

lator is to get £540,000 in one year without doing anything to earn it; the landowner is to get 3,328 years' purchase of the amount for which he is assessed; they are not to be asked to leave one halfpenny of it for rates or taxes; the speculators are to continue drawing the increase in land values; the Manchester ratepayers are to continue paying heavy rates, and are not to get one halfpenny of the increased value which this expenditure creates. *This is the Landlords' Law.*

#### Land Value In Business Center — What the Landlords Receive.

In April, 1880, property at 81-89 Market street, Manchester, was sold at the rate of £308,590 per acre. In April, 1897, the same property was sold at the rate of £532,844 per acre—an increase of £224,254.

In October, 1885, property at the corner of Cross street and John Dalton street was sold at the rate of £286,992 per acre. In December, 1902, the same property was sold at the rate of £665,500 per acre—an increase of £378,508.

In May, 1894, property in Corporation street was sold at the rate of £432,131 per acre. In 1900, the same property was sold at the rate of £609,840 per acre—an increase of £177,709.

In 1871, property at the corner of Fennel street and Long Millgate was sold at the rate of £26,620 per acre. In 1907, the same property was sold at the rate of £156,372—an increase of £129,752.

#### The People Pay Again.

Since 1890, street improvements costing £273,125 have been carried out in the neighborhood of these properties.

Here again the ratepayers of Manchester pay to increase the value of the land, and the landowners walk off with the increased value without being asked to pay one halfpenny of it. The Manchester man working for a pound a week, the Manchester woman working for sixteen shillings, the Manchester shopkeeper fighting against bad trade and low profits, have to pay rates for canals, streets, and other public services; the Manchester landowner, who draws a hundred thousand pounds from these services, pays nothing to keep them up. This is what the Lords are fighting to maintain. *This is the Landlords' Law.*

The Budget is the People's Law. It provides for the separate valuation of land and improvements. It makes it possible for the tax collector to get at the landowner and to take back for the benefit of the people the value which their common industry and expenditure create. After the Budget is passed, idle land can be taxed into use and idle men can get employment. After the Budget is passed, shops, houses and food can be relieved of taxation. *This is the People's Law.*

### What the Lords Are Fighting For IN BIRMINGHAM.

#### Birmingham Land Values — What the Landlords Receive.

In 1550 King Edward VI. gave to the Grammar School Foundation a piece of land. The rent of this land was then £19 per annum. Since that time Birmingham has become a large city, and this land, which lies near its centre, yields more than £40,000 per annum in ground rents.

In 1830, 700 square yards of land at the corner of New Street and Bennets Hill were let on lease at £69 per annum. In 1905 the same site was let on a new lease of £975 per annum.

In 1901 the Corporation paid £4,400 for 83 square yards of land to widen New Street. This is at the rate of £256,500 per acre.

In the heart of the City there are some 82 acres belonging to the Colmore Estate. In 1904 the people of Birmingham required 9,890 square yards, or about 2 acres, of this land for the Council House Extension. Under leases which had expired these 2 acres were let at less than £250 a year, but under the new lease the Council are required to pay £5,400 a year.

#### What the People Pay.

During 1908 the ratepayers of Birmingham paid £92,000 to maintain the streets, £30,500 to light them and £20,300 to keep up the Fire Brigade. During the last three years alone the ratepayers have paid £3,017,327 in rates. Within recent years there has been an expenditure of £8,250,000 on a water supply, £3,785,000 on gas and electricity supply, £1,249,000 on the tramway service. All this money has been spent by the Birmingham ratepayers to create and maintain land values for Birmingham landlords, and out of the hundreds of thousands received by the landlords they are not asked to pay one halfpenny to the rates. The poor, the unemployed, the overworked and underpaid, the busy men and women occupying houses, factories and shops have to pay all. *This is the Landlords' Law.*

#### The People's Burden and the Landlords' Reward.

The Birmingham Improvement Scheme was started at the expense of the ratepayers in 1876. Corporation Street was carried through the "unhealthy area," and while large sums were paid for the land acquired, the value of the adjoining land was greatly increased. The landlords are receiving higher rents as a result of the improvement, while in 1908 the yearly charge on the ratepayer was £23,000 on the debt incurred. *This is the Landlords' Law.*

On June 17th, 1884, Mr. Joseph Chamberlain, giving evidence before the Housing Commission said:

With regard to all these improvement rates I cannot understand why the ground landlord should

escape from his share of the contribution. At present it is charged upon the occupier. It appears to me that the ground landlord is benefited immensely by the general improvement to the place to which the improvement contributed and I do not see why he should escape scot free.

Mr. Chamberlain was right, but still; *this is the Landlords' Law.*

**The Landlords Wait for the Rent — The People Wait for Work and Healthy Homes.**

The Birmingham City Surveyor at the enquiry regarding the extension of the City boundaries on December 30th, 1909, said to the Local Government Board Inspector that "the area of land available for building, but at present unbuilt upon in the City, was 3,574 acres," yet at this moment there are more than 30,000 "back-court" houses in Birmingham, where the people are deprived of adequate accommodation, light and air. These houses are taxed. The landlords hold up their untaxed land for higher rents and much building capital is unemployed and there are many builders out of work who would willingly build new and better houses. This is what the Lords are fighting to maintain. *This is the Landlords' Law.*

**The People's Law.**

The Budget is the people's law. It provides for the separate valuation of land and improvements. It makes it possible for the tax-collector to get at the landowner, and to take back for the benefit of the people the value which their industry and expenditure create. After the Budget is passed, idle land can be taxed into use and idle men can get employment. Houses can be built and let at moderate rents. After the Budget is passed, shops, houses and food can be relieved of taxation. *This is the People's Law.*

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### What the Lords Are Fighting For IN GLASGOW.

**The Clyde and Land Value — What the People Pay and the Landlords Receive.**

"The Clyde made Glasgow." We have all been told this story. In the old days no ships could come up to the City. Now the river has been deepened and widened, and trade is carried on with the whole world. It is this trade which has led to the growth of Glasgow. "The Clyde made Glasgow," and so far as shipping is concerned the Clyde Trust made the Clyde. They made it by levying shipping dues on shipowners, who passed on these dues to the merchants, who passed them on to the people of Glasgow. Therefore, the people of Glasgow made the Clyde. The making of the Clyde has made Partick, Govan, Scotstoun, Renfrew, Clydebank, and Dalmuir. It has sent up the value of the land on both sides of the river. The landowners received £666,419 from the Clyde Trust for land between 1866 and 1906. A few years ago the Clyde Trust paid Mr. Speirs of

Elderslie £104,500 for 110 acres at Renfrew; since then they paid Lord Newlands, who voted against the Budget, £84,107 for 19 acres at Meadowside, or 1,400 years' purchase of the ratable value. Up to 1906 the Clyde Trustees had spent £8,400,000 in improving the Clyde. That is, the Trustees take the money of the people to make the Clyde navigable. The river makes the land value, and the Trust has to pay this value to the landowners for the right to use the land. The landowner walks off with a hundred thousand pounds, and is not asked to leave one halfpenny for rates. *This is the Landlords' Law.*

**The City and Land Value.**

Besides making the Clyde, the people of Glasgow have paid to make the City an attractive and convenient place of business. They have made streets, laid out parks, brought in a water supply, and carried out sewage schemes. In doing these things they have made the land valuable, but the landowners again take this value. In 1897 the Corporation paid £8,000 for 70 square yards of land at the foot of Buchanan Street. This is at the rate of £553,142 per acre. In 1777 this land was sold at the rate of £600 per acre, so that during 120 years its value increased almost a thousand-fold. The industry and expenditure of Glasgow citizens make this value, but the landlords receive it. *This is the Landlords' Law.*

**The Parks and Land Value.**

Between 1895 and 1904, the Glasgow Corporation paid £93,000 for the land included in Bellahouston Park. In 1897 they paid £29,000 for Tollcross Park. They spent several thousands in laying them out, and the result for the ratepayers was the privilege of paying higher rates, and for those who lived in the neighborhood of the parks, the privilege of paying from £2 to £6 more in rent. Thus the landlords are paid high prices for the land, the value of which the people create, and they paid again for the benefit the parks bring to the householders, and they are not asked to contribute one half-penny out of their thousands to the City rates.

**What the Duke Pays and What He Receives.**

In 1908 the Duke of Montrose, who voted against the Budget, demanded £26,000 from Glasgow Corporation for 380 acres at Loch Arklet. He was awarded £19,000. This land would be rated at about 6d. per acre, and the Duke would pay 9s. or 10s. to the Stirlingshire County Council. It seems to be a good law for the Duke which enables him to receive from one public body £50 per acre, and to pay to another public body on the assessment of 6d. per acre, less one-half, because it is agricultural land. The people of Glasgow had to pay him 2,000 years' purchase of the assessment on which he paid rates to the County Council. Forty years' purchase would be a liberal price, but the law gives 50 times this sum. This is what the

Lords are fighting to maintain. *This is the Landlords' Law.*

#### The People's Law.

The Budget is the people's law. It provides for the separate valuation of land and improvements. It makes it possible for the tax-collector to get at the landowner, and to take back for the benefit of the people the value which their industry and expenditure create. After the Budget is passed, idle land can be taxed into use and idle men can get employment. Houses can be built and let at moderate rents. After the Budget is passed, shops, houses and food can be relieved of taxation. *This is the People's Law.*



### What the Lords are Fighting For IN LONDON.

**London Land Values—Made by the People, Taken by the Landlords.**

In 1865 a plot of land on the foreshore of the Thames near the Temple was sold for £8,250. In 1870 the Victoria embankment was built at the ratepayers' expense, and in 1871 the same plot of land was sold to the London School Board for £26,420, an increase of £18,170 in six years.

In 1876 the Metropolitan Board of Works paid £500,000 to the late Duke of Northumberland for Northumberland House and Grounds at Charing Cross. The land was required for the improvement of Trafalgar Square and for making a through road to the embankment. The people of London paid a special tax on their coal to make the embankment, but the Duke was not asked to leave one halfpenny of his half million. The present Duke voted against the Budget.

In 1905 the London County Council had to pay £41,000 for 1,210 square feet of land to widen the thoroughfare at the corner of Piccadilly and St. James street. This is at the rate of £1,475,980 per acre; but towards the creation of these high values the landlords are not asked to pay one halfpenny. *This is the Landlords' Law.*

Last year the ratepayers of London spent £1,928,000 in the upkeep of streets; £230,000 on parks and open spaces; £402,237 in lighting the streets; in main drainage £245,500; in local drainage £139,240. Altogether, the ratepayers of London have spent £71,681,785 between 1855 and 1908 in public services in creating and maintaining land values for the landowners. *This is the Landlords' Law.*

#### Monopoly's Reward and Labor's Wage.

The site of 10, Lombard street, London, was sold at the rate of £1,786,300 per acre on May 27, 1897.

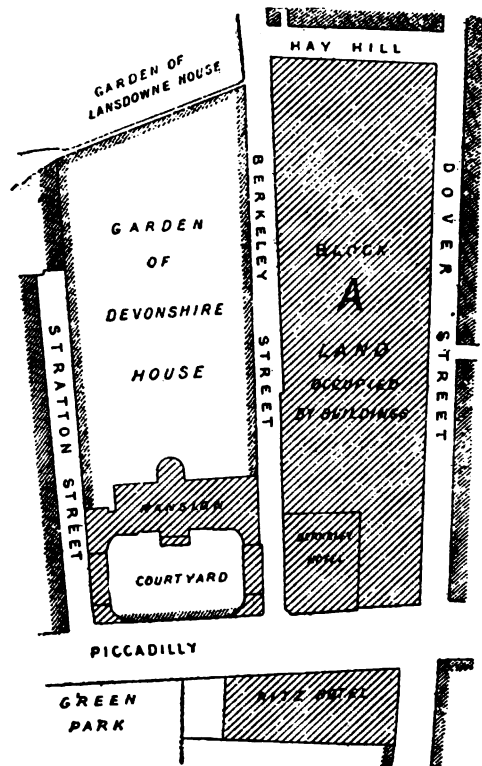
The site of 37, Cornhill was sold at the rate of £2,363,360 per acre on July 25, 1901.

The site of 1, Old Broad street was sold at the rate of £3,059,390 per acre on January 15, 1903.

Here are the owners of land in the center of London who receive millions of pounds per acre when they sell their land, and yet out of these millions they do not contribute one halfpenny to the rates. On the other hand there are hundreds of thousands of working men who receive no income except for their labor, who pay high ground rents and high house rents, and they are obliged to pay rates out of their scanty earnings. This is what the Lords are fighting to maintain. *This is the Landlords' Law.*

#### An Illustration.

How Land-Owners Are Rated. | How House-Owners are Rated.



Devonshire House and Grounds, Area about 163,000 square feet. Ratable value: £4,168.

Block A, occupied by Berkeley Hotel and other buildings. Area about 153,000 square feet. Ratable value: £43,570.

The owners of houses and shops in Berkeley street and Dover street occupy some 10,000 square feet of land less than the Duke of Devonshire, and pay more than ten times as much in rates. The Ritz Hotel occupies one-sixth of the space occupied by the Duke, and pays four times more in rates.

Lansdowne House and Grounds extend to about 93,000 square feet and are rated at £2,500. The Ritz Hotel occupies an area of 26,000 square feet

and is rated at £17,084. The Bath Club, in Berkeley street, covers 11,400 square feet and is rated at £3,500.

The Bath Club occupies one-eighth of the space occupied by Lord Lansdowne, and pays one-quarter more in rates.

Lord Lansdowne moved the rejection of the Budget. Both he and the Duke of Devonshire voted against it. Their policy is—"Tax your houses and shops but do not tax our land." *This is the Landlords' Law.*

#### The People's Law.

The Budget is the people's law. It provides for the separate valuation of land and improvements. It makes it possible for the tax-collector to get at the landowner, and to take back for the benefit of the people the value which their industry and expenditure create. After the Budget is passed, idle land can be taxed into use and idle men can get employment. Houses can be built and let at moderate rents. After the Budget is passed, shops, houses, and food can be relieved of taxation. *This is the People's Law.*

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*Vote for the Budget.*

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### "PUNCH'S" VERSION OF "THE LAND SONG."\*

Air:—"Marching Through Lloyd-Georgia."

(With humble acknowledgments to the talented author of the song of which copies were distributed among the people whom Captain Hemphill had invited to assemble in Parliament Square for the purpose of a demonstration against the Lords).

The land! the land! 'Twas Lloyd that pinched the land!

The land! the land! don't get behind the band!—  
With the Ballot in his eye and the Budget in his hand,

Lloyd pinched the Land for the People!

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## BOOKS

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### REPORTING LEGISLATURES.

**The Minnesota Legislature of 1909.** By Lynn Haines. Published by the author. New York Life Bldg., Minneapolis, Minn. Price, 60 cts., postpaid.

A little more than a year ago half a dozen men in the cities of St. Paul and Minneapolis organized the Minnesota Citizens' League. Membership was solicited in the State on a strictly non-partisan basis. The purpose of the League was to furnish its members with an unbiased report of the inside working of the Minnesota legislature. The League

\*See The Public of January 14, page 45.

selected as its paid secretary, Mr. Lynn Haines, a young man of sterling integrity, who had already done similar watchdog services in his capacity of newspaperman. During the legislative session of 1909 the League issued several bulletins informing its members of the purposes of the various bills introduced, and the stand taken in regard to them by the individual members of the legislature. Mild, conservative and limited as the work of the league was, owing to its determination to make no statement it could not verify, its work was nevertheless effective and fruitful.

Mr. Haines has now, on his own initiative, issued a booklet giving the inside history as he saw it, of the Minnesota legislatures of 1907 and 1909. In 130 pages he has condensed the history of the important bills, dissected them and the motives of their sponsors as well, and records the votes of the members. In a sketchy way he also outlines the attitude of the prominent members and lobbyists toward the bills in particular, and to the "interests" and "big business" in general. Altogether the pamphlet gives the impression of having been carefully though fearlessly prepared. It has stirred the world of Minnesota politics as nothing else has for years. Its simple language and evident sincerity appeal to the average citizen. The plan and scope of the work is of universal interest, for the same "system" is at work in other States, and the spotlight this booklet throws upon the machinations of the "plunderbund" will be valuable to all men interested in cleaning the Augean stable of politics.

EMIL SCHMIED.

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### BECOME BROTHERLY.

**The City of the Dinner Pail.** By Jonathan Thayer Lincoln. Published by the Houghton Mifflin Co., Boston and New York, 1909. Price, \$1.25 net.

Taking conditions in Fall River, Massachusetts, as typical, the author, who as employer and church worker has long lived in close touch with the workingmen of his town, here speaks his views on the labor problem. Some books call to mind the recipes for mayonnaise—alternate each teaspoonful of vinegar with two of oil and mix thoroughly. Spiced by concrete cases from personal experience, both sides are chided, both are praised. The result is one of the many well-expressed utterances to be summed up in the true and feeble remark: Everybody be good and sensible and ills will mend.

ANGELINE LOESCH GRAVES.

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### SEED BY THE WAYSIDE.

**As a Man Thinketh. Out from the Heart. Through the Gate of Good. Morning and Evening Thoughts.** By James Allen, Sheldon University Press, Libertyville, Ill. Price, each 15c.

These four little booklets, the author tells us, are not intended to be exhaustive on the subject