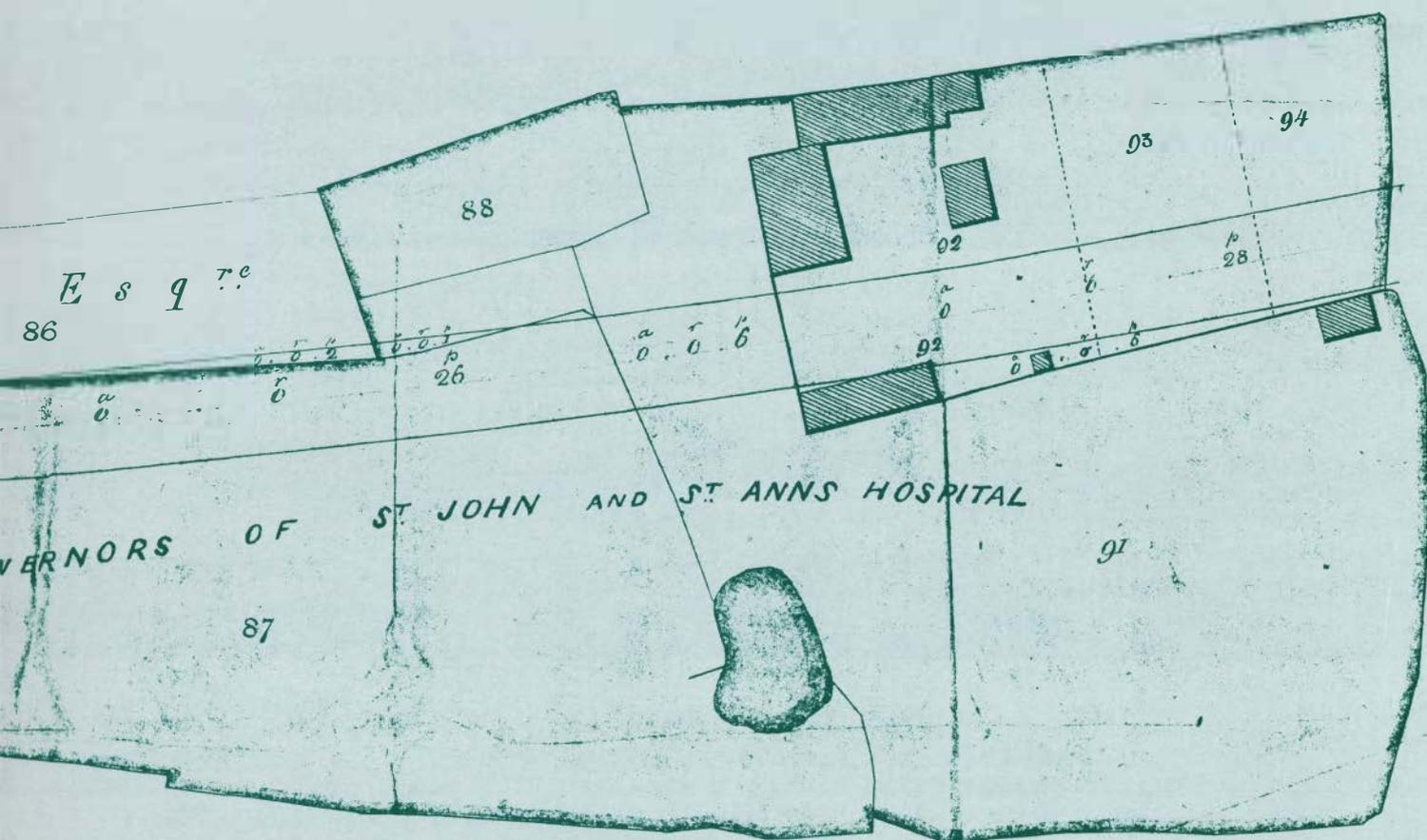


**DAVID PARKIN**

***THE HISTORY OF THE HOSPITAL  
OF SAINT JOHN THE EVANGELIST  
AND OF SAINT ANNE IN OKEHAM***



**RUTLAND LOCAL HISTORY & RECORD SOCIETY  
OCCASIONAL PUBLICATION NO 6**

# Rutland Local History & Record Society

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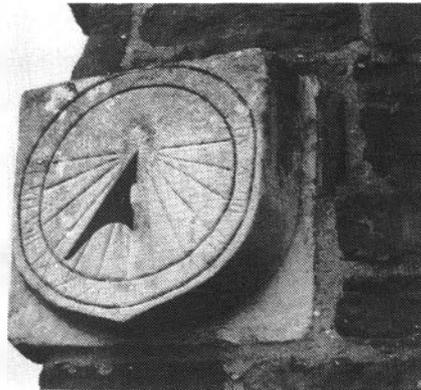
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# **The History of the Hospital of Saint John the Evangelist and of Saint Anne in Okeham**

by  
David Parkin



Rutland Local History & Record Society  
2000

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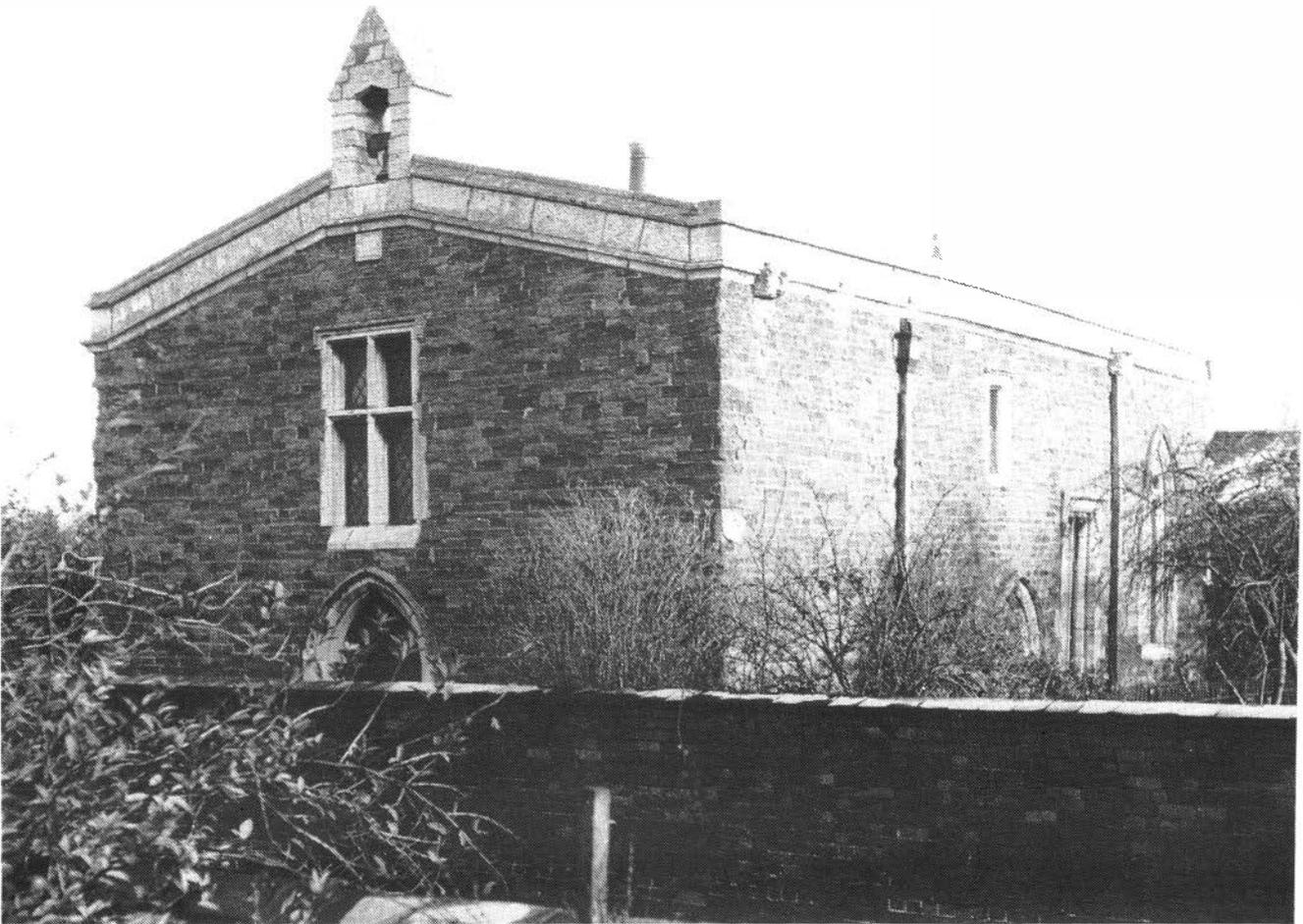
# THE HISTORY OF THE HOSPITAL OF SAINT JOHN THE EVANGELIST AND OF SAINT ANNE IN OKEHAM

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*Fig. 1. The chapel of the Hospital.*

*The early fourteenth century chapel of the Hospital of St John & St Anne, seen from the south-west, before restoration in 1983. The plain west doorway is surmounted by a seventeenth century transomed window. On the south wall, from west to east, can be seen a late single-light window high above the south doorway, a late fourteenth/early fifteenth century tall two-light window, and, further east, an early fourteenth century window. The plain character of the building is relieved only by grotesque heads at parapet level and a stone sundial, perhaps of the seventeenth century, carved at an angle calculated to ensure its accuracy, at the south-west corner (see title page illustration). For a more detailed description, see Appendix 6.*

*Photograph: Brian & Elizabeth Nicholls.*

# Introduction

The story of this charity begins with its foundation by William Dalby, in 1399, by virtue of a Licence granted by Richard II. Dalby had plans for the endowment of the charity which were not completed until many years after his death on 24th March 1405. His executors were his son-in-law Roger Flore of Oakham and John Clerk of Whissendine, and they were much involved in completing the endowment and in establishing rules for the governance of the charity. Dalby's intention had been that the hospital should have two chaplains and twelve poor men, but, in 1436, this number was reduced to six, as the income of the charity was insufficient to maintain more.

Rotha Mary Clay's *Medieval Hospitals of England*, published in 1909, studies hospitals which were founded up to 1547. She states that there were over 750 such charitable institutions in medieval England and records three in Rutland. The only one of these which was still surviving in 1684, when James Wright wrote his *History and Antiquities of the County of Rutland*, was the hospital which is the subject of this volume.

Many of the earlier hospitals were for the relief of lepers or of wayfarers, travelling on pilgrimage. The greatest century for pilgrimage was from 1170 to 1270, and thereafter vagrancy became an ever-increasing problem. Like our charity, the majority of hospitals founded after 1270 were for the support of aged or infirm people. Such a foundation might be called a "hospital", a "maison dieu", an "almshouse" or a "bedehouse".

In the mid-sixteenth century, Acts of Parliament were passed for the dissolution of chantries, which were held to be for the promotion of "superstitious uses", and this charity might easily have ceased to exist by reason of that legislation. The charity escaped notice for a time, but eventually was discovered and the property confiscated. This was the time when Archdeacon Robert Johnson came to the rescue and bought back charity property from those noted traffickers in concealed lands, William Tipper and Robert Dawe. He also applied for and obtained a Royal Charter from Queen Elizabeth I, on 3rd May 1597, to provide for the better governance of the charity. The Charter also gave power to increase the number of residents to 20, who could be either men or women, but it still only provided for the charity to have one hospital in Oakham.

The chapel which was one of the original buildings of the charity still exists to-day, adjoining the railway at Saint Anne's Close, Oakham (fig.1). The other buildings, apart from the sub-warden's house, disappeared when the Midland Railway was constructed in the 1840s. Many years before that, the accommodation for the poor people fell into disrepair and the beneficiaries ceased to reside in the hospital. In fact, from the outset of the charity, there was never sufficient income, after the payment of salaries to the chaplains and the beneficiaries, for the proper maintenance of the almshouses. When the beneficiaries ceased to reside in the hospital, in the early 19th century, the governors began the practice of paying pensions to poor people, who continued to reside in their own homes. These pensions continued until 1976; they were discontinued, on the advice of the Charity Commission, when the governors began developing blocks of warden-assisted elderly persons flats.

Recent growth in the charity began in 1963. Between then and 1973, a total of 35 acres were sold for building development. Most of this land derived from the original endowment made by William Dalby and his executors. The money raised from the sales, along with Housing Association Grant, enabled the governors to complete four blocks of flats, on two sites in Oakham and one in Uppingham, between 1976 and 1990. The first development was occupied in August 1976 and was on a site in South Street, Oakham, purchased from the trustees of the Royce Eventide Homes charity.

While the building of the flats at South Street was still proceeding, the governors were making plans for a second development at Johnson Road, Uppingham. Up to that date, the legal framework for the administration of the charity was that set out in the 1399 Licence, as revised by the 1597 Charter. Since the charity would now benefit more than the twenty beneficiaries allowed by the 1597 Charter and, as building would now proceed in places other than Oakham, it became necessary to obtain an Order of the Privy Council, to amend the Licence and Charter. This was granted on 2nd July 1976. It gave the governors power to erect "on land belonging to the Hospital or on land to be acquired for the purpose within the District of Rutland or elsewhere in England further buildings for use for the accommodation of almspeople resident at the time of appointment in the District of Rutland or elsewhere in England."

Before proceeding to the main part of this study, I should point out that "new dates" have always been used. For those not familiar with this concept, it should be explained that, until 1752, the English year was based on the Julian calendar and the year finished on 25th March, so that William Dalby, recorded as having died on 24th March 1404, actually died, according to our modern Gregorian calendar, in 1405.

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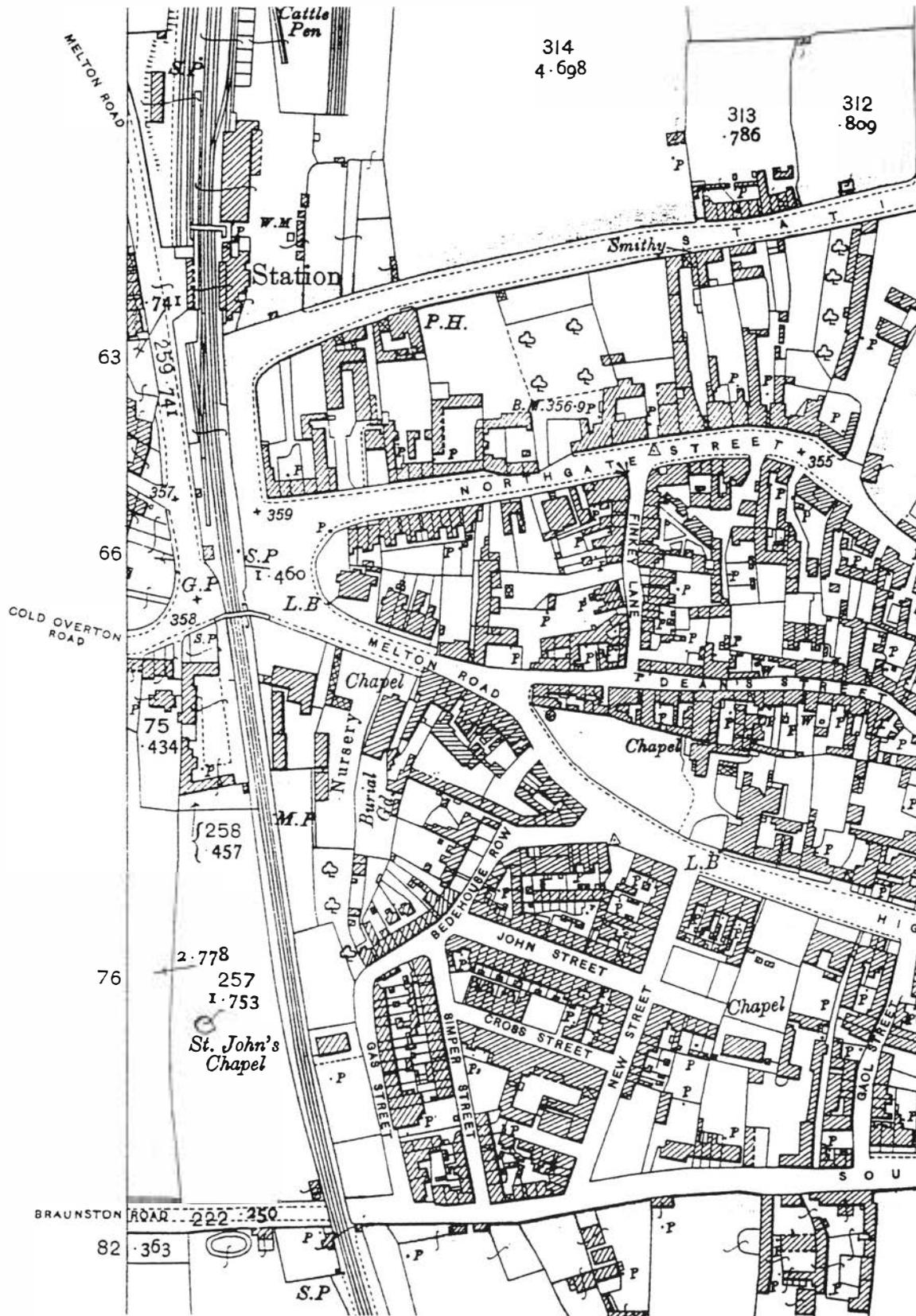


Fig. 2. Extract from the Ordnance Survey second edition 25" map of Oakham, showing how close the Syston to Peterborough Railway, in skirting the edge of the town in the 1840s, came to the chapel of the Hospital, separating it from its land. Parcel 257 on this map equates to parcels 87 and 91 on Fig. 9.

## The foundation of the charity by William Dalby and its history to 1590

Nothing is known of the birth or parentage of William Dalby, the founder of the hospital. He was married and was survived by his wife Agnes. He had a daughter, Katherine, who was the first wife of Roger Flore of Oakham. The transcript of his Will (Repingdon, 1405-19, 24-26) refers to his wives, but this is probably a mistake, as the documents relating to the charity never call for prayers for any wife other than Agnes.

The first mention of him is that he and John Clerk of Whissendine were given a royal commission, in 1392, to collect taxes in Rutland (*Cal Fine Rolls* 15 Richard II m 17). John Clerk was to be one of his executors.

Dalby was a merchant of the staple. The Staples were associations of merchants who had the monopoly of exporting the principal raw commodities of the realm. The staple towns were towns to which these wares had to be brought, for sale or export. Dalby's business was in wool and woolfells (the skins of sheep with fleece attached). His merchandise was carried to Lynn (now King's Lynn) and thence to Calais. There is a record of the problems suffered by one of the ships carrying his goods. On 13th February 1394, there was a royal order to the collectors of customs at Lynn, which was made on the petition of William Dalby, Roger Flore and others, that they were to check their records, to confirm that the petitioners had paid customs on 40 sarplers of wool (a sarpler being a unit of weight of wool) and 106 woolfells which had been loaded on a ship belonging to John Frost, which sailed out of Lynn for Calais. The ship was hit by a storm outside the port and split open and the cargo damaged. The cargo had to be returned to land to be dried off; the merchants were apparently in danger of having to pay customs a second time (*Cal Close Rolls* Richard II m 18).

Dalby bought the land on which the hospital was to be established in 1397. The property was acquired from John de Wyttebury the younger; he is mentioned in *Victoria County History* as the leader, along with Thomas Oudeby, of the Rutland fencible men who were called out for service at Shrewsbury in 1402 during one of the many disturbances in the early reign of Henry IV (*VCH* I, 178). The land had formerly been owned by William Chamberlayne, who was, at one time, sub-constable of Oakham Castle (*Cal Close Rolls* 20 Richard II m 9 d). The land is often referred as Chamberlayne's Close or Croft in the early documents.

The idea of founding a hospital came to Dalby late

in life when "reflecting that the flower of his life had been spent in the care of earthly occupations and levity of pleasures and wishing to offer an evening sacrifice to the Highest, he, by licence of Richard II, of pious memory, built erected made founded and established a certain hospital upon certain ground belonging to him called Chamberlayne's Close in the parish of Oakham" (Roger Flore's ordinances, 7th March 1421).

The next step, after the purchase of the site, was to obtain a Royal Licence from Richard II, and this was granted at Hereford on 21st May 1399 (Appendix 1). Richard II was at Hereford on his way to Ireland. When he returned to England, he found that he had been usurped by Henry Bolingbroke, who was crowned Henry IV shortly afterwards.

The licence authorised Dalby to found and establish a hospital in Oakham. It would have two chaplains, one of whom would be *Custos* and perpetual and the other removable, and twelve poor men. He was authorised to convey one message and two acres of land in Oakham to the Custos of the hospital, as a dwellingplace for the chaplains and the poor men and their successors. In the later history of the charity, the chaplains of the hospital are referred to as "the warden" and "sub-warden" and those are the terms which will be used for the remainder of this work.

The Licence went on to give Dalby power to grant the patronage, or advowson, of the hospital to the Prior and Convent of St Anne of the Order of Carthusians near Coventry and it was directed that the Prior and Convent would grant a quit rent or rent-charge of £40 per year to the Custos of the hospital, for the maintenance of himself and his fellow chaplain and the twelve poor men. However, in the event, the rentcharge was reduced in amount, as will appear below. The Carthusian Priory of St Anne and the city of Coventry had strong associations with the East Midlands. The Priory was founded on land left for the purpose by William, Lord Zouch of Harringworth, Northamptonshire. Three of the original monks came from the monastery at Beauvale, Nottinghamshire, and major benefactors came from Sleaford, Newark and Lincoln. Both Dalby and his son-in-law Roger Flore gave money to Coventry's major religious guild of the Holy Trinity, called the "magno gilde de Coventre" in their Wills; this is not surprising as they were both merchants of the Calais staple and Coventry was a wool-trading city.

The property mentioned in the Licence to be

conveyed to the hospital was Chamberlayne's Close. There is no mention of any chapel on the site, but *Victoria County History*, quoting Professor Hamilton Thompson (1913, 38), concludes that the chapel is earlier than 1399. The description from *Victoria County History* is quoted in Appendix 6, with some notes of renovations which were carried out in 1983.

Dalby was described as being "of Exton" in 1399, but a Licence dated 13th December 1404 reveals that he was then living in Oakham and he may well have moved into the house on Chamberlayne's Close shortly before his death (*Cal Patent Rolls* 6 Henry IV part 1 m 18). It is likely that his widow lived there until her death; this might explain why the property was only conveyed to the charity by Dalby's executors in 1421.

The hospital buildings are likely to have been built wholly or partly before Dalby's death as, in his Will, he makes bequests of £10 to Simon Thorp, the first warden, £3 each to Thomas Heremyte and John Godewyn, two of the poor men in the hospital, and £10 to be divided between the other poor men (Repingdon, 1405-19, 24-26).

Much time and, no doubt, expense was devoted to the endowment of the charity between 1399 and 1436 and, during this time, ordinances were established by Dalby and then amended by his son-in-law Roger Flore in 1421.

The document setting out Dalby's ordinances has not been found, but the contents can be deduced as they are largely repeated in the amended ordinances of Roger Flore, dated 7th March 1421. Presumably the rules established by Dalby must have been made before the deed with the Prior and Convent of St Anne's for the first instalment of the rentcharge intended for the maintenance of the hospital. The ordinances were briefly as follows:

1. The warden should have a chaplain (sub-warden) to celebrate in the chapel.
2. When one of the poor men died or was removed, a replacement would be nominated by the patron and admitted by the warden.
3. If the patron for the time being was under the age of majority, the vicar of Oakham had the right to appoint the warden, sub-warden and twelve poor men. If the vicar failed to perform this duty, then the Abbot of Westminster, or the Abbot of Owston, Leicestershire, in turn, should have this power.
4. The patron had the power to remove the warden, sub-warden or the poor men, if faults were proved against them, and to replace them with others. Flore added that if the warden or sub-warden should dissipate the goods of the hospital, or if they or any of the poor men should be a fornicator, adulterer, frequenter of taverns at an inappropriate time, or keep

hunting dogs or birds or practise hunting, or bring the hospital into disrepute, they should be removed.

5. The sub-warden was required to be devout, humble and obedient, and the warden was to treat him as an equal. Flore added that the sub-warden and poor men should obtain licence from the warden to leave the hospital, except to attend devotions at the parish church.

6. No poor man, after admission, was to undertake servant's manual work.

7. There was to be a common chest for the hospital, in which the sixteen shillings and eight pence surplus each year from the £40 rentcharge was to be placed, together with the muniments and precious objects belonging to the charity.

8. The warden was to account annually for the administration of the hospital in the month after the feast of St Michael the Archangel [ie 29th September] and an inventory and account rolls were to be placed in the common chest.

9. The warden and sub-warden were to celebrate divine service daily, unless prevented by infirmity, and were to pray for the souls of Richard II, Henry IV, William Dalby and Agnes his wife, Roger Flore and Katherine his wife, their fathers, mothers and descendants, John Holkote, vicar of Exton, and all the benefactors of the hospital and the souls of all the faithful departed. Extra prayers were to be said on major festivals. The devotions to be undertaken by the poor men were also set out.

10. The warden and sub-warden were to observe the anniversaries of the deaths of Agnes Dalby, Roger and Katherine Flore and John Holkote. Flore added that intercessions were to be made for his second wife Cecily and her kinsmen. The warden or sub-warden were to be fined one penny for any neglect.

11. After any service in the chapel, the warden or sub-warden were to dispose of the fruits or rents or profits for the use of the hospital and the poor men.

12. The warden or sub-warden were to examine the poor men annually for knowledge of the Lord's Prayer, the Ave Maria, the Creed and other traditional prayers of the Church.

13. The poor men were required to live continuously in the hospital unless affected by leprosy or other infirmity. Flore added restrictions on where the warden and sub-warden were to live. The house on the north of the hospital which belonged to Dalby, and may have been occupied by him, was then given to the hospital.

14. The warden and sub-warden were prohibited from holding any ecclesiastical office.

15. Any poor man inheriting four marks per year or assuming an ecclesiastical office was to be removed. Any poor man gaining under four marks was to place it in the common chest for use of the hospital. Any poor man not observing this ordinance was to be removed.

16. No leper was to be admitted and any poor man developing leprosy, or other such disease, was to be removed, so as not to infect the others, but was entitled to receive daily distributions of food. Flore added that, if the warden or sub-warden became ill and could not celebrate mass, then a suitable chaplain was to be found at the expense of the hospital.

17. Stipends or salaries were laid down by Dalby of ten marks per year (£6.13.4d) for the warden, one hundred shillings per year for the sub-warden and one penny and a halfpenny per day for the twelve poor men and three shillings and four pence per year for the Vicar of Oakham.

18. Half of the goods of any deceased poor man were to be assigned, for the service of his soul, towards the repair of the chapel and the maintenance of the altar ornaments. Flore added that half of the goods of deceased wardens or sub-wardens were to be placed in the common chest, for the maintenance of the hospital.

19. The warden was to furnish the bread, wine, wax and light for divine services at his own expense.

20. The twelve paupers were all to be men and no married man or loose woman or wife was to be admitted. If any such person was admitted, they were to be removed at once.

21. All alms and gifts were allowed to remain in the hands of the recipients. All offerings or indulgences were to be for the use of the hospital, with a third to be paid to the Vicar of Oakham according to the agreement made with William Dalby.

22. The hospital statutes were to be read to the poor men each year and explained to them.

23. Oaths were set out by Dalby for the warden, sub-warden and the poor men. The oath for the poor men was:

"I, A.B., the whiche am named into a pore man to be resceyved into this hospytal after ye forme of the statutes and ordynacions ordeyned in ye same hospital shal trewly fulfille and observe al the statutes and ordenances of ye saide hospital in as

moche as yey longen or touchen me to my pour [power] fro hensvorthwardys duryng my tyme in the saide hospital without ony fraude so helpe me God and my Holydom and by these holy Evangelies the whiche y touche and ley my honde upon."

Flore's ordinances refer to the fact that a message and 64 acres of land and six acres of meadow in Oakham and Eggleton were to be conveyed to the hospital and that, from the profits of such land, a servant should be engaged to wait on the poor men.

The formalities surrounding the completion of Roger Flore's ordinances, in 1421, are interesting. They reveal some of Flore's important associates and show the complicated process of getting the document approved by many different office holders within the church. At this point, one should acknowledge the wonderful work done by Arthur Hawley, the well-known local historian; he collated all the early documents for the charity which he could trace, and these are the Muniments mentioned in the list of sources. This account has drawn extensively on his work.

Flore's ordinances were witnessed by John Coventre, John Botiler, Robert Dale and John Reynham. Coventre was a mercer, sheriff of London 1416-17, alderman of Aldgate Ward 1420-29, Lord Mayor of London 1425-6, Master of the Mercers Company in 1417 and 1423 and one of the executors of the Will of Richard Whytyndon (Whittington). Botiler was also a mercer, sheriff of London 1419-20, alderman of Farringdon Within 1420-2 and of Cripplegate 1422-3, Member of Parliament for London 1417 and Master of the Mercers Company in 1421. Dale was the Rector of St Faith in the Cathedral Church of St Paul, and Reynham was a notary public (Hawley Muniments, 63a).

The document was approved by Richard, Abbot of Westminster, Prior of the Order of St Benedict and patron of the parish church of Oakham; Richard Aldenham, perpetual vicar of the parish church of Oakham; Richard Fleming, Bishop of Lincoln from 1419 to 1430, and founder of Lincoln College, Oxford; John Mackworth, Dean of Lincoln; Robert Fitzhugh, Archdeacon of Northampton; Henry Chichele, Archbishop of Canterbury from 1414 to 1443, and founder of All Souls College, Oxford; and John, Prior of the Church of Christ at Canterbury (Hawley Muniments, 63a).

The rentcharge from the Prior and Convent of St Anne was intended to be the main source of income for the charity, and Dalby's statutes show that he had worked out how many beneficiaries could be supported from this income. The story of how this rentcharge was provided and altered, over a period of thirty-seven years, is tortuous.

By an Indenture dated 13th December 1404, Robert Palmer, the Prior of the House of St Anne, agreed with William Dalby and Simon Thorp, the

warden, that the Prior and Convent would provide a rentcharge of £20 per year and Dalby paid a purchase price of 577 marks (£384.13.4d). This deed fell far short of the scheme for the patronage and endowment of the hospital authorised by the 1399 Licence. Dalby's subsequent conduct suggests that he was not only disappointed with, but also annoyed by, the results of this transaction. He did not convey the patronage of the hospital to the Prior and Convent but gave it instead to his son-in-law, Roger Flore, and his heirs. He also applied to the Crown for a licence to give lands, tenements and rents to the value of £20 per year, or an advowson of a church worth £30 per year, to the warden of the hospital. There is a copy of this licence at *Cal Patent Rolls (Chancery)* 6 Henry IV part 1 m 18.

The second instalment of the rentcharge of £20 per year was bought by Roger Flore for the sum of 550 marks (£366.13.4d). The original deeds are missing, but the Royal Licence for the purchase is recorded at *Cal Patent Rolls (Chancery)* 6 Henry IV part 1 m 19 and 8 Henry IV part 1 m 27. Both rentcharges were secured on land owned by the Prior and Convent at Edith Weston and elsewhere.

The story of the rentcharge is not finished here because, on 12th March 1437, William Baxter, who was then warden of the hospital, and Thomas Flore, the patron, agreed with the Prior and Convent that the rentcharge should be reduced from £40 to 40 marks (£26.13.4d) per year. To understand this concession, one must remember that, for more than twenty years, England had been at war with France, and that the cost of maintaining the English Army in France had severely taxed the resources of the people of England. There is a memorandum, endorsed on this deed, recording that the Prior and Convent agreed to pray for the souls of Richard II and Henry IV and of William Dalby and Agnes his wife, Roger Flore and Katherine his first wife, the daughter of William Dalby, John Holcott, former vicar of Exton, and of all the benefactors of the hospital, and to pray for the health of Cecily, the second wife of Roger Flore, Thomas Flore and Agnes his wife, John Clerk (one of Dalby's and Roger Flore's executors) and Elizabeth his wife, John and Agnes Clipsham, William Thorp, John Skynner and Thomas Bautron chaplains. A copy of this deed is at *Cal Close Rolls (Chancery)* 15 Henry VI m 32d.

The name of John Holkote or Holcott has been mentioned more than once and he may well have been a benefactor of the hospital; reference will be made later to other possible benefactors.

The 1597 Charter records that, at that date, the hospital was for the benefit of the two wardens and only six poor men. Presumably the reduction in the number of beneficiaries must have taken place in or about 1437, when the rentcharge was reduced, although this is not stated.

We have seen earlier that Dalby obtained Royal

Licence to convey land or an advowson to the hospital. There were further licences, on 30th June 1421, and 12th October 1430, giving Dalby's executors power to convey land to the hospital (*Cal Patent Rolls (Chancery)* 9 Henry V part 1 m 2 and 9 Henry VI part 1 m 31). Following the first of these licences, Roger Flore and John Clerk conveyed to the warden, William Baxter, one messuage and 50 acres of land and meadows in Oakham and 14 acres of land in Egleton. The messuage at Oakham was described as "a certain messuage situated on the western fringes of Oakham which was recently belonging to the said William Dalby." The property at Egleton was described as "one toft with its appurtenances situated in Egleton between the houses of Thomas Bobebbruk chaplain on the one side and the toft formerly belonging to John Atte Hide on the other side and 14 acres of arable land lying in the fields of Egleton which said toft and 14 acres of land formerly belonged to Simon Thorp chaplain." It may be that we have evidence of another benefactor of the hospital here, namely Simon Thorp, the first warden. This deed was dated 14th September 1421; the original is missing and the copy is taken from the Leger Book prepared by Richard Lowth (ROLLR DE 2694/812). The 1664 accounts for the charity show a payment being made to Mr Champante and Mr Lowth. Mr Champante was the lawyer for the governors and Mr Lowth may have been his partner or his clerk. The book was added to later and contains copies of documents up to 1727.

The Licence of 12th October 1430 permitted the transfer to the charity of 23½ acres of land and a half acre of meadow in Oakham and Barleythorpe. There is no evidence of a deed conveying this land, but the conveyance must have been completed, as the 1597 Charter records the charity having land in Oakham, Egleton and Barleythorpe. This was not going to add greatly to the income of the hospital, as the rental value is stated as thirteen shillings and four pence per year (*Cal Patent Rolls (Chancery)* 9 Henry VI part 1 m 31). Although there was power to transfer a total of 97 acres to the charity, the actual transfer must have been much less as we find a total of only 67 acres in 1821.

The future wellbeing of the charity depended mainly on the commitment of the patron for the time being and also on its financial viability. Funding was to be a problem for centuries to come. There was little surplus income for maintenance of the buildings and they were not always kept in good repair.

The first patron was Roger Flore and, in a very busy life, he found time to devote to the charity. His life is well documented and readers are referred to the article by J S Roskell (1957, 36-44). He was Member of Parliament for Rutland twelve times and Speaker in 1416, 1417, 1419 and 1422. He was also appointed to numerous Royal commissions in Rutland, many of which were concerned with taxation.

If the Prior and Convent of St Anne at Coventry were out of favour with William Dalby, the same was not true for his son-in-law, who gave them six marks (four pounds) in his Will. His Will also gave fifty shillings towards the repairs of the chapel at the hospital and the ornaments of the altar there. He also gave four pence to each of the poor men there. His executors included John Clerk of Whissendine, who had been one of Dalby's executors, and William Baxter, warden of the hospital. Each of his executors was given £20 and a pipe of wine.

Roger Flore died sometime before 12th November 1427 and his Will was proved in the Prerogative Court of Canterbury on 20th June 1428 (Furnivall 1882, 55-64; Lincoln's Inn Record Society, Admission Register 6).

His eldest son, Thomas Flore, was also involved in the administration of the charity. He appears as a party to the agreement in 1437 when the rentcharge was reduced. He was not as prominent in public affairs as his father, but was sheriff of Rutland on six occasions and a Justice of the Peace from 1446 to 1471 (Roskell 1957, 43).

There are only a few brief mentions of the charity between 1437 and 1581. Presumably, several generations of the Flore (later Flower) family acted dutifully as patrons.

The charity appears in the *Valor Ecclesiasticus* (IV, 43) in 1534, which gives the yearly income as £12.12.11d. This is a puzzle, as one would expect the income, including the rentcharge of £26.13.4d, to have been about £30 per year.

If the charity had a quiet time for 150 years, one of its wardens achieved some notoriety in 1548. He was Robert Watkinson, who was reported as not having "preached at all since the Kyng's Maestie's visitation but hawnted tavernes and unlawfull gammes. And further he doth intyce or luyre certain of the pshe [parish] to his latyn service from there pyshe churche there to receyve Holy Breade and Holy Water, forsakyng the herynge of Godd's Worde and folowynge his traditions" (Peterborough Diocesan Records, 3rd November 1548, Arch. 3). On this evidence, one would have expected him to be removed from his position as warden of the hospital, but this did not happen, because he appears again as a party to a lease dated 1st June 1553 of the charity land at Oakham (Leger Book or Cartulary, ROLLR DE 2694/812).

Francis Clement was known to have been warden of the hospital in 1577. He was charged with teaching and keeping a school at the hospital and saying services there without a licence from the Bishop (Peterborough Diocesan Records, 23rd April 1577, Correction Book 14).

With the dissolution of the monasteries, the lands belonging to the House of St Anne at Coventry, which included the Manor of Edith Weston, had

fallen into the hands of the Crown, but the rent-charge of forty marks was still paid to the hospital. Hawley (pp 86 and 86a) notes that, at the time when the survey of the possessions of religious houses in the County of Rutland was taken, it appears to have escaped notice that this payment was being made to a hospital which had been founded for "superstitious uses". This suggests that the ordinances of William Dalby and Roger Flore for the saying of masses and prayers for the souls of deceased benefactors and others had long fallen into disuse, and that the hospital had become merely a bedehouse for the maintenance of the poor men, with a warden and sub-warden to provide for their temporal and spiritual needs.

In 1551, the Manor of Edith Weston was conveyed to William Marquis of Northampton, and then passed to Reginald Conyers and Elizabeth his wife of Wakerley. On the death of Reginald Conyers in 1559, the manor descended to his son Francis and, from him, to his sister Lucy, the wife of Edward Griffin. Edward and Lucy Griffin sold the manor to John Flower of Whitwell, who was then patron of the hospital. He did not serve the hospital well, because, about 1580, he ceased the payment of the rentcharge. It was necessary for the warden, Richard Birkett, to bring an action against John Flower for the recovery of arrears and future payment (Court of Requests, Bundle 32 No 71).

Normally, Birkett would have commenced an action at Common Law, but he was handicapped because Flower had "gotten into his hands and possession divers of the ancient Records and Charters of the hospital", and this was why the complaint was laid in the Court of Requests on 11th May 1581. The complaint recites that Flower "utterly refuseth to paie the rentcharge or any parte thereof to your said subject albeit he hathe bene many times thereunto in gentle manner required to paie the same to the utter perishing and decay of your said subject and of the poore bedesmen in the said hospitall and to the subversion of the godly entent and purpose of the patron and founder of the said hospitall".

The result of this action is not known, but the rentcharge is recorded in the 1597 Charter, so that it must be assumed that the action was successful, the arrears were paid, and future payment continued.

It may be that John Flower was in financial difficulties as, in 1591, he mortgaged the Manor of Edith Weston to Henry Allen of Wilsford, Lincolnshire, to secure a loan of £2000. As there is no entry upon the Court Roll to record the repayment of the loan, it may be assumed that it was never repaid and that Henry Allen foreclosed and so became the owner of the Manor (*Cal Close Rolls* 33 Elizabeth part 30).

The hospital was shortly to face more serious problems and this is when Archdeacon Robert Johnson came to the rescue.

## The refoundation of the charity by Robert Johnson

At the time of the suppression of the monasteries, a considerable amount of land which had been given for religious, later called superstitious, uses had escaped discovery. Such lands were spoken of as "concealed lands". Towards the end of the reign of Elizabeth there were four or five men, of whom William Tipper and Robert Dawe were best known, who made a considerable fortune by trafficking in concealed lands. These men systematically searched the country for lands reputed to be concealed, reporting their discovery to the Crown. If the lands so reported were proved to be concealed, they were granted to the informers. The informers disposed of the grants to various purchasers in consideration of a capital sum of money. It was not the custom for the deed of grant to disclose the purchase price paid.

By Letters Patent dated 25th February 1590, Tipper and Dawe obtained a grant of certain land which included "premises in Okeham or elsewhere in the County of Rutland given to divers superstitious uses within the Hospital of St John and St Anne of Okeham" (*Cal Patent Roll (Chancery)* 32 Elizabeth part 1 m 1-22).

Before this grant was made, there must have been a local enquiry, but no trace of any document relating to this survives. The practice was to issue a Commission to certain men of repute in the district in which the lands reputed to be concealed were situate. An Inquiry was then held, witnesses were called and the finding of the Commissioners was endorsed on the Commission, which was returned to Westminster.

On 10th July 1590, Tipper and Dawe sold 15 acres of land at Egleton, formerly the property of the charity, to Richard Crayford of London, tallow chandler. The property is described as having been in the tenure or occupation of Stephen Ffall (*Cal Close Roll (Chancery)* 33 Elizabeth part 16 m 10 and 11). The Ffall family must have been tenants of this land for several generations as a lease dated 7th October 1672 granted the tenancy to Jane Ffall of Brooke, in succession to Arthur Ffall (Cartulary - ROLLR DE 2694/812).

The remaining property, formerly belonging to the charity, was conveyed by Tipper and Dawe on 20th March 1593 to Robert Johnson, patron, Richard Byrckett, warden, and Thomas Morrice, confrater (*Cal Close Roll (Chancery)* 35 Elizabeth part 3 m 30d). It must be assumed that the Egleton land was also acquired by Robert Johnson from Crayford before the refoundation of the charity by a new Charter in 1597, as land at Egleton is mentioned in that Charter as part of the property of the hospital.

The distinguished life of Archdeacon Robert Johnson is well documented and readers are referred to the study by the late Bryan Matthews (1981, 53-7). However, this present history would not be complete without giving brief details of his life and benefactions.

He was born at Stamford in 1541, the second child of Maurice Johnson. Maurice Johnson was elected to the office of Alderman of Stamford in 1519 and was chosen in 1523 to represent Stamford in Parliament, in company with David Cecil, the grandfather of the great William Cecil, who built Burghley House. The link with the Cecil family was of great advantage to Robert Johnson on more than one occasion.

Robert Johnson went first to Clare Hall and later to Trinity College at Cambridge. He took his BA in 1561, and was ordained priest at Peterborough Cathedral in December 1568, at the age of 27. In 1569, he was appointed Chaplain and Chaplain Examiner to Sir Nicholas Bacon, Queen Elizabeth's Lord Keeper of the Great Seal over a long period. Between 1569 and 1571, he received four prebends at Peterborough, Rochester, Norwich and Windsor, which added comfortably to his income; later he had to surrender two of these after complaints of plurality. Johnson became Rector of North Luffenham in 1574 and remained so until his death in 1625. He was Archdeacon of Leicester from 1591 to 1625.

He founded schools at Uppingham and Oakham in 1584. In 1591, he founded a charity to provide almshouses in these two towns and, like the schools, this charity survives to-day, and is known as the Archdeacon Johnson Charity. In 1597, he obtained the Charter for the refounding of the Hospital of St John the Evangelist and of St Anne in Okeham.

He married three times; two of the marriages were before his various charitable foundations. Bryan Matthews (1981, 55) says that "it is difficult to be sure how Johnson financed these operations. His father had left him some property, his first two marriages were to ladies who were well-off, but hardly heiresses, his own income from his various prebends could not have been more than pleasantly satisfactory, yet his financial transactions seem to show that he was a man of property."

Thomas Fuller (1662, 169) said that "he had a rare faculty in requesting of others unto his own desires, and with his arguments could surprise a miser into charity." However, he clearly put his own money into his various charities. In 1591, he petitioned Queen Elizabeth for financial assistance for one of his proposed charitable foundations, and this petition had the support of Lord Burghley, who wrote:

"I know that the party hath begun these good acts and hath maintained them with all the goods his father left him; such actions are rare in this age" (Abraham Johnson's MSS).

Robert Johnson was buried in the chancel of North Luffenham Church. His grave was marked by a bronze plate, which is now placed on the chancel wall.

We have seen that, before 1597, Robert Johnson purchased some or all of the property once belonging to the hospital, but the Queen Elizabeth Charter speaks of the foundation of the hospital being imperfect and defective in law. Johnson is cited in the Charter as being the patron of the hospital; presumably he obtained a transfer of this position from the last Flore (Flower) to hold this position, but there may have been some question of whether he had the legal right to do this.

The Charter, which is set out in Appendix 2, begins by enumerating a number of people who joined in the petition to the Queen for a new Charter; here we learn that the warden was still Richard Birkett, there was a new sub-warden, John Laycock, and the six poor men in the hospital are named as John Wygsted, Alexander Sill, Anthony Smith, Richard Castell, Thomas Croden and Matthew Males. This is the first reference to beneficiaries since Thomas Heremyte and John Godewyn were mentioned in William Dalby's Will.

The main provisions of the Charter are:

1. It was provided that a Hospital in Oakham, Rutland, to be called "The Hospital of St John the Evangelist and of St Anne in Okeham" should be erected, created, founded and firmly established to consist of one warden, one co-brother (sub-warden), and twenty poor and indigent persons to be chosen from Rutland or elsewhere within the Kingdom of England.
2. Robert Johnson was confirmed as the first patron of the refounded hospital and his heirs and assigns were to be patrons thereafter. Richard Birkett and John Laycock were confirmed as warden and sub-warden and the six poor men previously named were confirmed as the first poor persons in the hospital.
3. The right of the hospital to hold its property was confirmed.
4. The Bishop and Dean of Peterborough and the Rectors of North Luffenham and of Uppingham and

the Vicar of Oakham for the time being were appointed governors of the charity with the Patron.

5. The charity was created a body corporate with a Common Seal under the name of "The Governors of the Possessions and Revenues of the Hospital of St John the Evangelist and of St Anne in Okeham, of the foundation of William Dalby."

6. Power was given to Robert Johnson, and to any other of the Queen's subjects, to give or sell property to the charity for the support and relief of the warden, the sub-warden, and the poor persons living there.

7. The ownership of the hospital and the adjoining two acres of land in Oakham, hitherto known as Chamberlayne's Close, by the Governors of the charity was confirmed. The Charter went on to confirm legal title to the rentcharge of forty marks and to the charity lands in Oakham, Egleton and Barleythorpe, but without giving any description or acreage.

8. Power was given to any three of the governors to appoint wardens, sub-wardens and poor persons to the hospital and, upon reasonable cause, to deprive, correct, coerce and remove them and appoint alternatives.

9. Power was given for the alteration of the statutes and ordinances set out for the management of the charity, provided that no change was permitted which was repugnant to, or derogatory from, the laws of Almighty God, or the laws, statutes and usages of the Kingdom, or the lawful statutes and ordinances made by the governors in the lifetime of Robert Johnson, which were to be inviolably observed from time to time for ever.

10. Power was given to increase the stipends and salaries of the poor persons in the hospital.

These new regulations made some important changes to what went before. The number of beneficiaries was increased from six to twenty and the beneficiaries could now be men or women. However, it would be a long time before the charity could afford to support more than six. When the charity was founded, the sole governor was the patron and we have seen that this posed a problem if the patron was negligent or impecunious, but now there would be six governors so that it would be less likely that the charity would be poorly managed.

Patron and

Decree made by the Govern<sup>rs</sup> at their Meeting  
at Okeha Octob. 19<sup>th</sup> 1685

Imp<sup>o</sup> It is decreed, that John Love M<sup>r</sup> of Arts & Schoolmaster  
of Okeha be chosen Warden of the Old Hospital of St  
John and St Anne in Okeha afore<sup>d</sup> into the place of M<sup>r</sup>  
Watts lately deceased.

It. That William Brown of Medbourne is chosen Sub-warden of  
the afore<sup>d</sup> Hospital, upon condition that there be allowed three  
pounds p<sup>a</sup> ann<sup>o</sup> out of his salary to Matthias Colles of Okeha  
during his life; and that the Warden is hereby empower'd to pay  
the s<sup>d</sup> Sum by equal <sup>proportions</sup> quarterly to the s<sup>d</sup> Mat<sup>r</sup> Colles

It. That whosoever M<sup>r</sup> Watts of Redington is indebted to the Hospital in  
the Sum of 49: 18: 11<sup>1</sup>/<sub>2</sub> being his father's arrears, it is decreed  
that a speedy course at law be taken for the recovery of the  
s<sup>d</sup> debt, provided he do not pay it in within this month, and  
that M<sup>r</sup> Andrew Burton be employed as Attorney in the s<sup>d</sup>

E. J. Simon, Patron  
Geo. Barry  
John Richardson

Fig. 3. The Hospital Governors' decree of 19th October 1685, appointing John Love MA of Oakham as Warden in the place of the late James Watts, and William Brown of Medbourne as sub-warden. The Governors also appointed Mr Andrew Burton to recover Mr Watts' debts to the Hospital from his son (see p. 16).

## The hospital in decline - 1598 to 1821

The surge of activity at the time of the 1597 Charter, with the recovery of the land and the rentcharge, was followed by many years of uneventful routine.

Very limited material is available for the period from 1598 to 1664. There is an incomplete copy of a lease of 1606, relating to some charity land, at the Record Office for Leicestershire, Leicester and Rutland, and there is some information in *The Story of Oakham School* by John Barber (1983). From 1664 to the present day, however, there are complete minute books and accounts, as well as numerous deeds relating to property matters.

### *Wardens and the administration of the charity*

It is interesting to note the connection between the charity and those who administered it and Oakham School. Masters or trustees of the school were often wardens of the hospital.

We know from the 1606 Lease, which relates to the Oakham land of the charity, that the warden then was Robert Farrington, but the sub-warden was still John Laycock as in 1597. Only two of the poor men mentioned in the 1597 Charter, namely Richard Castle and Thomas Crodyn, are still there in 1606; the other beneficiaries are John Wilcox, Paul Birtch, Thomas Cramp and Edmund Walton.

Jeremiah Whittaker was warden of the hospital in 1631; he was one of the witnesses to the second and third codicils to the Will of Robert Johnson. He was also Master of Oakham School from 1623 to 1629. He stayed in Rutland until 1643 and became Vicar of Stretton in 1630. On leaving Rutland he became Rector of St Mary Magdalen, Bermondsey, in 1644. He was a member of the Westminster Assembly of Divines in 1643 (*DNB XXI*, 16-17). He may have continued as warden of the hospital after leaving Rutland, as the position seems to have become one of administering the business affairs of the charity, rather than supervising the moral and physical well-being of the beneficiaries, which was left to the sub-warden.

It is probable that the next warden was Doctor Michael Frere, Master of Oakham School from 1649 to 1661 (Barber 1983, 45-6). The minutes of the charity dated 29th February 1664 state that the sub-warden was to deliver up his accounts since the death of Doctor Frere to the new warden, so that he could present them to the next meeting of the governors. It appears from later minutes that the warden appointed then was the Reverend James Watts, Vicar of Ridlington. He remained warden until his death in 1684, and was a trustee of the school from 1662 to 1684.

Watts was confronted with a problem as soon as he was appointed. The Reverend Abraham Wright, who was Vicar of Oakham and one of the governors of the charity, seemed to think that he had powers in the administration of the charity, over and above those of the other governors. He took possession of the deeds belonging to the charity, to try to prove his point, but they did not bear out his belief. However, he retained these documents and the minutes dated 21st April 1664 record that "it is decreed that in case Mr Wright, the Vicar of Oakham, do not deliver in the writings that belong to the Hospital to the Patron and Governors or to the warden for their use that Mr Champante be employed to sue him for the recovery of the said writings as Councill learned in the law shall devise and direct the next Terme".

The minutes do not say whether the documents were returned, but this must have been the case as they are now in the possession of the charity and on loan to the Record Office (ROLLR DE 1782).

In 1665, the governors set out statutes for the behaviour required of the warden, sub-warden and the beneficiaries as follows:

"Imprimis we do decree and ordaine that if either the Warden or the Confrater or either of their successors for the time being be a swearer or a riotous person an haunter of evil company a dicer or carder or a spender of the goods of the House a fornicator or adulterer a drunkard one using ale houses or taverns a keeper of doggs and hawkes and using them to hunt or hawke commonly whereby God is unserved and the House not well guided and upon such things cannot purge and cleare himselfe, then wee will that such a person shall receive an admonition and if within one quarter of a yeare he do not forsake his faults he shall be excluded out of the House by the Patron and Governors and another placed in his roome.

"Item we do ordaine that if it shall happen any of the poore men hereafter for the time being be a swearer a riotous or ungodly person a fornicator an adulterer a drunkard a quarelous a brauler a fighter or an unquiet person that doth provoke wrath discord strife or brauling amongst his ffellows or doth strike any of his brethren in anger and will not be ruled by the Warden or the Confrater in his absence for the ffirst time he shall loose one weeke's wages and if he be stout and stubborn and will not amend his fault the second time he shall loose a fortnight's wages and if he continue so still and will not be ruled and governed by the Warden the third time he shall

lose a month's wages and then the Warden shall pay unto him no more stipend or wages but the Patron and Governors shall presently put him out of the House and shall place another fit man in his roome.

"Item we do ordaine that if any of the six poore men be all night in the Town of Okeham revelling or gaming or be out of the Hospitall without Licence of the Warden or the Confrater in his absence he shall loose for the ffirst night one weeke's wages and the second night he shall loose a fortnight's wages and the third night a month's wages and if he be culpable furthermore in the like default then he shall be excluded and put out of the House and another placed in his roome.

"Item we do ordaine that every one of the six poore men shall be every day at Morning Prayer and at Evening Prayer and not to go out of the House at his or their owne pleasures without Licence of the Warden or Confrater in his absence and if any of them shall be away he or they shall loose for every time being away one penny of his wages and the said money to be spent amongst his ffellows that keep good order at home.

"Item we do ordaine that the Warden and the Confrater in his absence shall hear the six poore men say the Lord's Prayer the Ten Commandments and the Beliefe eight times in the yeare that is to say two severall times in the quarter and they that cannot say shall have given them by the said Warden the space of three months to learne and if he cannot or will not learne them in that time and space the Warden shall pay him no more wages.

"Item we do ordaine that their shall be an ancient washerwoman not under fforty years of age of good name and fame which woman shall be diligent both to the Warden and Confrater and Poore Men to dress their meate and drink to serve them and to wash their cloaths to keep pewter and brass and other vessells clean and safe and for her stipend and wages she shall have ffourty shillings to be paid at the hands of the said Warden.

"Item we do ordaine that the said Warden shall quarterly receive the rents of the said House and thereout shall for his stipend and pention retain after the rate of Twenty nobles (£6.13.4d) a yeare in his own hands and the said Confrater shall receive at the hands of the Warden ffive pounds of lawfull money to be quarterly received also everyone of the poore men shall receive at the hands of the Warden monthly after the rate of ten pence halfpenny a weeke without any further delay."

It is a little surprising that the statutes should refer only to poor men, as the 1597 Charter did not

specify the sex of the beneficiaries and, in 1664, the minutes show that the Governors were already admitting women.

James Watts did not keep his personal money separate from the charity funds, and he owed the charity £49.18.11½d at his death. His son was required to repay this (fig. 3) and he did so in part, but never fully.

John Love was appointed warden in 1685; he was Master of Oakham School from 1662 to 1702 (Barber 1983, 47-8). He must have drawn the attention of the governors to the fact that their statutes were not being observed as, in October 1686, he was asked to serve notice on the beneficiaries requiring them to return to the hospital and reside there permanently. They were given until 25th March 1687 to comply.

Love was succeeded as warden in 1702 by the Reverend John Warburton, Vicar of Oakham and a governor of the charity. He was a trustee of Oakham School from 1693 to 1736. The Oakham School connection continues with John Adcock, who became warden in 1736; he was Master of Oakham School from 1724 until his death in August 1752 (Barber 1983, 51-5). He was succeeded as warden by Thomas Ball, who was Usher at Oakham School from 1745 until 1756; Ball continued as warden until his death in 1800.

There is also periodic mention of the appointment of sub-wardens. From 22nd June 1752, successive members of the Scotney family held this position; first Henry and then, in 1769, his son Charles, followed by his son, another Henry Scotney, who was sub-warden from 1818 until his death in 1870. In 1787, Charles Scotney is recorded as tenant of a close in The Parks enclosures at Oakham (ROLLR DE 3443; DG 7/1/81/1-4).

A list of wardens, sub-wardens, clerks and beneficiaries is given below at Appendix 3.

### *The beneficiaries*

There are numerous references from 1664 onwards to the appointment of beneficiaries and matters concerning their welfare (fig.4).

In 1665, the Church of England undertook a survey of hospitals and their governance, and the Rectors of Whitwell and Edith Weston made their report on this charity in August 1665. They noted that "there is in the said Hospital a sub-warden whose salary is Five pounds per annum and six poore people men and women whose allowance is Three pounds Two shillings and Seven pence per annum besides salt beanes firing straw etc amounting to almost Three pounds per annum which is divided among them" (Abraham Johnson MSS). This report coincided with the proclamation of new statutes, set out above, by the governors. No doubt the enquiry prompted the governors to amend the statutes as

		Exposita Ordinaria		
1776	Michaelmas 2 <sup>o</sup> 1776	£	s	d
1 <sup>o</sup>	to the Warden	2	2	0
	Subwarden	1	15	0
	Widow Templar	1	1	0
	Widow Cockman	1	1	0
	Widow Palmer	1	1	0
	Widow Barnes	1	1	0
	Barnet Bland	1	1	0
	Hester Wright	1	1	0
	Washer Woman	1	10	0
1 <sup>o</sup> Year. January 2 <sup>o</sup>		11	13	0
8 <sup>o</sup>	to the Warden	2	2	0
	Subwarden	1	15	0
	Widow Templar	1	1	0
died Dec 30	Widow Cockman	1	1	0
died Nov 30	Widow Palmer	1	1	0
6 <sup>o</sup>	Widow Barnes	1	1	0
	Barnet Bland	1	1	0
	Hester Wright	1	1	0
	Washer Woman	1	10	0
		21	13	0
Lady Day 1777				
1 <sup>o</sup>	to the Warden	2	2	0
	Subwarden	1	15	0
	Widow Templar	1	1	0
	Widow Barnes	1	1	0
	Barnet Bland	1	1	0
	Hester Wright	1	1	0
	Widow Williams	1	1	0
	Mary Love	1	1	0
	Washer Woman	1	10	0
		11	13	0
		34:19		

Fig. 4. An extract from the accounts, showing some of the Exposita Ordinaria, or normal quarterly outgoings, in 1776-77, namely the allowances to the Warden, Sub-Warden, beneficiaries and washerwoman.

they were presumably following the Roger Flore statutes dating back to 1421 and these must have been very out-dated.

It is assumed that the almspeople were chosen from Rutland prior to 1700 but then Thomas Carter of Olney, Buckinghamshire, was appointed as a beneficiary; the patron at the time was resident in Olney. The beneficiaries were still receiving stipends but only £2.5.4d per year, and there is clear evidence that they were desperately poor: two of them were given 5s extra as a special grant and another was given 5s 6d to buy two shirts.

Another sign of the extreme poverty of the beneficiaries is that, in the early 18th century, the charity began to pay for coffins when residents died; this practice continued until the hospital became uninhabitable about 100 years later. The sum paid was five shillings.

We have already seen that beneficiaries had to be ordered to continue living in the hospital. This was a continuing problem. The minutes for 4th October 1721 record that "it is decreed that the sub-warden shall consistently reside in the Hospital and that all the poor who shall be elected shall be obliged to reside in the Hospital and attend divine service in the Chapel". A few years later, the governors were proposing to remove two of the beneficiaries, Scott and Carter, for non-residence; in fact, their pensions continued to be paid.

The residents continued to get fuel to supplement their meagre income. In 1726, John Cramp took a new twenty-one year lease of the charity land in Oakham, paying £16 per year plus 4000 of "good pittcoles" each year. In 1755, the tenant was required to provide all the coals necessary for the poor people at "ten hundred coals each".

By 1764, the salaries paid by the governors had been increased to £2.2.0d per quarter for the warden, £1.15.0d for the sub-warden and £1.1.0d per quarter for each of the poor people and the washerwoman; from St Thomas's quarter 1773 the latter was paid £1.10.0d. However, only little money was expended on the upkeep of the hospital, so that it may be assumed that it was gradually decaying, and this became evident fifty years later when the beneficiaries ceased to reside there (fig. 5).

In 1792, with a slightly increasing income, the governors agreed to increase the number of beneficiaries from six to eight and to increase their salary to £6 per year each. The two additional beneficiaries were not entitled to residence in the hospital until there was a vacancy among the residents.

In 1847, when the governors were fighting for greater compensation for the land taken by the Midland Railway, as described below, one of the witnesses, William Hayes, who gave his age as 74 or thereabouts, said that, about 65 years earlier, he "went to school to Mr Scotney at the Hospital commonly called the Bedehouse and was there about

three years and that there were five or six people, two or three men and three women and that Mr Scotney used to read prayers twice a week in the Chapel at which the poor people always attended and several of the respectable people of Oakham".

By 1821, the only people living at the hospital were the sub-warden and the washerwoman (Charity Commission report, 380-1). Two coffins were bought in 1813 and one in 1819, probably for the last of the poor people to reside at the hospital. From that time on until 1976, the governors paid pensions to poor people living in their own homes.

### *The property and other assets of the charity*

The charity's assets from the outset were the Edith Weston rentcharge and land at Oakham, Egleton and Barleythorpe, which purported to have contained 97 acres in total, although it will be seen later that this was a gross over-estimate.

One of the early tenants to be mentioned in the charity records was John Beaver of Oakham, who was renting the land at Oakham and Barleythorpe in 1606 and paying rent of forty shillings per year and also two shillings per year to the warden and sixteen pence to the sub-warden and eight pence per year each to the six poor men and the washerwoman. The rent was much increased in 1664, perhaps the sign of a new and energetic warden; new farm leases were negotiated and John Beaver of Oakham paid a fine of £10 to secure a twenty year lease of the Oakham and Barleythorpe land at a rent of £16 per year and Arthur Ffall paid a fine of £5 and a rent of forty shillings for the Egleton land.

Again, in 1664, the governors decided that they would demolish some of the hospital buildings. This took place in 1666, and some materials were salvaged. In 1667, a Mr Falconer paid £15.15.0d for "a fodder and a half of lead" and a Mr Jackson the glazier paid £10.10.0d for a fodder of lead; other lead and stone was sold later and over £50 was spent on repairs of the remaining buildings. The *Oxford English Dictionary* says that a fodder or fother is a definite weight of some specified substance and quotes a fodder of lead as being 19½ hundred-weight. The buildings taken down were the north and west ends of the hospital.

Wright's *History and Antiquities of the County of Rutland* (1684, 102) records four roundels and two inscriptions once present in the window of the hall of the hospital, which has since disappeared. The following description is taken from Paul Sharpling's account of Rutland's stained glass (Sharpling 1997, 5-6 and 55, fig 2):

"The inscriptions "orate pro bono statu Williel[m] Grafford et Ellene consortis sue" and "orate pro bono statu Henerici Bell et Isabelle consortis sue" invited worshippers to pray for the good estate of

Exposita Extraordinaria.		L	s	d
	Brought on	118	7	3
	pd for two Books to keep the Accounts	0	2	0
January	paid a man for throwing snow off the	0	0	8
2 <sup>d</sup> 1784	Lead of the Chapel			
No. 29	June 4 <sup>th</sup> 1784 pd the Rev <sup>d</sup> Mr Williams	0	10	0
	Three years Tythes due Michaelmas 1783			
No. 30	June 15 <sup>th</sup> pd Tinker for mending the Washing	0	7	6
	Copper			
No. 31	June 17 <sup>th</sup> pd Hawley for a Buck Sheet	0	3	0
No. 32	pd Jackson for wood for Garden Door	0	7	0
	Sewer for making D <sup>o</sup>	0	2	6
	Smith for Bell Rope	0	1	4
	Clearing Weeds from Buildings	0	0	6
	Scuttles 1. & Besoms 7 <sup>h</sup>	0	1	7 <sup>h</sup>
No. 33	Beavers's Bill Sept. 18 1784	0	13	2
No. 34	Sept 20 <sup>th</sup> Mason's Bill	0	6	0
No. 35	Sept. 23 <sup>rd</sup> Wythers's Bill	0	4	0
No. 36	Sept. 25 <sup>th</sup> Gacy's Bill	0	5	2
No. 37	Sept. 29 <sup>th</sup> Tyler's Bill	0	7	8
	June 20 1785. A Bell rope 1. Besoms	0	3	0
	4. & Scuttles. 1. & 4 clearing Weeds 4L			
No. 38	Oct. 19 1785 Masons Bill	1	4	4
No. 39	Oct. 19 1785 Mould's Bill	3	0	10
No. 40	Oct. 19 1785 Tyler's Bill	0	9	1
No. 41	Oct. 19 1785 Beavers Bill	2	9	9
No. 42	Oct. 19 1785 Wythers Bill	4	16	10
No. 43	Oct. 19 1785 Coopers Bill	0	2	10
No. 44	7 Oct. 12 1784. A Bilsdon's two years			
& 45	2 Oct. 19 1785 Land Tax	2	0	18 8
		135	4	5 <sup>h</sup>

Fig. 5. An extract from the accounts showing the Exposita Extraordinaria, or additional expenses incurred in maintaining the Hospital, in 1784-85. Items regularly found in the bills, which were collated by Arthur Hawley, include bell-ropes, besoms, and of course coffins, as well as clearing drains, weeding, and throwing snow off the chapel roof - no doubt necessary due to the shallow pitch of the lead and, perhaps, the condition of the timbers.

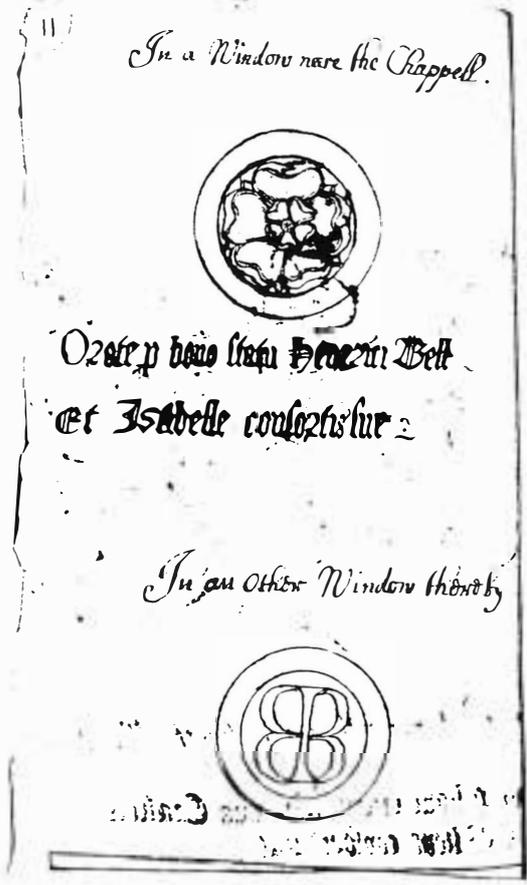
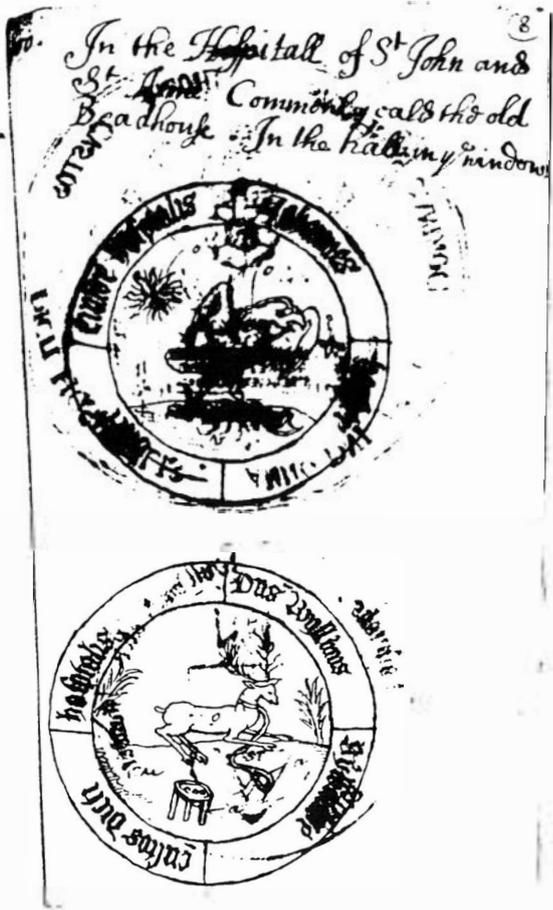


Fig. 6. James Wright's original drawings of the stained glass in the windows of the various Hospital buildings, which were the basis for the illustrations in his History and Antiquities of the County of Rutland (1684).

William Crafford and Henry Bell, perhaps two former wardens of the Hospital, and their wives Ellen and Isabelle. The roundels showed the seals of four early officials of the charity. The first commemorated William Dalby, the founder of the charity, and illustrated his mark as a Merchant of the Staple of Calais. Its inscription read: "Will[iel]mus Dalby fundator istius hospitalis" (William Dalby founder of this Hospital). The second seal, an eagle perched on a battle axe, belonged to John Baxter and was encircled by the text: "Iohannes Baxster [pres]biter eiusde[m] hospitalis" (John Baxter, Chaplain of the same Hospital). The third seal, a seated stag, was ringed by the text: "D[omi]n[u]s Will[iel]mus Sylkande custos dicti hospitalis" (Master William Sylkande, Warden of the said Hospital). The fourth, depicting a crowned rose at the top of a tree, was that of Robert Thorpe and had the edging inscription: "Dominus Robertus Thorpe custos dicti hospitalis Anno D[omi]ni 1570" (Master Robert Thorpe, Warden of the said Hospital AD 1570). Thorpe's motto is also included: "Et si mors in dies accelerat vivit tamen post funera virtus" (Even though death approaches daily ever faster, virtue lives beyond the grave)."

Wright's account makes it clear that the four large roundels were in the window of the hall of the hospital, and not in the chapel. This is confirmed in a source not known to Sharpling, but since kindly made available by Mr Edward Baines, a volume of manuscript notes in James Wright's own hand (fig. 6). This includes not only original drawings of the glass in the hall windows, but additional, hitherto unpublished, details. Specifically, the legend "Orate p' bono statu Will'mus Crafford Z Ellene consort' sue" was in the north window of the chapel; that relating to Henry and Isabelle Bell was in a window near the chapel, with a circular rose device; and in another window nearby, there was a further circular device perhaps representing a monogram of HB and IB, for Henry and Isabelle Bell. These notes testify that the hospital did then have a common hall building distinct from the chapel, as implicit in *VCH* (see Appendix 6) and that the dedications to the Craffords and the Bells were in neither of these buildings. It is likely, though not certain, that Wright's record was made after the alterations of the 1660s, and thus that these windows were in still existence at the time he published his work in 1684.

In 1701, the charity must have surrendered underweight silver, rather late, following the re-coinage of 1695-98 which led to the imposition of the window tax, for the accounts record that 140 ounces of "clipt money" was surrendered at 5s.1d per ounce, a total of £35.11.8d.

By the early 18th century, the governors had been able to save a little surplus income and, in 1706, bought land at Barrow, known as Stackhills, from

John and Martha Christian, for £100. The Christians remained as tenants for a short time but, by 1711, the tenant was John Berridge of Barrow paying £5 per year. The acreage is variously shown as anywhere between 8 and 12 acres. The Charity Commission report of 1821 gives the acreage as 9 acres 2 roods and 16 perches. A further purchase of land was made in 1727, when £80 was paid for a 6 acre field in Braunston. A list of the agricultural tenants is recorded at Appendix 4.

Again, in 1781, the governors had some surplus income but, this time, they bought Government Stock, as they did again on several occasions over the next thirty years.

Before the charity land was enclosed early in the nineteenth century, there are various references in the charity minute books to tenants being required to produce a terrier of the land which they occupied. A terrier of the Oakham and Barleythorpe land made in 1707, when William Cleave of Barleythorpe was tenant, is held by the Record Office (ROLLR DE 1782/42), and this records the land strip by strip with the names of those occupying land on either side of each charity-owned strip. The names recorded are Mr Allen, John Angell, Hugh Ashton, Henry Bever, Robert Billinton, Richard Brown, Edward Castledine, Thomas Davis, William Freeston, Mrs Glen, Thomas Heyes, John Hubbard, John Hubbs, Henry Lin, Widow Longstaff, Thomas Lyn, William Maidwell, Thomas Meadows, Widow Perkin, Thomas Pulling, John Richardson, William Richardson, Mathias Royce, William Rye, John Smith, John Swallow, Joseph Vezey, Widow Waite and the Vicar of Oakham.

Most of the charity land was in the open fields and, early in the nineteenth century, this land was enclosed, starting with Braunston and Barrow in 1802-03. The cost of enclosing the charity land at Barrow was £48.12.11d, and the cost of enclosure, together with hedging and fencing, at Braunston was £51.5.3d.

One would have expected that the rents of the enclosed lands would have increased immediately, but it was only in 1812 that the rent of the Braunston land was increased from £7 to £10.10.0d per year and the Barrow land from £12 to £16.16.0d. At about the same time, the rent of the Egleton land was increased from £12 to £18.10.0d, but this had been enclosed much earlier, in 1756 (fig. 8).

The Oakham and Barleythorpe land had been in the tenancy of Thomas Sewell of Oakham, miller, at a rent of £35 per year until Ladyday 1812. The land was then split between three tenants; just under 52 acres was let to Thomas Adcock of Oakham, farmer, at a rent of £87 per year and 2½ acres was let to the sub-warden, Charles Scotney, for £6 per year. A further 3 acres was let to Dr John Doncaster, Headmaster of Oakham School, for £12 per year.

The Oakham enclosure did not take place until

40

I have viewed the Close, or Parcel of Land, be-  
 longing to the Nation and Governors of the Hospital of  
 St. John and St. Ann, in Oakham, containing <sup>a. r. p.</sup> 8. 0. 9,  
 situate in the parish of Eggleton, in the County of Rut-  
 land, and I am of opinion that the same is fairly worth  
 to rent, <sup>£ s. d.</sup> 18. 10. 0 per Annum; the Tenant or Occupier  
 thereof paying and discharging, over and above the rents,  
 all Taxes and Outgoings whatsoever, except Landlord's  
 Property Tax, due and payable in respect of the Premises,  
 and keeping the Fences, Gates, and Stiles in sufficient  
 repair, at his or her own expence

Uppingham, }  
 15<sup>th</sup> Feb. 1813. }

Jon<sup>th</sup> Gibbons

Fig. 7. Rental valuation of the Hospital's land at Eggleton, taken by Jonathan Gibbons in 1813.

William Hayes of Oakham Aged 74 years  
 or thereabouts saith - That upwards of 65 years ago  
 he went to School to Mr Scotney at the Hospital  
 commonly called the Bedchouse. He was there about  
 3 years ~~by~~ <sup>in</sup> ~~the~~ <sup>the</sup> ~~houses~~ - That there were  
 5 or 6 Bedchouses in the Yard in which resided 5 or <sup>William Hayes</sup>  
 6 poor people, 2 or 3 men & 3 women - That Mr  
 Scotney used to read prayers twice a week in the  
 Chapel at which the poor people always attended  
 And several of the respectable Inhabitants of <sup>in</sup>  
 Oakham.

Fig. 8. Attestation of William Hayes concerning the school run by Mr Scotney and the reading of prayers at the Hospital.

1821, and the cost was £420.4.8d. By this time, the warden was the Reverend George Osbourne; he was rector of Teigh and later of Stainby, near Colsterworth, Lincolnshire. He was appointed in 1800, but resigned in 1821 and gave the reason that this was in consideration of the low state of the charity funds. The cost of the Oakham enclosure had certainly made a big hole in the finances; Government Stock, which had been bought over the previous 40 years, was sold and, from 1821 to 1825, the charity's capital account was in debit. By way of thanks for his services, the Governors presented George Osbourne with the chalice and paten from the Chapel.

In 1821, the Governors resolved to discontinue the allowance to the sub-warden, Charles Scotney, of £4 per year for coals, but he was then allowed to occupy the whole of the Hospital House rent free, subject to the payment of rates and taxes. He and his father before him had been running a school at the premises, as attested by William Hayes in 1847 (fig.8). A bill held by the charity shows that, in 1799, John Birtchnell was paid for works at Mr Scotney's school and again, in 1801, Mr Birtchnell was doing work on the brew-house, parlour, hall, kitchen, sleeping room and staircase in Mr Scotney's house.

Towards the end of the reign of George III, the Government commissioned reports on charities throughout the country, prior to the establishment of the Charity Commission. These reports were begun in 1818 and went on until 1837; the report covering this charity was made in 1821. It was prepared shortly before the Reverend George Osbourne resigned as warden on 5th May 1821. The report states that "the warden, who is a clergyman, resident at some distance from Oakham, has a salary of £15 a year; he allows the use of his house to the sub-warden, rent free." After dealing with the founding of the charity by William Dalby and the refoundation in 1597, there is a detailed description of the land and buildings and investments of the charity. This is set out in full in Appendix 5.

It will be remembered that the early documents refer to 97 acres of land in Oakham, Barleythorpe and Egleton. The Charity Commission report reveals that the land in Oakham contained about 54½ acres, the land at Barleythorpe 3 acres, and the land in Egleton 9 acres 2 roods and 16 perches, a total of about 67 acres. There is no evidence of any land sale before 1821, so it comes as a surprise to find a shortfall of 30 acres. Part of this can be explained by the inaccuracy of older measurements. The governors had a professional survey of the Oakham and Barleythorpe property prepared in 1811 by John Clifton; they were found to contain 58 acres and 37 perches of which 46 acres 1 rood and 36 perches were in the open fields. The land in the open fields

had previously been estimated to contain 51 acres and 2 roods, an apparent loss of about 5 acres. From the 1821 report, it will also be seen that the charity lost about 3½ acres on enclosure; however, this loss was more than recovered 150 years later, when much of the charity's land in Oakham was sold as development land, at a greatly enhanced value.

The 1821 report also noted that the members of the hospital were the warden, sub-warden and twenty poor persons, men and women. The Governors had increased the number of beneficiaries to twenty in 1812 as a result of the increase of the farm rents. The warden and the sub-warden were elected by the whole governing body and eight of the poor people were nominated by the patron and four each by the incumbents of Oakham, Uppingham and North Luffenham. There was still a washerwoman, and she and the poor people each had a stipend of £6.10.0d per year.

The report went on to say that "it cannot be ascertained how many houses or apartments for the poor there formerly were in the hospital, but so far as the object of the institution was to provide habitation for the inferior members, it has now fallen into complete disuse, the washerwoman being the only individual of the poorer class who has resided of late years, and there being no suitable dwelling place for any others". The commissioners making the report commented that the new practice of paying pensions to poorer persons living in their own homes was to be considered a deviation from the original purposes of the charity.

The report concluded by saying that the chapel had not been used as a place of worship for some time. It was described as a spacious room, used by the sub-warden, with the permission of the governors, as a school-room.

When George Osbourne resigned as warden, Mr William Ades, solicitor, of Oakham was appointed receiver of the charity income, until the election of a new warden; he was paid a salary of £5 per year. He also did the charity a considerable favour by lending it money for the next four years, interest free, to help to defray the cost of the Oakham enclosure until rents came in to repay this loan. In fact, no warden was appointed again until 1976, when the charity began to develop warden-assisted elderly persons' flats. By this time, the role of warden had changed completely.

A further result of the Oakham enclosure was that the Earl of Winchilsea, who owned most of the land in the parish of Egleton, offered to exchange the charity land there, which he rented, with land which he owned in Oakham. This exchange was effected in the Oakham Enclosure Award. The Egleton land is still agricultural land, whereas the exchanged land in Oakham was part of the land on which the charity obtained planning permission.

## The Coming of the Railway - 1822-1960

By 1827, the charity had recovered from the expense of the Oakham enclosure. Money lent by the receiver, William Ades, had been repaid and the Governors were beginning to use surplus income for the purchase of Government Stock.

Henry Scotney was living in the sub-warden's house, within the hospital property. The governors continued to appoint a washerwoman until Mary Medbree left in 1843 and was not replaced.

The most significant event for the charity, in the nineteenth century, came about when the Midland Railway Company brought the railway to Oakham, under the powers given by the Syston to Peterborough Railway Act, 1845.

The railway company approached the charity, as the site of the railway would run through the middle of the hospital quadrangle. There were protracted negotiations between the valuers for both parties. The governors and their valuers were much concerned that the railway would run very near to the thatched farmhouse belonging to the charity, which stood on the corner of what are now Cold Overton Road and Long Row, Oakham. The governors took Counsel's Opinion on whether the railway company could be compelled to purchase the whole of the buildings in the hospital quadrangle, but were advised that this could not be done.

The governors then attempted to fight for enhanced compensation, but much of the money claimed was for the supposed adverse effect which the railway would have on the charity's retained property. There is no evidence of the amount of the offer made by the valuer acting for the railway company. The governors were advised to seek £2,300. The case came before the Sheriff of Rutland, Mr Richard Lucas, and a jury of twelve local farmers and businessmen at Oakham Castle on 17th July 1847.

During the course of the hearing, the railway company improved their offer to £1,800, which was accepted, but then they attempted to introduce conditions into the offer, which were refused and the offer lapsed. In the outcome, the jury awarded the charity £1,130.

The charity still holds the file of papers, including witness statements and valuations and plans, made for the case. The Brief to Counsel refers to the plan made by the valuers showing the hospital quadrangle which was formed on the east by the house for the residence of the warden and the sub-warden, on the west by the almshouses for the residence of the poor people, on the south by the common kitchen and on the north by the chapel. Originally it is probable that

the gaps between buildings were filled by walls, some of which had been removed by 1847. There was still the north wall between the west end of the chapel and the north end of the almshouses, in which wall was an entrance through an arched gateway or wicket.

Arthur Hawley ventures the opinion that the gateway in the north wall was probably the only entrance to the quadrangle and that it was natural for it to be there, as Dalby's house was probably just to the north of the chapel outside the enclosed quadrangle (Hawley, 181-4). The original entrance to the chapel was on the north side; this was stopped up at some time and a new entrance opened up on the west side. That west entrance was closed and the original north entrance reinstated in 1983 when the charity's Westgate flats were built.

One of the results of the arrival of the railway was that the almshouses, which were very nearly jutting into the railway itself, were pulled down, but they had already been uninhabitable for many years. The papers for the railway compensation case also tell us that the chapel was in a dilapidated condition and had not been used for worship for many years. It was no longer being used as a schoolroom, as had been the case in 1821.

The charity had always had statutes governing the behaviour of its beneficiaries and, in 1848, the governors felt the need to invoke these against the sub-warden, Henry Scotney. A meeting was called on 4th April 1848 "for the purpose of investigating the truth of the rumours that Mr Henry Scotney the Confrater is a drunkard, and one using alehouses and taverns, contrary to the statutes of the said Hospital". Scotney appeared before the meeting and could not satisfy the governors as to his behaviour. He was admonished and required to forsake his faults within three months, or be excluded out of the house, and another person put in his place.

We do not know whether Scotney's drinking habits changed; perhaps he did not need to frequent alehouses and taverns so often. In 1856, Thomas Parry of Sleaford was engaged to make a survey and report on what repairs were needed on the chapel. He wrote to General W A Johnson, the patron, on 14th August 1856 to report his findings and, among other things, said that "I also very strongly recommend that the barrels, tubs, brewing utensils and lumber should be removed out of the Chapel and that for the future it should be kept clean and free from all such improper usage as that to which it was subject at the time of my visit".

There is no mention of any action being taken

against Scotney and he continued to receive his subwarden's salary and reside in the house until his death on 6th October 1870. Scotney was the last occupier of the house and it was pulled down in 1872-73 at a cost of £37.5.0d.

Substantial repairs were carried out at the Chapel in 1858, but it was not put into use until 1866. The Reverend John Mould, who was Vicar of Oakham at the time, applied to his fellow governors on 6th November 1865 to make use of the Chapel and the governors expressed great satisfaction about this, in view of the money which had been expended. It was at this time that the chalice, which had been given to the Reverend George Osbourne in 1821, was returned to the charity by his son, another George Osbourne; he was asked if he could return the paten but he could not trace it and presented a new one to the charity. The chalice and paten were retained by the charity until 1905 when they were handed to the Vicar of Oakham for safe keeping. *Victoria County History* describes the plate as consisting of a chalice of Elizabethan type and a paten of 1904-5, the latter inscribed "To the glory and honour of God. St John and St Ann's Trustees 1905" (*VCHI*, 23). It is more likely that the paten was the George Osbourne one of 1865.

There was little else of interest in the period from 1873 until 1945, except that the farmhouse and two acres of land adjoining were sold to the Midland Railway Company in 1900 for £1600 and this money invested. This property was bounded by the railway, Cold Overton Road, Long Row and Braunston Road. The chapel was renovated in 1912/3 as will be seen in Appendix 6; the history of the chapel is of periods of neglect and then periods of use when the Vicar of Oakham at some particular time took the initiative to recommend improvements. There were purchases of

Government Stock from surplus income in the period from 1874 to 1880, but then, over the next twenty years during the agricultural depression of the late nineteenth century, the agricultural tenants made numerous applications for rent reductions and this was repeated between 1927 and 1940.

The receiver (later the title of the charity administrator was changed to clerk) changed periodically, but stayed with the same firm of solicitors. In 1854, William Ades was succeeded by his partner Benjamin Adam and, on his death, in May 1890, his son Benjamin Addington Adam was appointed. In 1933, Robert Cecil Dalton was appointed clerk.

The charity had reached a low ebb after the advent of the railway, but found itself in an even worse plight at the end of the 1939-45 war. During the war, the Chapel had been used for the storage of furniture from war-damaged houses and, immediately after the war, the governors resolved that the Chapel should be cleaned as soon as the stored furniture was removed.

In 1949, Oakham Parochial Church Council took over the Chapel to be used as a Church Hall and later for weekday and Sunday services and meetings of the Mothers' Union. By 1953, the governors were concerned about the future maintenance of the Chapel and Mr A H Toyne of the Charity Commission came to view the Chapel and meet the governors in December 1953. As a result, in February 1955, the Chapel was conveyed to the Church Commissioners for England free of cost to be used as a Chapel of Ease in the Parish of All Saints, Oakham. At the same time, allotment land to the south of the Chapel was conveyed to the Peterborough Diocesan Board of Finance.

However, from the early 1960s onwards, the fortunes of the charity began to revive.

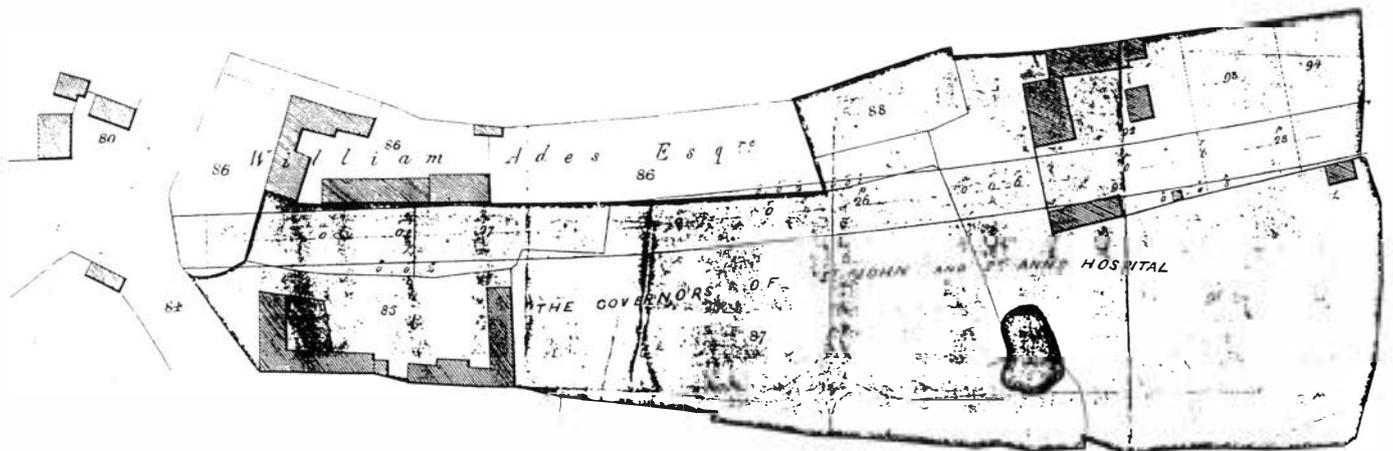


Fig. 9. Plan showing the course of the Syston to Peterborough Railway through the Hospital's land and buildings.

## The charity brought up to date - 1960-1990

Since 1960, the charity has seen many changes. They began with an approach to the governors by the Oakham Urban District Council enquiring if the charity would sell fields Ordnance Survey Numbers 84 and 85 to the Council, for housing development. Negotiations proceeded slowly and, in September 1962, consent was obtained from the Charity Commission for this sale at a price of £13,500 for 18.151 acres. The sale was completed in April 1963. This land was sold off by the Council to various private developers and to-day comprises all of the housing in Buckingham Road, Holyrood Close, Windsor Drive and Sandringham Close and some of the houses in Balmoral Road and Derwent Drive, and also Southfield Primary School.

While this sale was being considered, two other lines of correspondence were being pursued with the Charity Commission. First, the Commission suggested that the charity should up-date its constitution with a scheme to be prepared by the Commission, setting out modern trusts and also revising the governing body. It will be remembered that the governing body at that time comprised the patron, namely the current heir or assign of Archdeacon Robert Johnson, and the rectors or vicars of North Luffenham, Uppingham and Oakham, together with the Bishop and Dean of Peterborough. The Commission suggested that the governors in future should be the patron, the three incumbents ex-officio, two representative governors appointed by Oakham Urban District Council and Rutland County Council, and three co-optative governors. The governors were prepared to agree to these changes, but insisted that the patron and the three incumbents should have full rights to distribute the income to pensioners, in their absolute discretion. Nothing further was heard of this proposal; it was hardly likely to be acceptable to the Charity Commission or to the prospective new governors.

In 1962, the other matter raised between the charity and the Charity Commission was the possibility of the charity developing new almshouses. The Commission pointed out that the money raised from the sale to Oakham UDC would not go far in the purchase of land and building on it and suggested a joint development by this charity and two other local charities with similar objectives, namely the Archdeacon Johnson charity and Royce Eventide Homes. Some correspondence was exchanged with the clerk of the former charity, but the proposal came to naught, as the governors did not wish to compromise the independence of St John's and St Anne's Hospital.

The governors sought advice periodically from the late Roland Murray of Messrs Royce and, acting on his advice, sold field OS No 221 comprising 2 acres 2 roods and 36 perches to Oakham UDC in 1973 for £14,000. This land is bounded on the east by the railway and on the north by Braunston Road and has since been developed by the Council with flats and elderly persons' bungalows in Derwent Drive.

The sale which really set the charity up financially took place on 5th October 1973. Charity Commission consent had been obtained to sell 14.818 acres, being part of OS Nos 112 and 121 in Oakham, with the benefit of planning permission for residential development. There had been a big boom in prices for development land over the previous few years and the land was sold to Bruce Fletcher (Leicester) Ltd for £271,000. The remaining part of the two fields was retained because it drained to the north-west and, at that time, the foul water drainage in that area of Oakham would not accommodate further development. The land sold sloped towards the east and south where adequate drainage was available. This land has been developed by a continuation of Welland Way beyond the site of the Balmoral Road garage, with a number of cul-de-sacs running off it. A plan of the land sold and the land retained is included; before development part of this land had been used as a rifle range by Oakham School.

By 1974 the income from the Edith Weston rentcharge had dwindled to just over £20 and was an insignificant part of the charity's revenue. Between 1974 and 1977, the rentcharge was redeemed by the owners of the land out of which it issued. Most of this land now belongs to the Anglian Water Authority, and forms part of Rutland Water and surrounding amenity land. A small part of it previously belonged to the Ministry of Defence and was the site of a World War II WAAF camp.

### *Development at South Street, Oakham*

When it became clear that the charity would benefit by the two land sales which eventually took place in 1973, the governors began to make plans for building properties for elderly people and, in 1973, bought a site in South Street, Oakham, from the trustees of the Royce Eventide Homes charity for £8000. The charity joined the National Association of Almshouses. At one time, the governors were thinking of building properties for retired clergy.

In November 1973, the governors met Mr L J Sillito of the Church of England Clergy Pensions Board and he viewed the site in South Street. He

advised that a local architect should be appointed and the governors chose Mr Tom Wilson of Oakham. Mr Sillito suggested that the site should be developed with two bedroomed flats to accommodate a mixture of single and married people and that the governors should include a flat for a warden. The governors hoped that one or two of the flats would be for retired clergy, but made it clear that this would depend on who were the most needy applicants and that preference was to be given to applicants from Rutland. This was the last meeting which Commander F N Blois Johnson attended; he was taken ill in 1974, but remained as a governor until 1976. In his absence from active involvement with the affairs of the charity, he asked the Dean of Peterborough, the Very Reverend Dick Wingfield-Digby, to act as chairman and oversee the South Street development.

In February 1974, the governors approved Tom Wilson's draft scheme for building eleven flats on the site, with a common room, and planning permission was obtained in May of that year.

Detailed plans were prepared during 1974 and approved by the governors. E Bowman & Sons Ltd of Stamford were given the building contract and building work began on 10th February 1975. At that time, housing subsidies were available on an annual basis from the local authority; with local government re-organisation, this was now Rutland District Council. As the development proceeded, new legislation was enacted which would allow developers of public housing to register as a Housing Association with the Housing Corporation, with the result that the annual subsidy could be replaced by a capital grant covering a large part of the cost. On the advice of the National Association of Almshouses, the charity duly registered and, when the building was complete, received a grant of £112,849 towards the total cost of £169,429.

Although Commander Blois Johnson was unable to come to meetings during the course of the development, he kept in close touch with the author, who was, by this time, clerk to the governors. In a letter dated 5th May 1975, he said that he proposed to stay on as a governor until his 70th birthday in October 1976 and then to ask his nephew, Mr Robert E B Johnson, to succeed him. He said that he was hoping to see the completion of the South Street project before he retired and added "I wish old Dalton [Robert Cecil Dalton, solicitor, clerk to the governors from 1933 until his death in 1952] was still alive as it was he who, in 1945, rang me up in the middle of an afternoon teaching period and told me I simply must come to the A.G.M. the following day as, if I didn't, no-one would be present and the Charity Commissioners might fold our little St John's and St Anne's up. Of course, I went and, by God's help, we have survived to achieve something that I never dreamed of and I am sure old Dalton didn't!!!".

The governors decided that they would have a warden and assistant warden for the flats and, in due course, appointed Mrs Peggy Edwards of Northgate, Oakham, as warden and Mr and Mrs Charles White, one-time licencees of The Odd House, Station Road, Oakham, as assistant wardens. As public money supplied a large part of the cost, Rutland District Council had the right to nominate five of the occupiers, namely Miss E Bailey, Mrs E A Bell, Mrs E F Cooper, Mrs A N Jenkins and Mr & Mrs P Rafferty, all of Oakham. The governors placed the other occupiers, who were Mr & Mrs B Butler, Mrs V M Sharpe and Mrs D S Rippin of Oakham and Mrs F S Jebb of Manton.

The warden took occupation of her flat with her husband and daughter early in August 1976 and the other residents a week or so later. The formal opening ceremony took place on 1st September 1976 and was performed by the Bishop of Peterborough, the Right Reverend Douglas Feaver, who was a governor. The chairman was unable to attend but his nephew, Robert Johnson, was present to represent him. He took over as a governor in October 1976.

#### *Development at Johnson Road, Uppingham*

Even before the building work at South Street started, the governors were looking ahead to a further development and, on 10th January 1975, they purchased a site at Johnson Road, Uppingham, adjoining the bungalows owned by the Archdeacon Johnson charity. The property had been owned by Mr Raymond Dalby, an Uppingham builder, and comprised his builder's yard and workshops and office and the flat where he lived; the price was £32,000.

The proposal to build further flats elsewhere than at Oakham with the total number of beneficiaries to exceed twenty meant that the charity had to obtain a revision of their constitution. As this was contained in a Royal Charter, it was necessary to obtain an amendment by Order of the Privy Council and this was dated 2nd July 1976. It gave the governors power to build further almshouses on land belonging to the charity within the District of Rutland or elsewhere in England for the accommodation of almspeople who were qualified according to the rules of the charity. The governors were also given power to charge a weekly maintenance contribution to their occupiers.

Sketch plans for the Uppingham site were first prepared in 1975 and planning permission obtained early in 1976. At this stage, the charity had to put their plans on ice until they could get approval from the Housing Corporation or Rutland District Council to provide Housing Association Grant to pay for the greater part of the cost of the work. The proceedings to get the grant were protracted, but it was eventually approved in July 1979. Building then proceeded

almost immediately. The contractors were Pumfrey Construction Ltd of Leicester.

The governors decided to retain Ray Dalby's former flat and offices and workshops and convert these into three flats, and the new building on the site was a block of twelve one-bedroomed flats on the builder's yard. The flats were first occupied in August 1980. There were thirteen applications for the post of warden and the candidate chosen was Mrs Jean Flaxman, formerly of 20 Newtown Road, Uppingham. She was caretaker of the Uppingham Church of England Primary School at the time; she is still warden to-day. There were 46 applicants for the fourteen flats; again the local authority had the right to nominate half of the occupiers. At first, there was no common room as the governors hoped that the residents would be able to use the common room in nearby Council property. At a later stage, the charity was able to buy a small property adjoining the original site which included a bungalow, which had been let to a Mr and Mrs Craven, together with some garages; the bungalow was converted into a common room.

#### *Development at St Anne's Close, Oakham*

The governors began to prepare for a development centred on St John's Chapel, Oakham, as early as 1977. The Dean of Peterborough was able to tell them that the chapel had been declared pastorally redundant. The chapel had fallen into complete disuse and was in a very poor state.

Most of the surrounding land had been bought by Rutland District Council for redevelopment. In March and April 1979, the Council and the charity agreed in principle that the charity would buy and develop a site for further warden-assisted elderly persons flats. An approach was made to the Diocese of Peterborough to acquire the chapel and the allotment land to the south, which had been conveyed to the Diocese and the Church Commissioners in 1955. The charity still owned the allotment garden to the north of the chapel.

The governors appointed Mr Maurice Walton of Messrs Stimpson and Walton of Northampton to be the architect for the work and he met the governors for the first time in June 1979. He was instructed to apply for outline planning permission; this was obtained in March 1980.

The development now depended on obtaining Housing Association Grant either from the Housing Corporation or from Rutland District Council. The Corporation proved unable to help, but finance was eventually agreed through the local authority.

The chapel and the allotment land to the south were conveyed to the charity in May 1981, but not before some lead had been stolen from the roof.

Detailed plans were approved in November 1981 for 26 one-bedroomed flats, plus warden's flat and

guest room, common room and laundry. That part of the site belonging to the Council was bought for £25,000 in March 1982. Shortly afterwards, tenders were sought and the builder selected was Jeakins Weir Ltd of Corby, Northamptonshire. A survey of the site was prepared and a lot of wells were found and capped, as part of the site was a redevelopment of nineteenth century housing which had been demolished shortly before. Work on the flats began in August 1982.

Once work on the main development was in hand, the governors could turn to the renovation of the chapel. The alterations are detailed in Appendix 6. The cost was estimated at £46,000, to be paid for out of surplus income from earlier years. The work commenced in April 1983.

The flats were first occupied in October 1983 and the official opening ceremony was performed on 30th November 1983 by Colonel Tom Haywood, Deputy Lord Lieutenant for Leicestershire with special responsibility for Rutland. The Bishop of Peterborough consecrated the chapel, which is now used for regular weekly worship.

The governors had a number of applicants for the post of warden and selected Miss Jenny Mallett. The assistant warden was Mrs Hilda Paterson, who was succeeded by Mr Charles McCormack, who also did most of the garden work until age and ill-health prevented him.

There is a plan attached showing the land bought from Rutland District Council. The name William Dalby, which formerly applied to the street on which the chapel was situate, was preserved, when the area was redeveloped as William Dalby Walk.

The building costs for the development at Saint Anne's Close were £492,126 and the total cost, including fees, site development costs and land acquisition, was just over £600,000. Housing Association Grant covered about 87% of the cost.

While this work was proceeding, the tenant of the charity land at Barrow left and the land was sold for £20,000.

On 16th November 1984, the charity was honoured to welcome Her Majesty the Queen and the Duke of Edinburgh to the St Anne's Close flats, and their signed photograph is a prized possession which hangs in the common room there.

Over the next two years, the governor considered where they might develop again. The possibility of building in North Luffenham was considered but rejected, as was a development on the site of the church hall of All Saints' Church, Oakham.

The governors also considered whether to provide nursing home accommodation on one of the charity's sites and some discussions took place with a nursing home charity, called Brendoncare from Winchester, which was considering widening their operation into the Midlands. This proposal eventually came to naught, partly because funding for a scheme was not

forthcoming through the Area Health Authority and partly because Brendoncare decided to keep their work nearer to their Winchester base.

### *Second development at Uppingham*

By 1986, the governors had begun to consider plans for further building on the site of The Hospital of Christ at Uppingham. They had instructed Maurice Walton to prepare a scheme; he proposed to demolish the block containing the warden's flat and two other flats, and to build a block containing twelve flats, one of which would be for the warden. This would also mean that the common room and garages at the entrance to the site would be demolished and a common room provided within the new block. This is the proposal which was eventually used.

Planning permission for the Phase II work at the Hospital of Christ was obtained in April 1988 and it appeared that Housing Association Grant would be available through the local authority, so that building could begin late 1988 or early 1989. This necessitated asking the warden and the two residents in the secondary block at Uppingham to accept alternative accommodation. Mrs Flaxman and her husband then moved into a vacant flat in the 1980 development. Mrs Ida Haseler moved to a flat in St Anne's Close belonging to the charity, and Mr W A Wignell moved into an Archdeacon Johnson bungalow adjoining our charity's site.

In December 1988, the governors chose J S Clark & Co (Oakham) Ltd to be the builder. The final arrangements for Housing Association Grant were settled on 6th January 1989 and work commenced on site a few days later. The new building was completed early in 1990, and residents moved into their flats in January of that year. The formal opening took place on 16th March 1990 and was

performed by Lady Jo Benson, OBE, JP, the Chairman of the Executive Committee of the Almshouse Association.

The governors had decided that they wished to commission a suitable work of art for the new development and eventually asked Erika Betty of Stirling to design and produce a tapestry depicting local scenes, to hang in the stairwell, and this work has since been completed and installed.

The total cost of the new block at Uppingham was £548,991, and Housing Association Grant was just over £450,000.

The charity also saw other changes in 1990. Jenny Mallett, the first warden at St Anne's Close, Oakham, retired and she was replaced by Mrs Anne Harrington of North Luffenham. Mr Noel Branston, who had been assistant clerk for some years, retired on 31st December 1990 and was replaced by Mr John Lambert, architect, of Uppingham.

### *Conclusion*

During its long history, The Hospital of St John the Evangelist and of St Anne in Okeham has experienced many changes of fortune, but none more dramatic than the building programme of the last thirty years, made possible by the availability of government funding and the enhancement in value of the charity's land.

The 400th anniversary of the refounding by Archdeacon Robert Johnson and the 600th anniversary of the original foundation by William Dalby have both occurred during the present decade. From such ancient beginnings, the charity looks forward, confident that it will continue to provide residential accommodation for the elderly and that the quality of that accommodation will meet the increased expectations of today's society.

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## Appendix 1 - Transcription and translation of the Licence for the Foundation of the Hospital dated 21st May 1399

*Note: Abbreviations and omissions caused by wear in the original document have been expanded using square brackets.*

Ricardus dei gratia Rex [A]ngl[ie] et [F]rancia [D]ominus Hib[er]nie Omnibus ad quos presentes [I]t[er]e p[er]ve[n]e[n]t salutem. Sciatis q[uo]d de gratia n[ost]ra speciali concessimus et licencia[m] [dedimus] pro nobis et heredibus n[ost]ris quantum in nobis est Will[el]m[o] Dalby de Exton[e] quod ipse de novo facere et stabilire possit [apud Okeham] quoddam hospitale de duobus Capellanis ynde unus sit Custos et perpetuus et alius r[emoti]vu[s] et [du]odecim [pauperibus] hominib[us] ad exorand[um] specialit[er] pro salubri statu n[ost]ro et carissime Consortis n[ost]re Isabelle Regine Angl[ie] [dum] vixerimus et pro animabus n[ost]ris cum [ab hac luce] migraverimus ac pro animabus Carissime Consortis Annae, defuncte, [nuper Regine], et carissime d[omi]ni et patris ac carissime d[omi]n[a]e et matris n[ost]r[um] defunctor[um] necnon p[ro] salubri statu praedicti Willelmi et Agnetis uxoris eius, dum vixerint, et pro animabus suis cum ab hac luce migraverint et pro animabus omnium fidelium defunctorum, iuxta ordinationem praedicti Willelmi in hac parte faciendam imperpetuum. Et ulterius quod idem Will[elmu]s dare et assignare possit custodi dicti hospitalis postq[ua]m sic fundatum fuerit unu[m] mesuagium et duas acras terre cum pertinentiis in predicta villa de Okeham h[ab]end[um] et tenend[um] eidem custodi d[i]c[t]o et successoribus suis custodibus dicti hospitalis p[ro] mansione et inhabitatione d[i]c[t]i custodis et d[i]c[t]i socii sui ac d[i]c[t]orum duodecim pauperum hominum et successor[um] suor[um] imperpetuum.

Et praet[er]ea de ulteriori gra[tia] n[ost]ra concessimus et licenciam dedimus pro nobis et heredibus n[ost]ris, quantum in nobis est, prefato Will[el]m[o] q[uo]d ipse [post foundationem] d[i]c[t]i hospitalis et ordinationem suam predictam [ple]narie factam, dare et assignare possit advocacionem patronatum et collationem dicti hospitalis dil[e]c[t]is nobis in Christo Priori et Conventui domus s[an]c[t]e Anne ordinis Cartusien[sis] iuxta Coventre de fundat[i]o[n]e n[ost]re existen[te] h[ab]end[am] et tenend[am] eidem Priori [et Convent]ui et successoribus suis imp[er]pet[ui]m. Et eidem Priori et Conventui quod ip[s]i advocacionem patronatum et collatio[n]em pred[ic]tos a prefato Will[el]m[o] recip[er]e et tenere possint sibi et successoribus hiis pred[ic]tis imp[er]petuum tenore presencium similie licenciam dedim[us] sp[eci]alem. Concessimus insup[er] et licenciam dedimus pro nobis et heredibus n[ost]ris pred[ic]tis quantum in nobis est eidem Priori et Conventui q[uo]d ip[s]i quadraginta libratas annui et quieti redditus percipiend[as] de possessionibus suis ubi eis placuerit ordinand[as] dare et concedere possint Custodi p[rae]d[i]c[t]i hospitalis h[ab]end[as] et tenend[as] sibi et successoribus suis p[ro] sustentat[i]o[n]e sua et d[i]c[t]i socii sui ac duodecim paup[er]um hominu[m] praed[i]c[t]orum et successor[um] suor[um] imp[er]petuum. Et eidem Custodi q[uo]d ip[s]e pred[ic]tas quadraginta libratas redditus a p[re]fatis Priore et Conventu recip[er]e et tenere possit sibi et successoribus suis pred[ic]tis sicut p[re]dic[t]um est imp[er]petuum tenore presentium similie licenciam dedimus sp[eci]alem. Statuto de terris et tenementis ad manu[m] mortuam non ponendis edito seu aliquo alio statuto vel o[r]dinac[i]one quacumque seu eo q[ui]d Prioratus p[re]d[i]c[t]us de fundac[i]o[n]e n[ost]ra existit aut eo quid p[re]dicte quadraginta librate redditus p[er]cipiend[as] de terris et tenementisque sicut parcella fundac[i]o[n]is sue seu etiam eo q[ui]d pred[ic]ta messuagia et due acre terre cum p[er]tinentiis vel aliqua carta ten[ta] et p[er]tinent unde pred[ic]tus quietus redditus quadraginta librat[e] concedet[ur] et p[er]cipiet[ur] teneant[ur] de nobis in capite seu alio modo non obstant[es]. Nolentes q[uo]d p[re]d[i]c[t]us Will[elmu]s vel heredes sui aut prefatus Custos seu pred[ic]ti Prior et Conventus vel successores sui pred[ic]ti ratione statutor[um] pred[ic]tor[um] seu aliquor[um] alior[um] premissor[um] p[er] nos vel heredes n[ost]ros Justicios Escaetores vicecomites aut alios ballivos seu ministros n[ost]ros vel heredum n[ost]rorum quoscumque inde occ[assio]nent[ur] molestent[ur] in aliquo seu gravent[ur]. Salvis amen. O[mn]ibus dil[e]c[t]is feodi s[er]viciis inde debit[is] et consuetis in p[er]petuum. In cuius rei testimonium has [I]t[er]as n[ost]ras fieri fecimus patentes Teste me ip[s]o apud Hareford vicesimo primo [die Maii] anno regni nostri vicesimo secundo.

## **Translation of the Foundation Licence of 1399**

Richard by the grace of God King of England and France, Lord of Ireland, sends greetings to all to whom this present letter may come. Know that by our special grace we have granted and given licence on behalf of ourselves and our heirs, as much as we can, to William Dalby of Exton to found and establish at Okeham a certain hospital, [to consist] of two chaplains, one of whom to be Custos and perpetual, the other removeable, and of twelve poor men, to pray especially for the good estate of myself and of my dear wife Isabel, Queen of England, while we are alive, and for our souls when we have departed this life, and for the soul of Anne my dear wife once Queen, now deceased, and for the souls of my dear lord and father and lady and mother, deceased; and also for the good estate of the said William and Agnes his wife, while they live, and after their decease for their souls, and for the souls of all the faithful deceased, according to the ordinance of the said William made in this regard for ever. And furthermore with licence to the said William to give and assign to the Custos of the said Hospital, after it has been founded, one messuage and two acres of land with appurtenances in the said town of Okeham to have and to hold to the same Custos and the successive guardians of the said Hospital, as a dwellingplace for the Custos and his said fellow-chaplain, and the said twelve poor men and their successors for ever.

And, moreover, due to our further appreciation, with licence, on behalf of ourselves and our heirs, as much as we can, to the said William, after the foundation of the said Hospital and the ordinance aforesaid, to give and assign the advowson, patronage and collation of the said Hospital to our dear friends in Christ the Prior and Convent of Saint Anne of the order of Carthusians near Coventry, founded by myself, to have and to hold to the same Prior and Convent and their successors for ever. And with special licence, similar in tone to this licence, to the same Prior and Convent to receive and hold the advowson, patronage and collation from the said William for themselves and their successors aforesaid for ever. With licence also, for us and our said heirs, as far as possible, to the said Prior and Convent to give and assign out of their own possessions a yearly quit-rent of Forty pounds, paid whenever convenient to the Custos of the aforesaid Hospital, to have and to hold for himself and his successors, for the maintenance of himself and his fellow-chaplain and the twelve poor men aforesaid and their successors for ever. And we have given special licence, similar in tone to this, to the same Custos to receive and keep for himself and his successors for ever, as has been recited, the said Forty pounds rent from the Prior and Convent. Notwithstanding the statute of mortmain, or any other statute or ordinance whatsoever, let that office of Prior which exists from our endowment, and that payment of the said Forty pounds from the lands and tenements as parts of the endowment, and also the said messuages and two acres of land with appurtenances, and any charter made and [ ] from where the said quit-rent of Forty pounds should be granted and paid, let these be held from us in chief and not in any other way. And it is our wish that the said William, or his heirs, or the aforesaid Custos or the Prior and Convent, or their successors, should, by reason of these and any other statutes, not be harmed, maligned or oppressed in any way by us, or our heirs, or any of our Justices, escheators, sheriffs, bailiffs or ministers whatsoever. Greetings for ever to all my chosen tenants of the fee, paying their customary services and dues. As witness of this we have made this letter patent. Witnessed by myself at Hereford on the twenty-first day of May in the twenty-second year of our reign.

## **Appendix 2 - Translation of the Charter for the refoundation of the Hospital dated 3rd May 1597**

*Note: The original is in Latin. Whereas it seemed worthwhile to include the Latin version of the much shorter 1399 Licence, it appeared unnecessary to include the Latin of this much longer document.*

ELIZABETH by the grace of God of England France and Ireland queen defender of the Faith and so forth To all to whom these present letters shall come greeting WHEREAS a certain Hospital in Okeham in the county of Rutland lately called The Hospital of Saint John the Evangelist and of Saint Anne in Okeham was formerly founded and erected by William Dalby by licence of Richard the Second heretofore king of England our progenitor AND WHEREAS our beloved subjects Richard by Divine permission bishop of Peterborough John Harrington knight Andrew Noell knight Henry Hickman doctor of laws chancellor of the aforesaid bishop Roger Smyth Francis Harrington Roger Dale and Robert Sheffeld esquires our commissioners assigned and nominated by virtue of our letters-patent bearing date the thirteenth day of September in the thirty-fifth year of our reign to inquire concerning colleges hospitals and almshouses founded and erected within the county of Rutland and also our beloved subjects Edward Heron James Harrington and Ferdinand Caldecot esquires and also Robert Johnson of North Luffenham professor of sacred theology and now Patron of the said Hospital Richard Birkett clerk Warden of the said Hospital John Laycock clerk Sub-warden or Co-brother in the said Hospital John Wygsted Alexander Sill Anthony Smith Richard Castell Thomas Croden and Matthew Males poor persons now living in the said Hospital being of opinion that the said foundation is exceedingly imperfect and defective in law by reason whereof all the right and interest of the same and of the lands tenements possessions and hereditaments thereof are supposed to be in us AND WHEREAS our beloved subject Robert Johnson the present patron of the aforesaid Hospital did by the grant and conveyance of the heirs and assigns of the said William Dalby propose and intend at his own proper costs and expenses to procure these our letters-patent to be made for the confirmation of the aforesaid Hospital in Okeham aforesaid for the relief of poor persons to be for ever hereafter maintained therein and also to give grant and convey other lands tenements and hereditaments for the better maintenance of the aforesaid poor persons and for the augmentation of the revenues of the same Hospital Wherefore they have most humbly besought us that we for our part would vouchsafe to establish strengthen and confirm for ever to endure the aforesaid Hospital in Okeham aforesaid heretofore founded by the aforesaid William Dalby (whether it be called by the aforesaid name or by whatever other name or names it may be named or called or lately was called) and that for the better maintenance of the poor persons therein living and of others who shall hereafter be placed therein we would also vouchsafe to confirm ratify and approve the estate of the same Patron Warden Co-brother and poor persons aforesaid as well in the Hospital aforesaid as in all messuages lands tenements rents pensions profits goods and hereditaments now or lately pertaining to the same Hospital KNOW YE THEREFORE that we as well from that sollicitude which we peculiarly have for the support and relief of the poor and needy subjects of this our kingdom of England as for that high regard in us to the furtherance of almsdeeds and other such-like pious and charitable works graciously assenting to the aforesaid pious petition of our especial grace and of our certain knowledge and mere motion do will grant and ordain by these presents for us our heirs and successors that henceforth there may and shall be one Hospital in Okeham in the said county of Rutland for ever hereafter to endure for the relief and support of poor and indigent persons in the same Hospital to be relieved and supported which said Hospital shall be called The Hospital of Saint John the Evangelist and of Saint Anne in Okeham; and the same Hospital by the name of The Hospital of Saint John

the Evangelist and of Saint Anne in Okeham aforesaid we do by these presents erect create found and firmly establish and that such Hospital may and shall be or may consist of one Warden one Co-brother and twenty poor and indigent persons to be elected according to the regulation specified in these our letters-patent within the county of Rutland aforesaid or elsewhere within our kingdom of England AND FURTHER of our special grace and of our certain knowledge and mere motion We do constitute establish make and confirm the same Robert Johnson to be the first and present Patron and his heirs and assigns to be Patrons of the same Hospital for ever hereafter and the same Richard Birkett to be the first and present Warden of the same Hospital in Okeham aforesaid and in like manner we do constitute establish make and confirm the aforesaid John Laycock to be the first and present Co-brother in the same Hospital aforesaid and the aforesaid John Wigsted Alexander Sill Anthony Smith Richard Castle Thomas Crodyn and Matthew Males to be the first and present poor persons in the Hospital aforesaid AND that our intention may take better effect and that the goods chattels lands tenements rents revenues reversions hereditaments annuities and other profits towards the maintenance and relief of the same Hospital and towards the relief and maintenance of the aforesaid Warden and his successors and of the aforesaid Co-brother and poor persons of the aforesaid Hospital and of others who shall hereafter be placed therein may and shall be able to be rightfully and lawfully given granted holden and possessed WE of our more ample special grace and of our certain knowledge and mere motion do will and grant ordain and establish by these presents for us our heirs and successors that the Bishop of Peterborough the Dean of Peterborough the Patron of the said Hospital for the time being the Rector of the church of Luffenham the Rector of the church of Uppingham and the Vicar of the church of Okeham in the county of Rutland severally for the time being and their successors may and shall be in deed fact and name one body corporate and politic of themselves for ever hereafter incorporated and erected by the name of The Governors of the Possessions and Revenues of the Hospital of Saint John the Evangelist and of Saint Anne in Okeham of the foundation of William Dalby and them and their successors governors of the possessions and revenues of the Hospital of Saint John the Evangelist and of Saint Anne in Okeham aforesaid we do incorporate as one body corporate and politic and we do by these presents really and fully create erect ordain make constitute and firmly establish by the same name for ever hereafter to endure and that by the same name they shall have perpetual succession AND FURTHER we do will and ordain and for us our heirs and successors do by these presents grant unto the aforesaid Governors and their successors that they shall have a common seal to serve for their businesses according to the tenor and true intent of these our letters-patent and that they and their successors by the name of The Governors of the Hospital of Saint John the Evangelist and of Saint Anne of Okeham aforesaid may and shall be persons able fit and capable in law to have purchase possess and enjoy messuages lands tenements rents annuities pensions profits possessions goods chattels and hereditaments whatsoever by whomsoever and in what manner soever heretofore given or granted to any Warden or Wardens of the aforesaid Hospital or hereafter to be given or granted to the same Governors of the aforesaid Hospital and their successors to the use of the same Hospital and that by the same name of The Governors of the Possessions and Revenues of the Hospital of Saint John the Evangelist and of Saint Anne in Okeham aforesaid they may and shall be able to prosecute plead and be impleaded defend and be defended to answer and be answered unto in all and singular causes plaints actions real personal and mixed and in all and all manner of other suits and plaints whatsoever of whatsoever kind or nature in whatsoever our places and courts and the places and courts of our heirs and successors and in other the places and courts of others whomsoever before whatsoever judges ecclesiastical and secular or any of them within our kingdom of England or elsewhere and to do perform execute and receive all these things in like manner and form as the rest of our liege subjects being persons able and capable in law do and shall have power to do in the places and courts aforesaid and before the said justices and judges or any of them ALSO We have given and granted and by these presents for us our heirs and successors do give and grant licence and free and lawful power faculty and authority as well unto the aforesaid Robert Johnson as to every our subject and subjects whomsoever that they or any one or more of them may and shall be able to give grant sell bequeath or alien

unto the Governors of the Hospital aforesaid and to their successors towards the support and relief of the said Hospital and of the Warden Co-brother and poor persons living in the same manors messuages lands tenements rectories tithes rents revenues revèrsions services annuities and other possessions and hereditaments whatsoever within our kingdom of England or elsewhere within our dominions which shall not be holden immediately of us our heirs or successors in chief or by knight's service provided that the same manors messuages lands tenements possessions and hereditaments together with such manors messuages lands tenements and hereditaments which have been heretofore given granted bequeathed or sold to the use of the Hospital aforesaid do not exceed in the whole the clear yearly value of one hundred pounds per annum the statute for lands and tenements not to be put in mortmain or any other act ordinance provision or restriction or any other thing cause or matter whatsoever in any wise notwithstanding AND ALSO for us our heirs and successors We do give and grant unto the same Governors of the Hospital aforesaid and to their successors the like special licence and free and lawful power faculty and authority of having purchasing receiving and possessing to them and their successors for ever towards the support and maintenance of the aforesaid Hospital and towards the relief and support of the aforesaid Warden Co-brother and poor persons therein living and of others who shall hereafter be placed therein as well of us our heirs and successors as of any other person or persons whomsoever manors messuages lands tenements rectories tithes rents reversions services annuities and other possessions and hereditaments whatsoever within our kingdom of England or elsewhere within our dominions which shall not be holden immediately of us our heirs and successors in chief or by knight's service provided that the same manors messuages lands tenements rectories tithes rents revenues reversions services annuities and other possessions and hereditaments together with such-like manors messuages lands tenements possessions and hereditaments which heretofore have been purchased had or received to the use of the Hospital aforesaid do not exceed in the whole the clear yearly value of one hundred pounds beyond all incumbrances and reprises the statute for lands and tenements not to be put in mortmain or any other statute act ordinance or provision or any other thing cause or matter whatsoever in any wise notwithstanding and this without any writ or writs of Ad quod damnum or any licence or any other letters-patent inquisition or mandates of us our heirs or successors in this behalf to be made had and prosecuted obtained taken or executed and without impeachment molestation or disturbance of us our heirs or successors or of the justices escheators sheriffs coroners bailiffs or other ministers whomsoever of us or of our heirs or successors AND WE WILL and by these presents do ordain that all issues rents revenues commodities and profits whatsoever of all the aforesaid lands tenements possessions goods hereditaments and other premises whatsoever heretofore given and granted to the Wardens or Warden of the said Hospital or hereafter to be given and assigned bequeathed sold or aliened to the Governors of the Hospital aforesaid or to their successors shall from time to time be used disposed of and converted towards the support and maintenance of the Warden of the aforesaid Hospital and of the Co-brother in the same Hospital and of the poor persons therein living and of others who shall hereafter be placed therein and their successors and of other the necessary costs and expenses for in or upon the aforesaid Hospital from time to time laid out and to be laid out and not otherwise or to any other uses or intents whatsoever AND FURTHER of our more abundant special grace and of our certain knowledge and mere motion We do give grant and confirm to the aforesaid Governors of the Hospital aforesaid and to their successors all that messuage or house called The Hospital of Saint John the Evangelist and of Saint Anne in Okeham and those two acres of land with the appurtenances in the said town of Okeham to the said messuage or house pertaining which the aforesaid William Dalby by the aforesaid letters-patent of the said lord Richard the Second heretofore king of England our progenitor had licence to give and grant or otherwise did grant to the Warden of the Hospital aforesaid and to his successors for the dwellinghouse and habitation of the said Warden and his brother and of the poor persons of the same Hospital and all and all manner of houses edifices buildings gardens garden-grounds orchards and other hereditaments whatsoever to the said messuage or house of the Hospital in anywise belonging or pertaining and with the same messuage or house of the Hospital for the space of twenty years

now last past used occupied and enjoyed as parcel thereof and all that annual rent of forty marks yearly issuing out of the manor of Edyweston in our said county of Rutland which said annual rent was formerly granted or reserved or appointed or mentioned to be reserved unto the then Warden of the Hospital aforesaid and to his successors from or by the prior and convent of the aforesaid lately dissolved house of Saint Anne [of the order of] Carthusians near Coventry by licence of the said lord Richard the Second late king of England yearly to be paid to the aforesaid Governors of the said Hospital and to their successors at four terms of the year by equal portions as by divers charters thereupon made is more fully contained and which said annual rent of forty marks the Warden of the said Hospital and his predecessors for the space of twenty years now last past have had received and enjoyed MOREOVER We do give and grant and of our said special grace and of our certain knowledge and mere motion for us our heirs and successors do likewise confirm unto the aforesaid Governors and to their successors all those messuages lands tenements meadows feedings pastures rents possessions goods and hereditaments whatsoever in the towns of Okeham Egleton and Barlethorpe in the county of Rutland which the Warden of the Hospital aforesaid and his predecessors have for the space of twenty years last past as in the right of the aforesaid Hospital had holden and enjoyed and all arrears issues and profits out of the premises by these presents before granted or any part or parcel of the same ALSO We do give and grant to the aforesaid Governors of the Hospital aforesaid all letters-patent deeds evidences writings and muniments whatsoever touching and concerning the endowment and donation of the aforesaid Hospital or the possessions or revenues of the same Hospital by whatever persons or person made and granted and the same letters-patent deeds evidences writings and muniments aforesaid as far as they touch and concern the endowment and donation of the aforesaid Hospital and the possession of the revenues and the recovery of the aforesaid messuages lands tenements rents and other the premises or of any of them We do will constitute and ordain and by these presents for us our heirs and successors do strengthen establish and confirm to be and continue in their force strength and effect in all things according to the tenor form and effect and true intent of the same letters-patent deeds and writings aforesaid To have hold enjoy and possess all and singular the messuages lands tenements rents annuities possessions goods and hereditaments aforesaid and other the premisses with their appurtenances and also the aforesaid letters-patent deeds evidences and writings aforesaid to the same Governors of the Hospital aforesaid and their successors for ever towards the support and for the continuation of the same Hospital and for the relief and support of the aforesaid Warden and Co-brother and their successors and of the poor persons living in the same and of others who shall hereafter be placed therein and to their successors for ever AND MOREOVER of our more abundant grace and of our certain knowledge and mere motion we have given and granted and by these presents for us our heirs and successors do give and grant unto the aforesaid Governors of the Hospital aforesaid and to their successors or to any three of them (of whom we will that the aforesaid Robert Johnson so long as he shall live and after his death the Patron of the same Hospital for the time being to be one) the full free and lawful power authority and liberty of naming appointing and placing the Warden of the Hospital aforesaid and the Co-brother in the same Hospital and the poor persons therein living at all times hereafter for ever and as well the aforesaid Warden Co-brother and poor persons as others who shall hereafter be placed in the same Hospital when and so often as it shall seem to them convenient upon reasonable cause to deprive correct coerce and remove and to place some other fit person in the place of him so removed AND as to the statutes and ordinances of the aforesaid Hospital by whomsoever heretofore made declared provided or promulgated concerning the said Hospital or the government office qualification and appointment of the Warden Co-brother and poor persons aforesaid and of the goods lands tenements possessions revenues profits and hereditaments of the said Hospital We do will and grant for us our heirs and successors that the aforesaid Governors of the Hospital aforesaid or any three of them (of whom we will the said Robert Johnson so long as he shall live to be one) together with the assent of the Archbishop of Canterbury metropolitan of all England of the Bishop of London patron of the church of Okeham of the Bishop of Peterborough diocesan of that place [and] of the Dean of Peterborough severally for the time being or of two of them (of whom we will the Archbishop of Canterbury or the Bishop of

Peterborough to be one) shall and may be able to declare amend correct confirm and approve the statutes and ordinances aforesaid and if it shall appear necessary to them they shall and may be able to frame into writing decree and ordain other new fit and salutary statutes and ordinances concerning and touching the correction deprivation removal and government of the Warden Co-brother and poor persons of the same Hospital and of their successors and of any of them and touching the stipends and salaries of the aforesaid Warden and Co-brother and poor persons aforesaid and the government preservation disposal or demising of the goods chattels manors lands tenements rents revenues and hereditaments whatsoever heretofore given and granted or hereafter to be given granted or appointed towards the support and maintenance of the aforesaid Hospital and of the Warden and Co-brother or of either of them and of the poor persons therein living and of others who shall hereafter be placed therein and their successors and towards the supporting the costs and expenses aforesaid Nevertheless so that the ordinances and statutes aforesaid be in nowise contrary to repugnant against or derogatory from the laws of GOD ALMIGHTY or the laws statutes and usages of our kingdom of England or the lawful statutes and ordinances made or to be made by the aforesaid Governors in the life-time of the same Robert Which said statutes and ordinances so made or to be made as aforesaid We for us our heirs and successors do will grant and by these presents strictly command to be inviolably observed from time to time for ever AND as to the aforesaid twenty poor persons to be chosen in the said county of Rutland or elsewhere within our kingdom of England and to be afterwards placed in the said Hospital We will and for us our heirs and successors do grant that as the issues rents revenues profits and emoluments of the goods chattels lands tenements possessions and hereditaments and other the premises do from time to time accumulate and increase so the amount of the stipends and salaries of the aforesaid poor persons shall be augmented according to the statutes and ordinances hereafter to be made as aforesaid WE WILL ALSO and by these presents do grant unto the aforesaid Governors of the aforesaid Hospital that they may and shall have these our letters-patent under our great seal of England in due form made and sealed without fine or fee great or small to us in our Hanaper or elsewhere to be therefore paid rendered or made to our use ALTHOUGH express mention of the true annual value or of any other value or of the certainty of the premises or of any of them or of other the gifts or grants by us or by any of our progenitors heretofore made to the aforesaid Governors of the said Hospital in these presents be not made or any statute act ordinance provision proclamation or restriction to the contrary hereof heretofore had made [enacted ordained or provided] or any other thing cause or matter whatever in any wise notwithstanding IN WITNESS whereof we have caused these our letters to be made patent WITNESS ourself at Westminster the third day [of May] in the [thirty-ninth] year of our reign

HUSBANDES

## Appendix 3 - A schedule of the wardens, sub-wardens, receivers and clerks, and beneficiaries

*The list of wardens, so far as known, goes up to the Rev George Osborne, who resigned in 1821.*

*The list of sub-wardens, so far as known, goes up to 1870.*

*The list of clerks and receivers, who took the place of wardens for the administrative functions of the charity, goes from 1821 to 1990.*

*The list of beneficiaries, so far as known, goes from the beginning of the charity to 1821. Some of the later beneficiaries were non-resident; for instance, in 1792, the Governors resolved to increase the number of beneficiaries from six to eight, but two of these were not entitled to reside in the Hospital, and again, in 1812, the number of beneficiaries was increased from eight to twenty. By that time few, if any, of the beneficiaries were resident. It seems that the washerwoman was usually drawn from the ranks of the residents.*

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### Wardens

THORP, Simon	1404	WHITTAKER, Jeremiah	1631
BAXTER, William	1421, 1430, 1437	FRERE, Michael (Dr)	pre 1664
SYLKANDE, William	date not known	WATTS, James (Rev)	1664-1684
THORPE, Robert	date not known	LOVE, John	1685-1702
WATKYNSON, Robert	1548, 1553	WARBURTON, John (Rev)	1702 -1736
CLEMENT, Francis	1577	ADCOCK, John	1736-1752
BIRKETT, Richard	1581, 1593, 1597	BALL, Thomas (Rev)	1752 -1800
FARRINGTON, Robert	1606	OSBORNE, George (Rev)	1800-1821

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### Sub-wardens

BAXTER, John	date not known	STANDISH, Francis of	1709-1721
SHEPERD, Thomas	1553	Peterborough	
MORRICE, Thomas	1593	WILSFORD, Edward of	1721
LAYCOCK, John	1597, 1606	Peterborough	
BROWN, William of	1685	SCOTNEY, Henry	1752-1769
Medbourne		SCOTNEY, Charles	1769-1818
GOODMAN, Richard	1687-1693	SCOTNEY, Henry	1818-1870
COLE, Matthias or Matthew	1693-1709		

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### Receivers and Clerks to the Governors

ADES, William	1821-1854	DALTON, Robert Cecil	1933-1952
ADAM, Benjamin	1854-1890	POPE, Richard Mason	1952-1970
ADAM, Benjamin Addington	1890-1933	PARKIN, David Alexander	1970-1991

All the receivers and clerks were of the same firm of solicitors: Ades & Co, later Ades & Adam, later Adam, Dalton & Pope, later Daltons.

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## Beneficiaries to 1821

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<i>Names</i>	<i>Former address, where known</i>	<i>When mentioned</i>
HEREMYTE, Thomas		1404
GODEWYN, John		1404
WYLCOCKS, John the older		1553
WYLCOCKS, John the younger		1553
WATERS, John		1553
PILKYNGTON, Francis		1553
BEACHYM, Ricard		1553
WARDE, Thomas		1553
CASTELL [Castle], Richard		1597, 1606
CRODEN [Crodyn], Thomas		1597, 1606
MALES, Matthew		1597
SILL, Alexander		1597
SMITH, Anthony		1597
WYGSTED, John		1597
BIRTCH, Paul		1606
CRAMP, Thomas		1606
WALTON, Edmund		1606
WILCOX, John		1606
POWERS, Mr		1664
GILBERT, Mr		1664
TAYLOR, Mr	Luffenham	1664
CLEYPOLE, Henry	Morcott	1664-1666
HUBBARD, Alexander	Clipsham	1666-1698
THOMLIN, Mr		1667-1670
BYWATERS, Widow	Uppingham	1670
LOWTH, Fran		1685
MASON, Mrs		1685, 1698
HUBBARD, Bridget		1685-1686
SHARP, Richard	Uppingham	1686-1692
SMITH, Anne		1687
MOYSES, William		1692-1705
MORES, William		1693-1700
HOPKINS, Thomas	Oakham	1698-1720
BUGBERRY [Buckbury, Buckbarie], Mrs	Uppingham	1698-1707
CARTER, Thomas	Olney, Buckinghamshire	1700-1732
BELL, Mr	Edith Weston	1700, 1707
BURR, Widow		1700-1705
ALGATE [Algates], Elizabeth	St Martins, Stamford, Lincolnshire	1705-1723
PARKER, Fortune	Aslockton, Nottinghamshire	1705-1723
BASS, Anne or Nan		1707
POPE, Thomas	North Luffenham	1707-1711
BAYLY, George	Edith Weston	1707-1709
DALE, wife of John	Oakham	1707
PERCIVAL, Thomas	Olney, Buckinghamshire	1709-1720
TOMLIN, Sarah (wife of Thomas)	North Luffenham	1711-1714
BURNBY, Widow	Uppingham	1714-1715
STENNET, Anne (widow)		1715-1721
MANNING, Widow	Newton Blossomville, Buckinghamshire	1720-1727
SCOTT, Richard	Olney, Buckinghamshire	1720-1731
REYNOLDS, John	North Luffenham	1721-1732
OLIVER, Charles	Oakham	1723-1743

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<i>Names</i>	<i>Former address, where known</i>	<i>When mentioned</i>
COE, Alice	Corby, Lincolnshire	1723-1746
COLE, Jane	Turvey, Bedfordshire	1728-1739
SIMMS, Ann	North Luffenham	1731-1755
WILKES, Robert	Olney, Buckinghamshire	1732-1747
SKEVINGTON, Mrs	Newton (Blossomville, Buckinghamshire?)	1732-1749
GLOVER, Samuel		1734
REDDAL, Mrs		1739-1744
HEALE, Widow		1741
ORTON, Widow		1741
PHILPOT, Widow		1743-1755
HAYS [Hayes], Christopher	Witham on the Hill, Lincolnshire	1747
WHITEHEAD, John		1748-1749
MALLORY, Widow		1750-1763
CHOICE, Widow		1750-1757
TEMPLAR, Mary		1755-1779
CLARKE, Juliana or Alice (widow)		1755-1758
ORTON, Alice		1757-1772
ROOTHAM, Robert		1758
COCKMAN, Anne (widow)		1758-1777
WELCH, Susannah		1758-1759
COE, Alice (widow)		1759-1768
DUFFIT, Widow		1761-1768
MARTIN, Widow		1760
PALMER, Widow		1764-1777
ALLEN, Widow	Lyddington	1763-1772
CHAMBERLIN [Chamberlayne], Elizabeth		1769-1773
WRANGLE, Widow		1772-1773
BARNES, Mary (widow)		1772-1792
BLAND, Barnet or Benjamin	[died 1820 or earlier]	1773, 1812
WRIGHT, Hester		1773-1789
WILLIAMS, Widow		1777-1799
LOVE, Mary		1777-1785
PARTRIDGE, Francis		1779-1792
SPRECKLEY, William		1786-1796
CLIFFE, Mary		1789-1804
WILLIAMS, Elizabeth		1792, 1820
ALGAR, Charles		1792-1799
FOSTER, Jane	Lathbury, Buckinghamshire	1792, 1820
WARRY, Elizabeth	Pickworth	1792, 1819
ROE, Widow	Oakham	1799
SAMMS, Mrs	Uppingham	1796-1798
PRICE, Catharine (widow of John)	North Luffenham	1799-1804
CLARKE, Elizabeth		1799, 1820
PELL, Philip	Witham on the Hill, Lincolnshire	1804, 1817
JAMES, Mary (widow)		1804, 1820
SNEATH, William the elder	Witham on the Hill, Lincolnshire	1812
PICK, Thomas the elder	Witham on the Hill, Lincolnshire	1812-1817
DRAYCOTT, Mary	Witham on the Hill, Lincolnshire	1812
GILBERT, Miss		1812-1817
BOLLAND, Elizabeth	North Luffenham	1812-1818
RATH, Edith	North Luffenham	1812
HALFORD, Mrs	Oakham	1812-1818
ROBSON, John	Uppingham	1812-1818
MARTIN, William	Uppingham	1812-1818

<i>Names</i>	<i>Former address, where known</i>	<i>When mentioned</i>
WALMSLEY, Isabella (spinster)	Mears Ashby, Northamptonshire	1812, 1820
HEADLEY, Mrs	Oakham	1812, 1820
WILLIAMS, Mrs	Oakham	1812
BARTON, Elizabeth	Oakham	1812-1813
FINNEY, Mrs		1813
SCOTNEY, Elizabeth		1813, 1820
HOLMES, Ann		1817, 1820
ALLEN, Alice		1818, 1820
ALLEN, Francis		1818
ELLIS, Frances		1817, 1820
SCOTT, John		1818, 1820
TRIGG, William		1818, 1820
SANDY, John		1817, 1820
BENNETT, Sophia		1819, 1820
OTTER, John		1819, 1820
TIBB, Mrs		1820
TIBB, Martyn		1820
SEWELL, Robert		1820
WHEAT, John		1818, 1820
GOVER [Gower], Thomas		1818, 1820
HALL, Mrs		1819, 1820

## Appendix 4 - A schedule of the tenants of the charity land

### Oakham and Barleythorpe

FFIRKILL, William	Pre 1553
BERTYN, Robert	1553: forty shillings per year
BEAVER, John	1606: forty shillings per year and eight shillings for the wardens, poor men and washerwoman
BEAVER, John	1664-1667: £16 per year
CLIVE [Cleve], Richard	1667-1684: £16 per year
CLEVE [Cleeve], William	1685-1728: £16 per year
CRAMP, John	1728-1739: £16 per year, plus 4000 good pittcoles
DAVIE, Thomas	1739-1749: £16 per year; 1749-1753: £20 per year
GILBERT, Henry	1753-1772: £20 per year, plus coals for the poor people at ten hundred coals each
STUBLEY, John	1772-1789: £20 per year
SEWELL, Thomas	1789-1812: £20 per year in 1789; £35 from 1791-1812
ADCOCK, Thomas	1812-1848: £87 per year at first; later varied between £79 and £100 per year

From 1812 to 1848, the Oakham and Barleythorpe land was split between three tenants. Thomas Adcock was the tenant of the main block of land. After 1848, the land was redivided in numerous different ways and any list of the tenants would only be confusing.

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## Egleton

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FALL, Stephen	1590
FALL, Arthur	1664-1669: forty shillings per year
FALL, Jane (sister of Arthur)	1669-1687: forty shillings per year
PHILLIPS, Widow	1687-1721: forty shillings per year; later forty-five shillings per year

A tenancy was granted to Thomas Merryman in 1689, and from then until 1721, the accounts occasionally show his name as paying the rent but more often Widow Phillips.

HEALEY, Thomas	1721-1750: £2.5s.0d per year; later £2.10s.0d
REEVE, John	1750-1758: £3.6s.0d per year
REEVE, Alice	1758-1768: £3.6s.0d per year
WATSON, Richard	1768-1783: £5 per year from 1768-1778; £10 per year thereafter
WATSON, Mary	1783-1812: £10 per year; later £12 per year
WINCHILSEA, Earl of	1812-1821: £18.10.0d per year

In 1821, the Egleton land was exchanged for land in Oakham formerly belonging to the Earl of Winchilsea.

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## Barrow

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CHRISTIAN, John and Martha	1706-1711: £5 per year
BERRIDGE, John	1711-1728: £5 per year
FREEMAN	1728-1729: £5 per year
WILCOCKS	1729-1739: £5 per year
MATTHEWS	1739-1757: £5 per year
GILFORD, William	1757-1762: £5 per year
SISSONS, William	1762-1812: £5 per year in 1763; had increased to £12 by 1803
HICKLING, John	1812-1838: £16.16.0d per year
LEESON	1838-1848: £18 per year
CHRISTIAN, John	1848-1884: £20 per year in 1848; £22.15.0d in 1861
SYMONDS, William	1884-1892: £20 per year
OLDFIELD [Ofield], Job	1892-1905: £20 per year
STAFFORD, Ebenezer	1905-1926: £17 per year in 1905; £12.10.0d in 1912
WAKELING, R	1926-1932: £12.10.0d per year
ALLEN, E W & F	1932-1938: £7.10.0d per year
ALLEN, Frank	1938-1982: £7.10.0d. per year, increasing to £38

This land was sold in 1982.

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## Braunston

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RAWLINGS, John	1728-1731: £4 per year
HEALEY, Thomas	1731-1740: £3.5.0d per year
RAWLINGS, Robert	1740-1756: £3 per year
BILSDON, Richard	1756-1802: £3 per year; later £4
ATTON, Nathaniel	1802-1859: £7 per year; later increased to £12 per year
ATTON, James	1859-1880: £12 per year
ATTON, Thomas	1880-1903: £12 per year
ATTON, Francis	1903-1916: £12 per year
ATTON, Robert E	1916-1929: £12 per year
HILL, J C	1929-1936: £12 per year in 1929; £7 in 1934
SIMPSON, John	1936-1955: £7 per year
NORTON, Joan	1955-1968: £7 per year
DUFFUS, Mrs E S	1968 to date: £18 in 1968

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## Appendix 5 - Description of the charity property in 1821

*This description is taken from the Rutland section of the Report of the Commissioners concerning charities in England and Wales, which began in the 58th year of the reign of George III and ended in the 7th year of the reign of William IV.*

The hospital premises now consist of a house for the warden, containing in itself two apartments for the subwarden or confrater; a chapel, four distinct rooms, with separate doors, two of which are occupied by a person called the washerwoman, and other two are not habitable for want of repair; a garden within the walls enjoyed by the subwarden and washerwoman jointly; a small garden adjoining the hospital in the occupation of the subwarden, and a home-stead, containing 3 R and 34 P.

The estates and property consist of the following particulars:

- 1st. A close in Oakham field near to the hospital, containing 1A. 2R. 37P. let together with the homestead to the subwarden as tenant at will, for £6 a year.
- 2d. An annual rentcharge of £26.13s.4d., being the rent of 40 marks, mentioned in the letters patent, paid regularly in certain fixed proportions by the occupiers of several different homesteads and tenements in Edithweston.
- 3d. A farm-house at Oakham, and 51A. 3R. 39P. of land in Oakham town field, (now about to be inclosed under an Act of Parliament) let to Thomas Adcock, as yearly tenant, at the rent of £79 a year.
- 4th. Land at Egleton, near Oakham, 9A. 2R. 16P. let from year to year to the Earl of Winchilsea, at the annual rent of £18.10s.
- 5th. Three acres of land in Barleythorpe, let to the Rev. John Doncaster, D.D. as yearly tenant, at the annual rent of £10.10s.

The above-mentioned lands and hereditaments were the former possessions of the hospital, confirmed by the letters patent.

- 6th. A close called Starkhills, situate at Barrow, in the parish of Cottesmore, and county of Rutland, containing 9A. 2R. 16P. let to John Hickling, as yearly tenant, at the annual rent of £16.

This land was purchased with the sum of £100, and conveyed to the patron and governors and their successors, by indentures dated the 1st and 2nd January 1705.

- 7th. Land at Braunston, in the county of Rutland, containing 6A. 2R. 16P. let to Nathaniel Atton, as yearly tenant, at the rent of £10 a year.

This property was also purchased by the patron and governors, and conveyed to them by indentures, dated the 1st and 2nd November 1727.

The property at Oakham is subject to an annual payment to the vicar of Oakham of 3s.4d. The estates are all let at their full value, and some of them at a very high rate. The annual rents now amount altogether to £166.13s.4d. and were raised in 1812 and 1813 from £107.2s.4d.

The governors are also possessed of £200 navy five per cent. annuities, and £150 three per cent. consols, standing in their corporate name. The stock was purchased from savings of income, the three per cent. consols many years ago, £100 stock, part of the navy five per cents. in 1791, and the residue in 1809. The total income from all sources, is at present £181.3s.4d. per annum.

## Appendix 6 - Description of the Chapel in VCH

*Description of the chapel at Saint Anne's Close, Oakham, taken from Victoria County History, with notes in square brackets of features which have since disappeared or of alterations made when the chapel was renovated in 1983.*

The chapel is a small rectangular building measuring internally 39 feet by 21 feet 3 inches, faced with local stone with dressings of Clipsham stone and Barnack rag. The walls are without plinths or buttresses and terminate in plain parapets, and there is a bell-cote at the west end. The flat-pitched roof is covered with lead [*shortly before 1983 some of this lead was stolen; when the 1983 renovations were carried out aluminium was used*]. The fabric is for the most part earlier than the recorded foundation of the hospital in the later part of the fourteenth century. The chamfered rear arch of the east window, carried on small moulded corbels shaped like capitals of shafts, and the pointed doorways in the north, south, and west walls, which are of a very plain character, with chamfered arches and hood-moulds, date from circa 1300, and a pointed window of two cinquefoiled lights with simple curvilinear tracery in the head at the east end of the south wall is only a little later (c 1320-30) [*a new pointed window of two cinquefoiled lights was inserted at the west end of the south wall in 1983 to match the window at the east end of the south wall*]. The walls, however, appear to have been largely rebuilt or heightened late in the fourteenth or early in the fifteenth century, the masonry throughout being coursed and the jointing towards the west of remarkable fineness. At this time a square-headed window, now blocked, was inserted high in the wall north of the altar, and a long two-light window, with flat label and slight cusping in the rectangular heads of the lights, was made in the south wall east of the doorway. New tracery was made in the east window during the fifteenth century, when the outer arch and jambs seem to have been newly moulded, and the roof and parapets are of the same period. A broad ogee-topped crocketed finial at the east end, which may have supported a gable cross, is similar to those at the parish church. Later in date is a single-light window above the west side of the south doorway, the reason for which, unless it was intended to give light to a pulpit, is difficult to explain. The square-headed two-light transomed window over the west doorway is a seventeenth century insertion. The north and south doorways are blocked [*the north doorway was re-opened in 1983*]. There is a stone sundial at the south-west corner [*this was repaired and reinstated in 1983*].

Internally the building is without structural division. Originally, no doubt, there was a screen crossing the building immediately to the east or west of the lateral doorways, which divided it into a quire for the hospital and a western ante-chapel, but of this no trace remains. The western part is too small in area to have been used, as was commonly the case in medieval hospitals, as the common hall of the inmates, and the chapel was evidently distinct from the rest of the hospital [*the hall was indeed separate: see p 21 above; Hawley, 182, says that the north-west corner of the bedesmen's house was built against the south-east corner of the chapel: this is apparent on the map reproduced as fig.9. The charity's Book of Decrees of June 7th 1666 records that this building originally extended further north but this was pulled down in 1666 (DE 2694/813). Hawley, 182, ventures the opinion that this explains the square-headed window high up on the wall north of the altar*].

The roof is of three bays and of plain construction, with cambered tie-beams and wall-pieces resting upon large and well carved corbels. Three of these on each side are grotesque heads, but one on the south is a blank shield upon carved foliage, which retains much of its original colour. The corresponding shield on the north side is modern.

During a restoration of the building in 1912-13 a pointed piscina with rectangular trough, contemporary with the earlier work, was discovered in the usual position in the south wall; the projecting portion of the trough, or bowl, had been cut away, but from a remaining fragment it was possible to reconstruct the grooves and drain holes. A number of put-log holes in the east wall were also found, some of which had been blocked with old masonry, and a small alabaster head of delicate execution was discovered in the wall as well as a portion of a stone head, probably the support of a former image bracket north of the altar [*neither of these heads is now present*]. The removal of the modern plaster from the walls further revealed a recess in the south wall west of the doorway, inside which was found the end of a bar-hole, and west of this again a fireplace, now blocked, with a flue in the wall above, put in when the chapel was used for secular purposes. The floor was restored to its original level, and the old altar slab was repaired [*footnote in VCH that the altar slab, with its south end cut off and its north-west corner repaired, was identified in the floor; described as measuring 8 ft by 3 ft, but 2 ft 3 in at the south end was new*] and set up upon a new freestone base [*the altar and base were removed in 1983 for use elsewhere in the diocese of Peterborough*]. About half-way up the south wall, near the altar, a small head, probably the stop of a hood-mould, has been inserted [*no longer present*].

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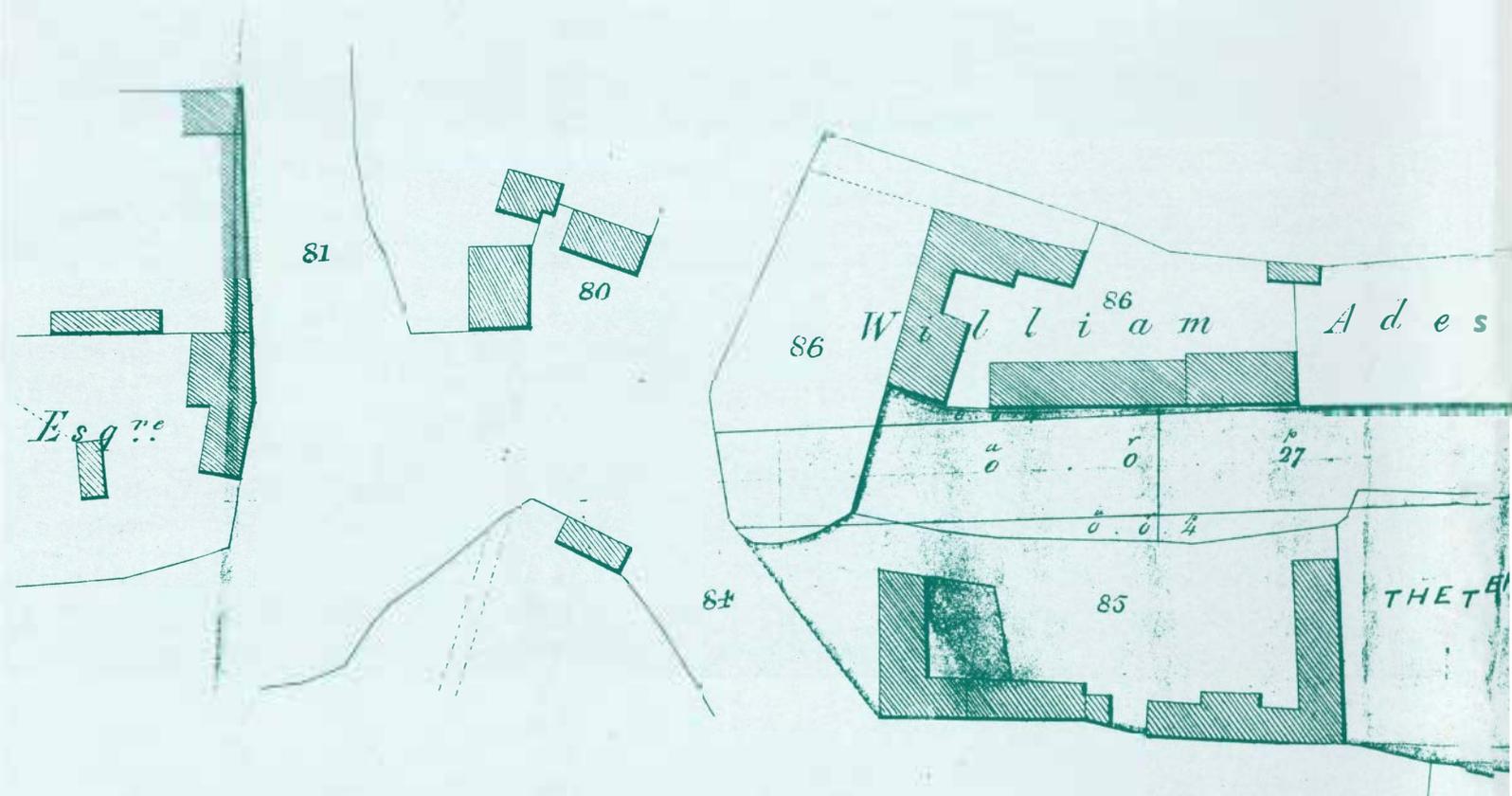
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*David Parkin, a retired solicitor, continues his studies of Rutland's charities with an account of the Hospital of St John and St Anne. The society has previously published his history of Gilson's Hospital at Morcott (Occasional Paper 4, 1995) and his account of Byrch's Charity at Barrow (in Rutland Record 17, 1997. He practised in Oakham, and was Clerk to the Governors of St John and St Anne from 1970 to 1991.*

*The Hospital of St John and St Anne was founded in 1399, when Richard II granted a licence to a Rutland man, William Dalby, to found a charitable hospital in Oakham for twelve poor men served by two chaplains.*

*Six hundred years later, after a chequered history which included benevolent rescue by Archdeacon Robert Johnson in 1597, the charity flourishes afresh, and provides much-needed sheltered housing both in Oakham and Uppingham.*

*David Parkin draws on the charity's rich archive to tell the story of the hospital, and includes details of its wardens and beneficiaries through the ages.*



*The Rutland Local History & Record Society exists to promote all aspects of the history of the ancient county of Rutland, and publishes an annual journal, the **Rutland Record**, as well as the Rutland Record Series of research reports and Occasional Papers, of which this is the sixth. New members are welcome, and for details of membership and of publications currently available enquiries should be made of the Society at the Rutland County Museum, Catmose Street, Oakham, Rutland, LE15 6HW.*