

Working group 1. Landed Property

1. Bas van Bavel, Utrecht , is by MC decision appointed leader of the WG. Mats Morell of Uppsala was chosen by the WC to assist him and act as secretary of the WG.

2. The meeting started with a round of presentation of present participants and their research interest in connection with the theme of the WG. **Karsten Rasmussen**, Århus Denmark , works on manorial structures in Sleswig Holstein and writes part of a multi-volume agrarian history of Sleswig Holstein. He covers the period 1540-1840.

Rosa Congost, Girona Spain , works on property rights in Spain and has applied a long term view stretching from the Middle Ages to the 20th century. She compares different regions of Spain .

Gerard Beaur, Paris France , works on the land market near Paris in the 18th and 19th century. He analyses a stock of over 80.000 transactions and studies the evolution of the land market and the formulation of prices.

Jean-Michel Chevet, Paris France, analyzes agrarian structures and their effect on agricultural productivity, compares farms and different agrarian arrangements in France and England.

Eric Thoen, Gent Belgium, leads **CORN** and is planning a new rural history of northwestern Europe, which may involve several participants of the action. He is interested in the structure and evolution of the land market, specifically in Flanders.

Mats Morell, Uppsala Sweden , has recently launched a research project comparing norms and practices of inheritance and generational transfer of property in Sweden , Hungary and Estonia from the late 19th century to the present.

Rui Santos, Lisbon Portugal , works in a project concerning the rural history of the latifunida region in southern Portugal . He is interested in property rights control, social appropriation of property rights and land leases. He explores how the 17th century form of land property has evolved starting in developments in medieval era.

Phillip Schofield, Aberystwyth UK , is a medievalist. He studies rural society in general, the peasantry, the land market, contract formation and credit formation.

Bas van Bavel, Utrecht Netherlands , studies the structural transformation of economy and society from the start of the previous millennium onwards. He is interested in the rural regimes developing in the Low Countries , Britain , Italy and the Near East , looking for determining factors in rural development. He studies property right and specifically the rise of short term leasing systems.

The following members of MC have reported interest in WG 1:

Christine Fertig, Münster Germany (family history, micro history); Markus Cerman, Vienna Austria (second serfdom, Central Europe); Paul Servais, Leuven Belgium (land and credit markets); Evi Karo Zous, Athens Greece (not in the last mailed out list of MC-members though); Luigi Lorenzetti, Switzerland; Giulina Biagioli, Italy (but perhaps she will take part in another working group); and Richard Hoyle, Reading UK (early modern rural history, property rights).

3. It was agreed that the potential and geographical spreading of the WG is good, but that additional participants are needed particularly from Eastern Europe . Bas and Mats will work on that and contact further persons that might be interested.

. 4. We discussed the content of the topic, which we agreed should be envisaged broadly, but at the same time form a coherent framework. It was programmatically decided that the working group will cover the long-term evolution of different kinds of property rights, and not only explore the evolution of present day “modern” property rights and its resulting in economic progress. The all to easy and well

known story about clearer property rights leading to economic growth will perhaps be on the agenda, but our interest does not stop there, as this connection has formed a kind of teleological trap. We shall be interested in the social costs and benefits of different kinds of property rights, their possibilities, and their externalities, socially, politically and ecologically. We are interested in what forms of allocation and exchange of property rights to land, within or outside the market, have developed, or are developing, apart from the modern market exchange. We are also interested in the external preconditions, social, political and ecological, for the development of different forms of property rights and in the question how existing property rights in a given environment – apart from the modern forms – affect the economy, the social and ecological environment. Landed property, different kinds of property rights and systems of allocating property rights appearing and functioning from the high Middle Ages up to the present day and their economic consequences will be covered by the WG.

5. The topics and arrangements of the three forthcoming working group meetings to be held in 2006, 2007 and 2008 were discussed. The topic of the **first meeting** will concern the connection between property rights (widely understood) and economic development. For example the evolution of short-term leases (a form of property right) shall be scrutinized as to its economic consequences. The **second meeting** will address a widened view of property rights and concern different ways of allocating and transferring property rights to land in history; not only market institutions, but also non-market systems of allocation. The **third meeting** will take on an even wider view and explore the exogenous factors, of a social, political or ecological nature, determining the formation of property rights and the ways they are allocated.

6. We appointed main responsible persons for each of the three forthcoming WG-meetings and set the preliminary time table. Landed property and property rights is a theme of a session lead by Gerard Beaur in the Helsinki World economic history congress in August 2006. The first pre-meeting is already set, but it was decided that

the first working group meeting for WG 1 should be held in connection with a second pre-meeting of the Helsinki sessionists.

This meeting will be held in spring 2006, in Wales , and will be arranged by **Phillip Schofield** in collaboration with **Gerard Beaur**.

The second meeting of the WG will be held spring 2007 somewhere on the Iberian Peninsula and will be arranged by **Rui Santos** augmented by **Rosa Congost**.

The third meeting shall be held in spring 2008 in the Belgian (or Dutch) institute in Rome and **Erik Thoen** will be main responsible, assisted by **Bas van Bavel**.

Mats Morell, secretary & Bas van Bavel, chair

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