

The Dorset Dairy System

By PAMELA HORN

"Wanted, A Man and his Wife, to manage a Dairy of Sixteen Cows; a good Character indispensable. Apply to Mr. Bascombe, Tatton Farm, Upway, Dorchester."

Advertisement in *Dorset County Chronicle*,
6 December 1860.

FOR centuries Dorset has been renowned as a dairying county.¹ Indeed, in the 1850's its butter was said to hold "the highest rank" of any in the "quotations of the London market," and although its cheese (normally made from skimmed milk) was less appreciated, J. C. Morton's *Cyclopedia of Agriculture* described the best quality produced as "pleasant to the taste and preferred by many to the richer qualities of other districts."² At its worst, however, the old Dorset skim cheese was hard and unpalatable. According to one contemporary, it was "more fitted to be used as barrow-wheels than for food."³

Raw milk sales were of limited importance only until the last quarter of the nineteenth century, when through the railway network the widening of outlets in nearby seaside resorts like Bournemouth, Weymouth, and Poole, and also in London, brought an expansion. This trend was reinforced by the growing imports of foreign butter and cheese over the same period, and the consequent general fall in the price of home dairy produce.⁴ Nevertheless as late as the 1920's and 1930's a number of Dorset butter and cheesemakers survived—like Mr Dimond of Holcombe Dairy, Alton St Pancras, who from 1915 to 1925 combined winter sales of milk with the manufacture of Cheddar cheese during the summer months. His succes-

sor on that particular holding specialized in the production of Caerphilly cheese which he sold at Highbridge market, and it was not until 1929 that cheesemaking ceased at this dairy.⁵

However, the fame of Dorset butter and cheese was not the most notable aspect of the county's dairy industry. For here, unlike the practice in other districts, the farmer did not manage his own herd but instead hired the animals out to a specialist dairyman at a fixed price per animal, the exact figure varying in accordance with the quality of the land and the produce of the beast. This system of letting cattle was found all over the county and not merely in the dairying areas of the Blackmoor Vale and west Dorset. It was already well established by the beginning of the eighteenth century, as surviving dairy agreements make clear, and when in 1793 John Claridge wrote his *General View of the Agriculture in the County of Dorset* he described the system at some length. Although it was refined in detail over the course of succeeding years, its essentials survived, and are to be found even in the few dairy agreements which are still being concluded in the 1970's. The only differences are that in the final quarter of the twentieth century the dairyman is concerned with the sale of raw milk rather than with butter or cheese, while responsibility for the provision of animal fodder has largely been shifted from the farmer to him.

Claridge noted that the usual plan was for the farmer to find his dairyman:

a certain number of cows for one year, commencing at Candlemas, at a fixed sum agreed on. He feeds, foddors and supports the specific number throughout the year; he finds a house for the dairy-man and his family to live in, and allows him to keep as many

¹ Thus, William H. Marshall in *The Rural Economy of the West of England*, 1796, II, p. 148, declared of West Dorset: "This has been, time immemorial, a Dairy District."

² J. C. Morton (ed.), *A Cyclopedia of Agriculture*, 1855, I, p. 615.

³ Joseph Darby, 'The Farming of Dorset', *Your. Bath and West of England Soc.*, 3rd ser., IV, 1872, p. 30.

⁴ *Dorset V.C.H.*, II, 1908, p. 281.

⁵ Information supplied to the author by Mr A. F. Waterman of Broadmayne, near Dorchester, July 1975.

pigs and poultry as the thinks proper, and the keep of a mare to carry out his butter, &c. which by producing a foal yearly, is considered a material advantage to the dairyman, who perhaps sells it when weaned in November from eight to ten pounds. If the farmer is inclined to let his dairy to another man, he gives the dairy-man notice before All Saints Day, and by custom the quarter of a year from November to February is deemed sufficient, and the dairy-man quits the house and gives up his bargain the ensuing Candlemas. The dairies in general are managed by making all the cream into butter, and from the skimmed milk, an inferior sort of cheese, which sells from twenty-five to thirty shillings per hundred weight in the county, and the butter, which is worth eight-pence or ten-pence per pound, is in general salted down in tubs, and supplies Portsmouth and the London markets; but there is also made a considerable quantity of the better sort of cheese, which brings a price as high as thirty-seven shillings or two guineas per hundred weight.⁶

As Claridge also indicates, the amount of money paid by the dairyman varied according to the nature of the pasture land available, the likely milk yield of the cows, and the expected price of the end products. Thus a dairy agreement concluded between Humphrey Weld of Lulworth Castle and Joseph Balaam of Winterbourne Kingston in 1714 for the management of thirty milch cows and one bull at Winfrith Newburgh envisages an annual rent of £2 5s. per cow, while in 1754 the Reverend Gregory Syndercombe, rector of Symondsburry, was letting his cows at £3 5s. each a year.⁷ By 1793, when late eighteenth-century inflationary pressures were already building up, Claridge considered that the average rent throughout the county was "about six pounds for a cow of full growth; four pounds for heifers, and four pounds ten shillings, or five pounds, for three

years old." But he pointed out that in "some of the poorest parts of the county [prices were] as low as fifty shillings or three pounds per head, per annum, and in others, as high as six pounds ten shillings, or seven pounds; and in one parish near Beaminster, called Broad Windsor, as high as eight pounds."⁸

In the new century the generally upward trend of prices was maintained. By 1855 J. C. Morton's *Cyclopedia of Agriculture* was suggesting an average rent of £9 10s. per annum, while Joseph Darby, in an article on 'The Farming of Dorset', written in 1872, noted a range of from £10 to £12 per beast.⁹ These estimated levels are confirmed by surviving agreements, such as that concluded in January 1874 between Walter Ross, a farmer of Ibber-ton, Dorset, and John and Henry Watts, dairy-men, by which the two latter undertook the management of a dairy of thirty-two cows and heifers for an average rental of £12 10s. per beast.¹⁰ Similarly, John Butler, a farmer of Tarrant Monkton, was letting his herd of twenty milkers at £12 10s. per animal per annum in 1882. In all of the cases quoted the rent was paid on a quarterly basis, and there were usually provisions for deductions to be made from that sum if the cows calved late—the date fixed for this was normally early in May—or if some other mishap occurred. The dairyman, for his part, had to promise not to milk any cow for more than forty weeks in the year, to date from the calving, and in the later years of the century he was also expected to provide a quantity of cotton cake or other additional fodder out of his own pocket. Thus an agreement concluded by a dairyman in the Frampton area during 1887 for the management of 114 cows included the proviso: "To be calved down in good condition, all the best to have corn and chaff at once with 3 tons of best cotton cake after calving."¹¹ (See also Appendix.)

But as the agricultural depression deepened

⁶ Claridge, *op. cit.*, p. 14. ⁹ Darby, *op. cit.*, p. 29.

¹⁰ Dorset R.O.: MK/29.

¹¹ Information kindly provided by Mrs M. Bond and her father, a retired farmer, of Maiden Newton, near Dorchester, July 1975.

⁷ John Claridge, *A General View of the Agriculture in the County of Dorset*, 1793, pp. 14-15.

⁸ Dairy Agreement at Dorset Record Office, D10/T197; Barbara Kerr, *Bound to the Soil*, 1968, p. 57.

in the last years of the nineteenth century the upward movement in animal rents was halted and even reversed. In some cases farmers took in hand the management of their own herds, but in others the animals were being let for what had been mid-century prices. By 1901 John Butler, for example, was letting his dairy of thirty-four cows for £10 per annum each, and a similar sum was demanded by farmer Harold Waterman for his dairy of fifty-two cows and heifers at Holcombe Dairy, Alton St Pancras, in 1900.¹² Not until just before World War I was the upward trend resumed, with animals letting at around £12 per annum on the eve of the war, and for about £20 at its end.¹³ On the Waterman farm the rent stood at £17 per cow by 1924, while Edward Duke of Martinstown was letting his herd of twenty-seven cows and heifers for £21 per beast per annum in 1930.¹⁴ As a matter of comparison, one of the very few dairy agreements drawn up in 1974 suggests a rental of £72 per animal for a herd of sixty-two attested dairy cows.¹⁵ The farmer provided pasturage and feed on 106 acres of land but all extra fodder was the responsibility of the dairyman. Such agreements meant that at a time of sharply rising feed prices the dairymen were in difficulties. Consequently some of the agreements drawn up in recent years have fallen through thanks to the adverse economic conditions.

But if these are the mechanics of the Dorset dairy system, it must be asked why the system survived for so many years. From the farmer's point of view it had three principal advantages. Firstly, it relieved him of the responsibility of managing his herd, and this fact was reinforced by a sociological one, namely that for long "cow-keeping" was looked down upon by

larger corn and sheep farmers in the country. In the view of one substantial Dorset farmer, this attitude was undermined only during the early 1920's when the return of depression caused "sheep to give way to cows over a wide part of Dorset. Many sheep and corn farmers were saved from complete ruin by becoming 'cowkeepers'."¹⁶

Secondly, the level of income to be obtained from a given herd was assured by the renting system with a minimum risk to the farmer. Some agriculturists, like John Butler, admittedly did experiment from time to time by directly employing a dairyman instead of hiring out the herd. In a letter written to A. H. Bonditch, a dairyman Butler engaged on this basis in 1897, he sketched out his proposals:

Will you accept £1 per week wages & 5 per cent at the end of the year on all clear profit made on Butter, Cheese & Pigs. House & garden rent free, 2 Tons of coal—100 Furze faggots for the Dairy work—Straw for litter to be delivered at Dairy House. Dairyman to look after cows—feed milkers—make Butter & Cheese. Feed Pigs & keep pigsties clean. To look after Poultry & to be paid 1d. per dozen for Eggs—3d. per couple for chickens reared. 3d. per head for geese reared. Dairyman to find part Dairy Utensils.¹⁷

According to Butler's rather crude book-keeping, during this year he secured a turnover on the dairy enterprise of £349 11s. 1d. and a balance of income over expenditure of £224 13s. 5d. (Bonditch's commission, incidentally, amounted to a mere £5 11s. 10d.) However, the scheme proved less profitable than the traditional system of letting which he had adopted in earlier years and to which he reverted in 1898, hiring out his herd of twenty-six cows at £10 10s. per animal a year. In return he provided three ricks of hay, pasture on three

¹² Details of the Butler agreements can be found in the relevant account book at Reading University Library, DOR.5/1/5. See Appendix for the Waterman agreement.

¹³ Information provided by Mr Robert Saunders, a farmer of Broadmayne, near Dorchester, and Mr John Hedditch, a retired farmer, of Broadoak, near Bridport, June 1975.

¹⁴ A copy of the dairy agreement involving Mr Edward Duke has kindly been provided by his son, Mr Henry Duke, in correspondence with the author, June 1975.

¹⁵ Information provided by Mr Henry Duke.

¹⁶ Mr Robert Saunders in correspondence with the author, June 1975. But see also L. E. Tavener, 'Dorset Farming 1900-1950', in *Proc. Dorset Nat. Hist. and Arch. Soc.*, 75, 1953, p. 110.

¹⁷ Dairy agreement of Mr Butler in Reading University Library, DOR.5/3/4.

meadows, the aftermath (for grazing) on five other meadows after mowing had been completed, and one ton of cotton-cake for animal fodder. He added the proviso that any other concentrates used were to be paid for equally by himself and the dairyman. The latter was also to be allowed rough straw for litter for the pigs which he kept for his own profit—feeding them on whey or skimmed milk—and the run of a small paddock for the pigs and a horse. From Butler's point of view, however, the change was beneficial, since he later reckoned that his profit for 1898 had been £276 6s. 6d., or over £50 more than had been secured in the previous year.¹⁸ Thereafter he continued to let the herd out along the same lines until 1906 when he resumed direct management and concentrated on selling liquid milk to a retailer at Boscombe. This was a change which benefited him still more, and his gross profit levels rose from £482 in 1905 to £726 15s. 3d. in 1906, and to £1,026 11s. 5½d. by 1909. In 1905 the herd had consisted of fifty cows but unfortunately the size at the later dates is not available.¹⁹

These figures for the Butler enterprise may be compared with others collected rather earlier by William C. Little, an Assistant Commissioner with the Royal Commission on Agriculture in 1882. He estimated that during 1879 on a large corn-growing farm where there was kept a herd of sixty cows, and a wage-earning dairyman was employed, the annual receipts of the dairy enterprise amounted to:

	£	s.	d.
Butter	419	7	0
Cheese	102	18	0
Calves to butcher	206	4	0
Calves reared and valued to farm	48	0	0
Pigs	594	3	6
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	£1,370	12	6

¹⁸ Butler accounts, Reading University Library DOR.5/1/5.

¹⁹ Summary drawn up in 1910 in Butler account book, DOR.5/1/6.

From that sum £365 had to be deducted for purchased food, £112 for the estimated value of home-grown fodder given to the animals, and £113 for labour costs. This left a net profit of £780, or £13 per cow. But Little had to admit that elsewhere in the county the situation was less favourable, and in some cases profits might amount to as little as £9 per cow.²⁰ Although he was unable to provide figures for dairymen hiring cattle on their own account, his calculations do indicate the narrow margins within which such men worked, given that annual rentals of £10 to £12 per animal were being paid at this time.

The third advantage which the dairy system could bestow upon the farmer was the fact that in the days when butter and cheesemaking were all important a dairyman and his wife, working on their own, were more likely to take pains over the quality of their produce than were those who were merely employees. In addition, in areas where dairies were remotely situated or the housing was poor, the opportunity to rent a herd might encourage a man to move in where otherwise he would have been reluctant to do so. Certainly Louis Ruegg, writing in the *Journal of the Royal Agricultural Society of England* in 1853, considered that the "excellence of Dorset butter" was due to the dairy system, "the manufacturer having a direct interest in his commodity, and the strongest of all inducements to make the very best article." Nevertheless, he also sounded a note of caution:

The interests of the farmer and those of the dairyman are evidently antagonistic. It is the farmer's interest to keep his cattle as cheaply as possible, without regard to the quality or quantity of their produce. On the other hand, it is the dairyman's interest to get all the milk he can from a cow without reference to the cost of production.²¹

Fifty years earlier William Marshall had been a good deal more critical of the system, al-

²⁰ *R.C. Agriculture*, P.P. 1882, xv, Report by William C. Little on Dorset, p. 28.

²¹ Louis H. Ruegg, 'On the Production of Butter', *J.R.A.S.E.*, xiv, pt 1, no. XXI, 1853, p. 75.

though on rather different grounds. He had condemned it as "injurious to an estate; as tending to let down the buildings and the fences of farms thus occupied by under tenants; who have not so permanent an interest in keeping them up as a lessee, or his tenant. . ." ²² In view of the long survival of the system it is clear that most Dorset agriculturists did not agree with him.

From the point of view of the dairyman, the opportunity to hire cattle also had attractions. First and foremost it enabled a man with limited capital to set up on his own account. All he needed was enough cash to pay his first quarter's rent and to provide the dairy utensils needed. But up to the last decades of the nineteenth century these latter were not a particular problem, for most dairies could be managed without the use of expensive machinery. As Barbara Kerr points out: "Chestnut-wood pails and churns and cheese vats of elm wood were within the reach of men with modest incomes." ²³

Usually the management of a dairy was undertaken by the younger son of a farmer or dairyman who was unable to succeed to his father's holding, but in some cases stockmen with initiative and determination could scrape together sufficient money to set themselves up in a small way. The penalty for failure was, of course, the loss of painfully accumulated savings and a reversion to the position of agricultural labourer. Perhaps because of the precariousness of their position, Dorset dairymen and their families were renowned for their "sobriety, honesty and industry." ²⁴ Certainly Henry Rew, an Assistant Commissioner for

the Royal Commission on Agriculture, saw in 1895 this chance of social mobility for the ambitious labourer as one of the merits of the system. It provided "a stepping stone for men to rise from the position of stockman to that of dairyman, and from thence to tenant farmer." ²⁵ And it is a matter of record that a considerable number of dairymen were able to move up the scale to become farmers in their own right. Indeed, some who have made the change as late as the third quarter of the twentieth century have made a great success of their opportunity. ²⁶ Elsewhere, in Thomas Hardy's *Tess of the D'Urbervilles*, we have the example of "Dairyman Dick", who managed nearly a hundred milkers, and who was to be seen at church each Sunday dressed "in shining broad-cloth in his family pew," the image of middle-class respectability. ²⁷

An examination of mid-Victorian census returns indicates that men did not usually take a dairy in the village where they were born, while many, especially at the beginning of their careers, moved around from dairy to dairy every three or four years. This was perhaps to enable them to take on a larger herd of cattle as their funds and experience grew. Some even moved into the county from over the Somerset or Devon border, like Edwin Thompson, dairyman at Stourpaine at the time of the 1871 Census, who had been born at Upton Noble in Somerset, or Henry White of Burton Dairy House, Charminster, who had been born at Shute in Devon. But the majority were Dorset men. ²⁸ Families tended to be large, and the wife and daughters were expected to be accomplished dairymen. If they were not, or if the family were small, then a dairymaid and often a young boy servant would also be employed. Thus at Charminster, a parish with at

²² Marshall, *op. cit.*, p. 150.

²³ Kerr, *op. cit.*, p. 56. However, the dairy equipment could be quite extensive. A typical advertisement of utensils for sale from Puncknoll Farm dairy, between Bridport and Dorchester, in January 1860 lists the following items: "12 milk leads and stands, 3 butter churns and stocks, double cheese press, single cheese press, cheese and other tubs, tin milk warmer, 8 milk buckets, 2 cream tins, with pail, 2 strainers, cream bowl, skimmers, &c., large and small beams, scales and weights, butter tubs, 13 cheese vats, curd mill, copper and iron furnaces, pigs' troughs, buckets, &c.": *Dorset County Chronicle*, 26 Jan. 1860.

²⁴ W. Stevenson, *General View of the Agriculture of the County of Dorset*, 1812, p. 453.

²⁵ *R.C. Agriculture*, P.P. 1895, xvii, Report on Dorset, p. 7.

²⁶ Mr Henry Duke and Mr Robert Saunders in correspondence with the author.

²⁷ Thomas Hardy, *Tess of the D'Urbervilles*, paperback edn, 1963, p. 127.

²⁸ Census Return for Stourpaine, P.R.O., R.G.10.1979, and Charminster, R.G.10.2013. According to Kelly's *Directory of Dorset*, 1890, there were at that date over 380 dairymen and cowkeepers in the county as a whole.

least five dairies in 1871, one of the dairymen, John Wake, aged thirty, had five small children only, and so had to employ two young male servants aged eighteen and fifteen respectively, to assist around the holding. Likewise Stephen Oliver of Forston Dairy in the same parish, with two grown-up sons but only one young daughter, employed a nineteen-year-old dairymaid to assist his wife. However, in some households the dairyman's daughter might begin work at a very early age. In 1864 the American, Elihu Burritt, was intrigued to hear of one nine-year-old dairyman's daughter who had "often milked ten cows at one sitting."²⁹ And in the late 1920's another girl can remember that at the age of five she stood "on a box in order to turn the handle of an enormous butter-churn."³⁰

The skill of the dairymaids was of course of great importance to the family income, since if the quality of the produce were consistently high it could command a high price. Barbara Kerr, quotes the case of Alice Hawkins of Frampton, a notable late nineteenth-century dairywoman, who built up a profitable connection with Bournemouth, selling high-quality Blue Vinney cheese, butter, eggs, and the carcasses of dairy-fed pigs. "Blue Vinney from lesser dairies sold at much lower prices."³¹ The anxieties to which the quality of the produce gave rise are also well described by Thomas Hardy. On one occasion when the butter was tainted with garlic, all the dairy workers were mobilized by "Dairyman Dick" to scour the meadows in order to eradicate the offending weed, while on another, consternation arose when the butter would not "come";

There was a great stir in the milk-house just after breakfast. The churn revolved as usual, but the butter would not come. Whenever this happened the dairy was paralyzed. Squish, squash, echoed the milk in the great

cylinder, but never arose the sound they waited for. Dairyman Crick and his wife, the milkmaids . . . stood gazing hopelessly at the churn; and the boy who kept the horse going outside put on moon-like eyes to show his sense of the situation. Even the melancholy horse himself seemed to look in at the window in inquiring despair at each walk round.³²

Great was the relief when the revolving churn at last changed its squishing "for a decided flick-flack", which indicated that the butter was forming.

Butter yields varied according to the quality of the animals and the fodder they received, but according to Elihu Burritt, in the Blackmoor Vale with a herd of fifty cows a dairyman might average four pounds of butter a week from each animal, plus about 150 pounds of skimmed cheese in the season, and sufficient sour milk, whey, etc. to feed between sixty and 100 pigs. On more favourable upland pasture the weekly butter yield might be pushed up to six pounds per animal. In Burritt's view about 250 acres of land in the Vale would support a dairy of 110 cows, "provided the whole production were given to them"—"every acre of pasturage would feed one cow through the season, and another would yield fodder, in grain or grass, sufficient to keep her well through the winter."³³

Once it had been made the butter and cheese might be sold to a local tradesman in a nearby town with whom prior arrangements had been made or perhaps it was disposed of at local auction markets. But even in the late eighteenth century there are accounts of heavy canvas-topped wagons carrying butter and cheese on a four days' journey from Bridport to London. In other instances, butter packed in wooden tubs, and hard cheeses perhaps weighing 100 pounds each, were carried by sea from Brid-

²⁹ Hardy, *op. cit.*, p. 155.

²⁸ Elihu Burritt, *A Walk from London to Land's End and Back*, 1865, p. 171.

³⁰ Miss V. E. Long of Broadmayne in correspondence with the author, June 1975.

³¹ Kerr, *op. cit.*, p. 59.

³³ Burritt, *op. cit.*, p. 171. However, Ruegg, *loc. cit.*, p. 74, suggested a land appropriation of 2½ acres to 3 acres per cow as customary in the mid-1850's. See also G. E. Fussell, 'Four Centuries of Farming Systems in Dorset' in *Proc. Dorset Nat. Hist. and Arch. Soc.*, LXXIII, 1951, p. 128.

port. With the coming of the railways these wider trade networks became more important.³⁴

Most dairymen, however, also owned a horse-drawn spring cart to carry pigs and other produce to their local customers.³⁵ Thus Miss Veronica Long of Broadmayne, a dairyman's daughter, recalls that in the late 1920's and early 1930's her father had a milk round at the army camp at Bovington: "I can just remember going round the camp in a pony cart, delivering milk and selling butter, cream and eggs direct to the housewife. I know the surplus milk was taken down to Wool Station, again by pony and cart, and presumably went to a factory. When a number of cows were dry, and milk yields low, we had to buy milk in order to supply the customers."³⁶

The Dorset dairy system provides one interesting variant on the general theme of pastoral farming. In recent years its importance has sharply declined, thanks in the main to the ability of farmers to rail milk in bulk to London and to their greater willingness to manage their own herds.³⁷ The virtual disappearance from the county of farm-based butter and cheese-making has also reinforced this trend.

³⁴ This applied not merely to milk sales in London but to local outlets as well. Thus in 1894 the *Dorset County Chronicle* contained numerous advertisements from E. J. Shute of the Butter Factory, Gillingham, appealing for butter "in very much larger quantities. Farmers making first-class butter should send it to E.J.S., who always pays tip-top price . . . E.J.S. supplies Baskets and Cloths, and pays carriage from nearest Station. Payments monthly (oftener if desired)."

³⁵ Information from Mr B. R. Cox of Beaminster in correspondence with the author, June 1975.

³⁶ Miss V. E. Long in correspondence with the author, June 1975.

³⁷ According to the *Dorset V.C.H.*, II, p. 281, as early as 1906 "nearly 5 million gallons of milk" were dispatched by the London and South Western Railway to London and elsewhere, in addition to outlets in nearby seaside resorts. Since then milk sales have increased sharply, as have average yields per cow. These have risen from 570 gallons per cow on average in 1940 to 700 gallons per cow in 1949; "and the general trend is towards further increases": Tavener, *loc. cit.*, p. 110.

APPENDIX

Dorset Dairy Agreements

(a) From Mr A. F. Waterman of Broadmayne.

An Agreement made the thirtieth day of March in the year one thousand nine hundred Between Harold Robert Waterman of the parish of Alton St Pancras in the county of Dorset (hereinafter called the lessor) of the one part and William Cornick, dairyman (hereinafter called the lessee) of the other part. Whereby the said lessor doth covenant and agree to let and the said lessee doth agree to take a dairy of fifty-two cows and/or heifers together with the house and garden known as Holcombe Dairy and situate in the aforesaid parish of Alton St Pancras upon the terms and conditions hereinafter contained.

The Lessee shall pay to the lessor the annual rent of five hundred and twenty pounds in equal quarterly instalments payable in advance on the fourteenth day February the fourteenth day of May the fourteenth day of August and the fourteenth day of November in the year one thousand nine hundred subject to no deduction in respect of interest on each instalment. Provided always and it is hereby agreed that the said lessee shall be entitled to deduct from the third quarterly instalment for every cow and/or heifer that shall not have come into the dairy by the twelfth day of May the sum of five shillings for every week that shall elapse between that date and the day of admission into the dairy. The Lessee shall peaceably give up to the lessor upon the twentieth day of November or at any time after that date that the lessor may demand all barren cows and/or heifers together with such number of cows and/or heifers as shall be half the whole number in the dairy. The remainder shall be given up by the twenty-fourth day of December or not less than eight weeks before time they shall be due to calve. The Lessor shall allow the lessee one half acre of land for growing potatoes together with two hundred wood faggots and such quantity of standing furze as may be reasonably required. The Lessor shall grant unto the lessee for a summer lease the fields known as Higher Waldron, Lower Waldron, Barefield, Rookery and Little Holkham and for aftermath those fields known as Mildron Mead, Higher Conigre, and Lower Conigre. Provided always that the field known as Rookery shall be peaceably given up by the lessee on the first day of September. Also the lessee shall be entitled to make use of the plot of land known as 3 acres for grazing a horse and pigs, such horse and pigs not to be permitted in any other of the dairy grounds. And it is hereby agreed that in case of rent being in arrear for twenty-one days or in case the lessee assign or underlet the dairy or premises or any part thereof

without the consent of the lessor in writing or in case the lessee become bankrupt or insolvent or compound with or make any arrangement with his creditors or the majority of them or suffer his goods stock chattels or effects or any part thereof to be taken in execution by any process of law or given a Bill of Sale thereon or on any part thereof or in any way fail to keep any of the covenants herein contained the lessor shall have power at any time to determine the tenancy without any notice and to recover by distress any loss sustained. Provided always and it is hereby agreed that any dispute that shall arise under this agreement shall be settled by arbitration.

Signed by the aforesaid William Cornick in the presence of Annie Cornick. (Mr Cornick remained at this dairy until 1915.)

(b) From *Butler Papers*, Reading University Library, DOR.5.3.4.

Agreement Between John Butler, Farmer, and Mr Pike, Dairyman.

From January 1st 1904 to December 31st 1904.

50 cows at £10 per cow to be paid Quarterly, viz. January 1st £125, April 1st £125, July 1st £125, October 1st £125 = £500—all cows to be not under 3 yrs. old—in case of 2 yr. Heifer being put 3 Heifers to be allowed as 2 cows.

No cow to be on milk more than 40 weeks except by arrangement. Dairyman to have use of Dairy house Cow Stalls Barn Stable 2 piggeries also small paddock by cow stalls for run of pigs, to be allowed 2 Ricks of Hay at Dairy Yard and one rick in Field for the cows and straw for litter for cows and pigs by his packing same, also run for one Horse in Dairy fields. Cows to feed Home Meadow from March 15th to Nov. 30th Lower Meadow from April 15th to Nov. 30th, Middle Meadow from April 1st to Nov. 30th the right being reserved of roadway through Middle Meadow for Horse, sheep &c. at all times, also the use of sheep wash and run of sheep during washing. The feed of Twenty Acres, Sale Close, Chapel Close, Spring Close and Tugmore Close after mowing about the 1st week in July—to December 31st.

Dairyman to be allowed 2 Tons of Cotton Cake in Spring of the year to be fed by Cows by his supplying at least an equal quantity for the same purpose.

(In a letter written to Mr Pike on 6 November 1903, Mr Butler noted that the dairyman was also to give up "the first good 10 Heifer calves . . . to me for yearlings at 8 days old for the sum of £1 1s. each." Pike remained at the dairy for two years, paying £10 10s. per cow for the 50 cows in his second year.)