

**THE CONNEXION BETWEEN
LANDLORD AND TENANT, AND
TENANT AND LABOURER IN THE
CULTIVATION OF THE BRITISH
SOIL**

Published @ 2017 Trieste Publishing Pty Ltd

ISBN 9780649302086

The connexion between landlord and tenant, and tenant and labourer in the cultivation of the British soil by George Webb Hall

Except for use in any review, the reproduction or utilisation of this work in whole or in part in any form by any electronic, mechanical or other means, now known or hereafter invented, including xerography, photocopying and recording, or in any information storage or retrieval system, is forbidden without the permission of the publisher, Trieste Publishing Pty Ltd, PO Box 1576 Collingwood, Victoria 3066 Australia.

All rights reserved.

Edited by Trieste Publishing Pty Ltd.
Cover @ 2017

This book is sold subject to the condition that it shall not, by way of trade or otherwise, be lent, re-sold, hired out, or otherwise circulated without the publisher's prior consent in any form or binding or cover other than that in which it is published and without a similar condition including this condition being imposed on the subsequent purchaser.

www.triestepublishing.com

GEORGE WEBB HALL

**THE CONNEXION BETWEEN
LANDLORD AND TENANT, AND
TENANT AND LABOURER IN THE
CULTIVATION OF THE BRITISH
SOIL**

THE CONNEXION
BETWEEN
LANDLORD AND TENANT,
AND
TENANT AND LABOURER,
IN
THE CULTIVATION OF THE BRITISH SOIL;
THEIR RIGHTS,
THEIR DUTIES, AND THEIR INTERESTS.

BY
GEORGE WEBB HALL.

LONDON:
J. RIDGWAY AND SONS, 169, PICCADILLY.

1841.

24754

L.

198

TO
THE TENANTRY OF THE UNITED KINGDOM,

THE
CULTIVATORS OF ITS SOIL,

AND THE
OWNERS, WITH LITTLE EXCEPTION, OF ALL THE
AGRICULTURAL CAPITAL OF THE COUNTRY,

THE
FOLLOWING PAGES ARE INSCRIBED,

BY
ONE WHO HAS AN ARDENT DEVOTEMENT TO THEIR
PURSUIT,

A FIRM CONVICTION OF THE IMPORTANCE OF
THEIR STATION,

AND
AN EARNEST DESIRE FOR THEIR ADVANCEMENT
IN KNOWLEDGE, LIBERALITY, AND
INDEPENDENCE.

THE
CONNEXION BETWEEN LANDLORD
AND TENANT,
&c.

THE cultivation of the British soil, on which depends, in the chief degree, the supply of our great and greatly increasing population with most of the commodities of the first necessity to man, is manifestly of such importance to the state, and the several classes which compose it, as to render it very desirable that the mutual relations and dependencies, the rights and interests, of those engaged in such cultivation, should be fully understood; the principles from which such rights arise be portrayed; and the practice of the country be tested, by a comparison with such principles as a careful and candid investigation may demonstrate to be alike conformable with equity, improvement, and the general good.

There are difficulties in the way of approaching this question which will soon be apparent; for, in the first instance, it will appear that any attempt to reduce to fixed or determinate principles that which is apparently affecting the rights and individual control over property, would be an act of aggression, or at least intrusion, upon that individual enjoyment

and controul, that security to property, upon which the prosperity and happiness of a country so immediately depend. No alarm, however, need be taken, in the present instance, on that head: the present appeal will be made alone to the great principles of Justice, Consideration, and Truth; to which many, when these are brought before their minds, will spontaneously yield; which more, not to say most, cannot resist, when these are fairly and sedulously presented to such a nation as our own,—that great country which has wiped away from its shores and its colonies, and by an act of self-denial too, the foulest blot of slavery,—and which, when fairly addressed on other subjects, can, and will respond, by a manifestation and expression of feeling, powerful enough to limit the injurious exercise of rights, good in themselves, but capable of being used for aggression on the unquestionable rights of others.

The weapon, then, I propose to use, is Light,—exposure of those practices, to whichever class they may refer, which are directly injurious in themselves, or in the results which flow from them, and the evils of which may never have occurred to many who journey onward in the way which others have traced who preceded them, and who are unaccustomed to compare their courses with the progress of events, with altered circumstances, and improved relations.

Until a survey be thus made, it is not easy to conjecture what the result of analysis will be: the amazing influence of personal habit, and the example of others around us, may lull the minds of individuals,

and of classes too, to long continued proceedings, from which their better nature would recoil, were the deformities which attach to these presented to their minds, or the consequences resulting, be for a moment present to them. In animadverting, then, upon many of the practices subsisting between the several classes of the Landed Interest, I am far from desirous that it should be considered that the agents in those practices are consciously and deliberately pursuing courses determinately unjust. Some practices there are, which the present and peculiar position of our own country palliate to a great degree, and which, when resisted and counteracted, tend to shed over those who thus nobly act the just award of generous actions; while there are some of an opposite character, so inherently base, or so deplorably ignorant, as to drag from situations of influence and of station, to the lowest depths, the individuals who have so little of inherent sense of right, or so much of purposed wrong, as to invade the inalienable rights of those whom the relations of life, the competition of numbers, or the necessities of fortune, may place within their sphere.

I now proceed to define the positions of the several classes about to be surveyed.

The division of labour is a principle which has been proved, and is universally admitted to conduce to the economy of labour, and the prosperity of states; and in this country it is carried out to a very great degree.

From this principle arises immediately the several

relations and classes of Landlord, Tenant, and Labourer.

The possession of land in this country is property;—valuable, available, marketable property which is, and has been for centuries, the inheritance of those families who now possess it, or has been purchased from others, having similar title to it,—title interwoven with our laws and constitution, built upon that *security* which is the foundation of all progress, without which our dearest interests are of little worth; and which, in this happy country, is the birthright, alike of the Peer and the Peasant.

Such is landed property, varying very greatly in its value, according to its fertility, position, elevation, and the like; and affected by various circumstances, irrespective of itself, existing in a greater or less degree at different eras, as society progresses, varies, or declines.

The possessors of this property are, for the most part, as matter of history and fact, precluded from its cultivation, either from want of means, knowledge, or inclination. With comparatively few exceptions, they are not the cultivators of the soil; their capital is invested in the purchase-money of the land, and they possess not the surplus quantity which would be requisite to create a produce equivalent to the amount they can procure in entrusting it to another, upon the receipt of agreed or variable annual payment; or they possess not the knowledge, activity, and enterprise, requisite for the undertaking, without which their own occupation might be injurious

and unprofitable, instead of productive; or inclination or duty may indispose them for the perpetual charge which cultivation requires. In either case, and in all, policy, if not necessity, recommends the transmitting to another the possession or occupation of the land,—to one who, unencumbered with the investment of his capital in the possession of land, has alike the means, the knowledge, and the inclination, to extract from its grateful bosom the greatest amount of produce, consistent with its future fertility; and this is the general and approved practice of individuals, and the interest of the state.

There is no course so desirable as tracing any extensive practice to its great first principles; as from these we learn the reasons from whence they spring, and the rights which flow from them. This survey shall be applied to the subject under review; but a few words first upon the nature of Capital.

Capital is accumulated labour,—condensed or concentrated labour, which, in advanced or civilized countries, is again convertible into labour, or the results of labour, in any legitimate form; it is a power which can be directed to a vast variety of purposes, to the purchase of land amongst the rest, and it therefore places its possessor in a situation of perfect equality, in many respects, with the actual possessor of the land.

It is the interest of the country, however, that a large proportion of this capital—this power—should be directed, not to the comparatively passive *possession* of land, which, in its spontaneous production,