

Evans Cottage Homes

Historical and Descriptive Pamphlet
from Foundation to 1925



Evans Cottage Homes

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Note: This account of the Charity has been prepared by the Solicitors at the request of the Committee in 1925

A Short Account of Mr. A. S. Evans, the Founder of the Homes.

ALFRED SMITH EVANS, the founder of Evans Cottage Homes, was born in Birmingham in 1802; and died in 1870. He was the son of Mr. Evans, a tailor in Birmingham.

He had three brothers – Thomas Evans, Brooke Evans and Douglas Evans, and one sister, Maria Evans.

Thomas, the eldest brother, became an engineer of some eminence, and died young, leaving an only daughter, who married Colonel James Miller, of the XIth Hussars, a Crimean veteran. Colonel Miller was one of the first Committee and a generous benefactor of the Homes.

The other brothers (including Alfred) set up a business as merchants and built up a large Russian trade, and acquired a considerable fortune. They made Warsaw, in Poland, their headquarters, and lived there for many years. They kept open house, and in that way made the acquaintance of many interesting people – diplomats, soldiers, and others travelling in central Europe.

Meanwhile, Mr. Charles Askin, their father's neighbor in Cherry Street, Birmingham, was more interested in Chemical Science than in his profession of Veterinary Surgery, and he perfected the separation of nickel and cobalt

and the manufacture of nickel silver. He had not sufficient money himself to build a factory for developing his invention, and in 1835 he persuaded the three brothers, Brooke, Alfred and Douglas Evans, to join him; and they carried on business in partnership under the style of "Evans and Askin". This business was very successful, and Evans left Warsaw and came back to Birmingham. The business is now known as "Henry Wiggin & Co. Ltd."

The three brothers, Brooke, Alfred and Douglas, built a house in Westbourne Road, Edgbaston, called "Mariemount", where they lived with their sister Maria till they died. Here they kept open house, as in Warsaw, and were visited by many well-known people who happened to come to Birmingham. On Sunday afternoons there were always local celebrities and visitors to be met there, and there was much interesting talk of art, science and politics.

The two brothers and the sister died before Alfred Evans and left him a lonely man. His brothers left to him all their money, and he was very anxious to spend it well. He consulted Mr. and Mrs. Wiggin (afterwards Sir Henry Wiggin, Bart., and Lady Wiggin) and it is believed that Lady Wiggin suggested to him that it would be a good thing to do something to help poor gentlewomen who had fallen on hard times and would hardly be able to exist without assistance. This idea appealed to Mr. Evans, the more so, no doubt, as his sister, Miss Maria Evans, had been much interested in this form of philanthropy. The outcome was the Evans Cottage Homes.

II

The History of the Charity and present financial position.

On 16th May, 1867, Mr. Evans addressed a letter to Henry Wiggin, Esq., and William Thompson Mann, Esq., informing them that he had placed £5,500 at the Bank of Messrs. Lloyds & Co. Ltd., in their names and his own as a fund for providing Homes and Annuities for Gentlewomen of reduced fortunes. This letter sets out the main objects of the Charity, and the names of the first Committee, viz.: The Founder, Henry Wiggin, William Thompson Mann, The Mayor of Birmingham for the time being, George Caleb Adkins, Lieutenant-Colonel James Miller, Richard Peyton, junior, and Arthur Ryland.

A meeting of these gentlemen was held at Mr. Evans' house "Mariemount", Edgbaston, on the 31st December, 1867, at which Mr. Evans' letter and a draft Memorandum and Articles of Association were read and it was resolved "that the Incorporation of the Committee in the mode proposed be approved and that the Memorandum and Articles now read, be signed as soon as they are ready for signature." For details of the Constitution, see page 16. At this meeting it was decided to purchase the land at Selly Oak, selected by Mr. Evans, for the site of the Homes for £650 (see page 25), and (as investments) freehold ground rents at Winson Green Road, amounting to £53 16s. 10d. per annum for £1,200 (see page 28), and freehold ground rents in Vittoria Street and Frederick Street, amounting to £64 16s. 10d per

annum for £1,458 18s. 9d. (see page 26). A Building Sub-Committee was also appointed with full powers to act: the members were Mr. Evans, Mr. Mann, Mr. Wiggin and Mr. A. Ryland.

The purchase of £500 Stock in the East India Railway, as a further investment, was reported to the meeting on 31st August, 1868.

The building Sub-Committee wasted no time in carrying out their instructions. The accommodation decided on was “On Ground Floor – Sitting room about 14 feet square, Kitchen and Pantry (cellar in basement). On First Floor – Three Bedrooms.” It was calculated that the Company would be able to erect six Homes in two blocks with the money available. Mr. Chatwin was appointed Architect, and his plans and elevations as modified to meet the suggestions of the Sub-Committee were approved in March, 1868; and on 2nd April, 1868, the tender of Mr. Partridge amounting to £3,070 for nine Homes in three blocks was approved, Mr. Evans having made a further donation to enable a third block to be erected. On the 1st May, 1868, foundation stones of the three blocks were laid respectively by Mrs. Colonel Miller (Mr. Evans’ Niece), Mrs. W.T. Mann and Mrs. Harrison Blair.

When the Building Sub-Committee reported, on the 31st August, 1868, the Committee felt that the Homes were sufficiently near completion to make it necessary to find occupants for them, and another Sub-Committee was accordingly appointed to advertise in the Birmingham papers. These gentlemen reported on 8th October, 1868, that they had received 48 applications; and nine ladies were selected as the first occupants of the Homes, subject to confirmation of their qualifications by the Sub-

Committee, who were also asked to frame the Rules and Bye-Laws. These were considered and adopted after amendment on 31st December, 1868, and are still in force. Copies can be obtained from the Secretary.

The nine Homes were allotted by ballot among the nine ladies, who duly produced evidence that they had sufficient private income, on the 9th March, 1869. The Minutes do not record the date on which the ladies entered into possession of their new homes, but we have the following entry:

“On Monday, the 3rd of May, 1869, the following Trustees proceeded to the Homes and paid to each of the Inmates the first quarter’s allowance, due Midsummer, in advance, viz: Alfred Smith Evans, Colonel James Miller, Henry Wiggins, Arthur Ryland”

The number of inmates of the Homes from the Foundation to 1924 is 41. The average age on entry is 64, and the average time spent in the Homes is just over 12 years: but one inmate was there for 31 years and died at the advanced age of 90.

BUILDING PLANS OF BLOCK No. 1.

(COMPRISING THREE TENEMENTS)



FIRST — FLOOR.



GROUND — FLOOR.

At a meeting held on 15th February, 1870, the following statement of account was received and entered on the Minutes:

		RECEIPTS		
		£	s	d
1867 to 1869 & 1870	To Amount from Alfred Smith Evans, exclusive of the property at Handsworth valued at £2,000	8,050	0	0
	“ East Indian Railway Interest	70	13	8
	“ Rents	330	4	9
	“ Interest allowed by Bank	<u>63</u>	<u>19</u>	<u>4</u>
		<u>£8,514</u>	<u>17</u>	<u>9</u>

DISBURSEMENTS

		£	s	d
1867 to	By Amount for land at Selly Oak	650	0	0
1870	“ “ Ground Rents, Winson Green	1,200	0	0
	“ Amount Ground Rents, Frederick Street and Vittoria Street	1,458	18	9
	“ Amount East Indian Railway Stock £900	987	19	0
	“ Amount Partridge, Builder	3,302	0	0
	“ “ Chatwin, Architect	171	1	6
	“ “ Ryland & Martineau, Solicitors for Stamps, Fees, &c.	136	9	6
	“ Amount Fallows & Smith, Surveyors	10	0	0
	“ Coudrey, Lawn	63	18	0
	“ Newey, Fence	19	19	3
	“ Smith, Wall	66	19	6
	“ Hill, Shrubs, Planting and Carriage	17	16	10
	By Insurance	3	9	6
	“ Cleaning Homes, Drawing Ashes, &c.	6	12	8
	“ Talbut, Locks	3	9	0
	“ Upfill, Hurdles	18	12	0
	“ Stationery, Printing, &c.	2	5	4
	“ Taxes	11	6	1
	“ Stonemason, Tablet	3	3	0
	“ Inmates, four quarters' allowances to Lady day, 1870	225	0	0
		8,358	19	11
	Balance at Bank	<u>155</u>	<u>17</u>	<u>10</u>
		<u>£8,514</u>	<u>17</u>	<u>9</u>

At this meeting also an estimate of income and expenditure was made which we give in full.

ESTIMATED EXPENDITURE

	£	s	d
To Nine Inmates at £25 per annum each	225	0	0
“ Insurance on Property, £2100	1	11	6
“ Local Rates estimated at 2/- in the £ on £120 12s. 0d.	12	1	6
“ Cost of Collecting the Rents 2½ %	6	10	0
“ Keeping Garden and Lawn in order (say)	10	0	0
“ Annual repairs (say)	10	0	0
“ Income Tax at 6d. per £ (say)	6	10	0
	<u>£271</u>	<u>13</u>	<u>0</u>

ESTIMATED INCOME

	£	s	d
By Ground Rents at Winson Green Road	53	16	10
“ Ground Rents at Handsworth	78	16	4
“ Ground Rents at Frederick Street and Vittoria Street	64	16	10
“ East India Railway Stock £900	45	0	0
“ Spare Groud at Selly Oak (two acres)	10	0	0
Total Gross Income	252	10	0
Income wanted more	19	3	0
	<u>£271</u>	<u>13</u>	<u>0</u>

On seeing this estimated deficiency Mr. Evans at once gave a further £350 which with the amount then in hand (£131) would produce the required income at 5%, and this amount was accordingly invested in East India Railway Stock.

In the Income Account will be noticed an entry of Ground Rents at Handsworth (see page 34). These were then valued at £2,200, and were given by Mr. Evans in addition to all the above mentioned donations to the Company. They are held by the Trustees who are distinct from the Company (see page 20).

On 2nd May, 1870, we have the first election to fill a vacancy in the Homes, caused by the death of Mrs. Esther Bennett.

At the meeting held on 18th February, 1871, the Committee “recorded with sincere regret the death of the Founder of the Charity, which occurred on the 30th November, 1870”. Mr. Evans will be remembered by his care “for a most deserving and neglected class; maiden ladies and widows left with straitened means” (We quote from the obituary notice in the Birmingham Daily Post, for 1st December, 1870). It is pleasant to know that the Homes were completed and occupied before his death, and we can imagine his satisfaction at the visit (already recorded) when the first quarter’s annuity was personally handed to the Inmates.

After the death of Mr. Evans had been reported, the Committee appointed the Cashier of his firm, Mr. Charles Taylor, as Secretary of the Company, with a small allowance. From this date until a meeting held on 14th July, 1876 (when Mr. Taylor resigned and Mr. Hardy was appointed in his place), we have no record of the business of the Company. It must have been during this time that Alderman Thomas Phillips was appointed on the Committee, apparently in place of the Founder.

The period from 1870 to 1893 seems to have been uneventful, and it is only necessary to record that by two successive operations (in 1879 and 1887)

the Company's holding of £1,300 East Indian Railway Stock was converted into £1,625 India 3½ % Stock.

In 1894, Mr. Dench, the present Secretary, was appointed to that office in the place of Mr. Hardy, who resigned. Mr. Dench continues to act as Secretary, and the Committee much appreciate both the time he has given and the interest he has taken in the Homes during this long period.

The deficiency of Income for the maintenance of the Homes for over forty years has given the Committee much anxiety. Up to 1883 the inmates regularly received £25 a piece; but in the years 1884 – 1890 this was reduced to £20, and in 1893 it was as low as £17 10s. 0d. An appeal was made to Colonel Miller who, in 1896, gave £1,000 to which Mr. Peyton added £500, of which £1,386 was invested in the original Selly Oak Ground Rents (see page 21), and a balance of £94 (after paying expenses) was carried to current account. Troubles again occurred in 1900, which were relieved by a legacy of £100 from Lady Martineau. A further legacy from Colonel Miller of £1,000, in 1909, the bulk of which was invested in India 3½ % Stock, made it unnecessary to reduce the allowances. When the War came in 1914, all calculations were upset, as the appended table for the eight years 1916 – 1924 will show. The income for these years was nominally £3,386, from which must be deducted £400, part of a legacy of £500 from Mr. Peyton, leaving –

An Ordinary Income	£2,986
And an Expenditure	£3,319

ANALYSIS OF ACCOUNTS, 1916 – 1924

Year	INCOME (d)		EXPENDITURE				Totals
	£	Allowances £	Rates and Insurance £	Repairs £	Gardener £	Sundries £	
1916	333	219	39	17	9	24	308
1917	380	225	39	37	20	25	346
1918	343	252 (b)	45	21	17	23	358
1919	357	232 (b)	55	114	19	27	447
1920	387	238 (b)	68	76	28	25	435
1921	362	225	87	95	14	21	442
1922/23 (a)	851 (c)	281	125	86	23	33	548
1924	373	225	82	77	23	28	435
	<u>£3,386</u>						<u>£3,319</u>

- (a) 15 months
- (b) £26 was distributed as a bonus in these three years
- (c) The Income included £400, part of a Legacy used to pay off bank overdraft
- (d) The Income is that of the Company and Trust combined

An anonymous donor has recently given to the Company two freehold ground rents, particulars of which will be found on pages 21 and 22. This acquisition will increase the annual income of the Company by £28 11s. 4d. The expenditure for the year 1923 – 24 was £434 8s. 11d., while the income was £372 14s. 3d., and it will, therefore, be seen that in spite of the further income recently acquired the total income of the Company is not sufficient to maintain the full annuities to the inmates.

We may conclude these historical remarks by mentioning that particulars of the small piece of additional land acquired by the Trustees on the diversion of Rose Hill Road (formerly Crick Lane), Handsworth, and of the sale by the Company of a strip of land to the Birmingham Corporation on the widening of Bristol Road will be found on pages 34 and 24. The changes of personnel of the Trust and of the elected members of the Committee from the Foundation until the present time will be found on page 17.

III

Constitution

1. THE COMPANY

The Company is an unlimited Company not having a capital divided into shares and was registered on 6th January, 1868. The name of the Company is “The Evans Cottage Homes” and the Registered Office is still at 7, Cannon Street, Birmingham 1. The form of the Seal was approved at a meeting held on 8th January, 1868. The object of the Company is “for providing of Cottage Homes and Annuities for Ladies of Reduced Fortunes and for that purpose to purchase land and to erect and furnish suitable buildings”. The Company has a Licence in Mortmain to hold land for the site of the Homes. The area of the properties out of which the ground rents arise is within the two acres allowed by statute. The business of the Society is managed by a Committee of eight of whom the Lord Mayor of Birmingham for the time being is one. Vacancies among the seven elected members are supplied from among the Magistrates for the City upon the election of the City Council, and a list of past and present members will be found on page 17.

The candidates for the Homes must be ladies of not less than 50 years and in receipt of a yearly income of not less than £25.

The income of the Company is to be applied to:

- 1 Repairs, Insurance and Management
- 2 An Annuity of not more than £25 for each Inmate, and
- 3 Accumulation for erection of an additional Home.

Investments are authorized to be made in Freehold Property within the limit prescribed by Statute (two acres) in addition to the ordinary Trustee investments.

The accounts are audited annually by a public Accountant, appointed by the

Lord Mayor for the time being and are published in a Birmingham newspaper. A report is also rendered to the Charity Commissioners.

ELECTED MEMBERS OF THE COMMITTEE FROM THE FOUNDATION UNTIL
THE PRESENT TIME

Alfred Smith Evans	1868 – 1870
Thomas Avery	1868 – 1894
James Miller	1868 – 1909
William Thompson Mann	1868 – 1888
Sir Henry Wiggin	1868 – 1905
George Caleb Adkins	1868 – 1888
Richard Peyton	1868 – 1910
Arthur Ryland	1868 - 1878
Thomas Phillips	1870 – 1877
Rt. Hon. William Kenrick	1877 – 1917
Ralph Heaton	1878 – 1892
Sir Thomas Martineau	1888 – 1893
Sir William Cook	1888 – 1908
Edward Lawley Parker	1892 – 1908
William Henry Hart	1893 – 1902
Francis Corder Clayton	1894 -
Charles Gabriel Beale	1902 - 1912
Alfred John Reynolds	1905 – 1909
James Hunt	1908 – 1912
Henry James Sayer	1908 -
Sir James Smith	1909 – 1919
Harrison Barrow	1909 – 1919
Sir William Henry Bowater	1910 – 1922
Thomas Quinney	1912 -
John Henry Lloyd	1912 -
Cornelius Combridge	1917 -
Alfred Sanders	1919 -
Frank Jukes	1919 -
William Adlington Cadbury	1923 – 1924

2. TRUST

By a deed dated 14th September, 1868, Alfred Smith Evans conveyed the Handsworth Ground Rents (page 34) to George Caleb Adkins, James Miller, William Thompson Mann, Richard Peyton the younger, Arthur Ryland and Henry Wiggin, to be held by them on trust to expend the income of the Trust Fund as follows:

1. If the income of the Company is insufficient to provide the full annuity of £25 to each Inmate to make up the deficiency.
2. Subject thereto for erecting and maintaining further Homes on the land belonging to the Company, with the consent of the Committee, with an endowment to produce sufficient income for repairs and for an Annuity of £25 for the Inmates of each such Home. Such additional Homes are to be under the control of the Committee of the Company, and the Trustees may delegate their powers of erection, maintenance or repair to the Committee.

The Investment Clause does not enable the Trustees to purchase freeholds but only authorizes Trustees investments. The Accounts are to be audited annually by Accountants selected by the Mayor, and published in a Birmingham newspaper. The Trustees are given certain powers of management and leasing of their freehold property.

The power of appointing new Trustees is vested in the Committee of the Company.

Mr. Richard Peyton, the last survivor of the Trustees, died in May, 1910, and by Resolution of the Committee dated 5th May, 1911, the following new Trustees were appointed: William Henry Bowater, Charles Gabriel Beale,

James Hunt, Henry James Sayer, Sir James Smith and Harrison Barrow. By a deed dated 22nd July, 1912, the property was vested in these new Trustees. C.G. Beale and James Hunt have since died.

It should be noted that the Trust is legally quite distinct from the Company.

IV

Committee and Officers of the Charity

are (in December, 1924) the following:

COMMITTEE

Rt. Hon. The Lord Mayor of Birmingham, *ex-officio*

Alderman Francis Corder Clayton, J.P. *Alderman Henry James Sayer, J.P.

Alderman Thomas Quinney, J.P. Alderman John Henry Lloyd, J.P.

Alderman Cornelius Combridge, J.P. Alderman Alfred Sanders, J.P.

*Frank Jukes, Esq., J.P.

SUB-COMMITTEE

*Messrs. Sayer and Jukes form the Sub-Committee, viz: two members of the Committee appointed annually to confer with the Secretary on matters of detail, and in case of a vacancy to supply to the next meeting of the Committee particulars relating to applicants for admission already on the list.

TRUSTEES

Sir William Henry Bowater, J.P. Henry James Sayer, J.P.

Sir James Smith, J.P. Harrison Barrow, Esq.

Secretary W.E. Dench

Solicitors Ryland, Martineau & Co.

Auditors Howard Smith, Thompson & Co.

Surveyors Chesshire, Gibson, Fowler & Lakin Smith

V

List of Benefactions

BENEFACTIONS TO THE COMPANY:

1867 to 1869 and 1870	A.S. Evans	Original and subsequent gifts, excluding Ground Rent at Handsworth	£ 8,050
1870	A.S. Evans	Further donation	£ 350
1896	Col. James Miller	Donation	£ 1,000
1896	Richard Peyton, Esq.	Donation	£ 500
1900	Lady Martineau	Legacy	£ 100
1909	Col. James Miller	Legacy	£ 1,000
1920	Alderman F.C. Clayton	Donation	£ 25
1922	Richard Peyton, Esq.	Deferred legacy	£ 500
1922	Anonymous	Donation	£ 5
1924	Anonymous	Two Freehold Ground Rents (say)	£ 570

BENEFACTION TO THE TRUST

1868	A.S. Evans	Freehold Ground Rents at Handsworth, valued at the time of the gift at	£2,000
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VI

List of Investments, 1924

THE COMPANY HOLDS THE FOLLOWING:

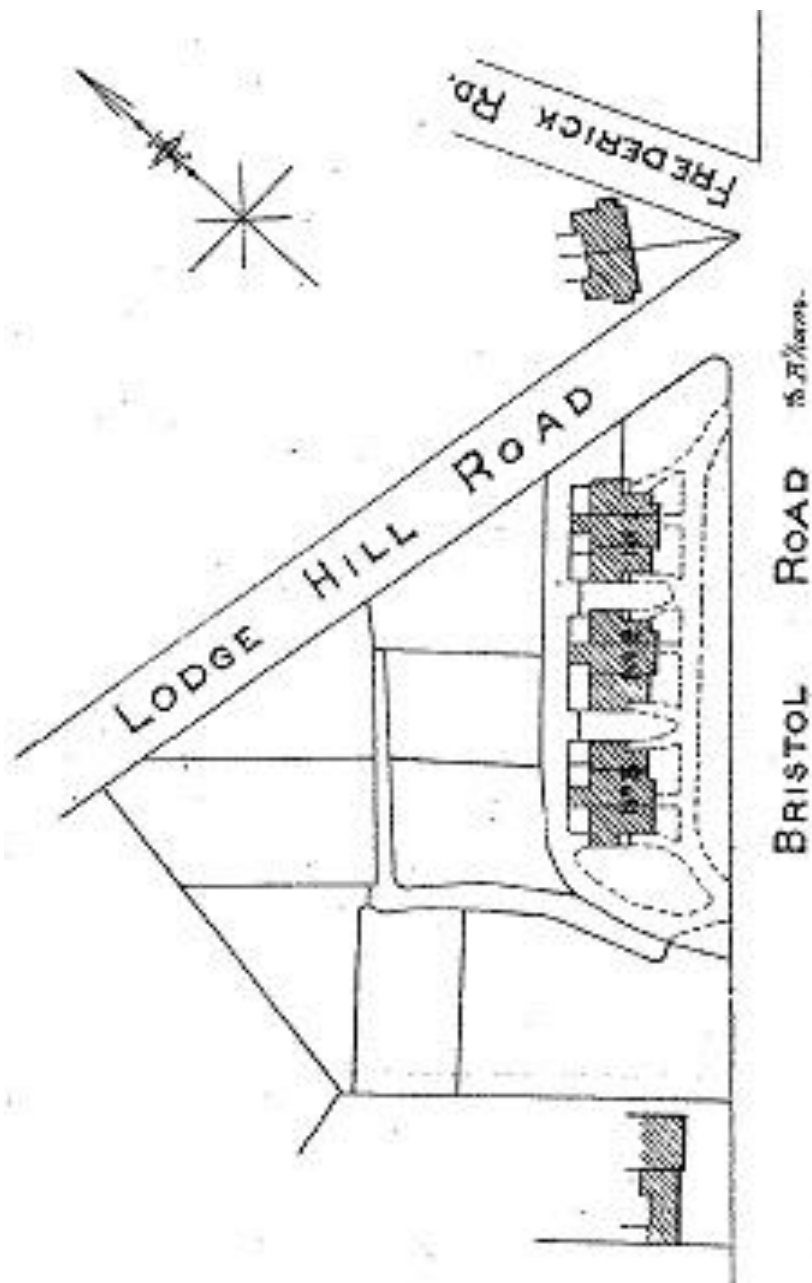
1. Freehold property in Bristol Road, Selly Oak (Site of Home) See page 24
 2. Freehold ground rents in Winson Green See page 28
 3. Freehold ground rents in Vittoria Street and Frederick Street See page 26
 4. Freehold ground rents in Dawlish Road, Selly Oak See page 30
 5. Freehold ground rent in Dawlish Road, Selly Oak See page 30
 6. Freehold ground rent in Vicarage Road, Harborne See page 32
 7. £300 Manchester Corporation Mortgage
 8. £2,250 India 3½ % Stock
 9. £100 Registered 5 % War Stock, 1929/47
-
- A Freehold ground rent in Soho Road, Handsworth See page 34

Site of the Homes (Selly Oak)

BUNDLE No. 1

This freehold property belongs to the Company and was purchased by them on 25th March, 1868, from Joseph Ledsam for £660, part of the original fund provided by Mr. Evans. It is held under a Licence in mortmain dated 20th March, 1868. It originally comprised 2 acres and 2 roods, with frontages of 156 yds. 1 ft. 6 in. to Bristol Road, Selly Oak, and of 156 yds. 1 ft. 6 in. to Church Road, Selly Oak. On 4th February, 1918, a strip containing 611 square yards was sold to Birmingham Corporation for widening Bristol Road. The Corporation built a retaining wall, and the price paid was £305 10s. 0d., the bulk of which was invested in £300 Manchester Corporation Bonds.

Nine houses in three blocks fronting Bristol Road are built on this site. The land at present surplus is let as allotments, and provides ample room for future extensions.



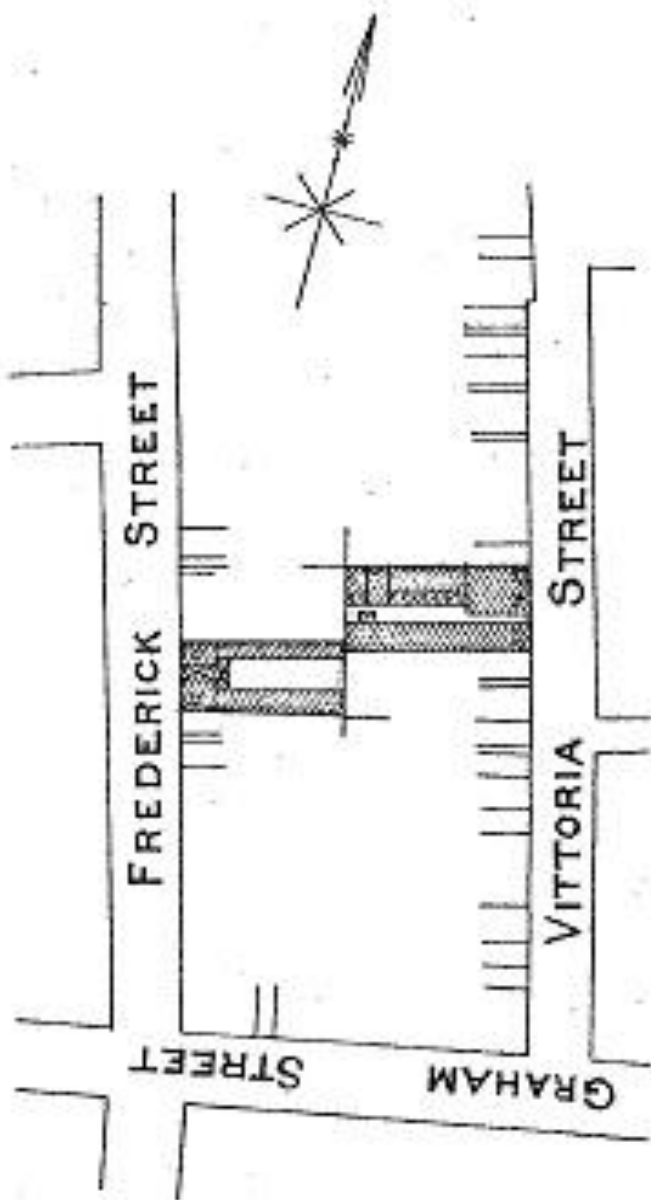
Vittoria Street and Frederick Street Ground Rents

BUNDLE No. 2

This freehold property belongs to the Company and was conveyed to them by Messrs. H. Wiggin and W.T. Mann, on 19th March, 1868. These gentlemen had purchased it on the 7th March, 1868, for £1,458 18s. 9d., part of the original fund provided by Mr. Evans. The property comprises (1) 455 square yards with a frontage of 14 yds. 1 ft. 4 in. to Frederick Street, and (2) 612 square yards with a frontage of 17 yds. 1 ft. 9 in., to Vittoria Street.

The property is subject to two leases,viz:

PROPERTY	TERM	RENT
The manufacturing premises Nos. 12 and 13, Frederick Street	99 years from 25 th March, 1866	£26 10s. 10d.
The manufacturing premises No. 30, 32, and 34, Vittoria Street	99 years from 25 th December, 1865	£38 6s. 0d.



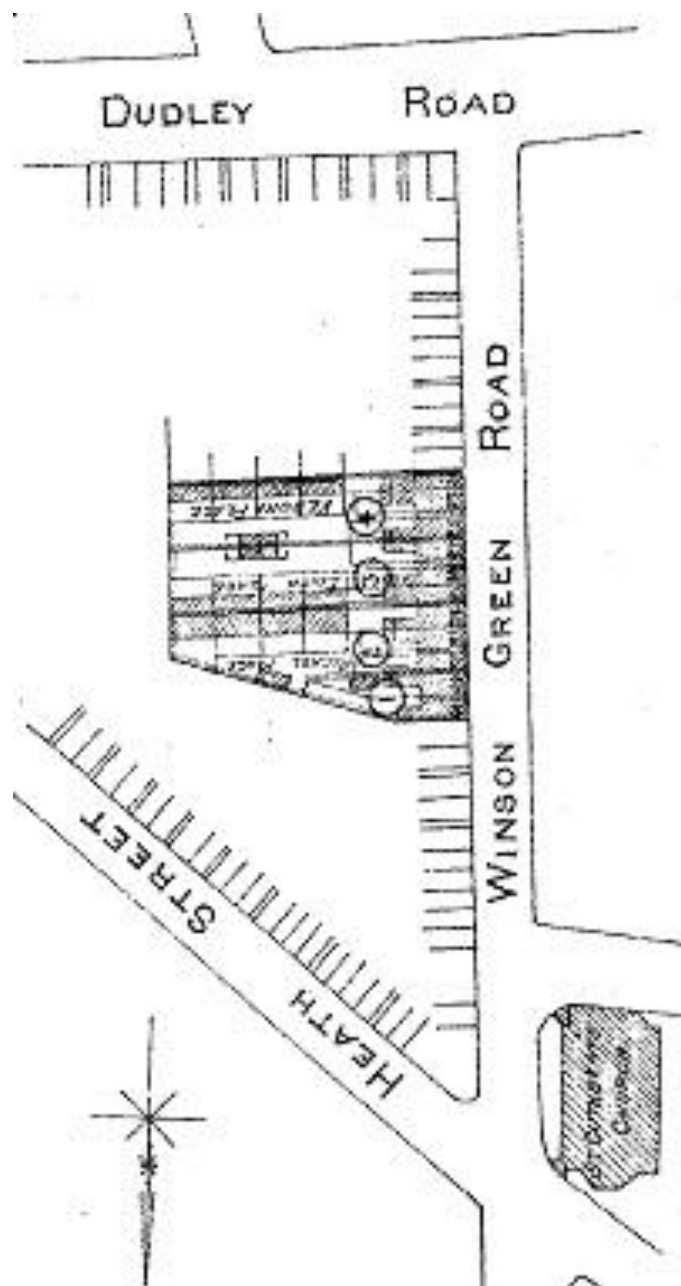
Winson Green Ground Rents

BUNDLE No. 3

This freehold property belongs to the Company, and was purchased by them on 20th January, 1868, from Joseph Chirm for £1,200, part of the original fund provided by Mr. Evans. It comprises 2,881 square yards with a frontage of 52 yds. 11 in. to Winson Green Road.

The property is subject to four leases,viz:

PROPERTY	TERM	RENT
2 retail shops and dwelling houses, Nos. 39 and 41, Winson Green Road	99 years from 29 th September, 1866	£4 19s. 4d.
3 dwelling houses, Nos. 33, 35 and 37, 4 houses in Rachel Place at rear, Winson Green Road	99 years from 29 th September, 1866	£16 1s. 0d.
1 retail shop and dwelling house and 2 dwelling houses, Nos. 27,29 and 31, and 4 houses in Edith Place at rear, Winson Green Road	99 years from 29 th September, 1866	£16 8s. 2d.
3 retail shops and dwelling houses, Nos. 21, 23 and 25, and 4 houses in Verona Place at rear, Winson Green Road	99 years from 25 th March, 1867	£16 8s. 4d.



Selly Oak Ground Rents

BUNDLE No. 4 (ORIGINAL GROUND RENTS)

This freehold property belongs to the Company and was purchased for them by Colonel Miller and Richard Peyton on the 24th June, 1896, from John Moore Bayley, for £1,386. It comprises 2,730 square yards, with a frontage of 40 yds. to Dawlish Road.

The property is subject to two leases,viz:

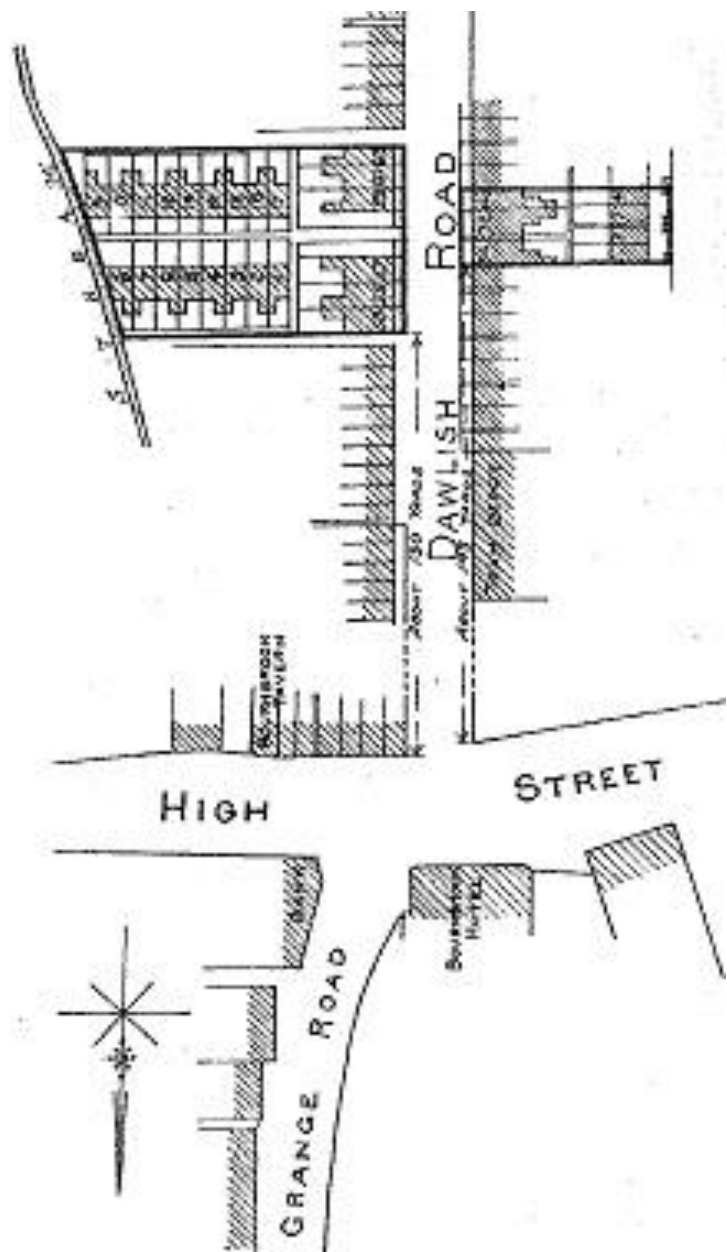
PROPERTY	TERM	RENT
Three dwelling houses, Nos. 53, 55 & 57, Dawlish Road, and 8 houses at the rear	99 years from 25 th March, 1896	£23 10s. 0d.
Three dwelling houses, Nos. 59, 61 & 63, Dawlish Road, and 9 houses at the rear	99 years from 25 th March, 1896	£25 10s. 0d.

BUNDLE No. 5 (SUBSEQUENT GIFT)

This freehold property belongs to the Company, and was conveyed to them by an anonymous donor on 29th December, 1924. It comprises 696 square yards, with a frontage of 16 yds. to Dawlish Road, Selly Oak.

The property is subject to a lease,viz:

PROPERTY	TERM	RENT
The Beerhouse (off-licence), No. 36, and 2 dwelling houses, Nos. 38 & 40, Dawlish Road, and 4 houses at the rear	99 years from 1 st August, 1877	£21 0s. 0d.



Harborne Ground Rent

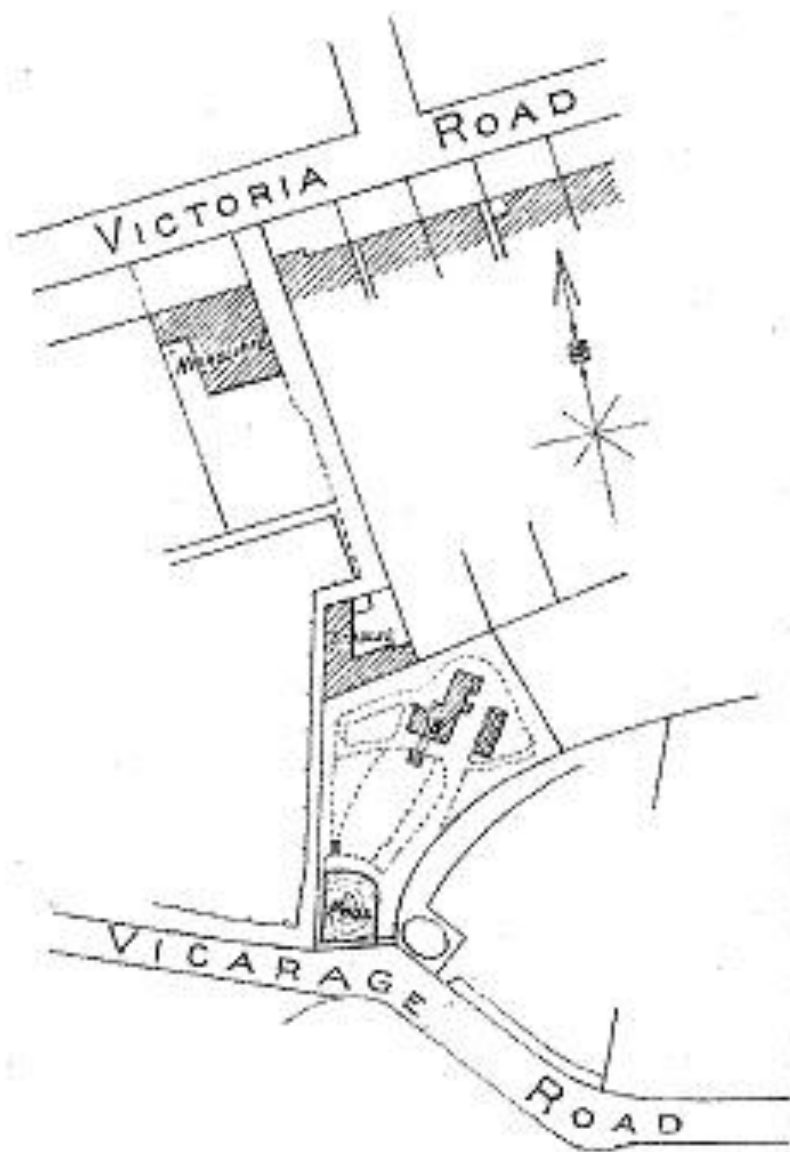
BUNDLE No. 6

This freehold property belongs to the Company and was conveyed to them by an anonymous donor on 29th December, 1924.

It comprises 1815 square yards with a frontage of 17 yds. to Vicarage Road, Harborne.

The property is subject to a lease,viz:

PROPERTY	TERM	RENT
The small detached residence No. 18, Vicarage Road, Harborne.	99 years from 29 th September, 1889	£7 11s. 4d.



Handsworth Ground Rents

BUNDLE "A"

This freehold property belongs to the Trustees and was conveyed by Mr. A.S. Evans to the then Trustees by Indenture, dated 14th September, 1868.

This property originally comprised 4,589 square yards with a frontage of 47 yds. 1 ft. 6 in. to Soho Road, and adjoined an old foot road known as Crick Lane.

In 1913, Rose Hill Road was constructed, Crick Lane was merged therein in so far as it bounded the Trustees' property, and about 142 square yards of land were acquired by the Trustees from the Corporation free of cost giving them a total frontage to Rose Hill Road of 47 yards and a total area of 4,731 square yards.

The property is subject to two leases, viz:

PROPERTY	TERM	RENT
Nos. 12, 14 & 16, Soho Road	99 years from 24 th June, 1839	£46 16s. 4d.
Nos. 8 and 10, Soho Road, with frontage to Rose Hill Road	99 years from 24 th June, 1841	£32 0s. 0d.

