

In considering questions relating to "game," we should of course, bear in mind that the birds and animals which are regarded as game are "preserved," and in some cases bred, in order that the game-preservers and their friends, or their shooting-tenants, may enjoy the "sport" of shooting them.\* It is strange that people should still find pleasure in shooting timid and defenceless creatures, killing some and, incidentally, wounding and maiming others. But the present point is that they should not be allowed to preserve and breed game for their own "sport" at the expense of other people's crops, and that those whose crops are being damaged by the game should be entitled to protect their crops by dealing with the game directly. A few words may be added with reference to close-times. There is no close-time in this country for deer, the period for deer-stalking being left to the owners of the deer-forests. Nor is there any close-time for hares and rabbits; though by the Hares Preservation Act, 1892, it is unlawful to sell or expose for sale in Great Britain any hare (except imported foreign hares) between March and July, both months inclusive, and the right of the occupier to kill and take ground game on moorlands (as distinguished from enclosed arable lands) under the Ground Game Acts is also limited in point of time. The close-times for various birds that are regarded as "game" are fixed by various statutes mainly in the interests of "sport." If it is desirable to have statutory close-times for game birds, these birds, like various other wild birds, should be brought within the Wild Birds Protection Acts, under which close-times are provided with a view to the conservation of bird-life, having proper regard to the interests of agriculture. Against such provisions there is no objection; and legislation along these lines is welcome to all lovers of birds and animals.

\* The economic aspect of pheasant shooting has been described in the saying, "Up flies a guinea, off goes a penny, and down comes half-a-crown."

### THE LAND FOR THE PEOPLE.

All have equal rights to life. Land is the only source from which the means of livelihood can be obtained. All should enjoy equally the bounties which nature has provided.

#### THE TAXATION OF LAND VALUES WOULD :

**Enforce the rights of the people** to the land in the simplest and most effective way, by obliging all who hold the land to pay taxation based in each case on the true market value of the land apart from improvements, whether the land is used or not :

**Break down the monopoly** which now restricts or prevents industry and employment in every direction ;

**Exempt from the rates and taxes** all dwelling houses, shops, warehouses, offices, machinery and other improvements ;

**Free the trade of the country** from Customs and Excise duties ;

**Encourage the best use of land** (town land, agricultural land, mineral-bearing land) necessarily promoting production and raising wages all round. *This is the only way to solve the problem of unemployment ;*

**Cheapen the cost of living** for the mass of the people and take away the only plausible argument for tariff-mongering and protective taxes, which always have benefited and always will benefit privilege at the expense of the people.

### ASK YOUR CANDIDATE

Are you in favour of the Taxation of Land Values ?

## HOUSING NOTES

### DEMOLISHING SOME SLUMS AND MAKING OTHERS

At a meeting of the Manchester City Council on 10th January a scheme was approved for demolishing what is known as "The Medlock Street Unhealthy Area," in Hulme, Manchester. The 199 houses to be dealt with shelter 849 people, and are let at rents of from 6s. to 6s. 9s. a week. The cost of the scheme was estimated to be £121,528. £41,398 of that sum was for the acquisition of the site which, when cleared, would have a high value for business purposes. New houses and flats were to be provided for the displaced tenants on the Wilbraham Road estate, two miles away, at rents ranging from 12s. to 15s. 4d. An estimated deficit of £3,180 a year was expected to be covered by contributions from the Ministry of Health. In opposition to the scheme it was urged that the people now occupying the condemned houses were extremely poor and could not possibly pay the higher rents for the new houses. They would only remove into other houses in the district and still further intensify the overcrowded conditions existing there. The scheme was said to have caused consternation among the people concerned.

### YET ANOTHER HOUSING SCHEME

At the same meeting the City Council also approved of another new housing scheme which, it was anticipated, would provide Manchester with 6,250 houses in three years for a penny rate. Under the old scheme, which would be completed in twelve months, they were promised that if Manchester contributed a penny rate they would get 17,000 houses, but the total yield would only be 4,000. The annual loss on each house under the old scheme was £6 to Manchester and £60 to the Government; under the new scheme the loss would only be £4 and £6 respectively. The Government contribution would be a fixed sum per house, and any losses incurred through inefficiency would be borne by the Corporation. Absolute freedom was demanded for the local Housing Committee to build in any way it liked and through any agency, the Government only to inspect the houses to make sure they came up to the standard requirements. In accepting the scheme the Council was not committed to anything beyond the principle as a basis of negotiation with the Government.

### MUNICIPAL HOUSING CONFERENCE

At the invitation of the Lord Mayor a conference of municipal representatives of Glasgow, Liverpool, Bristol, Leeds, Sheffield and Salford was held in the Manchester Town Hall on 16th January. Birmingham was not represented because, although sympathetic to the conference, it had recently decided to go on building houses, with or without Government assistance. The following resolution was carried: "That this Conference of large English and Scottish local authorities is of the opinion that any revision by the Government of the financial terms of assistance should be on the basis of a contribution by the Government to the local authorities during the loan period of £6 per house per annum or £50 per cent. of the net annual loss if the loss is in excess of £12 per annum, and that the supervision of the Government should be limited to being satisfied that the houses to be erected do not fall below a standard to be specified." It was unanimously decided to ask the Cabinet Committee on Housing to receive a deputation, and a sub-committee was appointed to arrange details of the projected interview with the Committee and, if possible, with the Prime Minister.

### EXEMPTION OF NEW HOUSES FROM RATES

The demand for new houses to be exempted from rates as a means of stimulating building is well maintained. When introducing the new housing scheme to the City Council on 10th January, Councillor E. D. Simon said

the proposal was worth serious consideration. In a special article on Housing and Unemployment in the *MANCHESTER GUARDIAN* of 16th January, Mr. L. T. Hobhouse made a similar proposal, and a leading article on Housing in that journal on the following day concludes thus: "Why not let the builder and our old friend supply and demand have a chance by exempting new houses under a certain rental from rates for a period of years? It is a good deal simpler than any of the compromises suggested, and might prove considerably more effective." Unfortunately, Mr. Hobhouse is the only one of these new advocates of rate-exemption who seems to recognize the danger of the benefits of the exemption being absorbed in higher prices for land, and he only suggests arbitration and regulation.

#### FREEDOM FOR LOCAL AUTHORITIES

Addressing the Lancashire and Cheshire Federation of Trades Councils and Labour Parties in Manchester on 13th January on the subject of National and Local Finance, Alderman W. Leach, M.P., of Bradford, said the narrow source of local revenue was pretty well taxed up to the hilt. Every problem in local government had become a financial one. "It was a wrong principle to collect a tax upon a house and the land on which it was built, for it encouraged the building of small and insanitary houses without amenities. One might say that the method of levying rates on dwelling houses was directly encouraging higher death rates." The speaker went on to say that "if the municipality were given freedom it could do anything." It could certainly do better than at present. It could, for instance, levy the rates on land values instead of on houses. But the newspaper does not report that Alderman Leach suggested that or any other alternative method of raising local revenue.

A. H. WELLER.

#### NOTES AND NEWS

The Portmans have been Dorset landowners since the days of Edward I., and their names can be traced century after century as representatives of the county in Parliament. But it was not until the 18th century that they came into prominence as London landowners.

At that time Sir William Portman acquired some orchards and dairy farms in the parish of St. Marylebone, which had once been the property of the Knights of St. John of Jerusalem.

The estate—about 270 acres in extent—had only an agricultural value at that time, but as the town extended westward it yielded wealth—like Mary Davies's farm in Mayfair—almost beyond the dreams of avarice.

It stretches from the Marble Arch to Baker Street, and the names of Portman Square, Bryanston Square, Orchard Street, Berkeley Street and Blandford Street tell the origin of the property.—*DAILY CHRONICLE*, 20th January.

Nobody spoke more contemptuously of the cant of patriotism. Nobody saw more clearly the error of those who regarded liberty not as a means, but as an end, and who proposed to themselves, as the object of their pursuit, the prosperity of the State as distinct from the prosperity of the individuals who compose the State.—*From Macaulay's Essay on Croker's Edition of BOSWELL'S LIFE OF JOHNSON*.

The sixty-fourth report of the Commissioners of Inland Revenue states that the sum returned to the landowners in respect of the land duties of the 1909-10 Budget amounted in 1920-21 to over £814,000. A flat tax on land values will be substituted next time and the return, let us hope, will figure out in less taxation on industry and improvements.

Peter Witt gave a fifteen-minute lecture on "Single-tax," Wednesday evening, 30th November, at the Cox Radio headquarters in the Stuyvesant building. Mr. Cox said that about 100,000 persons would hear this lecture, and that Mr. Witt's message would be heard from Boston to Kansas City and from Winnipeg to Galveston. Mr. Witt's lecture made quite a hit. He had scarcely finished, when phone calls started coming in, complimenting the Cox people on having Mr. Witt on their program.—*From the BULLETIN (Single Tax Club of Cuyahoga, Ohio) of December*.

The Queen's Hall, Burslem, presented an animated appearance on 9th January, when about 1,300 poor children of Burslem sat down to tea. The treat was first suggested, it seems, by Mr. Andrew Maclaren, the member of Parliament for Burslem and Tunstall, who gave a subscription towards the cost.

Mr. Maclaren looked in during the proceedings, and was speedily recognized by some of the children, who spontaneously burst into election songs. The noise baffled description.—*THE SENTINEL*, 10th January.

THE IRISH WEEKLY & ULSTER EXAMINER, 20th January, contains an informing column on the life and economic teaching of the great priest, philosopher and patriot, the Rev. Dr. M'Glynn, compiled by Mr. Sylvester Malone. In the direct taxation of Land Values Dr. M'Glynn visualized the way to a society with laws and customs that would give to every man his rightful earnings and prevent anyone taking the rent of land that belongs to the community.

"The single tax principle has always been applied to newspaper advertising—you pay for the space you occupy—not for what you erect upon it. Therefore it behoves you to make the best possible use of that space; a good advertisement costs no more than a poor one."—*PHILADELPHIA RECORD, quoted by the SQUARE DEAL (Toronto), September, 1922*.

"Those self-supposed progressives and radicals who think to secure a better economic order by high taxation of incomes without distinction as to source, are the unconscious auxiliaries of the forces of reaction. For the farther such taxation is carried, the more is land relieved of taxation. And in proportion as land is relieved of taxation, speculative holding grows; land prices rise; home ownership becomes, for most, impossible; landlordism and tenancy flourish together; and the unearned increment becomes a powerful cause of great fortunes which are not the rewards of great service."—*From THE TAXATION OF UNEARNED INCOMES, by H. G. Brown, Professor of Political Economy in the University of Missouri*.

The Industrial Christian Fellowship is organizing a great Public Meeting, to take place in the Queen's Hall (Langham Place, near Oxford Circus) on Thursday, 8th February, 1923, at 8 o'clock. The Bishop of Southwark will be in the Chair, and the speakers will include the Bishop of Hereford, the Rev. G. A. Studdert-Kennedy, M.C., Sir Lynden Macassey, K.B.E., and Miss Knight-Bruce.

The object of the meeting is to arouse public interest in the practical nature of Christianity, and to bring the whole field of industry and commerce, finance and property, under the searchlight of the Gospel. Admission is free by ticket only. Apply to the Rev. P. T. R. Kirk, General Director, Fellowship House, 4, The Sanctuary, Westminster, S.W.1.

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