

23 Apr 1833 William Hooper

[Note: This entry is the first in a new notebook, and continues on from the day's proceedings entered on the last page of the prior notebook, now held as TNA ADM 80/16.]

Tuesday 23rd April, continued.

This being the day appointed for submitting to Public Auction the five lots of Wood, I rode to Hexham for the purpose, and tho' we had a very crowded room, and as I thought at first a fair chance of competition, I had the mortification of buying in all the lots to prevent their going about half value – looking at the character of the people who were congregated on this occasion, and to all the circumstances as regards the locality of Hexham, I am disposed very much to question whether selling by proposal does not offer a fairer chance of obtaining an adequate price for the Timber. Upon the fullest enquiry I can make, it would be too great a sacrifice of the Hospital's interests to accept terms at all approaching to the offers this day made, at the same time it must be observed that we have a great deal of thriving wood becoming annually fit for the market, and many of the plantations, especially Larch, absolutely require thinning, so that it will be policy to sell if possible.

The 1st Lot valued by Parkin at £380, I would sell for £320; the 2nd valued at £310 I would sell for £250; the 3rd at £220, I would sell for £200; the 4th at £195 I would sell for £175; and the 5th valued at £420, I would sell for £350. I should doubt the propriety of any further reduction.

Had a long conference with Mr Walker of the Carlisle Railway, who assured me that the compensation of the Hospital Tenantry should be all settled in a few days, and that I should receive a satisfactory report on the subject.

24 Apr 1833 William Hooper

Wednesday 24th April 1833

Having received intimation that Mr Errington of High Warden could be willing to let his House for one year, and finding it desirably situated within two miles of Hexham, I immediately sent to ascertain the fact – the health of Mr Errington induces them to think of going Southward, and in the event of their so deciding he is willing to let the House, but he could not give me an answer until next week – I shall be quite glad to have the offer of this for one year, as I feel persuaded that by waiting a year we shall be enabled to make a more satisfactory arrangement than any which might now be determined upon.

Mr Hunt has been employed today in a survey and valuation of the lands let with the Inn at Haydon Bridge with the view to placing it in better hands, and under more advantageous circumstances.

Received Messrs Yonge's acknowledgement of the cake of silver, and drew a Bill on them at forty days for the amount £349.3.4, informing them thereof, and that the discontinuances of smelting by the Hospital will prevent our having any more Silver to dispose of.

25 Apr 1833 William Hooper

Thursday 25th April 1833

I had this morning a very unexpected and very unwelcome visit from a deputation of the Hospital Tenantry, consisting of Matthew Lee of West-Land Ends William Lambert Rattenraw East Farm John Harle West Mill Hills Robert Coulson Coastley & Heckford and Ralph Milburn Longhope & Highside. Their object was to state to me that they had been deputed by the whole of the Tenantry of the adjoining Districts to wait upon and request my co-operation in submitting to the Commissioners of Greenwich hospital a petition which they were about to draw up stating the very serious losses they had all sustained upon their Corn lands, owing to the partial failure of their crops, and the general depression in the price of corn. – I told them that it was impossible for me after a three months residence amongst them not to admit they were labouring under peculiar difficulties, and suffering severely from the pressure of the evils they complained of, and I could assure them that as far as the feelings and wishes of the Commissioners could be brought into operation, the Tenantry might rely upon obtaining every consideration. But while I conceded and admitted this much, I must remind them of the peculiar situation in which the Commissioners stood, by which they were wholly precluded from exercising that discretion which the individual owner of a property might be free to do; and I very much doubted whether, as Trustees of a Charity, the present circumstances afforded any plea for granting relief by reduction of rent. I admitted this was a disadvantage to a tenancy, but it was due to the Hospital to remind them that on the other hand they enjoyed advantages to set against it. It was agreed by the deputation that temporary relief [underlined: 'had been afforded by the Hospital'] in 1823, and that the circumstances of the times offered nothing like the pleas which there now was for it: but to this I could only reply that in 1823 the government of the Hospital was vested in a corporate body, whereas the present Commissioners had their powers limited and controlled by Act of Parliament.

I told them that any petition they might think right to draw up, and entrust me with, should be duly submitted to the Board, but at the same time I could not but suggest that as my Journal would record the whole substance of our interview, the Commissioners would be as well acquainted with the facts, and as readily disposed to give consideration to them without the petition as with it. That it would be mockery in me to hold out encouragement and leave the odium of disappointment to be attributed to the Commissioners – I could pledge myself that the Commissioners would be ready to afford all the relief in their power, which I verily believed could amount to nothing.

Upon this, they said they would leave it to me to represent their case, and again urged that I would state the ruin that awaited them, but to this I remarked that I could not but hope and believe that the present suffering arose from temporary causes, and that better times awaited them. I can add little to these remarks beyond the observations in my journal of the 14th of March which further experience has only tended to confirm.

Mr Michael Walton the Agent employed by Mr Beaumont for purchasing Wood for his Mines, came to me to treat for some of the Larch and Fir on Dipton plantation; and I at length agreed to sell him the Lot No. 3 for £210, and an allowance of five per cent, on payment within a month.

26 Apr 1833 William Hooper

Friday 26th April 1833

Having received the authority for accepting Mr Robert Shield's offer for Stublick Colliery, I added the additional covenants which circumstances had suggested, and which were first to prevent the colliery being sub-let without permission, 2d to secure the use of Ropes, Machinery etc. for the Agents of the Hospital to inspect the Colliery when necessary; 3rd to secure Banks and Barriers of Coal to be left wherever the Receiver or viewer may deem necessary for the future safety of the Colliery; 4th the Lease to contain all usual restrictive clauses, and 6th the Lessees to pay all the Expence of Lease, Counterpart, and Security Bond. I then sent for Mr Shield, and told him the conditions upon which I was authorized to accept his offer, the whole of which after some discussion he accepted. I told him of my desire to get rid of Low Stublick Lease, and that in a discussion with Mr Johnson I had some prospect of doing so, and Mr Shield offered no objection to this, for he considered the trouble and difficulties attending it to more than counterbalance any good likely to result to the Lessees. If therefore I get a satisfactory release from Mr Johnson, I shall be delighted to get rid of this appendage, and save the Hospital the thirty pounds, which if the Lease be held, is now due to Mr Beaumont for three years rent.

Wrote to the Bankers, Messrs Ridley & Co, and ordered them to pay £5000 to the credit of the Commissioners at the Bank of England, on the 11th of May next. I dispatched Mr Hunt yesterday to examine the progress of Draining etc on the Farms of Newlands and Whittonstall, and as he had not before seen this property, I recommended him to remain until Saturday night there, to acquaint himself with the whole of it, and get a better knowledge of what they are doing.

27 Apr 1833 William Hooper

Saturday 27th April 1833

Some parties came to me today to treat for the Wood at Capon's Cleugh, which really ought to be cut, and which I should therefore be delighted to sell, but I could not reconcile it to myself to accept their offer of £250. I at length said that I could accept of £320 ready money, but they could give nothing like it. – Sent for Mr Bell of Stublick Colliery, and gave him instructions relative to the working of the Colliery in the interval to the 12th of May, so as best to preserve the Hospital's interests. Also arranged with him as to the general inspection of the Levels etc. in conjunction with the Lessees, in order to put into repair whatever may require it, so that we may deliver every thing to the Lessees in a satisfactory state, and exact its surrender at the end of the Lease according to the letter of the Covenants.

Mr Walker of the Carlisle Railway called on me to treat for the small lot of Larch & Fir in Dipton Plantation, but we could not agree on terms: I told him my lowest price was £175 for ready money, and he is to give me a final answer in a few days.

29 Apr 1833 William Hooper

Monday 29th April 1833

Received an application from Mr Clavering requesting I would confirm an arrangement of the late Receivers for improving the Gateshead Road, by allowing it to pass through Dilston New Town North Farm, and so avoid a high Hill which has now to be encountered. Mr Clavering states that it has been approved by the Board in London, but I have no recollection of it, and must enquire into the facts, and search out the correspondence before I can offer any opinion on it.

Wrote to Mr Cookson requesting him to do me the favour to recommend to me a competent person to value the Engine & Machinery etc at the Colliery, and at the

Smelting Mills – from the conviction that there is no man in Newcastle better able to guide me in this matter.

Mr Shield proposed to me Mr Robert Turnbull as Security for the due performance of the Covenants of the Colliery Lease. Received a letter from Mr Johnson consenting on the part of Mr Beaumont to rescind the Agreement respecting the Lease of Low Stublick provided the Commissioners of Greenwich Hospital would allow the privilege of Mr Beaumonts purchasing the quantity of Reducing Coal stipulated for in the Lease, should he wish to do so. Mr Johnson wished this as a Cheque on their own Colliery Lessee. – If the limits of this be properly defined, I see no objection to the arrangement, which gains for us thirty pounds, without any loss, and secures us against any question of dispute or misunderstanding hereafter. I have submitted Mr Johnson’s proposal to Mr Shield, and if he offers no objection, I shall set the Lease of Low Stublick aside.

30 Apr 1833 William Hooper

Tuesday April 30th 1833

Accompanied the Tenant of Haydon Town Farm, and inspected the Dwelling House, and the whole of the farm buildings, which are in a bad state, and need very considerable repairs and alterations, but it will be my best endeavour to arrange what is necessary at as little expense as possible, but whatever expense has to be incurred should be done at the commencement of a lease.

The tenants at Gairshield and Bagraw brought me £45 as part of the £150, I was to have received, but they promise an early settlement of the remainder, and I must give them a little time.

Wrote to Mr Lownds to request his further instructions for sending down the Common and Slag Lead to Newcastle.

Received a letter from Mr Hugh Taylor, stating that the Duke of Northumberland declines to purchase the Glebe land at Wark – I confess myself much disappointed at this, but have no doubt of being able to obtain a purchase by the time it comes into possession, which it must be our endeavour to do.

1 May 1833 William Hooper

Wednesday May 1st 1833

Prepared and sent to Mr Fenwick the necessary instructions for the Colliery Lease, requesting him to get forward with it as early as possible, and I at the same time wrote

to Mr Johnson. Accepting the surrender of Low Stublick Lease, and recapitulating the terms upon which I did so.

Messrs Donkin & Stokoe Solicitors of Hexham applied. To me on behalf of Mr Reed, offering to let the House I had looked at in Corbridge for one year furnished for Sixty pounds, if nothing better offer in a few days, I shall be disposed to secure this, as the best temporary arrangement, and the office for the present might be at Corbridge also, as far as the purposes of the Hospital are concerned.

2 May 1833 William Hooper

Thursday May 2nd 1833

Received a letter from Mr Johnson informing me that owing to the unreasonableness of the demands of Messrs Leadbitter & Benson, and Mr H Pearson, Tenants at Dilston, he had been unable to settle the damages of the Railway Company, but that it should be arranged one way or the other before the rent day. – It is clear to me that the only way of avoiding these differences, and unjust exactions of the Tenantry, is to arrange and settle the terms of compensation before any part of the ground is taken; and make these terms so definite as to preclude altercation afterwards. Looking at the extent of the Hospital lands over which the Railway will eventually be made, I foresee much trouble unless some very decisive and intelligible plan be agreed upon, which I think may easily be done to the satisfaction of all parties.

3 May 1833 William Hooper

Friday May 3rd 1833

Rode to Grindon Hill to examine the repairs which it had been necessary to make to the Dwelling House etc. and also to see the state of the Sleepers under the Parlour floor which are completely rotten, and must be replaced immediately. I then proceeded to Grindon to determine on similar repairs required there, and also the building a Hemel which is necessary.

Received a letter from Mr Cookson recommending Me Edwd Storey a Millwright and Engineer at Newcastle, as a fitting person to value the Machinery. Mr Cookson says 'he has long been independent as to is circumstances, which I consider of great importance, and before I kept Millwrights of my own, I always employed, and found him active and honest.' – I shall accordingly nominate this person to value on our behalf.

4 May 1833 William Hooper

Saturday 4th May 1833

Mr Walker of Broomhaugh brought me his proposal for renting Prudham Stone Quarry for fourteen years, upon terms which I had previously agreed with him to recommend to the Boards acceptance. – In the event of the Railway affording a cheap conveyance for this stone, there is every prospect of considerable demand, and the rent will, according to the conditions, increase in proportion. I have secured the privilege of obtaining whatever stone we may require for the purposes of the Hospital, at the mere expense of winning, which is all we gained by keeping it in our own hands, and as there is abundance of stone, I strongly recommend to the Board the acceptance of this offer, in which case I shall draw up three agreements to be signed by the Board and the Tenant, in the same way as with the farms. I told Mr Walker that if the Board accepted his offer, it could only be on the condition of a covenant for him to undertake to make immediate compensation for any damage which the working of the Quarry may directly or indirectly occasion to the adjoining property.

Receive a communication from Mr Lownds as to the mode in which he wished the remainder of the lead to be sent to Newcastle, and gave directions accordingly. Accompanied by Mr Hunt I examined into the whole of the Houses and lands occupied on Annual tenancy at Haydon Bridge, with a view to ascertain the value, and consider what alterations may be necessary.

6 May 1833 William Hooper

Monday May 6th 1833

The Lessees of the Colliery having nominated Mr Robert Wilson Engineer to value the Machinery on their behalf, and the Lessees of the Smelting Mills having named Mr David Burn Millwright to value on their behalf, I wrote to Mr Storey, desiring him to confer with these two persons and fix a day for the inspection and valuation, so that they both may be done at the same time, and unnecessary expense avoided.

In the afternoon I proceeded to Alston, having arranged to receive the rents and twenty penny fines on Tuesday and Wednesday to settle the Lead Ore accounts on Thursday, and on Friday to inspect such of the property as may require my attention, and arrange whatever business there may be to settle there, so as to return on Saturday.

I have already brought under the notice of the Board the wretched state of the Inn at Haydon Bridge from the want of management in the people who keep it: the filthy uncomfortable state of the House has been notorious for several years, added to which

the Man became insolvent about two years ago, and obliged to sell some of the best of his furniture, so that there really is no accommodation in the House, and the majority of travellers prefer journeying on to Hexham or Haltwhistle to stopping at Haydon Bridge. It follows that tho' at a very inadequate rent, the Man made a livelihood with difficulty, and only paid his rent by the circumstance of the Hospitals' rent dinners being held at his House. It was therefore obvious to me that quit when he may we should be sure of losing half a year's rent, if not more, for as there is always a years rent due on the term day, nothing that we could take possession of would pay half of it. Under these circumstances, and feeling the advantages to the Hospital and the neighbourhood which a change might produce, I propose to Johnson that if he would give up possession immediately the Hospital would forego its claim to the rent day, but if not I should give him notice to quit at May 1834. He last week announced to me that he would accede to my wishes and leave at May day. – I am so strongly impressed with the capabilities of this House if properly managed, that I believe it ought to pay double the rent and be productive of a good income to the Tenant, but of course it will be up-hill work at first, and all will depend on the management of whoever takes it.

My attention has for some time been directed to the present tenant of Lowbyer Inn, where excellent management of that House is spoken of throughout the County. I mentioned in my journal of the 23rd of February last, that I had spoken to him respecting Haydon Bridge Inn, and that he seemed anxious to take it, but the difficulty on my mind was what to do with Lowbyer Inn, tho' I feared Heatherington would not remain in it under any circumstances. On my arrival at Alston today I sent for him, and in the first place told him that if he would make up his mind to remain at Lowbyer, I would recommend to the Commissioners to abate his rent twenty pounds a year, but this he declined, saying that he had an offer of the Bull Inn at Hexham, and would prefer it to remaining here – I then agreed with him to put the House at Haydon Bridge in repair, and let him have it for three years at ninety pounds a year (twenty one more than present rent); that if at the end of the three years the business of the House was not so improved as to admit of higher rent, it should then be submitted to public competition; but if by his exertions he made the House worth fifty pounds a year more, I would recommend the Hospital to re-let it to him twenty pounds a year cheaper than to anybody else, and if he made it worth a hundred a year more, I would recommend his having it for an advance of fifty.

I feel all the responsibility of this arrangement, and much anxiety for the fate of Lowbyer House, but I am so satisfied of having done the best for the Hospital's interests, that I could not but at once decide in the manner I have done, relying on the Board's approval.

7 May 1833 William Hooper

Tuesday May 7th 1833

The whole of this day was occupied in receiving the tedious twenty penny fines, and rents. In the evening Mr Thos Wilson came to me, and we read over the Draft Lease of the Smelting Mills prepared by Mr Fenwick, discussing the operation of the several covenants so to make the details as simple and practical as possible.

Mr Wilson again earnestly pressed upon my attention the claims of the Rodderup [Rotherhope] Fell Company and he also made applications for a Lease of so much surface as would comprehend some cross veins which the Hudgill Burn Co. expected to meet with on proceeding with a vein recently leased to them. I told him that I believed the Commissioners of Greenwich hospital would have no objection to grant the ground he wished for provided the Hudgill Burn Company covenanted to employ an adequate number of Men thereon, but having ascertained on the plan what it was they desired, I would bring it under the consideration of the Board, soon after my return to Greenwich.

8 May 1833 William Hooper

Wednesday May 8th 1833

I am sorry to record after another very tedious days work in receiving fines, there are still many in default of payment, and I sent a man with a list of those in the neighbourhood to request their immediate attention to the settlement of the fines, of which many amount to 4½ only.

I had another long discussion with Mr Dickinson of Love-lady-shield respecting his claim for interest on the purchase-money for the Land on which the Ore-receiving House stands, he obstinately contending that as he had been kept out of his Money for seven years, he had a sight to seven years interest; but I again repeated to him that before he could establish his right he must shew that he was no party to the delay; and as regarded the Commissioners of Greenwich Hospital they knew nothing of the transaction, or they would not have suffered the delay, and as they derived no benefit from retaining the money, it would be unjust to require them to pay interest, which I never would consent to. The delay arose from neglect, and the parties guilty of the neglect should suffer the consequences. I have reason to expect I shall soon get the conveyance, and hear no more of the interest.

9 May 1833 William Hooper

Thursday May 9th 1833

I was on this day visited by all the Lessees of Mines, each party going through the form of bringing a book to compare with the Account made out of the Ore raised by them. It is obvious to me that this farce of settling Lead-ore Accounts is of no use whatever, and only an apology for giving the Lessees a dinner, which on this occasion has cost the Hospital £15.0.0, I fear it will be scarcely prudent to do away with this dinner, tho' it is a most unsatisfactory tax upon the Hospital. I was very much tried to-day by the universal application for relief from the Lessees of Mines, and had to fight over all the arguments and difficulties which were stated to us in our visit in September last. – It is a heart-aching picture which the Manor of Alston exhibits, and the warm-hearted simple minded people seemed to implore me, as if by a magic wand I could remove all the evils under which they labour – the more I see of Alston, the higher do the people rise in my estimation; certainly their trials and difficulties are very great, and they have strong claims upon the Hospital, for every consistent indulgence; but as I endeavoured to explain to them, the present evil is quite beyond anything the Hospital can do, nor will any sacrifice promote good in the slightest degree commensurate to the inquiry such sacrifice would be to the charity of which the Commissioners are the Trustees and Guardians.

10 May 1833 William Hooper

Friday May 10th 1833

I this day had Mr Dickinson with me, and we went through the ponderous Chancery Bill, and I obtained such information and facts as were necessary to enable me to suggest answers. There seems a probability of the parties settling the dispute by arbitration, as soon as the answer of the Gallygill Company is filed. Mr Roddam and some of the parties of the Blagill Company again came to me about their Leases, and I told them that before I left Alston, I should order Mr Dickinson to take possession of the Mines, unless the Money was paid me, and finding me really in earnest, they at length brought me £30 with a promise that I should have the £30.12 remaining, before the end of the Month – I took the Money upon the understanding that if they failed in their promise, I should still take possession. I also obtained the ten pounds for the Crag-Green Sun Vein Lease, and one of the Tenants to whom I gave notice to quit has promised to sign his Lease in a day or two. – This is all, I have the slightest chance of obtaining, and I will soon make up the Account and submit it to the board, that it may be finally settled, and I hope the Hospital will not again be put to expense on this head. – I collected a large portion of the stragging fines in the course of yesterday and today, and have satisfactorily reduced the list of defaulters.

11 May 1833 William Hooper

Saturday May 11th 1833

I had this morning the satisfaction of receiving the conveyance of the Ground purchased of Mr Joseph Dickinson of Love lady shield for the Ore-receiving House, duly executed by Mr Dickinson, and I accordingly paid the purchase money £15.2.9. – the third and last conveyance I hope to obtain soon, it being only waiting the signature of an absent party.

Mr Dickinson gave me an account of four or five persons owing small balances to the Hospital on account of purchased Ore, so long since as 1826 – Of these, there are only two which offers any chance of recovery, and I requested Mr Bainbridge to make immediate application, and pursue the necessary steps to obtain it. – A sum of £1.0.5 due from the Hospital since the same year I paid, and am now assured that there is no other unsettled account remaining. The few fines that remain unpaid, and which altogether do not amount to twenty pounds I placed in Mr Bainbridge's hands, with instructions to him to take the necessary steps for recovering all such as the existing property will justify the claims of – if this is not done at once, we shall have little chance of recovering it afterwards.

I have not yet had the good fortune to let Lowbyer Inn, of the applications I have hitherto received, only one has appeared to me at all satisfactory, and this Man split with me on the rent, he refusing to give more than Eighty, whilst I still hold out for ninety pounds a year. – I can make arrangements for Hetherington carrying on both Houses for a short time, by lending him the furniture at Haydon Bridge, and I would rather do this than make any great sacrifice, tho' I would not turn away a very desirable tenant for the sake of ten pounds.

In the afternoon I returned to Haydon Bridge.

13 May 1833 William Hooper

Monday May 13th 1833

Made up my Cash Account, and paid my Balance into the Banker's hands. I today saw Mr Coats, and communicated to him the Board's decision to allow him twenty pounds a year. – I trust the Board will approve of this, notwithstanding the observations in my journal of the 5th of March last, for upon cooler reflection, it may be doubtful whether Mr Coats who is quite past service, should be held accountable for the flagitious

conduct of his substitute; and I could not but consider Mr Coats in the light of an old servant, and a man eighty four years of age!! – He cannot be long a burthen [burden] upon the Hospital.

Mr Storey and Mr Wilson came today to value the Machinery etc of the Colliery, and I explained to them the terms upon which the lessors and Lessee had agreed. – I am glad to say that Mr Reed of Corbridge has consented to let his House for twelve months to the Receivers for fifty pounds a year furnished. It will be little or no inconvenience to the Hospital business to hold the office there also, and I am happy in believing that it will be attended with as little inconvenience to all parties, as in the circumstances of the change can be expected.

I feel sanguine in my expectations to obtain an offer of the Abbey at Hexham for next year, which will afford comfortable accommodation for the whole establishment, and to my mind be the most desirable thing possible.

I received today the copy of the Admiralty Warrant for the appointment of Mr Grey, as Receiver; and shall be quite prepared to surrender my charge to him on the 1st of June, by which day he will I believe be ready to assume the duties of the office, and intermediately I shall of course hold such intercourse with him, as may facilitate his arrangements, and promote the interests of the Hospital.

I have considered on the application of the Perpetual Curate of Slaley for a contribution towards building a Glebe House. The only property of the Hospital in the parish, is Wooley Estate, the rental of which is £180 a year, and this farm is about one & a ½ miles distant from the Village, so that the Tenant will derive but little benefit from residence of the Clergyman. In April last year the Board subscribed £20 towards he repairs of the Church, and on that occasion a comparative value of the lands of other Proprietors in the Parish was laid before the Board, and must be now on record at the Hospital, tho' I can find no copy of it here. Such a comparison is important for the consideration of the Board, but considering all the circumstances, I doubt if the Hospital is called upon to subscribe at all. For so small a village, and considering the very low rate of House-rent, eight hundred pounds is an unreasonable price for a Glebe House, but whatever may be necessary, should be mainly contributed by the Patron of the living, Mr Beaumont, who is a principal proprietor – at all events, I should recommend the with-holding any subscription from the Hospital, until it is ascertained what is given by the larger and more interested landed proprietors.

14 May 1833 William Hooper

Tuesday May 14th 1833

Rode to the Smelting Mills and Colliery and superintended the valuation of the Machinery, tools etc, and explained to the Valuators my views of the covenants to guide them in their arrangements, I find it necessary to be watchful to guard the Hospital's interests, but am much pleased with Mr Storey's proceeding so far.

Two of the Tenants of Newlands and Whittonstall came to me to-day about the roads, and I arranged with them that the Surveyors of Roads in the Townships should forthwith endeavour to obtain the Magistrates order for the performance of Statute Labour on the whole of the Roads made under the Inclosure Act, and that on obtaining the order the whole of the Tenants should immediately comply therewith, and thereby establish the liability of the Townships to their future repair. On this being accomplished, I undertook to repair the Roads & effectually now, according to the Estimates they had given me, putting the execution of the Work into their hands, and advancing money from time to time, upon their certificate of the number of roads done, and upon the Receiver being satisfied as to the proper execution of the work. – They were again urgent upon me for reduction of rents, and declared the impossibility of going on another year without it: all I could answer was, to call their attention to the many advantages afforded them, and that they ought to consider the sum to be expended in the repair of these roads, as so much drawback of rent.

Mr Stokoe, the Millwright some time since made a demand upon me for Eighteen pounds, some odd shillings for the repair of a Thrashing Machine at Whittonstall Hall Farm, which I did not feel justified in paying, and I took this opportunity of speaking to Mr Edward Hunter on the subject, who says that on taking possession of the farm he found the Thrashing Machine in a bad state of repair, and he applied to Mr Wailes who promised him that it should be repaired, and authorized his getting it done: which he did last year, and the present Bill is the result. – I suppose under all the circumstances, I shall be obliged to allow it, but I told the tenant he must settle with the Millwright, as I could admit of no expenditure for Thrashing Machines, and I would make further enquiry into what Mr Wailes said to him on the subject, upon which my future decision must be guided.

I omitted to mention that when at the Smelting Mills to-day, Mr Mulcaster shewed me some dozen volumes of Thomsons Annals of Chemistry, which belonged to the Hospital, and had been purchased for his use, and I took upon myself to give them to Mr Mulcaster, assured that the Commissioners would not have desired me to take these volumes from him.

15 May 1833 William Hooper

Wednesday May 15th 1833

I was engaged to-day in examining into the repairs etc necessary to put this Inn in habitable condition, and also in arranging and settling some disputed claims about the stabling, which are made very complicated and difficult from the irregularities so long permitted. The tenant of Grindon in burning Heather, with a careless disregard of the danger to an adjoining Wood, actually set fire to it, and from four to six Acres has been so burnt as to kill the whole of the trees – fortunately it happens to be of little or no value, the trees being Scotch fir planted many years ago, but which have never thrived, and Parkins assures me there was no chance of their ever doing so. The wood is now only fit for Hedge stakes to which purpose I shall recommend to Mr Grey its application, and it does not appear to be adviseable to plant this Ground afresh, the Wood-Inspector considering the ground totally unfit for it.

Mr Burn the Valuator of the tools etc at the Smelting Mills arrived. And as soon as Mr Storey has completed the Colliery, which will be in the course of this day, they will proceed with the Mills.

Examined with Mr Bell his final accounts at the Colliery, and was compelled to refuse his claims for Papering some rooms in his House, hanging bells, fruit trees etc to the amount of more than twenty pounds – I felt also great displeasure at a Bill for £5.3.0 for repairs to his Dwelling House, ordered by him since I came to Haydon Bridge, without any reference to me whatever – nothing but the consideration that it is the last time such an impropriety can occur, would have induced me to pay this Bill, but I did not fail to tell both Mr Bell and Mr Reed what I thought on the subject.

16 May 1833 William Hooper

Thursday May 16th 1833

From the many matters which have engaged my attention since my return from Alston, I quite omitted to mention a letter I receive from Mr Ruddock informing me that the person appointed to value the land taken by the Hexham Road Trustees from our tenants, had made his report as to the amount of compensation they were entitled to, the total of which is £148, instead of £380 as paid by. The Hospital, and that he should submit this report to the Trustees at their next meeting. I can find no adequate terms in which to express my sense of this, and the only means I could devise was to obtain an interview with some of the Trustees, all of whom are strangers to me. At my request, Mr Birkett wrote to Mr Leadbitter of Warden who is one of the most active in the management, to state my wishes, and to say I would call upon him whenever he would

appoint. He kindly came to me to-day, and we entered fully into the discussion: he seemed at first disposed to advocate the course pursued by the Trust, but at length admitted that no Gentleman, or Man of principle, would act so in his individual capacity, and it was not difficult to shew the injustice under the existing circumstances; and he promised me to attend the meeting, and endeavour to settle matters, tho' I confess myself not sanguine in gaining any point upon principle, while Mr Ruddock has a legal quibble to fight me with.

In the afternoon I proceeded to Newcastle to receive the Rents of the Meldon Tenancy.

17 May 1833 William Hooper

Friday May 17th 1833

I was sorry to learn this morning that the Tenant of Meldon Park Inn had been arrested, and that Mr Cookson finding nearly all his property gone had distained for the Half-years rent due at May-day last – there was not half enough to pay Mr Cookson, and he is now penniless, with a debt to the Hospital ten pounds arrear, besides the rent which ought to be forthcoming to-day.

Upon this case, and also upon that of Robinson of Needless hall arises a question upon which I am quite at issue with Mr Cookson, and upon which I feel it absolutely necessary to hold my ground. The Half years according to which the letting of this property is reckoned terminated on the 12th of May, and 22nd of November; but owing to some inadvertence in the agreement, Mr Cookson's purchase was to be, and accordingly was completed on the 29th of September, so that of the rents due on the 22nd Novr, and now receivable, 54 days belonged to Mr Cookson; and it was arranged, I believe by the Solicitors, that on the Hospitals receiving the Rents, the sum due to Mr Cookson should be repaid to him. But Mr Cookson contends that under this arrangement he is at once entitled to his 54 days rent upon the whole rental, whether the same can be received by the Hospital or not. Now with respect to the Tenant of the Inn, whose half years rent is Sixty pounds, of which Mr Cookson's proportion is £17.16.0½, it is clear he is more than £300 in arrears to the Hospital, and Mr Cookson's claim upon that farm for the 54 days is £54.8.11, which I cannot think of paying – I should have sued Mr Robinson long since for his arrears but that owing to the sale of the property I have no remedy but at Common law, and it seemed most adviseable to wait the result of this Rent-day – he has paid me £87, and promises some more to-morrow, but I much fear we shall lose largely. Excepting these two cases I have to-day received everything due from Meldon and Needless hall. There is indeed £45 from Mr Wardle relative to the dispute between him and Lenox, but this Mr Bell is accountable for, he having undertaken to have the matter settled – tho' from what I learn today Mr Bell is not likely to recover a farthing from Lenox. – I had several small accounts

presented to me to-day for works done, some ever since 1830, at Meldon and Hartburngrainge, but which had never been estimated for or ordered by the Board – it was clear that the work was actually performed, and under the authority of the Bailiff, and I believe moreover that they were necessary works, but the irregularity is sadly perplexing. – I was obliged in justice to pay them, but I am thankful to believe that I have arrived at the close of the claims upon us. I mean that they are now all known to me, but there are yet some Thrashing Machines to settle for at the Haydon Bridge Rent-day.

Mr Stephenson of Throckley claimed eight years compensation at £2 a year for damages done to him by the working of a stone-quarry; but in as much as the Quarry was only worked to furnish stones for buildings erected upon his own farm, until two years since, when it was let for £20 a year to parties who paid one years rent only, and since I have been in Northumberland I can get no tidings of them, it appeared to me that Mr Stephenson's claim could go no further back than the letting, and I offered to allow him the two years compensation, which he refused, but at length proposed to leave it to the decision of Mr Grey, and much as I dislike leaving even this trifle unsettled, I had no alternative but to do so, or allow he money. When I visited Throckley, I requested Mr Stephenson if he could get any tidings of the people who took the Quarry to let me know, or if they came there to discharge them, and not allow any further working without authority from me, but up to this time, he has neither heard or seen aught of them. There are stones enough won to pay the rent due.

There seems but little prospect at present of the Throckley Embankment being carried into effect, it is now opposed by Mr Bates and Mr Bewick, and unless Mr Clayton and the Duke of Northumberland contribute an additional sum in consideration of the Weirs to be built for the protection of their property only, I see no chance of its being effected. – There is a Reigh or runner of water passing through the Haugh lands at Throckley, and also through a small portion of the Duke of Northumberland's land, and by placing flood-gates near the river end, the danger of the lands being overflowed will be much prevented, the expense is estimated at from £15 to £20, and the Duke of Northumberland has offered to bear one half, and I consented on the part of the Hospital the other half.

18 May 1833 William Hooper

Saturday May 18th 1833

I met Mr Cookson at mine this morning according to appointment, and was much mortified at his renewing his claim for dilapidations on Swan's premises, and also insisting on his right to the Thrashing Machines at the two Needless hall Farms. I told him my surprize at hearing any more on this subject, after the liberal concession I had

made by giving up the Thrashing Machine on the North farm, in consideration of his purchasing the one belonging to Robinson on the South Farm, which the Receivers had agreed to purchase, and his waiving all claim to dilapidations. That I felt so strongly convinced of the correctness of the view I had taken, that I could not listen to any proposal for further concession on the part of the Hospital: that if he refused to purchase Robinson's Thrashing Machine, I should, of course, be obliged to do so to keep faith with him, but I should remove it immediately, as well as that on the North Farm. Finding me determined, he at length gave way, and this matter was settled according to my proposal. He then attacked me as regard the Rent for the 54 days between the date of conveyance and the 22nd of November, requiring the whole amount according to the rental, but this I also refused,

Confining myself to the repayment of the monies I had received, which he took under a protest, that I could not but laugh at. The conveyance of the Lead Wharf was not quite ready for execution, the former lease had been granted to Messrs Forster and Wailes, and not to the Hospital, so that it was necessary for Mr Wailes to execute the conveyance, I merely certifying that the transfer to Mr Cookson was made with the consent and approval of the Commissioners of Greenwich Hospital. Accordingly I called on Mr Wailes, and obtained his consent to execute, and in the afternoon Mr Clayton brought me the Lease to certify, and on my signing an undertaking that Mr Wailes should execute, and paying £2.12.6 for a Licence from the Mayor to transfer the Lease, I received from him the consideration money, £350. – I obtained a further sum of £21 from the Tenant of Needleshall South Farm, and I then went with him to Mr Fenwick, with I concerted on the best means of trying to secure the Hospital, for if Mr Cookson distrains which he is likely to do, we shall have little chance – I therefore gave him a tempting offer of two years to pay by half yearly instalments, if he would bring some satisfactory person to join with him in security, and provided he did so by the middle of the week- - for my great fear is that unless we get security in a very short time, Mr Cookson will have put in a distress, and then all chance is at an end.

I sold to Mr Lownds the large Beam Scales and Weights in the Lead yard, he agreeing to pay me whatever they are valued at by Mr Storey. The Beam, Scales and Weights for Silver which we had at Newcastle, are taken at a Valuation by the Hudgill Mill Company. I obtained the Draft Lease of the Colliery from Mr Fenwick, and having settled my account at the Bank, I left Newcastle, and returned to Haydon Bridge.

20 May 1833 William Hooper

Monday May 20th 1833

Had a long interview with the Lessee of the Colliery, and read through the Draft Lease with him explaining and overruling the many objections which from timidity he was disposed to make.

I received from Mr Bainbridge the conveyance of the third piece of land for the Ore receiving Houses, and remitted to him the purchase money £13.5.0, and also the amount of his Bill for preparing these conveyances £7.2.6.

I omitted to mention on Saturday that I called on the Solicitors to the Trustees of the Arkindale Company, and was sorry to learn that there is little prospect of the proposed arrangement being carried into effect, and that the probability is Messrs Hall will be made Bankrupts, in which case the Creditors are not likely to have five shillings in the pound.

Mr Hunt is daily engaged in examining and measuring the Drains which have been made on the several Estates, and this will continue to occupy the whole of his time until the rent-day.

21 May 1833 William Hooper

Tuesday May 21st 1833

Mr Burnett the Proprietor of the Lands in Hole Liberty paying Tithes to the Hospital, called on me to know if the Commissioners would be disposed to treat for those tithes – I told him that I believed they would be quite willing to do so upon fair terms, and that if he would make me an offer I should have pleasure in submitting it to the Board. The amount of these tithes average about five pounds a year.

22 May 1833 William Hooper

Wednesday May 22nd 1833

I this morning received a communication from Mr Fenwick stating that Robinson of Needleshall Farm had failed in bringing security for the payment of his debt by instalments, but that he was willing to enter into a cognovit for the payment of the debt by five instalments as follows, viz £40 at Lammas next, £40 at Martinmas next, £80 at May 1834, £80 at Martinmas 1834, and £74.0.1 at May 1835, to which Mr Fenwick advised our acceding to, as the best that can be done under the circumstances. I have, of course, consented to this, tho' I fear the Hospital must lose the greater part of it.

Had a conference with Mr Lee of the Hudgill Mill Company to adjust the terms of letting the small farms belonging to the Mills, but I am a little puzzled as to the best and most proper course to pursue with Mr Mulcaster, who I understand wishes to remain in the House he occupies, and whom I am certainly very unwilling to disturb.

The Lessee of the Colliery having finally agreed to the Draft Lease, I returned it to Mr Fenwick to prepare the legal instrument. Mr F had omitted to include the Small Farms, to which I have called his attention.

I received a communication from the Hexham Road Trustees this morning, by which I found my interview with Mt Leadbetter had done some good, tho' not all that I had desired. The Trustees in the minute now sent me, admit their liability to £55 which they had before disclaimed, and acknowledge that they are indebted to the Commissioners of Greenwich Hospital the sum of £658.19.6, which they propose to pay by ten yearly instalments.

The amount of my claim was £104.6.6 more than this, but I felt exceedingly well satisfied in having obtained the admission I now hold. Had the Trustees consented to allow the whole sum of £300.6.0 which the Hospital has paid in compensation to the Tenants and the 6/a rood for the 1544 roods of Fence, in all £763.6.0, I should have felt it right to accept the payment of it by Instalments, so as not to embarrass the Trust, nor would it have been an object with me to exact interest – but if they decline dealing thus honourably with the Hospital, I can, with their admission of a debt of £658.19.6 in my hands, insist upon its immediate payment, or an arrangement by which regular interest shall be paid in addition to the instalments, and the course I now mean to pursue is to give the Trustees the alternative of acting as Gentlemen and receiving liberality from the Hospital; or else to accept their own sum as the admitted debt, and demand their undertaking to pay interest in addition to the instalments.

23 May 1833 William Hooper

Thursday May 23rd 1833

The Away going and In-coming Tenants of Lightbirks farm having a dispute as to the amount of the Waygoing Crop, I sent Mr Hunt to accompany the both over the tillage land, and ascertain the actual quantities in Corn, Seeds, and fallow, to enable me to adjust and settle the question. By his report, I found that Mr Coats had ploughed out three acres more than he ought to have done, and I accordingly had both parties before me to agree to an arrangement which I suggested in justice to both. Mr Walton of Whitfield who purchased the Lot of Wood in Dipton Plantation came to me to day and paid me £200, being the amount, after deducting five per cent of his purchase according to agreement.

Rode to Allerwash Farms, visiting the Brokenheugh and Mill hill Farms in my way back, deciding on some little repairs which I had before left unsettled.

24 May 1833 William Hooper

Friday May 24th 1833

I received the Lease and Counterpart of the Smelting Mills from Mr Fenwick to-day, prepared for execution, and dispatched the former to the Board to be executed by the Commissioners, and the latter to Mr Wilson for execution by the Lessees – when the two are executed, I shall deliver the Lease to the Lessees, and send the Counterpart to the Hospital.

Rode to Warden in the hope of seeing Mr Leadbitter, one of the Hexham Road Trustees, but was disappointed in not finding him at home – I requested the favour of his calling on me when he came near Haydon Bridge, when I purpose to explain to him the course I feel it my duty to pursue with the Trustees, and endeavour to arrange with him a settlement of the question.

25 May 1833 William Hooper

Saturday May 25th 1833

The Repairs of the Inn at Haydon Bridge has been occupying my attention for several days past, the state of filth and vermin in which it was left having required that every skirting-Board should be taken off.

I agreed to-day with Mr Hutchinson the Surgeon to allow of his continuing tenant of the House he has several years occupied, on his paying to the Hospital Fifteen pounds a year rent from the 12th of May instant. This House has hitherto been omitted in the Hospital Rental.

I am much gratified to learn that Cattle of every description, especially lean stock, fetched high prices and sold rapidly at Stagshaw Bank fair to-day – this is, I believe, the largest Cattle fair held in the County, and it was on account of it that I deferred the Rent day, and the result is likely to be advantageous to me in getting more rent.

27 May 1833 William Hooper

Monday May 27th 1833

I to-day arranged with Mr Mulcaster as to the land he wished to retain with House at Langley, and as he only required enough to keep one Cow, I agreed to let him this and

the House for ten-pounds a year – the remainder of the land will be taken by the Hudgill Mill Company. – I took this occasion to inform Mr Mulcaster that the Board had authorized me to grant him a Pension of Eighty pounds a year from the 12th Instant, on which day his Salary ceased.

I called on Mrs Routledge to-day, who occupies a house adjoining to, and precisely of the same description as that I let to Mr Hutchinson, with a field of three Acres worth £7.10 a year, and a Garden at the back of both Houses, with a yard for a Haystack, and a three stalled stable, which I consider worth at least £4.10.0 a year more. She has hitherto paid only £20, and I now informed her that I should require an addition of £7 from the present May rent-day, if she desired to keep possession of the Premises. Whenever they may come into the Hospital possession, the stable should be restored to the Inn, it being separated to its great inconvenience and prejudice, and the Garden should be divided so as to give Mr Hutchinson's House half of it, which would greatly improve the latter, without doing much injury to the other House. Mrs Routledge promised me her decision in a day or two.

The water-spouts of both these Houses leak sadly, and the Walls are much injured in consequence, I believe it will be necessary to put altogether new spouts, and it must be done without delay. – I should recommend Lead. Mr Howdon and Mr Shield occupy two small Cottages, and have six Acres of Sandy Haugh Land between them - the land is frequently overflowed, and not worth more than 6s/ an Acre, and as the Cottages are very small and inconvenient, I consider the rent of £5 a year each, which they now pay, as sufficient; but Mr Howden has a small close of three-quarters of an Acre of rich pasture land in addition, for which I have required a further rent of £2.15.0 a year from the present May-day, to which Mr Howden has agreed.

28 May 1833 William Hooper

Tuesday May 28th 1833

Rode to Lightbirks farm with Mr Hunt, and examined into some small repairs required by the Tenant to his Dwelling House and Stable, and made arrangements for employing a journey-man Carpenter to do what is requisite, for which I undertook to supply the wood necessary, the tenant engaging to superintend the Workman and see that he did it properly. I afterwards rode to Woodhall Farm, and made some similar arrangements with the Tenant there, Mr Robert Stephenson. The person who has been working Throckley Freestone Quarry came to see me to-day, and explained why he had not worked for so long a period, and that he wished to continue the Quarry – I told him that the only terms upon which I could allow him to do so, was on his punctually paying his rent, and paying Mr Stephenson two pounds a year for the damage already done, and compensating him for any further damage he might do; and that I now

required of him twenty pounds for the second years rent, and four pounds for the two years damage. He paid me the rent, but had not brought money to pay the damage. He engaged, however, to pay the four pounds to Mr Stephenson of Throckley within a month, and agreed to pay regularly for all damages or trespass, and upon this I gave him a note to Mr Stephenson to allow his continuing to work provided he fulfilled his promises. The Man seems respectable, and I find he lives at Gateshead, and is engaged in other Quarries.

I received from Mr Bainbridge to-day, the fourth instalment from the Alston Road Trustees which became due on the 24th instant.

I received the plans with an account of the land taken for the Carlisle Railway from Mr Johnson this morning, who states that the Dilston Tenants persist in their refusal to settle with them upon any terms, stating their claims to be upon the Hospital, and requesting I would endeavour to settle with them, and the Railway Company would re-imburse the Hospital – I fear I shall have some trouble, but I will do my best to arrange it.

29 May 1833 William Hooper

Wednesday May 29th 1833

Messrs Deans, Carr, & Co of the Hexham Iron Works came to see me this morning, and I finally agreed to sell them the Lot of Wood in Dipton Plantations, Numbered 4 in the Sale of the 23rd April last for £183, to be paid for by a Bill twelve months after date, drawn by Mr Carr in behalf of himself and partners, and made payable in London – Mr Carr, from what I have ascertained, is in himself satisfactory security.

I was engaged the whole of this day in receiving rents – Many, and loud, and I fear just, were the complaints of the total inadequacy of the produce of last year's crops to pay the rents, and all I could do was to cheer them along in hopes of better times.

Mr Holt of Buteland made some unreasonable demands upon me which I was obliged to resist – He wanted compensation for his improvements, and the payment of five or six Bills of various amounts, from one pound to five, for work done, evidently by his own order, and for his own convenience, and such as the tenant ought to pay. The Thrashing Machine, valued at £106 I could have nothing to do with, but I allowed him the value of the Machinery at Broomhope Mill, which Mr Spencer claimed as belonging to the Estate, and which in Equity he is entitled to – the amount of this is £71.2.8. Mr Stott paid me £246.10 of his arrears, and gave me six months Bills which he had taken at the sale of his stock, for the remaining Balance – I gave him a receipt for the Money, but for the Bills I only gave a memorandum, to carry the amount to his Credit when

paid. – I had a very long and difficult contest with Messrs Benson and Leadbitter of Dilston farms, as to their claims on the Railway, and at length settled with Mr Benson to pay him £31.16.0, which I did up to the 22nd of Novr last, the time to which the rent is now paid, and that he is to be allowed £31.16.0 a year, or £15.18.0 deducted from his rent every rent-day – With Mr Leadbitter I can scarcely say I settled, but I paid him £51.0.0 as the amount of compensation to the 22d November last, and agreed to his being allowed at the rate of £51.0.0 a year, or to have £25.15.0 deducted from each half-years rent during his Lease. He consented to all but the present compensation which he thought insufficient, he claiming a whole year's allowance for the Land up to November, whereas no part of it was taken before February, and the bulk in May – I allowed nine months, and it would be gross injustice to the Railway Company to allow more.

Mr Snowball again advanced his claim for ten pounds for damages in winning Stones from Wharmely for the buildings at Coastley Farm, and as I could not allow this to remain longer unsettled, I paid it on the Hospital account – I shall in a few days have occasion to enter more fully into this case, when I will distinctly state my opinions upon it. I refused to allow Mr Snowball some claims he made for Hoeing Whins etc and also for damages in boring for Coal, in all about ten pounds, and he gave me some of the low abuse which he is so capable of bestowing – the admission of his demands is quite out of the question.

We had a very large dinner party, which passed off with great good humour.

30 May 1833 William Hooper

Thursday May 30th 1833

I had another busy rent-day – Mr Coulson the present tenant of Coastley, and former tenant of Aydon-Shields, claimed the value of a Cow's Grass, and the Leading his Away-going Crop from Aydon Shields according to the terms of his Lease, the value of which is £14.4.0 – He has repeatedly pressed his claim for the last three years, but from time to time it has been put off, altho' his right to it is perfectly clear, and alteration in the covenants has thrown the charge upon the Hospital. I settled this claim, but another which he made for compensation for the additional expense he had been put to from the delay in erecting a Thrashing Machine according to agreement was more doubtful, and I told him that I could not at present allow it, but if he would state the facts to me in writing his claim should be investigated.

On receiving Mr Ralph Reid's Rent of £22 for the fields, Joiner's shop, etc occupied by him at Haydon bridge, I informed him that we should require twenty-five pounds a year for these premises from this present May Rent-day, to which he consented.

I learned from the Whittonstall Tenants that they had obtained an Estimate, as I desired, of the Expense of building a New School House, upon the most economical plan, the tenants leading all the materials, and ascertained that the cost will be about thirty two pounds, and I told them that I thought the Commissioners would contribute this Sum, upon the Building being satisfactorily completed, and upon the understanding that the future repairs would fall upon the Tenantry.

31 May 1833 William Hooper

Friday May 31st 1833

I rode out in the morning to Whitechapel, and met the Tenant of the Whitechapel Farm, and the Tenant of the Smith's Housing & Garden which has been reserved from the farm on the new letting, to settle a dispute between them as to what was really reserved, Mr Hunt accompanied me and I soon brought them to a right understanding and agreement. The tenant of the Smiths Housing etc. John Coulson is to pay an annual rent of £5.0.0 for the same, from the 12th of this present May.

Mr Armstrong the Agent of Mr Tweddell again called on me in reference to the two Stacks of Oats distrained at Elrington East Farm, stating that he renewed his claim from having ascertained that no Corn had been removed from Elrington to Mr Tweddell's farm, and both the Lamberts were ready to make Oath to this fact – I told Mr Armstrong that my authority for saying that Corn had been so removed was the Woodman I had sent to reconnoitre, who expressly stated to me that the thrashed Corn had been deposited in the night in Mr Tweddells Barn – I told Mr A. that while I felt it a duty to watch the Hospital's interests, I desired no unfair advantage of others, and if any unbiased person would say that in a converse case it would have been required of Mr Tweddell to restore the value of these Oats to the Hospital, I should consider it right to do the same to Mr Tweddell in this case. With this Mr Armstrong expressed himself satisfied, and it was settled that, as my time would not allow my seeking further informations from Maughan the Woodman, or from the Lamberts, it should be deferred for Mr Grey to do so, and I undertook the responsibility of repayment, if the circumstances should appear to Mr Grey to justify it – the value is about £14.

1 Jun 1833 William Hooper

Saturday June 1st 1833

I sent for Mr Bell of Stubblick Colliery this morning to settle his accounts, the Balance of which was £80.11.1 due to the Hospital, and I told him that the Board had taken into

consideration the circumstances of his being the Lessee of other Collieries, as well as the Lessee of the farm, and coupling this with every other consideration respecting his claims and services, had directed me to allow him two years gratuity on his discharge, but that they could grant no Pension. Mr Bell replied that by the Newspaper he held in his hand, he found he had to thank me for this, and that he was to have had a Pension of £52.10.0, which he considered himself to have a claim to, and he therefore should decline taking any gratuity at present. I told him that as I must close his account, it would be necessary for him to pay me the balance, but that if he took the Gratuity I would promise him that it should not prejudice his case in any application he might make to the Commissioners. He refused, however, and paid me his balance, and I could only observe that I was glad money was no object to him. I purposely abstain from any comment, nor could I condescend to offer explanation to Mr Bell to relieve myself of having done him or Mr Mulcaster any act of injustice or unkindness. Messrs Wilson and Co came to me today, and we agreed for their taking the Langley Small farms & Cottages, comprehending all that is not let to Stubbs Colliery, or to Mr Mulcaster, and also including Silliway East Allotment, which has been let at £5 a year, but the last Tenant is now deceased. Messrs Wilson & Co are to have the cottages in repair, and they undertake to keep them in repair during the whole term of fourteen years, and so to deliver them up to pay all rates, taxes, and other expenses, and a rent of seventy five pounds a year – I promised to draw up an Agreement to this effect, which might be signed in triplicate by both parties. Mr Walker the Lessee of Prudhamstone Quarry applied to me to ascertain if we had any Cottages near the Quarry that we could let to him – I told him that I believed we had none nearer than Allerwash, and these were occupied; but whenever any were vacant he should have a preference for his Workmen.

When at Alston I called Mr Dickinson and Mr Stephen's attention to the prices paid to the Carriage of Lead-ore to the Receiving Houses, and told them fully to consider and let me know what reduction might be made without injustice and I have received their statement, in which they consider that Carriers will be found willing to convey the Ores on the following terms – viz:

Where 3/6 per Bing was paid last year 3/2

2/-	1/9
1/-	1/-
6d	5d
5d	4d

Being a reduction upon all but those charged at 1/- per Bing, which they consider as low as it can be done for.

3 Jun 1833 William Hooper

Monday June 3rd 1833

I this day received Mr Grey's Warrant appointing him Sole-Receiver etc and I therefore closed my accounts from Saturday night last.

Engaged nearly the whole day in arranging and packing the Office Books, Accounts and Papers, and also in sending the Office furniture to Corbridge.

I received to-day Mr Lownds' account of the Lead received by him, exactly corresponding with my delivery, and amounting to

	Tons Cwt Qrs			
3560 ps RL	256	4	3	@ £13 = 3330 18 9 1/2
1629 ps common slag	110	3	2	@ £12 = 1322 0 0

Total amount of which is £4652 18 9 1/2
to be paid for on the 1st December. I prepared the Invoice for Mr Lownds.

Mr Pattinson, the late Assay Master, came to me to-day, and having explained to me that he had only received twenty pounds for assaying the Ores of 1832, whereas his agreement was £40 a year, I paid him the £20 due – I had not before considered this claim in that light, but supposed that as it was the Ores of 1832 only that he had assayed, the payment to the end of that year was all he was entitled to. He explained, however, that the Ores of each year can only be assayed between June and the May following, and I was soon satisfied that his claim was a fair one – I sold him a small assay balance and some other trifling things he had in his possession for two guineas.

4 Jun 1833 William Hooper

Tuesday June 4th 1833

Reed the Tenant of Plankey Mill came to me this morning to report the dangerous state of the Axle of his Water wheel, and at the same time stated that a Tree near the Mill was adapted to the purpose, and if cut down and prepared, the putting it in might be deferred till the necessity actually arose – I promised him that his Axle should be early inspected, and the subject considered. Proceeded to Corbridge and met Mr Grey, to whom I delivered his Warrant, and surrendered my office and trust, transferring to him all Books, accounts, and papers; and arranging and conferring on the several matters now engaging attention.

Green the Tenant of Corbridge Town farm applied to me to ascertain the terms on which the Leazes were sold to Sir Edward Blackett; when I explained that it was subject to Green's keeping possession during his Lease, and to our paying £75 a year to Sir Edward Blackett for that period: but that there was no objection, in the event of an agreement between him and Sir Edward to deduct the £75 from his rent, on Sir Edward consenting to such an arrangement in lieu of our paying the £75 to him.

5 Jun 1833 William Hooper

Wednesday June 5th 1833

Received the Lease and Counterpart for Stubblic [sic] Colliery, and the Bond for the due execution of the Covenants on the part of the Lessee; - the Lease I dispatched to Greenwich for execution by the Commissioners, and the Counterpart and Bond I gave to the Lessee with Instructions to get them executed. I received yesterday a letter from Major Johnson desiring to know how he was to dispose of the £250 allowed for Buildings at Scremerston, whether the whole was to be paid to the Tradesmen, or part withheld for his own expenses - I reminded Major Johnson that the allowance was made upon his own representation that the whole expense which he had incurred, and for which he is liable, was £254 - That in the agreement to allow him £250, we recognized no third party, and in the settlement with his Tradesmen he must exercise his own discretion and judgement.

Mr Pringle the Tenant of Scremerston Fishery came to me to-day, in consequence of having been summoned to appear before the Magistrates to answer an information against him for illegal fishing: he brought with him the Act regulating the Tweed fisheries, and it is quite clear to me, and Mr Grey concurs with me, that he is liable to conviction, and no doubt he will be convicted. The Man, notwithstanding my persuasion to the contrary, persevered in his determination to proceed immediately to London to lay his case before the Board, altho' it is perfectly clear that the Board can in no way interfere or relieve him, in the face of the Act of Parliament. - I shall so soon have the opportunity of stating the whole case to the Board, that I must not enter further upon it here.

6 Jun 1833 William Hooper

[Note: The date is written as April 6th. However, it follows on from June 5th, so assume it should read June 6th, which was also on a Thursday. Also, April 6th 1833 was a Saturday.]

Thursday April 6th 1833

Mr Grey and myself proceeded to Newcastle this morning, and I finally closed my Bank Account – transferring to Mr Grey’s opening Account the two Bills that fell due, and were brought into Cash on the 4th and on this day; and also transferring another Bill which becomes due on the 13th Instant. As these give Mr Grey more than two thousand pounds for a floating Balance, I have ordered the whole of my Cash Balance to be paid to the credit of the Commissioners at the Bank of England - £7000 on the 15th, and the remainder £6916.6.7 on the 22nd of June. Two Bills from Messrs Walker & Co, the one for £1500 falling due on the 27th Instant, and the other for the sum of £1512.14.9, falling due on the 27th of August, I have also remitted to the Board; - they having been made payable to the Commissioners. As they fall due, and are brought into Cash, they will appear in the Commissioners Cash Account as remittances from the North; and copies of the Bills are kept here that they may be so dealt with in Mr Grey’s Cash Account.

£144.2.9 due from Mr Walton for Silver, should be paid into Ridley & Co to Mr Grey’s account.

We were disappointed in not being able to meet Mr Johnson, he having business to call him from Newcastle, as I was anxious to have settled the whole of our claims on the Railway, but I wrote to him entreating an arrangement by which we might meet before I left Northumberland. I was also disappointed in not meeting Mr Lownds, the Invoice of whose Lead I had taken to Newcastle with me. Mr Lownds was gone to Liverpool, but I left the invoice, with a note requesting he would write me in acknowledgement. Mr Storey informed me that the Valuation of the Colliery Machinery etc was nearly completed; but the absence of Mr Burn had prevented them from advancing much in the Work tools etc for Langley Mills – he hoped soon to have their Awards completed. His valuation of the Beam and Scales sold to Mr Lownds is £14. I instructed Mr Fenwick to take measures for the recovery of £13.5.0 from John Weatherly of Ovingham for Wood sold to him in 1828. Mr Bones the Tenant of Throckley North Farm, who about two years since entered into an agreement with the late Receivers to pay £40 a year for the privilege of opening out and working the old Coal-pits on his farm; but which agreement it became necessary to abandon from the total failure of the attempt, applied to me, on our return from Newcastle, for permission to bore for Coal in an adjoining property belonging to the Duke of Northumberland, but within the Hospital’s Royalty; on an undertaking to pay all damages, and to pay to the Hospital the rent of forty pounds a year from henceforward. It appeared to me that there was nothing to encourage the expectation of better success in this, than in the former trials, whereas if we gave him leave the Duke of Northumberland would hold the Hospital liable for any damage done to his property in consequence – I declined to give a definite answer, and Mr Grey undertook to enquire into and consider on the propriety of granting or refusing Bones’ application.

7 Jun 1833 William Hooper

Friday June 7th 1833

The Tenants of Harsondale and Vauce Farms enclosed to me applications for the surrender of their farms at May next, I shall take them with me to lay before the Board on my return to Greenwich. When Mr Bell the Agent of Stubblick Colliery told me he should petition the Board, I observed that he was free to do so, and that I should immediately forward his petition, tho' he must not expect me to say a word in support of it, when he said he meant to send his application direct. He appears however to have since thought differently as I have a letter from him enclosing a petition, and requesting me to forward it to the Board which I shall at once do.

Met Mr Grey at Dilston this morning, and again went through Mr Leadbitter's claim on the Railway Company, he being still much dissatisfied. It is quite evident that if the dates given by the Railway Company are correct, Mr Leadbitter cannot be allowed a shilling more without injustice to the Railway Company; but he contends that the land was taken two months earlier than by them stated, and if so he will have further claims – I hope to determine this to-morrow, when Mr Johnson is to meet me at Corbridge. Proceeded from Dilston to Corbridge and settled several matters of account there, before I returned to Haydon Bridge.

Having obtained a valuation of the furniture in the apartments reserved for the Receivers at Haydon Bridge, I offered to Hetherington the new Tenant, any of it he might wish – He selected the bulk, amounting according to the valuation to £108.4.6, but he demurred a little at the prices of several of the Articles, and. I told him that if he would pay me £106 immediately he should take the lot. From the residue Mr Grey selected some articles valued at £22.8.0, and what then remained on my hands amounted according to the valuation to £22.11.0. This lot I offered to Hetherington for £20, but he would not have it at that price, and I finally sold it to him for £17-. Considering that the whole sale has been effected without a shilling expense, I deem the sum I have obtained £139.8.0, to be a very fair value of the furniture.

The Tenant of Middle Deanraw farm applied to me to lay his request before the Board for the surrender of his farm at May day next.

8 Jun 1833 William Hooper

Saturday June 8th 1833

Having met Mr Johnson at Corbridge this morning, and heard all that the three Tenants, who were present, had to say; it was finally settled to carry Mr Leadbitter's

claim three months further back, which entitled him to £12.17.6 more than I had allowed; that the whole of them were to be paid at the next half years rent-day at the same rate as I allowed them, but as the fences were now completed, the land was to be remeasured, and the future payments to be according to the quantities at the rate per annum settled for – the measurement to be made by the Tenants, the other by the Railway, to this all parties agreed, and every thing relating to this question was settled, with the exception of Pearson's claim for the value of the Ground taken from his Nursery, which he contended was much more than had been allowed him. It was therefore at length settled that his Ground should be revalued by two persons, to be named by himself and the Railway Company, and whatever amount of compensation should be awarded by them, Pearson agreed to accept of.

The Railway Company will furnish Mr Grey with plans of so much of the line of the Railway, as will exhibit on a large scale the several farms and fields belonging to the Hospital through which it has to pass, that if any of the farms come into our hands before the road is made, there may be a reserve-covenant on re-letting, fixing the price per acre for which the land is to be given up; and in all other cases to secure a regular valuation and agreement with the Tenant before his farm is entered upon. Mr Johnson engaged to obtain from the Railway Company the amount now due to the Hospital in compensating these claims, that the amount may be immediately settled.

Mr Grey and I again investigated a claim set up by Mr Pearson for an allowance of £8.15.0 as the value of the straw taken off the premises previous to his entering the Nursery Ground, and which ought to have been left for Manure – It was quite clear to me, when I first enquired into this case two or three months ago, that Pearson ought to have had the Manure, and that he was injured to the full value of the straw removed, but I also thought that the person who cropped the land, and removed the straw, which was Mr Benson of the Demesne Farms, was the party who ought to compensate him. On a full investigation of the matter it appeared that Mr Benson bought manure for the first preparation of the land, and at this distance of time the difficulty of meeting him on all the facts of the case, forced the necessity of conceding the point, and we accordingly allowed Pearson credit for it in his account to settle the matter. From the irregular, and I must say unjust, manner in which Mr Sample had valued the amount of Damages occasioned by the flood in October last, to the farms of Leadbitter and Benson, by which the Lime on the former was valued at 2/6 per fodder, and that on the latter at 4/- both being in every respect under precisely the same circumstances, I was constrained to admit Leadbitter's claim to the higher price, and he was accordingly allowed £4.10.0 for the sixty foddors lost on that occasion – and on this settlement of the several claims of these tenants, they us better satisfied.

Mr Benson of Dilston New Town South farm also came to me at my request, that I might ascertain why his father had not paid the second sum due upon his Bill, which became payable on the 13th of May, he said his father wished for more time, and

begged I would give him until next rent-day; but I declined giving any, and told him that if his father would bring £104 in the course of a few days, Mr Grey would take a Bill payable in November for the other £100, but if he did not, the present Bill would be paid to the Bankers to take its course. The old man is substantial enough, and ought to accede to this arrangement, or he must take the consequence.

On my return to Haydon Bridge I witnessed the execution of the Bond for the due payment of Rents and fulfilment of covenants in the Lease of Stublick Colliery; and on its being executed it was delivered to me. I had an application from Mr John Walton, a relation of the Wilson's of Hudgill Burn, to rent the Lowbyer Inn and Farm – I told him that I could not possibly let it for three years at less than eighty pounds a year, but that I was willing to make some reduction upon the first year's rent – He said he would consider further, and see me at Alston on my way to Penrith on Monday to try if we could agree – it would be a very satisfactory conclusion of my labours here to obtain a good tenant for this House, and the character I have of this Man is favorable to him, and such as would make me glad to have him for a tenant.

Mr Todd of the Tofts applied to me about the repairs of his Dwelling House, which I promised to have done, and also for a Cart-shed which he had requested of me when I inspected the farm; I told him the trifling repairs of his House should be done immediately; but I could hold out no expectation of building a Cart-shed. His treatment of the Hospital respecting Allerwash Town Farm was such as to give him no claim for indulgence in the way of improvements at the Tofts. Having arranged to leave Northumberland on Monday morning, my official labours in the duties I was sent to perform may be said to finish here; but I cannot close my Journal without expressing a grateful sense of the kind, cordial, and cooperative manner in which Mr Grey has entered into all my views and arrangements for conducting and managing this property; and I sincerely believe that the interests of the Hospital could not be confided to anyone more desirous, or more capable, of preserving and promoting them.

In my Journal of the 29th of May I stated in reference to the ten pounds allowed Mr Snowball for winning Stones at Wharmeley that should have occasion to revert to the subject in a few days, when I would state my opinions upon it:- My reason for this was that Mr Howden, whom I consider the only person [now] liable, had proposed to me to leave the question to the decision of the two persons, one to be named by each of us; but this I considered derogatory to the Hospital. I felt bound to see Mr Snowball paid, and I told Mr Howden that at the Rent-day I should certainly pay him, if his claim was not previously settled; but it was so clear to me that the charge upon the Hospital was in itself, to use the mildest term, so flagrant a disregard of its interests, that the person who permitted it was undeserving of further employment. – Mr Howden then asked if I had any objection to his obtaining the opinion of Mr Colbeck, one of the Agents of the Duke of Northumberland, by whose decision he would abide; I told him I could not possibly object to his asking anybody,

for if any honest uninterested man in the County would say it was a just charge upon the Hospital, I would willingly pay it – indeed I should do so at all events, rather than leave the matter unsettled beyond the rent-day; but my opinions were so strong, and in my own mind so convincing, that I could not be swerved from them by the decision of anybody. Expecting to have Mr Colbeck’s opinion, I deferred these remarks, and on the 31st of May he called upon me, and read Mr Howden’s statement, which I admitted to be correct as to facts, and gave him my views and opinions upon it. He entirely concurred with me, that the charge was a gross imposition on the Hospital, and one that he would never submit to on the part of the Duke of Northumberland; but notwithstanding this opinion he believed in the present instance I should be obliged to pay it; because it had been the frequent practice for the Hospital to defray the expense of similar damages, and the contractor having had no notice of its discontinuance acted upon the expectation of the Hospital paying it.

I could not help observing that I thought a Highwayman might as well say I had no right to prosecute him for robbing me, because I had before submitted to be robbed with impunity, and had not given notice of a contrary intention: I added that I felt the necessity of paying the money, and that I had indeed already paid it; but the point I contended for was, that if Mr Howden persevered in allowing this charge to fall upon the Hospital, it would be my duty to guard against the risk of being involved in similar unjust claims on his account. I deferred these remarks, expecting Mr Colbeck’s more deliberate and written opinion, but to the present hour I have not received it.

[on a small piece of paper found inserted after this last entry and in a different hand:]
<Mr?Mrs?> Hooper / with <Sir Richd Morley> / kind regards / and thanks