prices for Agricultural Land.

Recently large portions of several estates in Cheshire have been in the market, and there are more to follow. At present there is a great demand for small holdings, and in consequence good prices are being paid for land. At Crewe yesterday the greater portion of the Reaseheath estate, near Nantwich, the property of Colonel Cotton Jodrell, C.B., was put up for auction by Messrs. Henry Manley and Sons. Farms and small holdings were sold for a total of £22,600, which works out at about £65 10s. an acre. A noted fox covert, comprising eight acres, was knocked down at £360; a dairy farm of 99 acres was purchased by the tenant, Mr. G. Birchall, for £5,350; another dairy farm of 90 acres was also purchased by the tenant, Mr. John Darlington, for £4,400; a third dairy farm of 77 acres sold for £4,000; two small holdings adjoining each other standing on six acres brought £600; two cottages realised £405; a small holding of two acres reached £430; and another of four acres made £900; and two acres of pasture land sold for £210.—TIMES, August 23rd.

### A Case of Starvation.

An inquest was held at Stepney on Saturday by Mr. Wynne Baxter on the body of Sarah Ann Silverstone, 32, wife of a dock labourer. The husband stated that they had been married 13 years and their family consisted of eight children, all under ten years of age. Twins were born last Wednesday, and his wife died shortly afterwards.

The Coroner: I understand your wife has been short of food?—Yes, sir. We all have been. I have been out of work for some time and we have had to live on the charity of friends. All our furniture has been sold to buy food.

Dr. H. Roberts, who attended Mrs. Silverstone, said he had made a post-mortem examination and found every indication of want of proper nourishment and food. Death was due to syncope, following postpartum hemorrhage and debility from want of food. He knew her, and was convinced that she had been without the common necessities of life. They were sober people, and the house was clean. The reason they did not apply for parish relief was because they were afraid they would all have to go into the workhouse.

The jury returned a verdict in accordance with the medical evidence. The Coroner handed the husband a sum of money to help him along, and the Coroner's officer gave him a ticket to procure some food.—TIMES, August 15th.

### An Increased Rent of £30,000.

The history of St. Paul's School and the Colet Trust during the past century is quite a romance, and its growth one for amazement. Mr. Walter Scarborough, master of the Mercers' School, recently pointed out that among the properties appointed by Dean Colet for the benefit of the foundations were 75 acres of land within the manor of Stebbunheath, now called Stepney. The property consisted up to the beginning of the last century of market gardens, but since then it had undergone very great alterations. Streets and railways had been driven through it—particularly the Commercial Road and the Blackwall Railway; and the land let on building leases at ground rents, some of which began to expire in the year 1888, while the remainder would fall in at various times until the year 1926. No fewer than 1,800 houses and shops were erected on the estate, which was under the management of the Mercers' Company. That would, he thought, suffice to show that the work entailed in the carrying out of the Colet Trust was of no light nature, and that the company, as the trustees, deserved commendation for their services in promoting the prosperity of the great foundation. Mr. Scarborough mentioned the old school in St. Paul's Churchyard, and the present palatial buildings, the erection of which he might describe as the Renaissance of the school, and went on to say that Colet's confidence in the Mercers' Company had been amply justified, for, whereas the endowment at the time of Colet's death in 1519 produced altogether the annual income of £112 0s. 11d., it now produced over £30,000 per annum; and it was out of accumulations of income that the sites had been purchased, and the magnificent buildings of the present schools erected. It was for the most part during the past 100 years that the value of the endowment had increased.—ESTATES GAZETTE, August 13th.

### Land for the Post Office at Dover.

The ESTATES GAZETTE of July 30th recorded that Mr. Leslie Vigers, P.S.I., sat as arbitrator at the Surveyors' Institution on July 27th and 29th in the claims of Messrs. Watson Brothers



against the Postmaster-General for compensation in respect of site and buildings at the corner of Biggin Street and Priory Street, Dover, which are being acquired for an extension of the post office premises at Dover. Mr. Freeman, K.C., and Mr. Harper appeared for the claimants, and Sir Alfred Cripps, K.C., M.P., and Mr. Cassidy appeared for the Postmaster-General.

The area of the property is 7,202 feet super, with frontages of 45 feet to Biggin Street and 180 feet to Priory Street, exclusive of a private pavement in Biggin Street five feet wide. Prior to November, 1906, the property had been let to tenants for £130 per annum, when the lease expired and the property became unoccupied. These tenants had sublet to various business people at £260 per annum, keeping to themselves the use of some workshops. In December, 1907, notice was served by the Postmaster-General that he was about to apply for compulsory powers. This was done and the Act passed.

Mr. Freeman, opening for the claimants, put the compensation value at £12,307. £1,500 of this was claimed in respect of what might have been realised by the development of the property during the three years since the notice of compulsory acquisition. The claim was based on a calculation of the possible development of the property. Mr. Henry Herbert Robinson, F.S.I., supported, giving his valuation at £13,808; as also did Mr. Arthur William Gilliam at £13,808; Mr. Samuel Walker at £11,895; Mr. Herbert M. Cobb, F.S.I., at £12,197.

For the Postmaster-General Sir Alfred Cripps called Mr. Howard Martin, P.P.S.I., who stated he dealt with the site as cleared, gave his valuation at £4,092. In support Sir Alex. R. Stenning, P.P.S.I., gave his valuation at £3,220. He said the only way to deal with this property was to treat it as a cleared site. He considered the ground rent should be a fourth of the rack rental, and in developing the land in Biggin Street he would erect two shops of 45 feet frontage. These would make a rental of £120 each, and this would represent a ground rent of £30 each. Priory Street he did not regard as a main street, and, in his opinion, it was not suitable for shops, though it might be utilised as a garage or something of the kind. The land in Priory Street, having regard to the air space required by the by-laws and the fact that there was one ancient light to be considered, he did not think, so far as shops were concerned, would be worth building upon. Sir Alfred Cripps contested the validity of the claim for £1,500 in respect of the three years since the order of compulsory purchase and placed the compensation value at £5,500, which he said was the high-water mark value.

The difference of opinion between the contending parties seemed to rest on the possibilities of the site for business purposes.

## POLITICAL AND ECONOMIC DISCUSSION.

### LORD ROSEBERY ON POVERTY.

Lord Rosebery opened the Auld Brig of Ayr on July 29th and in the course of a speech which he afterwards delivered, said:—You are wrong in thinking, Mr. Provost, that I have ever proposed "The immortal memory," because I have always chosen occasions which are not post-prandial to honour the memory of Burns. It was in the calmness of noon or in the early morning that I have unveiled statues or done the like. But the Burns Banquet, with its interminable toasts and songs and interminable speeches, is a sort of penance that I never felt bound to undergo in the course of my life. But as I know that they are always wanting another toast at the Burns Dinner, just one more, I do suggest to them a toast—the memory of a man to whom admirers of Burns owe almost more than to any other man who lived, I mean the blind poet Blacklock, of Edinburgh. Burns would have gone to Jamaica beyond the shadow of doubt had it not been for a letter from the blind poet Blacklock expressing warmest admiration for his poems and expressing a wish to see him and introduce him to literary society in Edinburgh. Therefore I have never been able to understand how it is that we honour so many persons in connection with Burns and every human being who had anything to do with him, but that we omit the one great benefactor of Scotland connected with Burns—I mean that poet Blacklock who prevented his going to the West Indies. (Cheers.) What would have happened had he gone to the West Indies? He was to go as overseer or bookkeeper, one of the most odious situations I suppose that could be filled by mortal man. I am not speaking of book-keeping as understood in commercial circles, but as overseer as understood on an estate plantation. We should have had,

indeed, one immortal volume of verse; nothing could ever have deprived us of that. But should we, do you think, ever have had anything more? Do you think, amid the conditions of slavery and the tropical climate of Jamaica and the associations of life there—which you may find admirably depicted in the work of another Scottish genius, of whom we know nothing but the name, Michael Scott, but which you may find admirably depicted in "Tom Cringle's Log," that admirable masterpiece of his—do you think the genius of Burns could have survived? I myself do not. I think that far from these barren farms, the two worst in Scotland, on which he had been accustomed to toil—I hope I am saying nothing disrespectful to the owners of these farms—(laughter)—that far from his own barren and ungrateful soil of Scotland, and amid the tropical luxuriousness of Jamaica, and amid the degrading conditions of slavery, together with all the convivial associations of that island at that time—I do not for one moment believe that we should have heard much more of Burns. It is quite true that another Scottish genius of ours, Robert Louis Stevenson, sent us from the tropics some of the choicest volumes from his pen, but the conditions there were very different from what they were in Jamaica. At any rate, when everybody is trying to write something new about Burns, I do suggest this topic to his commentators—an imaginative sketch of what would have happened if Burns had really gone to Jamaica. I think myself that his genius would have evaporated under these conditions, but he probably would not have lived long, and then we should only have known him by his first volume. But, of course, he might have taken a different line and risen to wealth in the West Indies, as many West Country people did in those days, and he might have come back and strutted on the Broomielaw as a rum lord, a sugar lord, or a tobacco lord; even then he would have been a totally different Burns from the one whom we hallow and remember.

### GENIUS AND WEALTH.

I myself am one of the believers in the fact that his genius could hardly have survived with the relaxation of wealth. Poverty produces masterpieces and wealth smothers. (Cheers.) You will be able to count on your fingers the masterpieces produced by rich people; you will find that they have all been written under the pressure of poverty, almost all of them have been written under the pressure of poverty; though I believe Shakespeare became the owner of some urban property in his after years. (Laughter.) But take one instance. Would Wordsworth have written any better than Rogers if Wordsworth had been as rich as Rogers? And my clear conclusion from a very general survey of all the great masterpieces of literature is that a genius should not be wealthy, or he is very likely to see his genius stifled by the fact.

### SHOULD LORD ROSEBERY BE STARVED?

By James Douglas, in "London Opinion."

LORD ROSEBERY is a miserably rich man. The other day he said that poets ought to be poor. He cited Robert Burns as a proof of his theory. He did not cite Milton or Byron or Shelley or Tennyson or Browning or William Morris or Rossetti or Swinburne. These poets were not starved into poetry. They were not forced to work for their bread. Burns was poor, and Lord Rosebery attributes his poetry to his poverty. He holds that poverty is good for men of genius. It is a very humorous thing to hear a rich earl preaching the gospel of poverty. But it is possible that poverty may be good for other people besides poets. If poverty was good for Burns, perhaps it would be good for Lord Rosebery. Would Lord Rosebery care to try the experiment? Would he become a ploughman in order to become a poet? Is there any recorded case of a rich man who stripped himself of his riches in order to obtain the spiritual stimulus of starvation? It is very hard to become rich, but it is very easy to become poor. Nevertheless, the most ambitious millionaire hesitates to purchase immortality by giving away his millions.

Why should the rich be so severely handicapped in the struggle for fame? It is heartbreaking to think that there are thousands of mute Miltons who are being stifled and strangled by their hopeless wealth. Chill luxury represses their noble rage. We waste our pity on the hungry bard and the destitute genius. We ought to envy them. We ought to guard them against the perils of lucre. We ought to drive the wolf up to their door. We ought to protect them against the ravages of comfort. We ought to shield them from the curse of a competence. We ought to punish those who buy their books, and thereby endanger



the beneficent influence of indigence. There is nothing so harmful as promiscuous charity, and it is really selfish to recognise genius until it is securely dead. Not until a poet has been starved to death is it safe to do him honour.

Lord Rosebery's warning must not fall on deaf ears. We must make a desperate effort to deliver all our young poets from the menace of money. It is not easy to frustrate the foolish impulses of ignorant generosity. But in order to save poetry from extinction we must restore to our poets the bracing atmosphere of want. We must lead them back to the low diet which produces high thinking. If they cannot be trusted to starve themselves, we must in some way or other invent a new way of starving them. As soon as a man of genius is identified, he ought to be caught, isolated, and fed on bread and water. Just as linnets sing more sweetly after they have been blinded, so our poets would write more exquisite lyrics if they were famished. It is a public shame that so many poets are living on the fat of the land. The dearth of poetry is due to our mistaken tenderness. The humanitarian movement has sapped the virility of our race in other directions. Are we going to allow it to eat the heart out of our poets? . . . . .

I am one of those who regard Lord Rosebery as a man of genius. Let us apply to Lord Rosebery his own theory. If he were reduced to the necessity of earning his bread by his wit, I am sure he would be even wittier than he is. At present he is desultory in his conversations. He is spasmodic in his pyrotechnical displays. This is bad for him, and bad for us. Let us do unto him as he would do unto others. Let us take away his estates and his money, and subject him to a gentle but resolute course of starvation. I am sure he would gladly welcome the chance of releasing his genius from the fetters of wealth. He has given us a plain hint, and it may be that he will be annoyed if we do not follow it up. What was good enough for Burns, he suggests, is good enough for Lord Rosebery. Shall we spurn this noble offer? Shall we selfishly thrust this soaring soul back into the abyss of opulence? Shall we refuse to give him a helping hand? There ought to be equality of opportunity for both rich and poor, and the rich ought to be allowed to grasp the skirts of happy chance and break their birth's invidious bar. For my part, I cannot steel my soul against the bitter cry of Lord Rosebery. If nobody else will rush to his rescue, I will immolate myself. Yes, I will bend my back and bear the burden of his wealth. I will endow him with my noble penury, my heroic poverty, my innumerable wants. Nobody shall say that I kept myself poor at Lord Rosebery's expense.

It is possible that Lord Rosebery would not take advantage of my chivalry. He might refuse to grow poor at my expense. He might go on bearing the rich man's burden, and continue to endure the privations of wealth. But we must treat him as generously as Burns was treated. He must be lavishly starved, like Chatterton. He must have his chance to "write his name in water," like Keats. Even if he should shrink from the unearned increment of want and woe, we must not be selfish. We must not withhold from him the hardships that might bring out the best in him. We must not deny him the privilege of poverty. We must cradle him into poetry by wrong, and help him to learn in suffering in order to teach us in song. It is monstrous that the poor should have a monopoly of poverty. They must be compelled to disgorge. They must pay ransom to the rich. The joys of genius must no longer be the perquisite of the pauper. The doors of the workhouse must be thrown open to Dives. I look forward to the day when an empty larder will be brought within the reach of every rich man, and when hunger will no longer be beyond the means of the millionaire. In order to inaugurate the new era, let us starve Lord Rosebery.

#### MR. J. DUNDAS WHITE ON THE WORK OF THE SESSION.

Reviewing the past Parliamentary Session for the benefit of his constituents in a Dumbartonshire journal, Mr. White had the following observations on the land question:—

The land question has had continued attention, and my Hypotheek Abolition (Scotland) Bill and Rights of Way (Scotland) Bill were re-introduced early in the Session. More important than these are two Bills which I have drafted and brought in after the passing of the great Finance Act, to develop its effects. One is the Land Duties Bill, designed to enable owners who pay the land duties to use these payments to strengthen their titles. The other, and the more important, is one which I introduced with

a short speech under the 'Ten Minutes Rule,' the Land Purchase Bill, designed to facilitate the fixing of the price of the land in case of purchase under compulsory powers, by providing that, so far as the land itself is concerned, the valuation for land value duty purposes might be taken as the basis of price, the improvements, &c., being valued as now, and the additional compensations in respect of compulsory purchase being left unaffected. Such a measure would help to prevent public authorities having to pay excessive prices for land, and it would also operate as an automatic check on making the tax-valuations too low.

#### SOME SCOTTISH STATISTICS.

Among the answers which have been given to various questions of mine, there are some Scottish statistics which deserve attention. During the first six months of this year the excess of emigrants over immigrants—the balance outwards from Scotland—has been greater than even in the record year 1907, amounting to rather more than 27,000, the great majority of course going to Canada. During the same six months the natural increase of the population of Scotland—the excess of births over deaths—has been just over 25,000. Thus during these six months the net emigration has exceeded the natural increase of the population by more than 2000. These six months are, of course, the principal emigration months, while the natural increase remains fairly steady throughout the year, so that these proportions must not be taken as the proportions for the year as a whole; but the actual decline of population during the first half-year is a feature calling for serious attention. From the standpoint of the Mother Country it must be remembered that the emigrants are not the idle and improvident, but the vigorous and enterprising. Emigration skims the cream from the top of the population instead of draining the dregs from the bottom. Let our people have every chance of doing the best they can for themselves in any part of the world; but let us try to make better opportunities for them at home by opening up the natural resources of our own native land.

#### MR. BALFOUR ON SMALL OWNERSHIP.

4, Carlton Gardens,

Pal Mall, S.W.

October 25th, 1909.

MY DEAR SIR GILBERT PARKER,

The extract from my recent speech at Birmingham, which you have placed in the forefront of your pamphlet, sufficiently indicates my general attitude towards the all-important problem of which you treat. But I may, perhaps, be permitted to add that, in my judgment, you have done a great service by calling public attention to some of the methods by which in other lands the creation and maintenance of small agricultural owners have been effectively aided. It is a mistake to suppose, as many people do, either that small ownership is the *natural* organisation of rural life—i.e., the one which would universally prevail but for antiquated laws and bad tradition—or that, if it were suddenly established, as by a stroke of the pen, it would immediately work smoothly and automatically to the general advantage of all concerned. This is too sanguine a view. The life of a small owner, though honourable and independent, is rarely an easy one. In some parts of the country his industry needs for its full success to be supplemented by other employments. It is laborious, and requires the vigorous co-operation of all the members of the family who are able to help, be they young or old, male or female. It has its risks, and in many of the States where the system is most deeply rooted in the national life, it yet has to be sustained by heavy protective tariffs.

But such considerations as these, though they suggest caution, should not produce discouragement. We must bear in mind, in the first place, that they do not apply or scarcely apply to the districts—and they are many—whose soil, markets, or other conditions are really favourable. We must bear in mind, in the second place, that every criticism which can be directed against the freehold tenure which we so ardently desire to extend, can be directed with far greater effect against any attempt to multiply small cultivators who are not also small proprietors. From them is exacted toil as severe and care as minute; but they are not given the same reward, nor are they supported by the same hopes. For the land they till is not their own; and, multiply as you will your enactments for securing the fruits of an improvement to the man who makes it, you will never efface the distinction between possession and occupation. It

is based on sentiment, not on finance; and no demonstrations of profit and loss will extract from the tenant of a County Council or a public department labour which he would cheerfully expend upon a holding which belonged to himself, and which he could leave to his children.

But more is required for the full success of the small farmer, even than the "magic of property." It is that "more" which is dealt with in your pamphlet; and it may be described in two words—"credit" and "co-operation."

The study of foreign methods is here invaluable; and the suggestive account which you give of the manner in which, without danger to the State or undue interference with individual initiative, foreign nations have helped the farmer to find the capital necessary to raise, and the organisation necessary to market, the produce of his farm, will be invaluable to all those who are seriously considering the great problem of which you write. I am sure they will be grateful.

Pray believe me, Yours sincerely,

(Signed) ARTHUR JAMES BALFOUR.

#### A LATER STATEMENT.

"Carlton Gardens, Pall Mall, S.W., July 30th, 1910.

"MY DEAR COLLINGS.—If, as you say, our political opponents persistently question our sincerity in the matter of small ownership, you are perfectly entitled to repeat that, as leader of the Unionist Party, I have both written and spoken in favour of this policy, and, further, that when the Unionist Party has the responsibility of office there is no doubt that we shall take an early opportunity of proposing to Parliament a measure designed to deal with this important subject.—Yours sincerely,  
"ARTHUR JAMES BALFOUR."

#### LORD CARRINGTON ON CREDIT BANKS.

Speaking at a meeting of the National Farmers' Union in London on August 4th, Lord Carrington said:—

The agricultural interest in England was in a sound, prosperous, and flourishing condition, and he thought they might hope for a plentiful harvest. It might interest those present if he briefly recapitulated the changes made in regard to agriculture in this country in the last four years. When the Government came in, the late Sir Henry Campbell-Bannerman said to him that the land question must be tackled, and in agreeing he replied that the first person to be legislated for was the farmer. The chairman would remember the Land Tenure Bill of 1906, and though the Government had an enormous majority at that time that Bill could not have become law without the practical help of the National Farmers' Union. In 1907 they brought in a Small Holdings Bill, and 80,000 acres—125 square miles—had been obtained for the agricultural labouring classes in England in practically two years. Then came the Budget of 1909, when, though a deficit of £16,000,000 had to be faced, no further burdens were imposed on agricultural land; and the Development Bill, in which for the first time a large sum of money was allocated to the agricultural industry. It was only the previous day that the Government was able to place on the Statute Book a Bill which gave compensation from the Imperial Exchequer to farmers from whose farms a portion of land had been taken away so as to supply the wants of agricultural labourers and others. His agricultural policy he had always tried to build up step by step, so as not to frighten people, but to proceed on commercial and proper lines with one thing at a time. Now the Government proposed to follow what had been satisfactorily done in Germany and other parts of Europe. He had been considering whether he could not devise a plan—not in any way to bolster up the claims of the wastrel or the loafer, but a business proposal to help the industrious—to lay before his colleagues to give improved legislative, administrative, and financial facilities for the establishment on a sound basis of a satisfactory system of co-operative credit banks for the benefit of agriculture. (Cheers.) The Chancellor of the Exchequer, who had a very soft corner in his heart for agriculturists, saw no objection to the proposal and he was pleased to say that it had the warm approval of the Prime Minister. Provided that there was no opposition from the other side there ought to be a reasonable prospect of doing something in this respect at an early date. The Government were backed up in this matter by the report of the Lords Committee, on which such men as Lord Cromer, Lord Herschell, Lord MacDonnell and Lord

Welby had served, and they were also emboldened by the thought that this difficult question had been overcome in Germany, France, Belgium, Italy, and, to some extent, in Ireland. He was speaking under correction, but he believed that £18,000,000 was lent by these banks last year, and that villagers had deposited over £15,000,000 of their savings in this enterprise.

#### UNIONISTS AND CREDIT BANKS.

Mr. Charles Bathurst, M.P., speaking at Semley, Wilts, on August 10th, referred to the proposal of the President of the Board of Agriculture to establish co-operative agricultural credit banks. He said he had written to Lord Carrington to tell him that the project would meet with the warmest sympathy from himself and those who were good enough to support him in agricultural matters on the Unionist side of the House. Without pledging themselves on the details they would give the principle every possible sympathy and help.

#### TORY LAND REFORM.

##### LAND PURCHASE FOR GREAT BRITAIN.

BY A TORY DEMOCRAT.

IN MORNING POST, AUGUST 12TH.

Some interesting possibilities as to the effect on the political complexion of agricultural constituencies of the adoption of a general scheme of British land purchase are suggested by a leading article in an influential Scottish Liberal newspaper, and by certain comments made thereon in a letter which has just reached me from the Chairman of a Scottish Conservative Association.

Those who had time to read the numberless speeches made by leading politicians during the last General Election campaign may remember that early in January Mr. Balfour spoke at Aberdeen on the question of small ownership. While deprecating a universal system of small ownership, he expressed the opinion that the number of owners of land ought to be "greatly increased." One of his remarks was that such an increase would be good for agriculture and good for the social system generally. More recently, in a letter to Mr. Jesse Collings, Mr. Balfour has given a pledge that the Unionist Party will take an early opportunity after it obtains the responsibility of office of proposing to Parliament a measure dealing with the question of small ownership. The ABERDEEN FREE PRESS, a Liberal journal which usually adopts a very independent tone, discussed on Saturday with its customary freedom Mr. Balfour's letter and Lord Carrington's statement that the Government contemplates the introduction of a co-operative credit bank scheme. Some of its remarks are well worth reproducing:

"The Liberals have foolishly rejected land purchase, and, having allowed the other party to step in and take it up, they now find themselves obliged to discover some other cry, and so they are at the eleventh hour espousing credit banks and making a great show of activity in this branch of land reform. It is to be freely admitted that the Conservatives have got ahead by taking up purchase. Their assurances, however, on the subject are as yet rather vague.

"We may repeat, what we have already indicated, for the encouragement of the Conservatives, that in taking up this scheme of a large extension of land ownership the party have got hold of a good thing, a thing that is good in itself, and one that, if properly and successfully worked, would be of great benefit to the party as well. The policy of land purchase and the conversion of a fair proportion of the occupying cultivators into actual owners is one of which the merits are not to be questioned, and if the Conservatives show themselves able to carry the policy into effect on a moderately large scale and on sound economic lines the result will undoubtedly be to enormously raise their own political credit. In Scotland, at all events, as we have already taken occasion to say, the party might not only hope to improve thereby their general political credit, but, in particular, to do much to bring to an end the distrust and hostility with which they and their politics are regarded by the mass of the rural population."

A copy of this article has been forwarded with a covering letter by the Chairman of a Conservative Association in a Scottish agricultural constituency. It is highly significant that the Conservative Chairman not only accepts the conclusions of the



Liberal leader-writer as to small ownership, but advocates a general scheme of land purchase, applicable to large and small holders alike. Let me quote a few passages from his letter:

"The one cause of the unwavering Liberal sentiment in Scotland is a deep, widespread, and enduring dissatisfaction with the system of land tenure. Whether justified or not, it is there, and is likely to remain until it be removed by the introduction of the newer system so successful in Ireland. I rejoice therefore to see that Mr. Balfour has given such distinct assurance that a measure of land purchase for Scotland will be passed by the next Unionist Government. Knowing as I do so well the minds of the people here on the land question, I venture to say that a scheme of land purchase for Scotland will not only be a great and successful piece of legislation, but in a few years it will completely undermine and dissolve the entire Liberal sentiment of rural Scotland. Every farmer in Scotland who becomes his own landlord will become a Conservative next day. No more Radicalism for him then. Give the Scottish farmer a chance of becoming his 'ain laird' and he will become even more Tory than his landlord.

"As a tenant his interests are divided and he dislikes being a vassal. I know him well, for I have been a proprietor here for nearly thirty years and know what I am speaking about. I wish to say therefore that if the intended measure of land purchase for Scotland be merely for *small* holders, it will have no effect on the agricultural vote: it must be a measure for *all* rural tenants—big and little alike. Then, and then only, will land purchase be successful in Scotland. If the large tenant farmer be excluded from the choice of becoming his own landlord he will remain as dissatisfied and as Radical as ever. But give him the chance of buying his farm, and his Radicalism will begin to slough away from that moment. He is against his landlord, and as his landlord is usually a Conservative, of course he must be a Radical—in order to be even with his laird. That is the feeling between them, deplorable certainly, but nevertheless true.

"Another consequence which I foresee will follow land purchase in Scotland is that every farmer will then become a hot Tariff Reformer. His newspapers tell him week by week that all advantage of a reformed tariff will go into the pocket of his landlord, and that the farmer will be no better off. That is the gospel which is being preached to the tenant farmer all over Scotland. And he believes it. But once convert him into a landlord and his belief in Free Trade will fade away as a superstition. If land purchase is having such beneficial results in Ireland, how much more beneficial will be the effect in Scotland. **In the Unionist policy to be presented in Scotland, land purchase must be the very first proposal; everything else must be subordinated to that. Even Tariff Reform itself must come second to a scheme of land purchase.**"

Now I fully realise that many Conservatives will stand aghast at the suggestion that the proposed scheme of land purchase should be so designed as to embrace large tenant farmers as well as small holders. "What about sporting rights?" I hear some of them saying. Others will ask how many hundreds of millions the credit of the State will have to be pledged for if a general system of land purchase is to be adopted in Great Britain. Questions of sporting rights would be capable of adjustment. As to the credit of the State, it has already been pledged to the extent of about £170,000,000 in the case of Ireland, and English and Scottish tenants have as much right as the tenant farmers of Ireland to benefit in this way. In all probability many of the large farmers, in England at all events, would be content to go on under the present system of land tenure instead of risking everything by becoming proprietors of the land they till. Moreover, as nobody has proposed a compulsory system of land purchase for Great Britain, it would be open to each landowner to decide whether he would or would not sell. Undoubtedly many proprietors would be only too pleased at the present juncture to dispose of their land at a reasonable rate. The State would certainly benefit if the present rush to the towns could be stopped, as it probably would be by a well-considered scheme of land purchase. The creation of a large number of cultivating proprietors would be the death-blow of Radicalism in the counties. **Incidentally such a scheme would effectually spike the guns of the land-taxers.** Conservatives, it seems to me, have everything to gain and nothing to lose by advocating a bold and sweeping, rather than a timid and restricted scheme of land purchase. Let their watchwords at the next election be: "Tariff Reform, Land Purchase, and a Strong Navy," and they will carry all before them.

## NEWS OF THE MOVEMENT.

### LAND AND TAXATION REFORM.

Copy of Memorial presented to the Prime Minister, the Chancellor of the Exchequer, and the other Members of the Cabinet, on the 3rd August, 1910, signed by 134 Members of Parliament.

WE, the following Members of Parliament, desire to place on record our grateful appreciation of the efforts of the Prime Minister, the Chancellor of the Exchequer, and the other Members of the Cabinet, in placing upon the Statute Book of the Country the Budget of 1909-1910, which for the first time recognises the principle of the separate valuation of land, and thus provides the foundation necessary for such further reforms as will result in securing for the people of this country a more equitable distribution of the burdens of the State, in securing to each the results of his own labour, and in opening up the land to those who can make the best use of it.

We therefore respectfully urge the Government to continue and develop the policy inaugurated by the Budget by

- (1) Making land values available for public needs;
- (2) Freeing industry from monopoly and undue burdens of taxation;
- (3) Completing the policy of Free Trade by
  - (a) Securing greater opportunities to produce in our own country by affording greater opportunities to use the land; and
  - (b) Abolishing the duties that remain on the food of the people.

We ask that this policy may be carried into effect by

- (1) Hastening the completion of the valuation of all land, apart from improvements, provided for in the Budget of 1909-1910;
- (2) Making that valuation accessible to the public;
- (3) Empowering local authorities to levy rates on the basis of that valuation;
- (4) Levying a Budget Tax on all land values, to be applied
  - (a) In providing a national fund to be allocated toward the cost of such services as education, poor relief, main roads, asylums, and police, thereby reducing the local rates; and
  - (b) In substitution of the duties on tea, sugar, cocoa, and other articles of food.

Wm. Abraham (Mabon).	F. Hall.
Christopher Addison.	Jno. Geo. Hancock.
Percy Alden.	Robert Harcourt.
A. M. Anderson.	J. Keir Hardie.
J. Allen Baker.	A. G. C. Harvey.
George N. Barnes.	T. Edmund Harvey.
A. W. Barton.	W. E. Harvey.
W. P. Beale.	James Haslam.
Arthur W. Black.	Edward G. Hemmerde.
C. W. Bowerman.	Arthur Henderson.
William Brace.	John S. Higham.
J. F. L. Brunner.	F. G. Hindle.
Rt. Hon. Thos. Burt.	John Hodge.
Noel Buxton.	John D. Hope.
C. Roden Buxton.	C. Silvester Horne.
W. P. Byles.	Spencer Leigh Hughes.
H. G. Chancellor.	Sir John Jardine.
J. W. Cleland.	Wm. Johnson.
Godfrey P. Collins.	H. Haydn Jones.
Stephen Collins.	Edgar Jones.
Sir Henry J. Dalziel.	William Jones.
Sir W. Howell Davies.	*F. W. Jowett.
J. A. Dawes.	Joseph King.
C. Duncan.	Charles Leach.
Enoch Edwards.	J. T. T. Lincoln.
Harold Elverston.	J. A. Murray MacDonald.
Geo. B. Esslemont.	John M. McCallum.
Charles Fenwick.	Francis McLaren.
Thos. R. Ferens.	Rt. Hon. Sir Charles B. Bright
G. A. France.	McLaren, Bart.
Stephen Furness.	*Walter S. B. McLaren.
Sir James P. Gibson, Bart.	J. Duncan Millar.
A. H. Gill.	Alfred Mond.
H. J. Glanville.	G. Hay Morgan.
Thos. Glover.	Robert Munro.
Sir Daniel F. Goddard.	Max Muspratt.





### THE HOLIDAY TASK.

STUDY OF A FREE-BORN BRITON WHO, WITHIN THE PERIOD USUALLY ALLOTTED TO HIS HOLIDAYS, IS REQUIRED, UNDER THREAT OF A PENALTY OF £50, TO ANSWER A MASS OF OBSCURE CONUNDRUMS RELATING TO LAND VALUES, IN ORDER TO FACILITATE HIS FUTURE TAXATION.

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

Francis Neilson.  
Harry Nuttall.  
Fred Ogden.  
James O'Grady.  
Jas. Parker.  
E. H. Pickersgill.  
J. Pointer.  
Sir George H. Pollard.  
A. A. W. H. Ponsonby.  
Chas. E. Price.  
Sir W. E. B. Priestley.  
W. M. R. Pringle.  
P. Wilson Raffan.  
A. Rolland Rainy.  
Thomas Richards.  
Geo. H. Roberts.  
J. M. Robertson.  
Sidney Robinson.  
A. Rowntree.  
A. H. Scott.  
J. A. Seddon.  
D. J. Shackleton.  
Sir C. E. Shaw, Bart.  
Edward Shortt.  
Philip Snowden.  
H. B. Lees Smith.  
Sir Albert Spicer, Bart.  
A. Stanley.  
J. W. Summers.  
J. E. Sutherland.

J. E. Sutton.  
John W. Taylor.  
Theo. C. Taylor.  
J. H. Thomas.  
Alfred Thomas.  
George Toulmin.  
H. Twist.  
\*Frederick Verney.  
John Wadsworth.  
Joseph Walton.  
S. Walsh.  
J. Ward.  
Geo. J. Wardle.  
Henry A. Watt.  
Josiah C. Wedgwood.  
Sir George White.  
Sir Luke White.  
A. F. Whyte.  
T. Wiles.  
Alex. Wilkie.  
W. Llewelyn Williams.  
Penry Williams.  
John Williams.  
W. Tyson Wilson.  
T. F. Wilson.  
John Wilson.  
R. Winfrey.  
Tom Wing.  
Wm. Younger.  
Sir J. H. Yoxall.

The Members marked \* have signed with certain reservations.  
Three members have signed who do not wish their names to appear in the press.

It is claimed by the advocates of the taxation of land values that the advantages of the above reform will be:—

(1) To take the burden of rates off dwelling houses, factories, mills, workshops, plant and machinery, mining works, shops, warehouses, offices and all industrial and business premises, and all farm buildings, drainage, fencing and other agricultural improvements;

(2) To break down the barriers which land monopoly now opposes to municipal, industrial, and agricultural development and enterprise, and thus to cause the land everywhere to be used in ways more advantageous to the workers;

(3) To make it possible for more, better and cheaper dwellings to be provided in towns and villages, to make small holdings and allotments obtainable on fair terms, and generally to free industry of all kinds—agriculture, mining, forestry, building, manufacturing, engineering, public works, transport, distribution—from burdens and restrictions, and extend the field for the remunerative employment of labour and capital in town, suburb and country;

(4) To secure for the agricultural industry a genuine measure of relief;

(5) To make national services a national burden, and thus give effective relief to rural districts from the excessive burden of rates which now falls on them in providing for what are largely national requirements;

(6) To cheapen the cost of living for the mass of the people, and take away the only plausible argument for tariff mongering and the pretence that protective taxes can be imposed which will not increase the cost of living.

#### LAND VALUES GROUP.

Mr. C. E. Price, Chairman of the Land Values Group in Parliament, writes:—"The work of the Group is the most important and abiding of any in the House of Commons. I look back upon the efforts in 1906-7-8 as the real beginning in the House of the Budget. But your work in the country for years has been the real ground work. If the cause only continues to grow as it has done, it will revolutionise our country."

#### INTERNATIONAL FREE TRADE CONGRESS, ANTWERP.

The International Free Trade Congress was held at the Institut Supérieur De Commerce, Antwerp, 9th to 12th August: L. Strauss, President. It was a highly successful demonstration in favour of Free Trade, close upon 600 delegates being enrolled from all parts of the continent, Great Britain and the United States. About 50 delegates were present from the United Committee for the Taxation of Land Values and kindred organisa-

tions in Ireland, United States, Denmark, France, Sweden, Belgium and Switzerland.

A feature of the Congress was the acceptance of a paper by Fredk. Verinder, general secretary of the English League for the Taxation of Land Values, submitted on behalf of the United Committee, on "The Relationship of Land Values Taxation to Free Trade." Quite a number of the papers submitted could not, for want of sufficient time, be considered.

At the Wednesday session Mr. Fels had raised the land question in his usual vigorous way, pointing out its importance in relation to Free Trade and protesting that Mr. Verinder's paper should be afforded time for discussion. Later by special and unanimous request of the delegates representing the Land Values side of Free Trade Mr. Verinder was accorded the necessary time for a brief explanation of his paper at the sitting on Friday, 12th.

In the course of a most interesting speech which held the attention of the Congress all through, Mr. Verinder said, in part:

"He did not propose in the time to discuss his paper, or to ask the Congress to discuss it, but to say a few words by way of explaining the spirit in which it had been offered to the Congress. He, and the colleagues on whose behalf he spoke, were convinced, enthusiastic, and thorough-going Free Traders. They believed that the whole of trade should be free. Free Trade was to them more than *libre échange*. In England the term "tradesman" might be used to mean a "shopkeeper," an exchanger of goods; but it might also mean a blacksmith or a carpenter, etc.—a producer of goods. To make trade really and truly free, we must remove the obstacles which are damming the stream of trade. But it is still more important to remove those which are stopping it at its source. In this Congress of many nations—called to place the experience of each at the disposal of all—the case of Great Britain was of especial interest; for it was there that the battle of Free Trade was being fought on behalf of the whole world. The principles which he had set forth in his paper were illustrated by local instances, but it was because he believed them to be of universal application, that he was asking the members of the Congress to take them into favourable consideration. Those objections urged on behalf of a return to Protection in Great Britain had to be met and answered. First, it was said that "British Free Trade" was not real Free Trade. True: his answer was "It is a good thing, so far as it goes, but we have not enough of it. Let us abolish the custom-houses, and add free production to absolutely free exchange. By thus increasing the volume of production we shall destroy the second Protectionist argument, based upon the persistence of unemployment in "Free Trade" Great Britain. Thirdly, he had tried to answer the question which must arise in every country where Free Trade is being discussed: If revenue is not to be raised by Protection taxes, what is the Free Trade alternative? To these questions he had tried to suggest an answer. There was no place where such questions could be more appropriately discussed than at Antwerp. His friend and co-delegate, Mr. Starnes, had called his attention to the fact that for 100 years the traffic of ships between Antwerp and the open sea was stopped by the Dutch, whose territory lies on each side of the Scheldt below Antwerp. Thus the foreign trade of the town was ruined. M. Namèche, the historian of Antwerp, records that, on the day after the traffic between Antwerp and the sea had been resumed, the value of the land in Antwerp had multiplied tenfold.

A very special feature of the gathering was a meeting of the advocates of the Taxation of Land Values held on Wednesday afternoon, at the Grand Hotel. About 50 delegates were present, and Mr. C. H. Smithson was moved to the chair. After some interesting discussion on the question of Land Values and Free Trade, the following resolution was unanimously passed:—

"That this meeting of advocates of the Taxation of Land Values, in attendance at the International Free Trade Congress, held at Antwerp, 10th August, 1910, hereby declares its unfaltering adherence to the principle of Free Trade, meaning thereby the complete freedom of trade from all taxes and restrictions whether imposed for protective or for revenue purposes; further that the true principle of Free Trade must be carried out to its fullest extent, both as affects agriculture and manufactures, by the removal not only of protective taxes but also of all existing obstacles to the unrestricted employment of industry and capital; and further declares that the only just and expedient method of effecting this policy and of destroying the protective system, is by the exemption of all improvements, and all the processes of industry from rates and taxes, and the substitution for them of the direct taxation of the value of all land, a value which is due entirely to the presence, growth, industry, and expenditure of the community."



**MANCHESTER.**

A week-end Conference of the advocates of the Taxation of Land Values is being promoted by the United Committee, and will probably take place at Manchester from Friday September 30 to Monday, October 3.

Information will be sent by post to those concerned, but any whole-hearted advocate of the Taxation of Land Values desiring to be present is requested to communicate with the United Committee at 20, Tothill Street, London, S.W., when full particulars will be given.

The Secretary of the Manchester League, 134, Deansgate, Manchester, writes that the following meetings, in addition to those already announced in last month's issue, have been held:—

- July 27.—Chorlton-cum-Hardy (open air): W. L. Johnson, D. Catterall and A. H. Weller.  
 „ 31.—Alexandra Park: D. Catterall, J. E. Hutchinson and A. H. Weller.  
 Aug. 2.—Chorlton-cum-Hardy (open air): W. Norman, W. L. Johnson, W. Humphreys and A. H. Weller.  
 „ 3.—Middleton: D. Catterall's reply to Coun. McLachlan.  
 „ 4.—Crossley's Works, Manchester (Dinner-hour Meeting): J. Bagot and A. H. Weller.  
 „ 5.—Alexandra Park Gate (open air): Hon. Geo. Wallace, D. Catterall and A. H. Weller.  
 „ 7.—Birchfields Park: Hon. Geo. Wallace, J. Bagot and W. Norman.  
 „ 9.—Walter St. Croft, Harpurhey: D. Catterall and W. Norman.  
 „ 14.—Seedley Brotherhood: "Golden Rule Taxation," D. Catterall.  
 „ 14.—Alexandra Park: W. Norman, O. O'Grady, D. Catterall and J. E. Hutchinson.  
 „ 16.—Walter St. Croft, Harpurhey: J. Fielden, W. Norman and D. Catterall.  
 „ 18.—Economic Class Meeting in Manchester League's Office.  
 „ 21.—Crowcroft Park, 3 p.m.: W. Norman, D. Catterall, Dr. McDougall and J. Fielden.  
 „ 24.—Prestwich League of Young Liberals: J. Bagot.

On July 28th a large number of members and friends met at the office of the League to hear a farewell address from Mr. Arthur Withy prior to his departure for New Zealand. All present united in heartily wishing Mr. Withy God-speed. Another large gathering assembled on August 4th to welcome the Hon. George Wallace, who addressed open-air meetings on August 5th and 7th, as noted above.

**MIDLAND LAND VALUES LEAGUE.**

August has necessarily been a quiet time for political work, so many members being away holiday making, while the weather has upset arrangements for several open-air meetings. The BIRMINGHAM DAILY POST has opened its columns to the bitter cry of the landowners, who find it a hard task to inform the tax-collector of the value of their land. Mr. Chapman Wright in a series of letters has endeavoured to lessen their irritation by showing that the small owner can only benefit when the Peers and other big landowners contribute their fair share, and it is to secure this result that the valuation becomes so necessary. Meetings have been held, with some good reports in the local press, as follows:—

- July 22.—Liberal, at West Bromwich. Chapman Wright.  
 „ 23.—Do. do. T. R. Stokes.  
 „ 25.—Do. Birmingham. Chapman Wright.  
 „ 26.—Do. do. do.  
 Aug. 7.—P.S.A. Langley do.  
 „ 8.—League, at Smethwick. B. Grigg, J. C. Willis, T. R. Stokes, and Chapman Wright.  
 „ 9.—League, at Smethwick. Chapman Wright, Bernard Grigg and T. R. Stokes.

**NEWCASTLE.****NORTHERN LAND VALUES LEAGUE FORMED.**

A special general meeting of the Newcastle Branch of the English League for the Taxation of Land Values was held in the Moor Buildings, Pilgrim Street, Newcastle, under the chairmanship of Mr. A. W. Dakers, B.A.

Mr. Charles Trevelyan, M.P., sent a letter in which he said:—  
 "We have at this moment a great reason for special exertions. The land valuation under the great Budget will soon be an

accomplished fact. The next step will be to ensure for local authorities the power of raising the rates in whole or part on this valuation instead of on the present ruinous basis, which penalises all improvement and industry.

"The recovery of social values for public purposes must be made the leading note of our local as well as national taxation for the coming generation. By that course alone can we finally and effectively overcome the efforts of Tariff Reformers to tax the poor in the interests of monopoly."

The Chairman presented a report on the decision of the Executive Committee; and Mr. Richard Brown moved, and Mr. J. Veitch seconded the following resolution, which was agreed to:—  
 "That the organisation henceforth be known as the Northern Land Values League, embracing the counties of Northumberland, Durham, Cumberland and Westmorland, and that Mr. William Reid, of Glasgow, be appointed secretary. That the thanks of this meeting be given to the United Committee for the Taxation of Land Values for their promised support in connection with the League."

Mr. Charles Trevelyan, M.P., was unanimously appointed President of the League.

It was agreed that the members of Parliament for the constituencies in the four counties in favour of the Taxation of Land Values, together with the Right Hon. Walter Runciman, M.P., the Very Rev. G. W. Kitchin, D.D., and Dr. Robert Spence Watson, P.C., be Vice-Presidents of the League.

Mr. Richard Brown was appointed hon. secretary of the League and Mr. C. E. Schroeder hon. treasurer.

The offices of the new league are at 90, Pilgrim Street, Newcastle-on-Tyne.

**LIVERPOOL.**

The Secretary of the Liverpool League, writing from 339, Aigburth Road, Liverpool, says that since the close of the Kirkdale by-election campaign the League has held its usual weekly open-air meetings. Political interest is rather quiet at present and those members who address the meetings get good practice in the art of "holding" the crowd, which will stand them in good stead when more stirring times come round. In contrast to the quietness of public interest in politics is the eagerness of various associations to know more of the land question. Recently Mr. Cowper addressed meetings at Ormskirk, Egremont and Ellesmere Port, and the Hon. Secretary, Mr. William Noble, spoke at Saltney under the auspices of the Chester Young Liberals. Other engagements are pending, as is also a debate with local members of the S.D.P. In Birkenhead some of the League members have spoken at several meetings held by the "1910" League.

**WALES.**

The Committee for Wales to promote the Taxation of Land Values, 94, Queen Street, Cardiff. There are over twenty meetings now booked for September, and others for October.

Mr. McHugh is occupied in collecting facts and carrying on an enlightening correspondence in the columns of the SOUTH WALES DAILY NEWS, and priming ambitious parliamentarians with the case for the Taxation of Land Values. He is also engaged at times in discussing the question with earnest-minded students who are preparing papers for Literary and Debating Societies.

"Land and People," by Henry George, is in course of translation into the Welsh language.

The local facts relating to land tenure and taxation, which Mr. McHugh is collecting, will be most useful for municipal campaigns. There is a proposal for extending the boundaries of Cardiff, and redistributing the representation, and the information now being collected will be of great help in the coming campaign. It will be interesting to show how the owners of ramshackle structures are favoured as compared with the people who have up-to-date buildings, and the still greater favour shown to the owners of vacant lots. This is good work, and in a sense more important than addressing meetings, in the meantime. The meetings to be addressed later on will be all the more successful because of this special gleaning of facts and figures.

Mr. Beddoe Rees, Secretary of the new Welsh Land Values Committee, writes, July 26th, 1910:—"If you were down here you would be satisfied with the progress we are making. We have already held upwards of a dozen meetings, each one being a great success. I have now applications from about sixteen different places wanting meetings in September; they continue to come in every day, so that Mr. McHugh and I will be kept



pretty busy. What surprises me more than anything is the real genuine interest taken in the question by every part of the population. At the end of each meeting we are simply showered with questions and applications for literature."

### SCOTTISH NEWS AND NOTES.

In reference to Mr. Skirrow's recent campaign in Edinburgh and East Scotland as reported, in part, in last month's issue, Mr. A. D. Wood, Secretary of the Scottish Liberal Association (Eastern Section), writes:—

"I would like to take this opportunity of letting you know how well Mr. Skirrow has been doing his work in the campaign which has been going on recently in the East of Scotland. From all quarters I learn that his speeches have had an excellent effect, and I feel convinced that the Liberal Party will benefit very much indeed from his advocacy of the most important question of Taxation of Land Values. From Edinburgh, Leith, Fife, Musselburgh, and Midlothian I have reports that the meetings were most successful, and I feel it my duty to let you know this."

Mr. David McIntosh Rollo, Cupar, Fife, writes:—

"I am glad to say that the open-air meeting addressed by Mr. Skirrow took place last Tuesday evening, as I have learned from several of the audience, and the Chairman was quite a success. His encounter with the local heckler came off very well. I paid a few shillings for the distribution of the bills, but I am treating that as my contribution towards the meeting. I am sorry no other meetings could be held at the present time in other parts of the constituency, but probably these could be arranged later on."

The Secretary for Scotland has appointed Mr. J. Dundas White, M.P., to be his Parliamentary Private Secretary (unpaid).

At an informal meeting of friends at Inverness held last month, the question of forming a Highland Land Values League was discussed.

It was agreed to convene a regular meeting of all concerned by circular, to appoint a provisional committee to undertake the preliminary work.

Mr. J. Dundas White, M.P., will undertake a campaign of meetings throughout the Highlands on behalf of the United Committee, and the proposed Highland Land Values League, from October 20 to November 10. A list of the meetings will be published in our October issue.

### ENGLISH LEAGUE: ANNUAL MEETING.

In spite of the most unfavourable weather, the floor of Essex (large) Hall was well filled with members and friends of the League for the 27th Annual Meeting on July 20th. Mr. E. G. HEMMERDE, K.C., M.P., the retiring President, being unavoidably detained, the chair was taken by

Mr. LEWIS H. BERENS (Hon. Gen. Treasurer) who at once moved the election of the President, Council, Executive and other officers, which was agreed to.

Mr. H. G. CHANCELLOR, M.P., the newly-elected President, who was received with loud cheers, said that until lately he had been a "very private man" indeed, doing his work for the cause on the quiet. He had accepted the presidency, at the earnest request of the Executive, with great diffidence and some reluctance, but he would do his best to push the movement during his term of office. The other day, at an interesting conference in London, one of our foremost publishers, Mr. JOHN MURRAY, had expressed the opinion that some books were even more noxious than erotic novels, and he had instanced the works of HENRY GEORGE, KARL MARX, and NIETZSCHE! He wondered whether Mr. MURRAY had ever read any of the works of HENRY GEORGE. He (the speaker) regarded HENRY GEORGE as one of the purest-minded patriots. He worked to make people free. He showed that thus only could we solve the social, economic and moral difficulties which beset us. Freedom was the touchstone of our movement.

He found that in sparse communities, starvation and degrading poverty were rare. As communities developed, degrading and grinding poverty arose, side by side with increasing power to produce wealth. He endeavoured to get at the bottom of this. He found that the secret of the whole business was that men are

not free to produce, because a certain limited number of men have got into their own power the natural sources of production, because men were denied direct access to the resources of nature. This monopoly-power crystallised into "land values." Private ownership of land created a monopoly-value in land, representing the power to abstract from the producers a great proportion of their production. We see it going on all over the world, and in the long run this ownership of land means the ownership of the lives of the people.

These land values, as HENRY GEORGE proved, are the creation of the public. HENRY GEORGE was one of the most pronounced individualists. He held that every man should own what he himself produced—all of it. But he also asked, why should not society as a whole own and use the values which it creates: enjoy its own income, and use these growing values for its growing needs? Thus we come to the "taxation" of land values. But taxation of land values is not really taxation. It is merely the retention by the community of values which the community has created, in substitution for the taxes and rates which now fall on the products of industry. Then, says HENRY GEORGE, when the taxation of land values has opened natural resources to labour, every man will have an alternative in life. Now he must take what the employers offer, for under land monopoly wages tend to be depressed to the minimum of subsistence. But when the labourer obtains direct access to natural resources he can refuse to work for others except for an adequate return.

Most Parliamentary legislation is, at present, a mere palliative for social sores. But give men freedom—that is all we ask—and they will find employment, and then you may punish them, if you like, if they *won't* work. Attempts to "make work" for the unemployed only lead to greater evils. We believe in the natural solution: that what a man produces, he is entitled to keep. If he had free access to natural resources, that is what he would get. He would refuse to work for an employer for less. Wages would go up in a natural way. There would be no need to force them up artificially by the action of Trade Unions or the passing of laws. This natural solution, while securing to the worker the results of his labour, would leave to employers the margin which represented the proper wages of superintendence, and the fear of our Socialist friends that Taxation of Land Values would benefit the capitalist class would disappear. At the conclusion of his address,

The PRESIDENT, in moving the adoption of the Annual Report (printed on another page), gave a brief synopsis of the leading facts in it, and specially congratulated the League on having become associated with all the other Land Values Leagues through the medium of the "United Committee."

The Annual Report was unanimously adopted by the meeting.

The HON. GENERAL TREASURER moved the adoption of the audited Statement of Receipts and Payments for the past year, and of the Balance Sheet as at June 30th. Mr. BERENS said that, during his long connection with the movement, he could not remember a year in which such great and continuous progress had been made, not only in Great Britain, but all over the world. He called special attention to the record sales of literature, and dwelt upon the services rendered to the movement in general by the activities of the "United Committee," and by the generosity of Mr. JOSEPH FELS.

Mr. FRANCIS NEILSON, M.P., seconded, in a brilliant and amusing speech, which delighted the meeting, but is impossible to do justice to in a short report. He demolished the case for the exclusion of the agricultural districts from the benefits of Land Value Taxation. His fresh and breezy accounts of two conversations—one with a Wiltshire Liberal farmer, and the other with a steel manufacturer—were valuable object lessons in the art of propaganda, and will doubtless prove useful to many even of our most seasoned advocates.

The motion was supported by Mr. JOSEPH FELS. He thought the income of the League should be at least ten times as large as it was. He touched on the progress of the movement in Canada, the United States, and especially in Denmark, where the Danish League would shortly open their new offices on the ground floor of a building "exactly opposite the front door of the House of Parliament." The influence of Great Britain was greater than that of any other country, and progress here would stimulate fellow-workers all over the world. The news of what is done here gets even to the United States.

Mr. J. O'GRADY, M.P. (Labour—East Leeds) moved:

That this Annual Meeting of the English League for the Taxation of Land Values heartily congratulates the Right Hon. D. Lloyd George, Chancellor of the Exchequer, on the

passing into law of the Finance Bill, 1909-1910; 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.

He said he did not claim to be an expert on the question, but for 25 years, both quietly and publicly, he had tried to make it popular. At the Trade Union Congress in 1898, he had advocated a tax of £40,000,000 on Land Values. He was not a Single Taxer. Broadly he called himself a Land Nationaliser. But he was as keen as any member of the League about the community getting back the value of its own land. There could be no question that all true social reform must take its footing on the land question. The Budget was the first step. In it, for the first time in the history of British Budgets, the principle of the Taxation of Land Values was embodied. He hoped it would prove to be only a small beginning. All the landed interest had banded against it, and had lost their politics altogether; they were no longer Liberal or Tory. He was astonished that the working people had not grasped, as firmly as the landlords had, the importance of this principle of the Taxation of Land Values, and made it the central plank in their platform. In London he found that seven noble lords were taking no less than 14 millions from a space of three miles square. He was glad that the Chancellor of the Exchequer had divided the produce of the tax between the national and the local purse. His own town of Leeds had bought land for sewerage purposes. Its rent was £1,000. But did they get it for even 25 years' purchase of the rent? They had to pay £125,000. If the Budget had been in force, the local purse would have received £10,000 and the national purse £10,000 from that transaction. Yet in Leeds they had unemployed men, and children going hungry to their schools. Mr. O'GRADY showed, from his municipal experience, the need for relief of the burdens of local taxation. He would say to future Chancellors of the Exchequer: "Complete the valuation; relieve local taxation; and find at least the bulk of the money by the Taxation of Land Values."

Alderman P. WILSON RAFFAN, M.P., C.C., said that on this question Liberal and Labour members were working heartily together in the House of Commons on a common platform. The LLOYD GEORGE Budget was the first step towards the attainment of our objects. Its importance lay, not in the taxation it imposed, but in the valuation which it set up. We were going forward next year to an agitation even more far-reaching and important, for Mr LLOYD GEORGE had promised to deal with the relations between local and national taxation. The men on the Councils who approached this question from the purely municipal point of view found themselves, irrespective of municipal party politics, forced round to our reform. He hoped that next year's Budget would give us a direct tax on all land values, in relief of rate burdens, and that the localities would get the power to rate land values. This would sweep into line the whole of the municipalities.

Mr. E. G. HEMMERDE, K.C., M.P., who had in the meantime reached the meeting, said that the League might congratulate the Chancellor of the Exchequer, but it could also congratulate itself on the results of the past year's work. The Liberal party had been steadily going down hill. It was losing bye-elections, and discussing the magnitude of its next defeat. The very moment the Budget—with all its faults—was brought in, the Party became a great fighting force, inspired by a new hope. We must now go forward on the basis of the valuation, make education, high roads, and so on, a national burden? certainly. But how shall we pay for it? Tariff Reform will not do it: it will not even meet the present need for revenue. It can only be done by a universal tax on land values in lieu of rates. Many other people are talking about relieving agriculture. We have a plan to do it. There is no other plan. Captain Pretymann retorts: "Yes, but you are financed by an American millionaire." This is no answer to the fact that Captain Pretymann has no agricultural policy. Let us all work to get the machinery of valuation used. We may go into our next year's work, full of courage and determination, with the knowledge that our efforts have already brought forth great fruit, and will bring even greater.

Mr. J. CHAS. DURANT, one of the founders of the League, moved, and the GENERAL SECRETARY seconded, a vote of thanks to the Past-President and to Mr. Chancellor, which was carried with enthusiasm.—F.V.

## WHAT THE ENGLISH LEAGUE IS DOING.

The Executive of the English League had the pleasure, at their last meeting, of a visit from the Hon. George Wallace, of New York, who made many friends among the members of the League during his stay in London a year ago. He presented the following message from the other side:—

"To the English League for the Taxation of Land Values, GREETING.

"At a meeting of the Executive Committee of the Land Values Tax Party of the United States, held at 43, East 22nd Street, New York City, July 2nd, 1910, the following minute was unanimously adopted:—

"Resolved.—That we congratulate our brethren in Great Britain on the marked progress our cause has made in their country during the past year; that we are greatly cheered by the enactment of the Lloyd George Budget, which we regard as an important first step toward the attainment of our hopes, and the adoption of a single tax on Land Values to provide all necessary expenses of Government; that we rejoice to know the British Chancellor of the Exchequer has boldly declared his stand for the ultimate abolition of land monopoly; that we bid our British brethren God-speed in their work, and look forward to the glad time when the curse of private land monopoly will be abolished both in the Mother Country and in our own land, having an abiding faith in the fulfilment of the promise that 'the needy shall not always be forgotten: the expectation of the poor shall not perish forever.'

"As the Chairman of the Committee, Hon. George Wallace, is about to visit England, we are glad to introduce him to our working brethren abroad, and we send these greetings by him in person.

"By order of the Committee.—B. T. SAMPLE, Secretary."

A suitable reply to this friendly message will be sent from the next meeting of the Executive.

By direction of the Executive, the General Secretary has sent a letter of warm appreciation and hearty thanks to the Hon. Secretaries of the Tyneside Branch of the League, Mr. Richard Brown and Mr. Jas. Veitch, for the work that they have done for and through the Branch. This is now being re-organised, and its work extended, under the Secretaryship of Mr. William Reid, and will in future be known as the Northern Land Values League, with offices at 90, Pilgrim Street, Newcastle-on-Tyne.

An article entitled: "Collect the Rent—A non-party plea for the Taxation of Land Values," signed by Rev. A. C. Auchmuty, of Edgbaston, appears in the September number of the WESTMINSTER REVIEW. Mr. Auchmuty, formerly Vicar of Lucton, Herefordshire, is one of the oldest members of the English League, and has for many years advocated the Single Tax on Land Values both by his voice and by his pen. Many members of the League will cherish grateful memories of the services he rendered to the cause in the early nineties by his support of the "Red Van" propaganda among the agricultural labourers of Herefordshire.

The following meetings, in addition to those already reported, have been held:—

- |      |   |   |
|------|---|---|
| July | 26.—Thornton Heath.                               | A. Wilme Collier.                         |
| "    | 27.—(Holmfirth Div.).                             | Hoyland Common. F. Skirrow.               |
| "    | 28.—"   | Silkstone. F. Skirrow.                    |
| "    | 29.—"   | Silkstone Common. F. Skirrow.             |
| "    | 30.—"   | Penistone. F. Skirrow.                    |
| Aug. | 3.—Keighley.                                      | W. Thomson and A. Withy.                  |
| "    | 4.—North Shields.                                 | James Veitch.                             |
| "    | 12.—Jarrow.                                       | Jas. Veitch.                              |
| "    | 13.—Worcester Park, Surrey.                       | J. Chuter Ede.                            |
| "    | 14.—Abney Congregational Church, Stoke Newington. | Hon. Geo. Wallace.                        |
| "    | 15.—Haggerston.                                   | Hon. Geo. Wallace.                        |
| "    | 17.—Keighley.                                     | Councillor J. A. Guy and William Thomson. |
| "    | 21.—Finsbury Park Congregational Church.          | Hon. Geo. Wallace.                        |
| "    | 24.—Keighley.                                     | William Thomson.                          |
| "    | 31.—Keighley.                                     | William Thomson.                          |

### SEPTEMBER.

Wed. 14.—Ilford League of Young Liberals, Broadway Chambers, near Ilford Station. Fredk. Verinder, 8 p.m.]



## COLONIAL AND FOREIGN.

### AUSTRALIA.

#### COMMONWEALTH LAND TAX.

The Bill providing for a progressive tax on the unimproved value of land was read a first time in the Federal House of Representatives on August 10th. The scale of the tax will be left to Parliament to fix. It will probably be 1d. in the £ on lands valued at from £5,000 to £10,000, and will rise gradually to 6d. in the £ on values exceeding £80,000.

The progressive tax on the unimproved value of land will in the case of absentee landlords be 1d. extra in the pound throughout, with no exemption.

The Land Tax of 1909 will be reintroduced with a maximum rate of 6d. instead of 4d. in the pound upon all estates whose unimproved value exceeds £5,000. An estate worth £80,000 will pay something over £1,000 a year as tax, one of £100,000 over £1,500 a year, and so on. With its majority in both Houses the measure is as good as passed already.—MORNING POST Sydney Correspondent.

Mr. Fisher, the Prime Minister of the Commonwealth, moving the second reading of the Land Tax Bill to-day, said he anticipated it would produce £1,000,000 revenue during the current financial year.—DISPATCH, August 16th.

#### FAILURE OF LAND PURCHASE.

In the "Morning Post," of August 20th, the following statement from its Australian correspondent appeared:—

The States are not leaving the land question to the tender mercies of a Federal Labour Parliament. Four, at least, out of the six States Governments have measures either for Land Taxation or compulsory repurchase, or both, in the forefront of their present programmes.

Here (New South Wales), having gone farthest with compulsory repurchase and subdivision, we are finding the system unwieldy and expensive for general use. In particular cases it is useful and necessary. But it is coming to be generally admitted that it will not solve the problem. It takes too long and costs too much.

This Session an attempt is being made to get over some of the difficulties by authorising advances of public money to groups of settlers purchasing large estates for the purpose of subdividing them among themselves. In Victoria the large landholder is threatened with a scheme for compulsory repurchase, and a State land tax as well, at any rate until the Federal tax is actually in operation. In South Australia the new Labour Government has similar proposals. It remains to be seen how these drastic measures will fare at the hands of the Upper Houses in the last-mentioned States. Elected on a property qualification, both these Upper Chambers contain a considerable proportion of large landholders and their kin. Should they refuse to face the situation the Federal Government will be furnished with an excellent argument for its immediate intervention.

### WESTERN AUSTRALIA.

Mr. W. H. Rebbeck writes:—

With the coming into power of the Labour Party with a substantial majority in the Federal Parliament, we may expect to see the attempt made to introduce a Federal Land Tax with the vicious principle of exemptions up to £5,000 in value. This has the approval of all the State Labour parties in the eastern part of the continent. For a number of years "Taxation of Land Values without exemptions" has been the second plank

in the West Australian Labour platform, and I am pleased to state that in spite of a serious attempt to upset this at the last Conference held a fortnight ago, the attempt was defeated by a large majority and the plank remains as before.

This is a striking testimony to the energy shown by a small band of enthusiastic Land Reformers on the goldfields, who although outside the party have so educated the rank and file on this subject that no individual opposed to this plank would have a chance of election. At an election which took place last month for our State Legislative Council, Mr. J. E. Dodd, who ran as a straight-out Labour Candidate, was returned by a substantial majority. He is recognised as a consistent advocate of the Taxation of Land Values, and his election to what is known as the House of Fossils, where the franchise is a limited one, is a distinct gain to our reform.

The news that the Budget had at last passed the House of Lords was received with pleasure, and all reformers in this State tender their thanks and congratulations to the English and Scotch Leagues for work done for the cause.

### WEST AFRICA.

#### LAND TENURE IN GOLD COAST COLONY.

The TIMES of July 23rd says that Mr. E. D. Morel, writing to Lord Crewe on June 27th last, refers to a prospectus issued by the Mamia River Rubber Estates (Limited), in which the promoters of the company claim to have acquired leaseholding rights for 99 years at an annual rental of £150 under agreement with the native chiefs over 160 square miles of Gold Coast territory. These rights are stated to extend not only to the wild rubber in the area specified, but to the palm-oil, kernels, mahogany, and cocoa. Mr. Morel urges that such concessions differ essentially from mining or timber concessions in the interior, inasmuch as the natives cannot conduct such enterprises as deep-level mining, whereas the palm in its various products is a staple alike of external trade and of internal consumption.

He refers to the recent development of a native industry in cocoa, and points out that if the chiefs are allowed to barter away the control of the natives over the produce of their own land, whether sylvan or agricultural, they will be bartering away rights of which they are not themselves legally possessed, but for which, according to native ideas, they are only the trustees. The alienation of these rights, he argues, must reduce the natives from the status of traders and agriculturists in their own right to that of hired labourers without interest in the development of their own soil, and he concludes:—

"I cannot believe that his Majesty's Government, who have given so many proofs of their desire to pursue a just and wise policy towards the native races of West Africa, can be consenting parties to a process whereby the economic future and consequently the social rights of the natives of the Gold Coast are being seriously jeopardised. Such a condition of things is, to mention but two examples, totally at variance with the spirit and intentions which led to the framing of the Concessions Ordinance, and with the principles—recently enunciated—which have secured your lordship's approval in connection with the future of Northern Nigeria."

He therefore urges amendment of the existing Concessions Ordinance or new legislation to make such concessions impossible.

The Colonial Office replied on July 9th that Lord Crewe was fully alive to the importance of the subject. The Governor was being requested to give the matter his early attention and to furnish a report.

### CANADA.

Deputations from the Saskatchewan Grain Growers' Association waited on Sir Wilfrid Laurier on July 28th, and Mr. C. Lunn on their behalf made the following representation on the Taxation of Land Values:—As you are no doubt aware this is the question that is being so much discussed in Great Britain, and if it is not settled here before long, it will become a very bitter bone of contention. The C.P.R. and other large corporations are holding land, either refusing to sell or asking prices that make it impossible for the farmers to pay, and thus keeping their land out of cultivation, whilst the homesteader is cultivating his land, paying all the taxes, and at the same time enhancing the value of the uncultivated land, upon which no taxes are being paid. We, as grain growers, enter our protest against this state of things and request you, Sir Wilfrid, to see that more equitable treatment is afforded us.

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## NEW ZEALAND.

Mr. Arthur Withy sailed from England on August 5th to take up the work of advocating the Taxation of Land Values in New Zealand. Mr. George Fowlds, M.P., Minister of Education in that Colony, with some other friends of the movement have invited Mr. Withy to undertake this work. His many friends in England will regret Mr. Withy's departure. While he served the Liberal Party faithfully and zealously, he recognised that the Taxation of Land Values was the principle which claimed the supreme attention of Liberal politicians and devoted himself with enthusiasm to its advancement. We congratulate the New Zealand people on acquiring Mr. Withy's services, and we wish him every success on his return to the Colony, whose example in land reform he has so often referred to here.

## THE NEW AUSTRALIAN LAND TAXES.

## EFFECT UPON BRITISH INTERESTS.

By IMPERIALIST, IN THE MORNING POST, AUGUST 18TH.

There is a certain amount of uneasiness in some London financial circles as to the effect which the new Australian land taxes, proposed by Mr. Fisher's Ministry, will have upon British interests. A great deal of British capital is invested in Australian landed estates, directly as in the case of the Van Diemen's Land Company and the Australian Agricultural Company; indirectly as in the case of the many mortgage and finance companies the bulk of whose capital is held in Great Britain.

There is no possibility of being truthfully reassuring in regard to the prospects of British companies holding large landed properties in Australia. It is quite certain that the land tax proposals of Mr. Fisher will pass through the Australian Legislature without any very serious alteration. There is a chance, but the chance is a remote one, that the new taxes will be declared unconstitutional by the High Court, as an income tax was once declared unconstitutional by the United States Supreme Court. Even that event would mean probably the delay rather than the abandonment of the taxes. A constitutional amendment giving unmistakable power to impose the taxes would be almost certain to be proposed and to be carried. It is equally clear that the imposition of the taxes will make the holding of large areas of land in unproductive form absolutely impossible. For good or for evil, Australia is determined to "bust up the big estates," as the local phrase goes, and to devote the best of the country to the use of small proprietors.

The new land taxes rise to the rate of 6d. in the pound on very large estates. When the estate is held by an absentee the rate is 7d. in the pound, as there is an extra surtax of 1d. on absentee landlords. Thus an English company holding £200,000 worth of land in Australia would be faced with a yearly tax of £5,833. It must be made clear, however, that the rate is on the unimproved value, not the improved value. For purposes of taxation the land is reckoned at its "natural," its "prairie," or its "site" value—all three terms are used—that is, its value without buildings, fencing, drainage, crops, or any improvements at all. Also there is no taxation of small areas. The small farmer will escape without any taxation. The very big farmer will pay but a negligible sum. The average pastoralist will not be hit hard. The person aimed at is the holder of very big areas, and of areas not put to their best productive use.

Very grave injustice, however, will be done if the Act does not safeguard the interests of city landholders. To argue for a differentiation in favour of the city as against the country landowner seems contrary to all sound politics. But in the case of a penal tax, imposed for the specific purpose of forcing the subdivision of great estates held unproductive, and basing its calculations on cash value, it is easy to see that others will be hit than those aimed at. Accepting, for the sake of argument, that it is justifiable to impose heavy taxation on the man holding £100,000 worth of agricultural land with the object of forcing him to subdivide, it is not justifiable to impose the same tax on the man holding £100,000 worth of city land and putting it to the best possible use. Subdivision in his case is impossible. A great store, a bank, a life insurance company might easily use for its offices an area of land worth £100,000. To impose a penal tax to "force subdivision" would be absurd. This difficulty might be met by a provision that the high penal rates of the tax should not operate as regards areas under ten acres in extent. British capital is largely interested in this branch of the subject, and should take steps to see that its view is put before the Parliament of Australia.

Regarding Imperial migration, the effect of the new Australian land taxes is designed to be that of opening up the country for crowds of small settlers and thus leading to a quick increase of population. If that result follows it will be a cause for congratulation. It is not likely that the financial stability of Australia will be in any way endangered by the new land taxes. The individual interests of some will suffer; for others there will be probably benefits. The aim of the new legislation is certainly good, to settle a numerous small yeomanry. The method must for the present be classed as merely an experiment.

## UNITED STATES.

LOUIS F. POST ON THE SITUATION.

You are right in your inference from the American news that reaches you that we are likely to make a great advance in the States very soon; but do not allow yourself to be misled by the outward manifestations. They are very superficial, and are likely to continue so to be. The most marked thing nationally is the outbreak in the Republican party, which, in the slang of the newspapers is called "Insurgency." It would have to be placed somewhere between your radical Liberals and your conservative Liberals. You have nothing on your side that is quite analogous to it, because your Tory insurgents are Chamberlainites, and your Liberal insurgents are radical in thought. Our insurgent movement has a great deal of personal feeling in it; not personal in its animus, but a political attitude which personifies the issue. At the same time, there is a strong current among the insurgents; in fact it is *the* current, so far as the tariff is concerned, toward insisting upon having no higher tariff than enough to protect wages from the competition of foreign labour. This position is much more hopeful for Free Traders than you would be very likely to infer; for it is so easily demonstrable that American wages, when measured by product instead of time, are lower than foreign wages, that a straight out honest insistence, such as the insurgent movement is, upon limiting production to wages would probably soon collapse into a demand for a tariff for revenue only, which is the best we can have without amending our constitution; and the impetus might be so great as to carry the movement on to a point where amending the constitution, so as to allow direct taxation and absolute Free Trade would be easy. So much for the tariff possibilities of the insurgent movement.

Another phase of the movement is known as conservation. This means that the public lands still owned by the general Government shall not be frittered away to land grabbers, land monopolisers, or anybody else, but shall be utilised—the mineral land especially—under a system of national leasing. The conservation argument goes a long way farther, however, than to the lands still held by the Government. It deals liberally with the lands that have already been frittered away, pointing out what a great thing for the people it would have been if these lands—the anthracite coal deposits of Pennsylvania, for instance—had been put to use under State or national lease, instead of being given away or sold; and in this connection the insurgent conservationists get hopefully near to fundamental principles in the arguments they make. The conservation movement itself is divided between those who mean it, and those who have been forced into it to prevent its "going too far."

The national system, however, is not our best hold. We can only hope that national currents will run in our direction, and by helping along as opportunity offers in one way and another try to make them run that way, or rather prevent their running the other way. But in the cities there is almost a tidal wave in our direction. Looking at it superficially, one would hardly think that it was flowing in our direction, but that it is doing so is unmistakably the fact, as I gather it from our folks through correspondence and personal calls from all over the United States. I refer to the movement for the commission form of government for cities. Originally this meant no more than autocratic business government by a small commission of five members or thereabouts, who could be removed from office only at the end of their terms. But this commission plan—good in itself simply for the purpose of administration, but utterly lacking in democracy—was soon improved by reserving to the people the right of initiative for new measures of referendum for vetoing objectionable legislation by the Commission, and recall by pulling a commissioner out of his office at any time. Although these measures were first intended only as a check upon the Commission, they are laying a firm foundation for our people, in any city in the country having a commission govern-

ment, to make as radical a proposition as to Land Value Taxation as may at any time or in any city be considered worth making; dependent, however, upon one thing which the cities have not yet got, but in favour of which public opinion is growing rapidly, namely, the granting to cities by the States of the right to control their own taxation.

What with the tariff question in its present shape in national politics, the conservation question also in national politics, and the Commission form of government and local option in taxation, it looks to me as if we are likely very soon to make progress, and not only progress, but substantial and irrevocable progress.

When you get the campaign book from Oregon prepared for the election to occur in November, be sure to read it very carefully and to grasp its significance, that within a very short time we shall have a battle royal for Land Value taxation, which is bound to send that issue far ahead in the State of Oregon and probably nation wide for the discussion it will get; and this regardless of victory or defeat; and it is by no means improbable that the battle will end in victory.

Enquiring friends will be glad to know that we are constantly in communication with Tom L. Johnson, and that he is improving in health. He has been at the sea-coast for quite a couple of months, where he is having a quiet time. He writes:—

"I like the way you are taking hold of things in Wales and generally. You seem to have the movement well in hand. The trip to Denmark seems to have been well worth while; judging from your news, when I come to see you again I should surely take in Denmark.

"The Address to the Lord Advocate was most appropriate. I shall never be satisfied until I go to Scotland again. I have been at the sea-shore four weeks, and expect to see another five. I have made steady progress; play golf in the forenoon in one way or another, and rest quietly in the evenings.

"Give my love to all your people.

"The report of your Committee is most important and encouraging document.—Yours devotedly, TOM L. JOHNSON."

### DENMARK.

#### THE CONDITION OF LABOUR THROUGH A PROFESSOR'S GLASSES.

By KARL MORTENSEN, HUSMAND, in RET.

Prof. Cl. Wilkens, of Copenhagen, last winter delivered a series of University Extension lectures on "Productive Labour and Its Conditions." The promising title of the lectures and the opportunity to listen to the views of a representative of the University about the condition of labour attracted interested audiences.

In the first lecture the Professor treated the three factors, Labour, Land and Capital. Speaking on population and land the Professor showed himself as a rather strong supporter of the Malthusian theory of population, "that population had a tendency to increase beyond the means of subsistence." He also supported the present capitalistic and monopolistic system. In reply to a question put to him: "Are the conditions of productive labour equally good if ground rent goes to private people, as if it is taken and used for public purposes?" the Professor, after some quibbling, said:—"I think that the conditions of productive labour no doubt would be better if ground rent was taken for public purposes, as the labour in that case would be free from taxes. There can be no question about that." In reply to a second question—as to whether this view could be regarded as representing the standpoint of economic science, the Professor said that his opinion was his own, and that perhaps it would not be true if the land was parcelled so much, that for instance every third inhabitant was a landowner, and further the Professor said: "The question is of little interest, as ground rent is now private property, bought and paid for according to existing rights (existing laws?). *Economic science can never advocate a change of these rights.*"

We may compare with this what the Professor said in his first lecture:—"A landowner has no shadow of right to demand the increase of rent for himself; this increment exists irrespective of his doings and the only way the owner is connected with ground rent is that it is flowing as a perpetual stream of gold into his pockets. If society can find a method by which it can take from landowners this increment, he has no justification for grumbling." Later the Professor remarked that when

he said this, he was speaking about future ground rent; as if there was any difference! The audience following the series of lectures from first to last to get the important question cleared up, had doubtless only their wishes half satisfied in this respect by the Professor. Six lively and entertaining lectures were given in which they learned something of productive labour under the present system of society, but the natural conditions of productive labour were not made clear; on the contrary the audiences got the opinion that labour conditions in modern society were so complicated that even a man of science, not to speak of a layman, was unable to understand them.

It was clear that the Professor was afraid to oppose the present system. The work of the men of science was limited beforehand because of this, and every attempt made outside these boundaries had to be given up. But as long as scientific economists are building further on present ground without investigating if this ground can be used, as long as they are afraid to hurt private interests, as long as they do not dare to advise any changes in our present conditions if they are wrong, so long is science useless. The "education" of these scientists and their "conclusions" are misleading instead of instructive.

Is it not time for the people to ask that scientific investigation in this sphere shall make clear what is correct, irrespective of private interests or prejudices connected with the present system of society? It will rest with the people to determine whether they will realise the right order of things or not.

The annual meeting of the Henry George Society will be held on September 12th and 13th at Langeland.

Mr. S. Berthelsen, Mr. P. Larsen and Mr. Johan Hansson (Sweden) after attending the Free Trade Congress at Antwerp came to London for a few days. They made full use of their time, discussing the progress of the movement in Great Britain and in their own countries.

### SWEDEN.

The Economic Freedom League in Sweden, which was started a little more than a year ago, is going to have a three days' conference in Stockholm, on the 16th, 17th and 18th September. The programme will be as follows:—

"Economic Freedom League and its Purpose." Lecturer, J. Hansson.

"Justice and Charity." Lecturer, Dr. Knut Kjelberg.

"The Land Question in Sweden." Lecturer, Carl Lindhagen, M.P. (Mayor of Stockholm).

"Henry George and the Land Question in Denmark." Lecturer, Mr. S. Berthelsen.

"Experience with Land Value Taxation and Land Nationalisation in Foreign Countries." Lecturer, J. Hansson.

"The Tariff Question."

(1) Tariffs and justice;

(2) The demand for full free trade under present conditions. Lecturer ———

"The Taxation of Unearned Increment (future values) and Land Value Taxation." Lecturer, Nils av Ekenstam, LL.B.

"Smallholders and Land Values Reform." Lecturers, Peter Ellekjær, Gustav Johansson (leader of small farmers in Sweden), and Anders Larsson-Kilian.

Other questions will be taken if time permits.

Attendance at the meeting is expected also from Norway, Finland and Denmark. It will be the first large conference of the Association and much good is expected from it. Resolutions on several questions concerning our case will be put, and they are expected to be carried. People who are connected with social work as writers or speakers are specially invited to take part in the meeting.

### GERMANY.

The Annual Conference of the German League of Land Reformers is to be held at Gotha on October 2nd—4th. During the three days of the meetings various aspects of the social problem and land reform will be discussed. British and American friends who can find time to attend will be welcomed.