

**REPORT OF THE COMMISSIONERS FOR INQUIRING CONCERNING
CHARITIES, IN THE HUNDREDS OF BANBURY & BLOXHAM, ALSO SOME
PLACES IN THE HUNDREDS OF WOOTTON, PLOUGHLEY, CHADLINGTON
AND MILLINGTON, Oxon
AND A FEW PLACES IN NORTHAMPTONSHIRE:**

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PARISH OF DEDDINGTON.

FEOFFEEES' LANDS.

By an inquisition, taken at Chipping Norton, under a commission of charitable uses, and bearing date 2nd August, 1611, it was found, that one house and one yard land in Over Worton, one yard land in Bloxham, one tenement and one yard land in Deddington, three acres of arable land in Hempton, one acre of arable land in Deddington, one tenement, or cottage, in Deddington, another tenement, or cottage, in Deddington, and a cottage and two acres of arable land in Deddington, had, during all the time whereof the memory of man was not to the contrary, been used and employed for and towards the payment of the fifteenths of the parish of Deddington aforesaid.

And also, all that one house, called the Hermitage, in Deddington, aforesaid, had always, during the time aforesaid, been employed for and towards the relief and maintenance of the poor of the same parish.

It was also found, that certain of the inhabitants of the said town of Deddington, had, with money raised out of the said premises, built in Deddington, upon certain ground there a house, called the Town house, with certain shops or stalls under and adjoining to the same, and that the said Town house, and shops or stalls, were, by the consent of the said inhabitants, built and erected, to the end that the same, together with the fines, rents, issues, and profits thereof, might be for ever afterwards employed and bestowed, for and towards the payment of fifteenths, and the relief and maintenance of the poor of the said parish.

And it was further found, that £10 had been given by William Richson, alias Smith, as a stock, to be employed towards the relief and maintenance of the poor of the said parish, to be for ever delivered from churchwardens to churchwardens, and to be by them employed to the best benefit of the poor there, for ever; and that the said churchwardens successively had put in surety to six, which had the best livings within the said parish of Deddington.

Also, that John Welchman, alias Baker, and Edward his son, gave 5 shillings a piece to the poor of the parish of Deddington, for ever, to be yearly issuing and paid out of the rents of a house in Deddington, called Baker's house.

Also, that William Johnson, gave £5 as a stock, to be employed and used by poor tradesmen and husbandmen, within the said parish, they using, and paying for it, to the use of the poor of the same parish, and putting in surety for safety of the money.

Also, that Walter Calcott, gentleman, gave 10 shillings yearly, for ever, to the poor of Deddington, to be issuing out of his lands in Williamscot. (The benefaction alluded to appears not to have been a rent-charge, but part of the interest of a sum of £100, bequeathed by Walter Calcott, to be let out to five or ten persons, at 5 per cent interest. See Report of Charity in Banbury, p. 22)

By the decree of the Commissioners, made thereupon, and dated 10th April, 1612, Thomas Maynett, esquire, and 11 others, therein named, as being the sufficientest freeholders and holders within the said parish, were nominated feoffees of the said lands, tenements, hereditaments, and monies; and it was ordered, that the rents and profits thereof should be employed to the respective uses above mentioned in the inquisition; and it was further ordered, that the feoffees and overseers should, once every year, make a just and true, account of their employing the premises aforesaid, to two justices of the peace of the county of Oxford, next adjoining the said town of Deddington, if required; and it was further ordered, that no leases should be made thereafter, on fines, but only for a yearly rent, near about the yearly value thereof; and that upon the death or disability of any of the feoffees, the rest of the feoffees should nominate and appoint others, so that there should be always, if possible, six at the fewest, living.

By a decree, made under a commission of charitable uses, and dated 30th September, 1627, referring to the decree above mentioned, and reciting, that, since the said decree, John Norwood had, by will, given to the poor of the parish of Deddington £5, to remain as a stock, the profits thereof to redound to the benefit of the poor of the said parish.

That John Appletree, by will, had given £5 for the like purpose

That Richard Appletree, then living, had given £5 to the like purpose.

That James Arys, by will, had given 40s for the like purpose.

And that Richard Appletree had likewise given, towards the maintenance of the north aisle of the church of Deddington, 6 shillings and 8 pence yearly, to be paid out of two acres of meadow, in Deddington.

And further reciting, that the feoffees had digressed from the directions of the former decree, and had made leases at an under value, on petty fines; and that divers of the old feoffees were dead, or become incapable of acting; it was ordered, that the survivors should enfeoff other persons, therein mentioned, in trust, of and in all the lands and tenements theretofore given to the use of the poor, the repair of the church, the payment of fifteenths, and other charitable uses, in the parish of Deddington; and it was further ordered, that no lease should thereafter be made for lives, or above the term of 10 years, nor in reversion, nor except upon the best improved rents, and without fine; and that the said feoffees should keep an account of their yearly receipts and disbursements, and should yearly, in Easter week, make their account of the same, before three of the next justices of the peace for the said county, and the overseers of the said parish for the time being, or the most part of them, so that one justice, at least, should be present; and that when there should be only five feoffees surviving, they should enfeoff two of the inhabitants of the said parish, to the use of themselves, and five more inhabitants, to be named and approved of by three of the next justices of the peace, and the churchwardens and

overseers; and liberty was given to the said feoffees, within three years after the date of this decree, to purchase lands in fee simple, with the stock which should be in their hands, with the approbation of three of the next justices of the peace, and overseers of the said parish.

New feoffees have been appointed from time to time.

By deed poll, dated 5th July, 1818, reciting the decree made 30th September, 1627, and further reciting, that there were then five feoffees only living; it is witnessed, that they viz.

William Appletree, Thomas Churchill, Thomas Fidkin, Samuel Churchill, and Henry Dean, the then survivors enfeoffed

Samuel Churchill Field, John Churchill, William Griffin, Henry Churchill, and William Allen,

sufficient men, and inhabitants of the said parish, named and approved of by William Wilson, esq. and two others, justices of the peace of the county of Oxford, and by the churchwardens and overseers of and in all the lands, tenements, annuities, stocks of money, and profits, given to charitable uses, in the parish of Deddington, to the use of the said survivors, and the said Samuel Churchill Field, and others, and their heirs, in trust, to employ the rents and profits thereof, according to the intention of the donors, and the direction of the said decree.

The property now in the possession of the feoffees, consists of the following premises :—

An allotment of pasture land, adjoining to Deddington pest-house, containing 14 acres, 2 rods and 33 poles set out to the feoffees in two allotments, upon the inclosure of the parishes of Deddington and Great Barford, (in lieu of one yard land, in Deddington, and divers odd lands in Great Barford, with the common rights thereto belonging), now in the occupation of Eleanor Churchill, at the yearly rent of £35.

A parcel of arable and pasture land in Deddington, adjoining the last-mentioned allotment, containing 11 acres 3 rods and 30 poles also in the occupation of Eleanor Churchill, at the yearly rent of £30.

These lands were conveyed to the feoffees by indenture, dated 10th October, 1810, by William Wilson, of Nether Worton, esquire, in exchange for a close of pasture land, situate in Over Worton, commonly called the Poor's close, containing 12 acres and 22 poles and also a coppice or spinny in Over Worton, called the Poor's spinny, containing 1 rod and 18 poles. The said William Wilson also paying £300 for the exchange, to the said trustees, which sum is stated to be double the amount of what would have been a fair equivalent.

A small close of pasture land, near Deddington turnpike, now in the occupation of William Knibbs, at the yearly rent of £1 10s.

A piece of land, with a stable thereon, in a place called the Tower, now in the occupation of Frances Manning, at the yearly rent of 12 shillings.

The Town-hall, or Town-house, used for the public town meetings, and for a court-house, with three stalls under the same, used by the butchers on market days, one of which was, at the time of our enquiry, let to Edward Colegrove, at the yearly rent of 4 shillings, but the others were not let.

A cottage, with outbuildings and garden, in Deddington, in the occupation of William Busby, at the yearly rent of £4 4 shillings

Another cottage, with outbuildings and garden, now occupied as two tenements, and in the several occupations of John Wilkins and Richard Bliss, at the yearly rent, together, of £5 12 shillings

The premises in the occupation of Busby, Wilkins, and Bliss, were set out, in 1808, upon the inclosure of the parishes of Deddington and Great Barford, to the feoffees, (in lieu of three several freehold cottages, with the outbuildings, gardens, and appurtenances which were allotted to Sir Henry Watkin Dashwood), by the description of a cottage, or tenement, with the outbuildings, yard, garden, and appurtenances, in the New-street, in Deddington, containing 29 perches, and a cottage, or tenement, with the outbuildings, yard, garden, and appurtenances, in or near Philcock-street, in Deddington, containing seven perches.

Another cottage, with outbuildings and garden, now in the occupation of Edward Taylor, at the yearly rent of £2 10 shillings.

Another cottage, with outbuildings and garden, now in the occupation of Jonas Burberow, at the yearly rent of £1 6 shillings.

Another cottage, with outbuildings and garden, held by the overseers, at the yearly rent of £1 6 shillings.

Another cottage, with outbuildings and garden, held by the overseers, at the yearly rent of £2 10 shillings.

Another cottage, with outbuildings and garden, now in the occupation of John Benbow, at the yearly rent of £2 10 shillings.

Four newly-built cottages, adjoining together, situate in the Church-lane, with outbuildings and yard, now occupied as almshouses.

Part of these last-mentioned premises were conveyed by indenture, dated 11th October, 1820, to the feoffees, by John Calcott, in consideration of £75, by the description of a messuage, or tenement, with the shop, outbuildings, yard, and garden ground, in the Church-lane. The rest of the premises had belonged to the feoffees before, and the cottage which had stood thereon, as well as that purchased, was pulled down for the building the almshouses there.

One cottage, with outbuildings and gardens, in Hempton, in the parish of Deddington, now occupied as two tenements, and in the occupations of Richard Shovel and John Simons, at the yearly rents, together, of £3.

And an allotment of arable land in Bloxham, containing 16 acres 2 rods and 8 poles with a barn and other buildings thereon, set out to the feoffees upon the inclosure, by the award, dated 16th January, 1802, in lieu of one yard land, in the common fields, with the appurtenances. These premises are now let to William Willits, at the yearly rent of £41 5 shillings.

These are fair rents, and all the tenants hold from year to year. The premises in the occupation of Eleanor Churchill were let by tender, and the feoffees have lately found it necessary to make some abatement.

The property above-mentioned is the whole of what is now, or has been, in the memory of any living person, in the possession of the feoffees, except that there is paid to them by the owner of the Plough public-house, in Deddington, the yearly sum of 1 shilling which is supposed to be in the nature of a quit-rent.

The £300, which was paid by Mr. Wilson, is in the hands of Mr. Samuel Churchill, who has allowed interest for it, up to the present time, 'at the rate of five per cent. It is intended to place this money out upon some security, or to purchase land with it.

The income arising from the sources above-mentioned,
now amounting to £146 30 s 0 pence
It, in the first place, subject to the following deductions:—
For quit-rents, per annum £0 17s 6 pence
Land-tax, per annum £3 12s 9 pence
Repairs, on average, taken upon the
expenditure of the last 5 years, about, pa £45
Charge for keeping the accounts, pa £2 8s
Sub-total £51 13s 3 pence
Leaving a clear income of about £130 17 s 9 pence

But in the last five years there have been allowed abatements to the tenants, amounting in the whole to £51. 5s 2 pence.

Previous to the year 1818, a few sums were given to poor persons, in charity, out of this income, and the remainder was paid to the account of the poor-rate. This practice had prevailed for a great number of years.

In 1818, new feoffees were appointed, and they immediately took the application of the charity into their consideration, and, thinking that it had been theretofore improperly disposed of, they determined to build some almshouses for the reception of poor persons, and to give them a certain weekly allowance, and some articles of clothing.

To carry this into effect, some premises in Deddington were purchased of John Calcott, as above-mentioned, and a substantial building was erected, containing four apartments on the ground floor, and four above.

The sum thus expended amounted to about £653. viz

The purchase of the premises	£ 75
Conveyance of ditto, about	£ 25
Building the almshouses, about	<u>£553</u>
Total	£653

At a meeting of the feoffees, held 1st April, 1822, the following Titles were agreed upon, for the admission of persons into the almshouses, and for the government of the persons admitted:—

That four poor men and four poor women should be admitted, and continued therein during their lives, unless removed for disobedience, or otherwise.

That they should be widowers, or widows, or single unmarried persons of the age of 60 years or upwards, parishioners of Deddington.

That no person should be admitted or continued there, unless such person should be of the established church, of fair and honest name or fame, nor unless such person should regularly, decently, and devoutly, attend divine service at the church, and not elsewhere.

That there should be provided for each of the men a hat and great coat; for each of the women a bonnet and cloak, of uniform colour; and for each house two bedsteads,

Deddington, for bread, created or given by the will of the said Richard Cartwright.
[Dated 1st February 1633.]

This money is paid to a baker, and he supplies 14 two penny loaves every Sunday, which are given away by, the minister at the church, after Divine service, amongst the poor who attend, unless there are any who are prevented by illness.