

DATED 14TH JUNE, 1884.

COPY.

DEED OF GIFT
OF LAND AT TURVEY,
FOR THE ERECTION OF ALMSHOUSES
THEREON,
TO BE KNOWN AS

**“THE JAMES, MARY, & LOUISA BARTON
CHARITY.”**

Enrolled in the High Court of Justice (Chancery Division),
the Nineteenth day of June, in the Year of Our Lord 1884
(being first duly stamped) according to the tenure of the Statutes
made for that purpose.

L.S.

*Reproduction of the original Deed of Gift produced
for the occasion of the 125th Anniversary Celebration of the
opening of Almshouses at Turvey
1885 - 2010*

COPY DEED OF GIFT.

To All to Whom these Presents shall come. JAMES BARTON, of Oakley House, No. 196, Camden Road, in the County of Middlesex, and also of No. 151, Oxford Street, in the said County, Manufacturer, SENDS GREETING. WHEREAS the said James Barton is seised in unincumbered fee simple of the plots of land and hereditaments hereinafter described and hereby assured. AND WHEREAS the said James Barton is desirous of founding a Charity, to be known as "The James, Mary and Louisa Barton Charity," for the benefit of deserving aged or infirm poor persons, inhabitants of the parish of Turvey, in the County of Bedford, and of the Borough of Bedford, in the proportions of one-half from Turvey and the remaining half from Bedford. AND WHEREAS the said James Barton is desirous that the benefits of such Charity should be enjoyed by such deserving persons as aforesaid being Protestants without any other distinction of creed or religion. NOW THESE PRESENTS WITNESS that he the said James Barton doth by this Deed, sealed and delivered by him in the presence of two credible witnesses and intended to be enrolled in the Chancery Division of Her Majesty's High Court of Justice within six calendar months after the execution thereof pursuant to the Act of Parliament passed in the 9th year of the Reign of His late Majesty King George the Second, Cap. 36, freely and voluntarily grant and convey unto James Howard, of Clapham Park, in the County of Bedford, Esquire, M.P., the Reverend George Frederick Woodhouse Munby the present Rector of the said parish of Turvey, the Reverend Robert Edward Reginald Watts the present Vicar of the parish of Saint Paul, Bedford, the Reverend Samuel Thomas, the present Minister of the Congregation of Protestant Dissenters worshipping at Turvey aforesaid, the Reverend John Brown

(namely) The Rector

the present Minister of the Congregation of Protestant Dissenters worshipping at Bunyan Meeting, Bedford, Edward Kent Karlake, Esquire, Q.C., William Francis Higgins, Esq., J.P., William James Mackie, Physician and Surgeon, John Rogers, Auctioneer, John Gasking, Lace Manufacturer, and Michael Hinde, Plumber, Glazier, and Painter, all of Turvey aforesaid, Frederick Howard, Esquire, J.P., Henry Stewardson, Gentleman, Henry Pulley, Auctioneer, Luke Cherry, Gentleman, and John Carrington Conquest, Solicitor, all of the town of Bedford, and their heirs. Firstly, ALL THAT piece or parcel of land situate in the parish of Turvey aforesaid, near the Railway Station there, containing by admeasurement 4,746 square yards or thereabouts, and bounded on or towards the North-East side thereof partly by the pieces of land hereinafter secondly and thirdly described, and partly by land of Frederick Wright and William George Bamford, and on all other sides thereof by the property of the Bedford and Northampton Railway Company, which said piece or parcel of land is more particularly delineated in the plan drawn on the third side of the Indenture of Conveyance thereof to the said James Barton, dated the Seventh day of April, 1883, and made between William Francis Higgins of the one part and the said James Barton of the other part, and thereon coloured green and numbered 1, 2, 3, 4, 5 and 6. Secondly, ALL THAT piece of parcel of land situate in the parish of Turvey aforesaid, near the Railway Station there, containing by admeasurement 977 square yards or thereabouts, and bounded on or towards the North-East side thereof by the road leading from Turvey to Bedford, on or towards the South-East by property of William George Bamford, on or towards the South-West by the piece of land hereinbefore firstly described, and on or towards to the North-West by the piece of land hereinafter thirdly described, and which was conveyed to the said James Barton by Indenture dated the twenty-eighth day of April, 1884, and made between William August Ellis of the one part and the said James Barton of the other part. And thirdly,

ALL THAT piece or parcel of land situate in the parish of Turvey aforesaid, near the Railway Station there, containing by admeasurement 1,000 square yards or thereabouts, and bounded on or towards the North-East side thereof by the road leading from Turvey to Bedford, on or towards the South-East by the piece of land hereinbefore secondly described, on or towards the South-West by the piece of land hereinbefore firstly described, and on or towards the North-West by land of Henry Wright and which was conveyed to the said James Barton by Indenture, dated the twenty-fourth day of April 1884, and made between Thomas Hield of the one part and the said James Barton of the other part. TO HOLD the same unto and to the use of the said James Barton, James Howard, George Frederick Woodhouse Munby, Robert Edward Reginald Watts, Samuel Thomas, John Brown, Edward Kent Karlake, William Francis Higgins, William James Mackie, John Rogers, John Gasking, Michael Hinde, Frederick Howard, Henry Stewardson, Henry Pulley, Luke Cherry, and John Carrington Conquest, their heirs and assigns, IN TRUST to permit the said James Barton to build thereon Almshouses of such constructions according to such plans and generally in such manner as he shall think proper, and to permit such Almshouses when built to be for ever thereafter occupied by deserving aged or infirm poor persons, inhabitants of the said parish of Turvey and of the Borough of Bedford according and subject to the Rules and Regulations for the management of the Charity intended to be hereby founded which are hereinafter expressed and contained (that is to say):-

1. The Charity shall be managed by the said James Barton alone during his lifetime or during so long as he shall be able and willing so to act, and the powers hereinafter given to the Trustees of the Charity shall be exercisable by the said James Barton to the exclusion of such Trustees.

2. After the death of the said James Barton or such his inability or unwillingness as in the last preceding Clause is mentioned, the Charity shall be managed by the following persons as Trustees (namely):- The Rector

for the time being of the said parish of Turvey, the Vicar for the time being of the parish of Saint Paul, Bedford, the Minister for the time being of the Congregation of Protestant Dissenters worshipping at Turvey aforesaid, the Minister for the time being of the Congregation of Protestant Dissenters worshipping at Bunyan Meeting, Bedford, ex-officio, and twelve persons inhabitants of Turvey and of the Borough of Bedford, of whom six shall always be Members of the Church of England and the other six Nonconformists.

3. The said James Howard, George Frederick Woodhouse Munby, Robert Edward Reginald Watts, Samuel Thomas, John Brown, Edward Kent Karslake, William Francis Higgins, William James Mackie, John Rogers, John Gasking, Michael Hinde, Frederick Howard, Henry Stewardson, Henry Pulley, Luke Cherry, and John Carrington Conquest are hereby appointed the first Trustees. If any Trustee now or hereafter to be constituted a Trustee shall go to reside permanently out of the said parish at a greater distance than Fifteen miles from Turvey Parish Church, or being an ex-officio Trustee, shall cease to hold the office conferring the Trusteeship, he shall thereupon cease to be a Trustee.

4. The Trustees shall from time to time elect to be inmates of the Almshouses such aged or infirm poor persons, inhabitants either of the said parish of Turvey or the Borough of Bedford, as they the Trustees shall consider most deserving objects of the Charity.

5. Of the said Almshouses one half shall be reserved for occupation by married couples and the other half for occupation by single persons, but if one of a married couple, inmates of one of the said Almshouses, shall die, the survivor shall (subject and without prejudice to the power of removal hereinafter contained) be allowed to continue to occupy such Almshouse.

6. No able-bodied person shall be elected as an inmate, and no inmate shall (without the express permission of the Trustees, which permission may be at any time withdrawn without reason given) have

any person whether a member of his or her family or not, to live with him or her in the Almshouse.

7. No person who if not an inmate would be disqualified for election shall remain in occupation of any Almshouse or any part thereof.

8. The Trustees may impose on the inmates of the Almshouses such nominal rent as they the Trustees may from time to time think proper, as evidence of the title of the Trustees, but no rent or other payment beyond what shall be necessary for the aforesaid purpose shall be required from any inmate.

9. The Trustees may from time to time make such rules and bye-laws as to the conduct of the inmates and the general business of the Charity as they shall think proper, so that the same be not inconsistent with the main objects of the Charity, and from time to time rescind or vary such rules and bye-laws, and may at any time expel or remove any inmate, without assigning any reason therefor, by giving to him or her one Calendar month's notice in writing.

10. If at any time (any of the said Almshouses being unoccupied) there shall be in the opinion of the Trustees no inhabitant of the said parish or borough duly qualified for election it shall be lawful for the Trustees to let such unoccupied Almshouse or Almshouses on such tenancy (not being more than a yearly tenancy) as they shall think fit, but upon the best rent that can be obtained therefor, and they shall apply the rents and profits which they shall receive in respect of any such letting in such manner as they shall think most conducive to the interests of the Charity.

11. The election of inmates and all other business of the Charity shall take place and be transacted at Ordinary or Special Meetings of the Trustees.

12. There shall be two Ordinary Meetings of the Trustees held in each year for transacting the general business of the Charity, and such meetings shall be held on some convenient day to be appointed by the Trustees themselves.

13. Any two of the Trustees may call a Special Meeting by delivering at the respective residences of the other Trustees, or sending to them respectively through the post Seven days previous, notice of such Meeting, stating the time and place of holding the same, and the objects or purposes for which it is to be held. A Notice sent through the post and addressed to a Trustee at his residence shall be valid, although such Trustee may at any time be absent from home or may never actually receive such Notice.

14. All Meetings shall be held at the Board Room of the Almshouses, or at some other convenient place in the said parish or in the Borough of Bedford, to be agreed on by the Trustees.

15. Any five Trustees shall form a quorum. At every Meeting the said Rector or Vicar, and failing either of them, the said Ministers, and failing all of them, then the Senior in point of standing of the Trustees present, shall be the Chairman.

16. The acts and resolutions of the majority attending any Meeting at which a quorum shall be present shall be as binding as if all the Trustees had been present and joined in such acts and resolutions. The Chairman of every Meeting shall in case of equality of votes have an additional or casting vote.

17. The Trustees shall annually elect one of their number to act as Secretary, who shall keep minutes of the proceedings of the Meetings thereof in a book to be provided for that purpose, and shall give all notices which ought to be given in pursuance of these Presents.

18. The proceedings of the Trustees and all matters relating to the Charity, including the names and addresses of all the Trustees and the names of all the Trustees who shall attend any Meeting, shall be entered in the Minute Book by the Secretary, and the Minutes of every Meeting shall be signed by the Chairman of such Meeting, and when so signed shall be conclusive evidence of everything stated therein or to be inferred therefrom.

19. Whenever any necessity arises for transferring the legal estate in the said premises the Trustees shall,

and they may if they think fit at any other time, apply to the Charity Commissioners for an Order vesting the estate in the Official Trustee of Charity Lands.

The Statutory power of appointing new Trustees of these Presents shall be vested in the said James Barton during his life, and after his death in the Trustees for the time being.

PROVIDED ALWAYS that the said James Barton hereby declares that he reserves to himself the right from time to time at his expense to make such alterations in or additions to the Almshouses for the time being, or any of them as he shall think fit, and also from time to time by deed indorsed upon or annexed to these Presents, to rescind all or any of the Rules and Regulations herein-before contained for the management of the Charity hereby founded, and to substitute therefor such new Rules and Regulations as he shall think proper, but so that such New Rules and Regulations shall not be inconsistent with the Charitable Trusts intended to be hereby created.

IN WITNESS whereof the said James Barton has hereunto set his hand and seal this Fourteenth day of June, One Thousand Eight Hundred and Eighty-Four.

JAMES

L.S.

BARTON

Signed, sealed, and delivered by the within named James Barton in the presence of

ALFRED CLARE,

Solicitor, Bedford.

ALFRED PULESTON,

Clerk to Messrs. Conquest & Clare,
Solicitors, Bedford.

COPY DEED POLL

DATED 2ND JUNE, 1885.

COPY.

DEED POLL

CREATING AN ENDOWMENT FUND FOR

“BARTON’S CHARITY,”

SITUATE AT

TURVEY, IN THE COUNTY OF BEDFORD.

COPY DEED POLL

To All Whom these presents shall come, JAMES BARTON, of Oakley House, No. 196, Camden Road, in the County of Middlesex, and also of No. 151, Oxford Street, in the same county, Manufacturer, JAMES HOWARD, of Clapham Park, in the County of Bedford, Esquire, M.P., The Reverend GEORGE FREDERICK WOODHOUSE MUNBY, Rector of Turvey, in the County of Bedford, The Reverend ROBERT EDWARD REGINALD WATTS, Vicar of the Parish of Saint Paul, Bedford, The Reverend SAMUEL THOMAS, Minister of the Congregation of Protestant Dissenters, worshipping at Turvey aforesaid, The Reverend JOHN BROWN, Minister of the Congregation of Protestant Dissenters, worshipping at Bunyan Meeting, Bedford, EDWARD KENT KARSLAKE, Esquire, Q.C., WILLIAM FRANCIS HIGGINS, Esquire, J.P., WILLIAM JAMES MACKIE, Physician and Surgeon, JOHN ROGERS, Auctioneer, JOHN GASKING, Lace Manufacturer, and MICHAEL HINDE, Plumber, Glazier, and Painter, all of Turvey aforesaid, and FREDERICK HOWARD, Esquire, J.P., HENRY STEWARDSON, Gentleman, HENRY PULLEY, Auctioneer, LUKE CHERRY, Gentleman, and JOHN CARRINGTON CONQUEST, Solicitor, all of the Town of Bedford SEND GREETINGS. WHEREAS the said James Barton by a Deed Poll, dated the Fourteenth day of June, One Thousand Eight Hundred and Eighty Four, duly executed and enrolled in the Chancery Division of Her Majesty's High Court of Justice, pursuant to the Act of Parliament passed in the ninth year of the Reign of His late Majesty King George the Second, Cap. 36, granted and conveyed certain plots of land situate at Turvey, in the County of Bedford, to the use of the said James Barton, James Howard, George Frederick Woodhouse Munby, Robert Edward Reginald Watts, Samuel

Thomas, John Brown, Edward Kent Karlake, William Francis Higgins, William James Mackie, John Rogers, John Gasking,, Michael Hinde, Frederick Howard, Henry Stewardson, Henry Pulley, Luke Cherry, and John Carrington Conquest their heirs and assigns In Trust to permit the said James Barton to build thereon certain Almshouses as therein mentioned, and to permit such Almshouses when built to be for ever thereafter occupied by deserving aged or infirm poor persons, inhabitants of the said Parish of Turvey and of the Borough of Bedford, according and subject to the Rules and Regulations for the management of the Charity intended to be thereby founded, which were thereafter expressed and contained. AND WHEREAS the said James Barton has since the date of the said Deed Poll built on the said plot of land Twenty Almshouses AND WHEREAS the said James Barton being desirous of making provision for the maintenance of the said Charity and for the support of the Inmates of the said Almshouses has lately caused the sum of Fifteen Thousand Eight Hundred and Thirty Three Pounds, Six Shillings, and Eight Pence Consolidated Three Per Cent. Annuities to be transferred into the names of the said James Barton, Frederick Howard, William Francis Higgins, and Henry Stewardson in the books of the Governor and Company of the Bank of England. NOW THESE PRESENTS WITNESS AND IT IS HEREBY DECLARED, and in particular, the said James Barton doth hereby direct that the said sum of Fifteen Thousand Eight Hundred and Thirty Three Pounds, Six Shillings and, and Eight Pence Consolidated Three Per Cent. Annuities (hereinafter called "The Endowment Fund") shall be for ever hereafter held in trust for the following purposes (that is to say):

1. The Endowment Fund shall be administered by the person or persons who for the time being shall under the provisions of the said recited Deed Poll have the management of the Charity founded by the Deed Poll, and who is and are hereinafter referred to as "The Trustees."

2. The Trustees shall for ever hereafter receive the dividends of the Endowment Fund, and shall therewith and thereout in the first place keep the Almshouses insured against loss or damage by fire in such an amount as they shall think sufficient, and in the next place keep the said Almshouses in good and substantial repair, and pay and retain the necessary expenses of administering the Charity, and in the third place pay the following weekly stipends to the inmates of the said Almshouses, namely, Eight Shillings to each married couple and Six Shillings to each single person, and shall accumulate the residue (if any) of the said dividends after satisfying the purposes aforesaid in the way of compound interest by investing the same, and the resulting income thereof in or upon any securities in which Charitable Trustees are by law authorised to invest trust moneys, and shall hold such accumulations upon the Trusts hereby declared of "The Endowment Fund," but so that they may at any time, if they think fit, apply all or any part of such accumulations as if the same were income arising in the then current year.

3. Whenever any necessity arises for transferring the Trust funds the Trustees shall and they may if they think fit at any other time apply to the Charity Commissioners for an Order directing the Transfer thereof to the Official Trustees of Charitable Funds in Trust for the said Charity, and shall upon such Order being obtained transfer the Trust Funds accordingly. IN WITNESS WHEREOF we the said James Barton, James Howard, George Frederick Woodhouse Munby, Robert Edward Reginald Watts, Samuel Thomas, John Brown, Edward Kent Karlake, William Francis Higgins, William James Mackie, John Rogers, John Gasking, Michael Hinde, Frederick Howard, Henry Stewardson, Henry Pulley, Luke Cherry, and John Carrington Conquest have hereunto set our hands and seals the Second day June, One Thousand Eight Hundred and Eighty-Five.