Data from the 1910 Land Valuation Survey for the parish of Worcester: St Alban



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Contents

Introduction 2
1. The Valuation Office Survey of 1910 2
2. Worcester: St Alban 3
Appendix 1. Transcribed data from the Valuation Summary for Worcester: St Alban 4
Appendix 2. Index of Owners 9
Appendix 3. Index of Occupiers 10
Appendix 4. Index of Places 10
Appendix 5. References to other Land Valuation resources for Worcester: St Alban 11
Appendix 6. Standardisations made for data analysis 11
Appendix 7. Organisation of the parish of Worcester in the Valuation Office survey of 1910 12

NOTE: When other booklets in the parish of Worcester have been compiled, it is possible that this booklet may be subject to revision.

Front cover image: St Alban's Church, Worcester in October 2007
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Introduction

The Valuation Office Survey of 1910 resulted in the creation of a snapshot of land across the county of Worcestershire, in common with other counties in England. The associated Valuation Summary books are to be found at the Hive in Worcester: these books are of a large format, measuring 43cm by 34cm, cloth-bound with leather corners and the name of the Income Tax Parish (ITP) written on the spine. An ITP may cover just a single civil parish in the county, whilst some ITPs covered two or more parishes: for example, the ITP of Church Lench only contains records for the civil parish of Church Lench, whilst that of Abbots Lench covers the civil parishes of Fladbury, Hill & Moor, Throckmorton and Wyre Piddle, as well as Abbots Lench itself. In some cases, two or more ITPs can be found in the same Valuation Summary book: for example, Conderton and Overbury. The basic unit of valuation was a piece of land in separate occupation, although the application of this principle was not always straightforward.[1] The number of valuation assessments in each ITP ranges across the county from 1 (Crutch) to 7,171 (Kidderminster Borough).

This series of booklets provides a transcription of the Valuation Summary books for each civil parish in the county of Worcestershire, along with a brief analysis of the transcribed data.

1. The Valuation Office Survey of 1910

The valuation of land in 1910 was initiated by the Finance (1909-1910) Act (10 Edw. VII, c.8 section 26(1)) which provided for the levy and collection of a duty on the increment value of all land in the United Kingdom. The main object of the Act was to tax that part of the capital appreciation of real property which was attributable to the site itself, excluding any benefit arising from crops, buildings or improvements paid for by the owners. In this way, private owners were required to pay part of the increase in the site value of their land which had resulted from the expenditure of public money on communal developments such as roads or public services.

Increment value duty was based on the difference between the amount of two valuations. The first was the site value as at 30 April 1909, as determined by the Valuation Survey, which constituted the 'datum line' for these purposes: a second site valuation was to be taken on the occasion of any subsequent sale or grant of a lease, transfer of interest in a piece of land, or the subsequent death of a land owner, in order to determine any potential payment of increment value duty. This second assessment formed part of the on-going role of the Valuation Office, until this duty was repealed by the 1920 Finance Act (10 and 11 Geo. V, c.18). Although this legislation was only in place for around ten years, it has left behind a comprehensive record of land in every county enabling an understanding of the ownership, occupation, extent and value of land. The data collected during the survey for the county of Worcestershire, which has been retained, is contained in four different sets:

- The Valuation Summary books (sometimes referred to as the Lloyd George Domesday books): these are held at the Hive in Worcester (WAAS: BA8585/1 series);
- Forms 37 – Land: these contain the provisional valuations, and are also held at the Hive in Worcester (WAAS: 8585/2-64 series);

[1] See Brian Short, *Land and Society in Edwardian Britain* (Cambridge: Cambridge University Press, 1997), pp 131-132.

- Two series of annotated Ordnance Survey maps: the Field Maps (used in the field during survey), some of which are now held at the Hive in Worcester; the Record Maps (originally kept in the Valuation Record office) now held at the National Archives at Kew (TNA: IR129 series);
- The Field Books which contain a complete record of each valuation: again, these are held at the National Archives at Kew (TNA: IR58 series).

With regard to the Valuation Summary books, the first nine columns were compiled from the Rate Book for the parish and all of the books contain this information. Subsequent columns (10-40) were supposed to be completed by the staff of the District Valuation Offices after the initial valuation was complete: however, this was not carried out in a consistent fashion, and indeed, anyone interested in the mechanics and outcome of an individual valuation would be better served by the details contained in the Field Books.

This series of booklets provides a transcription of the first nine columns in that these record the ownership, occupation, extent, and basic valuation of each assessment. After a brief introduction to the parish, an analysis of the data will be presented examining the names of the major landowners. The transcribed data is to be found in Appendix 1, with indexes of owners, occupiers and places in Appendices 2, 3 and 4. Appendix 5 directs the reader to the appropriate references for the associated Forms 37, Record Maps and Field Books for the parish covered by the booklet. The standardisations adopted during the analysis of the data are listed in Appendix 6.

The civil parish of Worcester was extensive, and primarily an urban parish: it appears that the ecclesiastical parishes were used to divide the civil parish in some of the Valuation Summary books. The organisation of the parish of Worcester in the Valuation Office survey, and how this has been translated into a series of booklets for Worcester, is described in Appendix 7.

2. Worcester: St Alban

This booklet presents the data which appears under the heading of "St Alban" within the civil parish of Worcester: it has been taken from two of the summary books for the Income Tax Parish of Worcester A.[2]

Of the 48 assessments with owners recorded in the Valuation Summary, 14 were owned by W. J. Willoughby. None of the assessments had an estimated extent recorded, and therefore no analysis in terms of acreage can be undertaken.

[2] WAAS: BA 8585/1/86, *Inland Revenue. Valuation Summary book for the parish of Worcester A, 1909-10*. WAAS: BA 8585/1/88, *Inland Revenue. Valuation Summary book for the parish of Worcester A, 1909-10*.

Appendix 1. Transcribed data from the Valuation Summary for Worcester: St Alban

NOTE:

1. This data has been transcribed as presented in the Valuation Summary without any standardisation of punctuation, abbreviation &c. However, all data presented as superscripts has been included as normal text in this transcription.
2. Many of the assessment numbers were not given as complete numbers in the Valuation Summary: for example, between 570 and 580, the numbers are written as 570, 1, 2, … 9, 80. In order to provide an accurate cross-reference between the data in this appendix, and that in Appendices 2, 3 and 4, the assessment numbers have been completed in full in the table below.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
569[3]	2151a	Sanders Lucy	Oliver Jas Sansome Walk Wor:	House	21	Fish St				8	0	0	7	0	0
570[4]	2	Bearcroft Geo:	Lock Mrs Hannah So: View Villa, Corner Gardens, Wor: (One of the Owners)	Plough Inn	23	Fish St				40	0	0	34	0	0
571	3	Haughton Richd	Haughton R	Workshop, Office & Yard		Fish St				26	0	0	22	0	0
572	4	Waldron Jno.	Nicholson & Co.	House		Fish St				20	0	0	17	0	0
573	5	Mansell Wilson	Hughes Hy 39 Broad St, Wor:	House	14	Fish St				11	0	0	9	10	0
574	6	Nash Reuben C	Noake Mrs ~~J. W.~~ F. H 9 St. Johns, Wor:	House	12	Fish St				9	0	0	7	10	0
575[5]	7	Stallard J & Sons Ltd	Stallard J & Sons Ltd per J. T. Sanders, Secy.	Wareho: & Vaults	FN	Fish St				46	0	0	39	0	0
576	8	Stallard J & Sons Ltd	Stallard J & Sons Ltd per J. T. Sanders, Secy.	Stable & Co House		Fish St				15	0	0	12	10	0

[3] Note added in pencil: Mrs H Lock ¼ pt share ex 38/1 no.
[4] In the 1911 Census, Mrs. Hannah Lock was living at South View Villa, Corner, Worcester. TNA: RG14/17625.
[5] Notes added in pencil: 3509. Gross Annual Value £33, Rateable Value £28, these values being bracketed together with the values shown in this assessment.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
577	9	Gwillam Stephen	~~Wigley J.~~ Edgington Elizth. 5 Oak Villas, Cliffe View Rd, Meersbrook, Sheffield.	House		Palace Yard				6	10	0	5	10	0
578		Nutt Wm. Hy	~~Wigley J.~~ Edgington Elizth. 5 Oak Villas, Cliffe View Rd, Meersbrook, Sheffield.	House		Palace Yard				7	15	0	6	10	0
579		Clift Frances	~~Wigley J.~~ Edgington Elizth. 5 Oak Villas, Cliffe View Rd, Meersbrook, Sheffield.	House		Palace Yard				7	0	0	6	0	0
580		Wood Chas.	~~Wigley J.~~ Edgington Elizth. 5 Oak Villas, Cliffe View Rd, Meersbrook, Sheffield.	House		Palace Yard				7	15	0	6	10	0
581		Jones Benjn	~~Wigley J~~. Edgington Elizth. 5 Oak Villas, Cliffe View Rd, Meersbrook, Sheffield.	House		Palace Yard				7	15	0	6	10	0
582	2160	Bromley J	~~Wigley J.~~ Edgington Elizth. 5 Oak Villas, Cliffe View Rd, Meersbrook, Sheffield.	House		Palace Yard				9	10	0	8	0	0
583[6]	1	Whinfield Arthr. Hy as Nicholson & Co.	Nicholson & Co.	Warehouse		Palace Row									
584		Whinfield Arthr Hy. as Nicholson & Co.	Nicholson & Co.	Counting House & Workshops		Palace Row									

[6] This entry and the following entry were bracketed together with a combined Gross Annual Value of £130 and Rateable Value of £110 10s 0d.

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
585	2	Dent Allcroft & Co	~~Dent Allcroft & Co~~ Allcroft Herbt Jno Stokesay, Salop	Manufactory		Palace Row				1000	0	0	850	0	0
586	3	Courtneys Sauce Syndicate Ld	~~Stallard~~ Courtneys Sauce Syndicate Ld (per Edwd T. Bennett, Hon: Sec: to Co)	Warehouse		Severn Side				45	0	0	38	10	0
587	4	Band Thos.	Nash Miss	Yard & Stable		Warmstry Slip				4	0	0	3	10	0
588	5	Hughes Thos.	~~Wigley J Exors~~ Miss Edgington Red Hill	House		Warmstry Slip				6	0	0	5	0	0
589		Gibson Clara	~~Wigley J Exors~~ sold to Miss Edgington Red Hill (agt Yeates, Foregate St)	House		Warmstry Slip				6	0	0	5	0	0
590		Atkinson Walter	~~Wigley J Exors~~ sold to Miss Edgington Red Hill (agt Yeates, Foregate St)	House		Warmstry Slip				6	0	0	5	0	0
591		Digger Henry	~~Wigley J Exors~~ sold to Miss Edgington Red Hill (agt Yeates, Foregate St)	House		Warmstry Slip				6	0	0	5	0	0
592	2166	Gibbons Wm. Hy	Rushton Jos Thos., Bath Rd Wor: Exor of the late Mr W Atkins W Exors	House		Warmstry Slip				8	10	0	7	0	0
593		Vd	Rushton Jos Thos., Bath Rd Wor: Exor of the late Mr W Atkins W Exors	House		Warmstry Slip				8	10	0	7	0	0
594		Vd	Rushton Jos Thos., Bath Rd Wor: Exor of the late Mr W Atkins W Exors	House		Warmstry Slip				8	10	0	7	0	0
595	7	Welland Jos	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
596		Turner Betsy	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
597			Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
598		Newman Thos.	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
599		Cotton Henry	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
600			Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
601		Harris Rhoda	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
602		Withers Mary	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
603		Robson Daniel	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
604		Henderson Leonard	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
605		Lincock Adam	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
606		Edwards Fredk.	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
607		Harris Thos.	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
608		Nind Agnes	Willoughby W. J. 41 St Albans Square Worcester	House		Model Dwellings				5	10	0	4	10	0
609			Willoughby W. G.	House		Model Dwellings				5	10	0	4	10	0
610		Heeke Joseph	Willoughby W. G.	House		Model Dwellings				5	10	0	4	10	0
611		Adams Alice	Willoughby W. G.	House		Model Dwellings				5	10	0	4	10	0
612		Baylis Thos.	Willoughby W. G.	House		Model Dwellings				5	10	0	4	10	0

							Estimated extent			Gross annual value			Rateable value		
No. of assessment	**No. of Poor Rate**	**Occupier**	**Owner and residence**	**Description**	**No**	**Situation**	**A**	**R**	**P**	**£**	**s**	**d**	**£**	**s**	**d**
613[7]	2168	Shotton	Shakespeare Wm. 34 Tything , Wor:	House	FN	Little Fish St				6	10	0	5	10	0
614	9	Higgs John	~~Higgs J~~ Hughes Hy 39 Broad St, Wor:	House		Little Fish St				12	10	0	10	10	0
615[8]	2170	Higgs John	~~Higgs J~~ Hughes Hy 39 Broad St, Wor:	Yard	FN	Little Fish St				5	0	0	4	0	0
3630			The Vicar & Churchwardens	St. Albans Church		Fish St									

[7] Notes added in pencil. 2707. Gross Annual Value £6 10s 0d, Rateable Value £5 10s 0d.
[8] Note added: Included in No. 614.

Appendix 2. Index of Owners

Allcroft, Herbt. Jno. 585

Courtneys Sauce Syndicate Ltd. 586

Dent Allcroft & Co. 585

Edgington, Elizth. 577-582

Edgington, Miss 588-591

Haughton, R. 571

Higgs, J. 614-615

Hughes, Hy. 573, 614-615

Lock, Mrs. Hannah 570

Nash, Miss 587

Nicholson & Co. 572, 583-584

Noake, Mrs. F. H. 574

Noake, Mrs. J. W. 574

Oliver, Jas. 569

Rushton, Jos. Thos. 592-594

Shakespeare, Wm. 613

Stallard 586

Stallard, J. & Sons Ltd. 575-576

Vicar & Churchwardens 3630

Wigley, J. 577-582

Wigley, J., Exors. 588-591

Willoughby, W. G. 609-612

Willoughby, W. J. 595-608

Appendix 3. Index of Occupiers

Adams, Alice 611
Atkinson, Walter 590
Band, Thos. 587
Baylis, Thos. 612
Bearcroft, Geo. 570
Bromley, J. 582
Clift, Frances 579
Cotton, Henry 599
Courtneys Sauce Syndicate Ltd. 586
Dent Allcroft & Co. 585
Digger, Henry 591
Edwards, Fredk. 606
Gibbons, Wm. Hy. 592
Gibson, Clara 589
Gwillam, Stephen 577
Harris, Rhoda 601
Harris, Thos. 607
Haughton, Richd. 571
Heeke, Joseph 610
Henderson, Leonard 604
Higgs, John 614-615
Hughes, Thos. 588
Jones, Benjn. 581
Lincock, Adam 605
Mansell, Wilson 573
Nash, Reuben C. 574
Newman, Thos. 598
Nicholson & Co. 583-584
Nind, Agnes 608
Not stated 597, 600, 609, 3630
Nutt, Wm. Hy. 578
Robson, Daniel 603
Sanders, Lucy 569
Shotton 613
Stallard, J. & Sons Ltd. 575-576
Turner, Betsy 596
Void 593-594
Waldron, Jno. 572
Welland, Jos. 595
Whinfield, Arthr. Hy. 583-584
Withers, Mary 602
Wood, Chas. 580

Appendix 4. Index of Places

Fish Street 569-576, 3630
Little Fish Street 613-615
Model Dwellings 595-612
Palace Row 583-585
Palace Yard 577-582
Severn Side 586
Warmstry Slip 587-594

Appendix 5. References to other Land Valuation resources for Worcester: St Alban

TNA – The National Archives, Kew

WAAS – Worcestershire Archaeology and Archive Service, The Hive, Worcester

Forms 37

WAAS: 009:5 BA 8585/43 *Forms 37 – Land, Worcester, A-C, 1910-15.*

Field Books

TNA: IR58/93738, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Worcester A. Assessment No. 501-600, 1910.*

TNA: IR58/93739, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Worcester A. Assessment No. 601-700, 1910.*

TNA: IR58/93770, *Board of Inland Revenue Valuation Office: Field Books. Worcester. Worcester A. Assessment No. 3601-3700, 1910.*

Record Maps

TNA: IR129/3/816, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 7, 1910.*

TNA: IR129/3/817, *Board of Inland Revenue Valuation Office: Record Sheet Plans. West Midland Region: Hereford and Worcester District. OS Sheet Reference: Worcestershire XXXIII 8, 1910.*

Appendix 6. Standardisations made for data analysis.

In preparing the data for analysis, the following standardisations have been made:

- The abbreviation *Ld* has been standardised to *Ltd.*;
- The abbreviation *Vd* has been standardised to *Void*;
- The abbreviation *St* has been standardised to *Street*.

Appendix 7. Organisation of the parish of Worcester in the Valuation Office survey of 1910

The civil parish of Worcester was split across four Income Tax Parishes known as Worcester A, Worcester B, Worcester C, and Worcester D, and there are 11 Valuation Summary books (WAAS: BA 8585/1/86-96). Within the books for Worcester A and Worcester B, the records are split by a series of headings, some of which are consistent with the ecclesiastical parishes within the civil parish at that time. However, for Worcester C, there are no such headings but two gaps in the records suggest three different districts. Using information from the relevant 1911 Census Summary books (TNA: RG78 series), it has been possible to determine the districts / ecclesiastical parishes to which this data belongs. Finally, it is not clear whether the records contained in the book for Worcester D relate to a single ecclesiastical parish or district, or to many: with only 142 records, these are presented as a single booklet named Worcester D.

Table 1 shows the various districts by Income Tax parish, Valuation Summary book number and related assessment numbers. Table 2 shows the booklet numbers for the parish of Worcester (20 in total) and their relationship to the Valuation Summary books.

Table 1: Parish of Worcester – districts within Income Tax parishes

Income Tax Parish	Book No	District	Assessment Number	
			From	To
Worcester A	86	St Swithin	1	158
		All Saints	159	568
		St Alban	569	615
		St Andrew	616	938
		St John City	939	1893
	87	St John City	1894	2357
		St Clement	2358	2996
		South Hallow	2997	3178
		St John &c (Extended City)	3179	3222
		St Helen	3223	3562
		Not rated – part of Worcester A	3559	3585
	88	Not rated – part of Worcester A	3583	3711
Worcester B	90	St Peter	1	1900
	89	St Peter	1901	2446
		St Peter the Great County	2446a	2480
		St Nicholas	2481	3100
		Whistones	3101	3800
	92	Whistones	3801	3880
		Blockhouse	3881	4340
		St Martins	4341	5800
	91	St Martins	5801	5880
		Extended City	5881	5889
		St Martins County	5891	5939
		Extended City	5941	5963
		Not rated – part of Worcester B	5964	6129
Worcester C	96	Claines St George	1	1796
		Barbourne St Stephen	1797	2004
	94	Barbourne St Stephen	2005	2959
		Rainbow Hill St Barnabas	2960	3755
	95	Not rated – part of Worcester C	3756	3869
Worcester D	93	Not stated	1	142

Table 2: Numbering sequence for booklets

Valuation Summary Book	Income Tax Parish	Booklet name	Booklet number
86	Worcester A	Worcester: St Swithin	86/1
86	Worcester A	Worcester: All Saints	86/2
86	Worcester A	Worcester: St Alban	86/3
86	Worcester A	Worcester: St Andrew	86/4
86	Worcester A	Worcester: St John City	86/5
87			
87	Worcester A	Worcester: St Clement	87/1
87	Worcester A	Worcester: South Hallow	87/2
87	Worcester A	Worcester: Extended City	87/3
91	Worcester B		
87	Worcester A	Worcester: St Helen	87/4
89	Worcester B	Worcester: St Peter County	89/1
89	Worcester B	Worcester: St Nicholas	89/2
89	Worcester B	Worcester: Whistones	89/3
92			
90	Worcester B	Worcester: St Peter	90
89			
91	Worcester B	Worcester: St Martin's County	91
92	Worcester B	Worcester: Blockhouse	92/1
92	Worcester B	Worcester: St Martins	92/2
91			
93	Worcester D	Worcester D	93
96	Worcester C	Worcester: Claines St George	96/1
96	Worcester C	Worcester: Barbourne St Stephen	96/2
94			
94	Worcester C	Worcester: Rainbow Hill St Barnabas	94