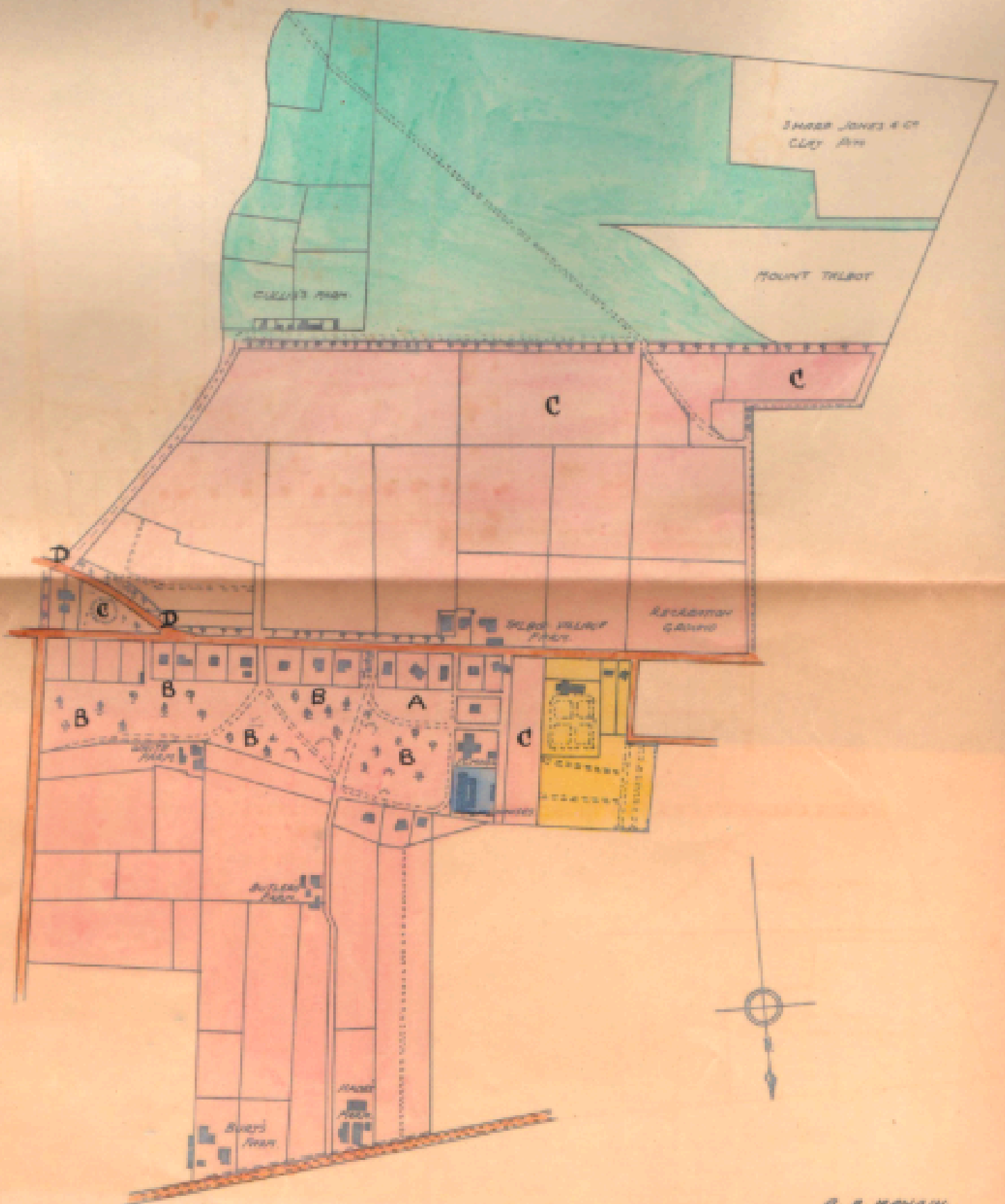


Talbot Village
and
Almshouse Trust.



- TALBOT VILLAGE -
- ESTATE -



R. A. HARRIS
TALBOT ESTATE OFFICE
BOURNEHOUTH.

TALBOT VILLAGE, DORSET.

*A brief account of its origins and objects
and the trusts under which it is governed.*

TALBOT VILLAGE is the creation of the late Miss Georgina Talbot, who, in or about the year 1842, started to interest herself in the locality, which was then a wild moor stated to be the haunt of smugglers and poachers.

Her attention was drawn to the wretched state of the labouring population of the District, and her first impulse was to encourage industry and afford employment.

She set men to work improving the land, and then built suitable cottages, giving to each about an acre of land.

Next she built a school house for the benefit of the young of the village (with a house attached for the Schoolmaster), and then almshouses for the benefit of the aged.

By this time she had acquired ownership of the whole of the District now known as Talbot Village, and wished to secure the results of her work for the permanent benefit of its intended objects. For this purpose, she first, by Deed of 13th February, 1862, vested in Trustees the seven almshouses, together with an endowment of £7,000 in Consols, which is now represented by £6,394 17s. 2d. India 3½% stock.

Subsequently in 1867 she conveyed to the same Trustees about 307 acres of land, being the land coloured Pink on the accompanying plan, with the buildings thereon. This Conveyance of 2nd February, 1867, constitutes the principal Deed of Settlement of the Village, and its trusts (as well as the trusts of the Almshouses Settlement) are more particularly specified hereafter.

In 1869 Miss Talbot set apart three acres of land for the purpose of a Church and Churchyard, and erected and endowed the Church, which was dedicated to St. Mark, but before it could be completed her death occurred at Bournemouth, and she was the first to be interred in the ground which she had appropriated for burial.

Her Sister, Miss M. A. Talbot, then completed the Church with its various appliances, including a clock in the tower, with chimes so arranged as to give a different tune on each day in the week.

By deed of 24th March, 1870, Miss M. A. Talbot conveyed to the Trustees 11 acres of land near the Churchyard (being the land coloured Yellow on the accompanying plan) to be devoted to the growth and preservation of trees and shrubs; and by Deed dated the 24th November, 1871, she also conveyed to the Trustees a further 146 acres (being the land coloured Green on the plan) upon the trusts of the original Settlement.

The Village Estate comprised in all about 465 acres, of which about 72 acres lie uncultivated and open for the cattle of the farmers and recreation of the cottagers.

There are six farms with suitable houses and outbuildings producing a farm rental of £410 os. od., and 19 cottages each with about an acre of land producing a rental of £183 4s. 8d.

There are also a number of allotments comprising about 16½ acres, and producing a rental of £18 os. od., and other small lettings producing a rental of £54 8s. od.

The following is an epitome of the trusts declared by the Deed of 13th February, 1862, being the Settlement of the Almshouses :—

- (1) To use the premises as almshouses under and subject to the rules and regulations set out in the Schedule which may be summarised as follows :—

The almshouses are intended for 7 married or single

men, preference being given to agricultural labourers and small farmers who have not rented more than 50 acres, and possessing on application for admission no adequate means of support without parochial relief. The majority of houses to be occupied, if practicable, by married couples.

Provision is made for weekly payments to the inmates, supply of coal and medical attendance, and also for the burial of inmates dying, and the setting up of headstones in the Churchyard, also for inmates being visited by Ministers of their own denomination.

- (2) Out of the income from the Settled funds :—
 - (a) to make payments to inmates according to the rules.
 - (b) to insure, repair and maintain the premises.
 - (c) to pay rates and outgoings.
 - (d) to pay expenses of the Trustees and appointments of new Trustees.
 - (e) to pay a salary to the Agent whose duty it is to pay the weekly allowances and to report any infractions of the rules and state of repair, and to carry out any necessary immediate repairs.
 - (f) to pay expenses of burial of inmates within the limits mentioned.

The following is an epitome of the trusts declared by the original Settlement dated 2nd February, 1867, of the village property.

- (1) To receive the rents and profits of the property and thereout—
- (2) To keep in repair all buildings including the School and Master's house and all roads, fences, etc.
- (3) To pay Rates, Taxes and Insurance.
- (4) To provide School books, etc., and to pay the School-master's stipend.

- (5) To pay to the Almshouses Trustees requisite sums for more effectually keeping the almshouses and appurtenances in good repair.
- (6) To pay the Agent's Salary not exceeding £80 per annum inclusive of the almshouses.
- (7) To apply the residue of the income, at the discretion of the Trustees, for such educational purposes as the Trustees should deem meet " it being expressly recorded that the object, intent and meaning of the Settlor is primarily the providing good and sufficient residences at moderate rents for labourers and mechanics residing in the Tything of Kinson or Parish of Canford, at the same time making provision for the education of the children of the class of persons aforesaid.
- (8) Then follow special clauses as to the school and the Master (which are no longer of importance), and also provisions as to the re-letting of the cottages.
- (9) The Settlor directed that the land marked " A " on the attached plan should be left as a playground for the children of the school, and the land marked " B " for a village recreation ground, whilst the land marked " C " should be exclusively devoted to the growth and preservation of trees and shrubs, no buildings of any sort being permitted thereon.
- (10) No land conveyed by this Deed (being the land coloured Pink on the plan) can be used at any time as a cemetery or place of interment for the dead.
- (11) General Meetings of the Trustees are to be held on the 5th April and 5th October in every year, and 3 Trustees form a quorum.
- (12) Power for appointment of new Trustees who are to be laymen.

In the year 1877 Miss M. A. Talbot being desirous of perfecting the intentions of her Sister, and of making provision

for further objects connected with the Church and Churchyard and the School, paid over to the Trustees a sum of £8,500 and declared the trusts relating to this sum by a Deed dated 10th January, 1877, of which the following is an epitome:—

- (1) To invest the moneys in some one of the public stocks or funds or Government securities of the United Kingdom.
- (2) To pay out of the income (so long as no painted or other memorial window shall have been placed in the Church and no one buried thereunder or within 50 yards from the outer walls).
 - (a) To the Organist £40 per annum.
 - (b) To a gardener for the Churchyard £36 per annum.
 - (c) For repairing organ, and works of the clock and chimes, a sum not exceeding £40 in any one year.
- (3) To apply the annual sum of £66 (so long as the portrait of the said G. C. Talbot shall be hung in the Talbot Village schoolroom, and the inscription kept up), towards increasing the stipend of the Schoolmaster and the maintenance and improvement of the School.
- (4) To repair the Talbot tombs, and the head and foot stones erected to deceased almshouses inmates.
- (5) To apply any surplus dividends for the same purposes as income can be applied under the original Settlement of 2nd February, 1867.
- (6) Other powers and provisions of Deed of February, 1867, to apply equally to this present Deed.

After the Education Act, 1902, the Charity Commissioners made an Order, dated 20th December, 1904, determining that the part of the Talbot Village endowment which ought to be applied to educational purposes consists of:—

- (a) The School, the Schoolmaster's house and garden, and the playground.
- (b) The yearly sum of £66 specified in the Deed of 10th January, 1877.
- (c) So much of the annual income as may be applied by the Trustees within the year upon or for the School premises, or for other general educational purposes.

Subsequently by arrangement with the Dorset County Education Committee it was agreed that the annual sum of £200 should be fixed under Clauses (b) and (c) of the Order as being set aside for educational purposes and that this sum should be allocated as follows :—

- (1) £100 per annum for the relief of the local rates.
- (2) A sum not exceeding £70 per annum for Scholarships for children of Talbot Village School, tenable at any Secondary School in Dorset.
- (3) The balance of the annual sum of £200 to be retained by the Trustees for the upkeep of the School.

In the year 1919, St. Mark's, Talbot Village became a separate Ecclesiastical Parish, and, with the consent of the Charity Commissioners, the Trustees transferred to the Ecclesiastical Commissioners a sum of £1,000 5% War Stock as an additional endowment of the benefice on condition that the Ecclesiastical Commissioners provided a further endowment equivalent in value.

By an Instrument dated 19th June, 1919, the right to nominate a Minister to serve the Church was vested in the Trustees for ever.

In the year 1925, the Trustees with the sanction of the Charity Commissioners sold to Messrs. Sharp Jones & Co., Ltd., 27 acres of land (as shown on the plan) most of which was previously used as clay pits for the clear sum of £2,150, which was invested in the name of the Official Trustee of Charitable Funds on behalf of the Village Trust in the purchase of £2,810 5s. 3d. 3½% Conversion stock.

The remaining investments consist of:—

£3,300 Bank of England Stock (representing the
£8,500 comprised in the Settlement of 10th
January, 1877).

£1000 5% War Stock.

£6,394 17s. 2d. India 3½% Stock (representing the
Almshouses endowment).

These investments now stand in the names of John Kemp Welch, Esq., and Col. Laurence Parke, but it is intended to add the names of Col. W. Roberts Thomson and Sir John Lees.

The present Trustees are J. Kemp Welch, Esq. (Chairman), Colonel Laurence Parke, Colonel W. Roberts Thomson and Sir John V. E. Lees, Bart.

They propose now to appoint Sir John L. Hanham, Bart. (the Son of a former Trustee), together with Mr. Frank Ricardo and Mr. Hubert A. Kemp Welch, to be new Trustees, with themselves, in the place of Admiral Sir Paul Bush and Mr. F. G. Hopkins, who have retired, and Mr. W. Llewellyn who recently died.

The original Trustees were the Right Hon. Edward Berkeley Baron Portman, The Hon. W. H. B. Portman, John Clavell Mansel, George Carr Glyn (subsequently Lord Wolverton) Willett Adye, Sir Richard G. Glyn and John Dansey.

The Agent is Mr. A. R. Mangin, of Bournemouth, who has been the Agent for the past 30 years, and the Solicitor to the Trustees is Mr. R. M. Manser, of Poole and Bournemouth.

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