

1.—The rate of interest on advances to be made under Section 1 of the Small Dwellings Acquisition Act, 1899, on or after the 7th October, 1939, shall be five and three-quarters per centum per annum :

Provided that nothing in this Order shall affect the rate of interest on any advance made or expenses incurred or to be made or incurred in respect of contracts entered into or applications granted under the said Section prior to the 7th October, 1939.

2.—The Rates of Interest (Housing No. 2) Order (Northern Ireland), made by the Ministry of Home Affairs on the 8th day of September, 1939, is hereby revoked.

3.—This Order may be cited as the Rates of Interest (Housing No. 3) Order (Northern Ireland), 1939.

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 6th day of October, Nineteen Hundred and Thirty-nine, in the presence of

(L.S.)

*E. W. Scales,*  
Assistant Secretary.

Approved by the Ministry of Finance for Northern Ireland this 6th day of October, Nineteen Hundred and Thirty-nine.

(L.S.)

*H. Ashton,*  
Assistant Secretary.

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### Re-housing Schemes.

**Memorandum stating conditions under which the Ministry will be prepared to approve re-housing schemes.**

1939. No. 106.

#### PART I.

#### RE-HOUSING SCHEMES OF LOCAL AUTHORITIES.

Under the provisions of the Housing Act (Northern Ireland), 1939, local authorities desirous of obtaining Government grants in aid of re-housing schemes shall obtain the approval of the Ministry of Home Affairs to their proposals, and in order that local authorities may be aware of the principles on which the Ministry will act in giving its decisions, this memorandum has been prepared for their guidance. While the conditions mentioned are not laid down as hard and fast rules, they are nevertheless intended to be

adhered to as closely as possible, and only in exceptional circumstances will the Ministry be prepared to approve of any departure from them.

The object of the Act is to provide housing accommodation for persons who are living in insanitary houses and are unable to pay a normal economic rent. It is therefore a primary consideration to keep the rent as low as possible, and the Ministry will expect local authorities to bear in mind when preparing their schemes that generally a higher rent than four shillings a week (free of rates) will not be approved. Only in exceptional circumstances, such as where it is necessary to pay a high price for a site or where building costs are unusually high, will a higher rent be approved.

The type of house wanted is that known as the kitchen type or the kitchenette and living-room type with three bedrooms and the usual conveniences: as regards size, the area must not be less than 550 superficial feet.

The material employed should be as far as possible British, and preference may be given to Northern Ireland material up to the limit five per cent.

A "fair wages" clause must be inserted in all contracts for the erection of houses, and all contracts must be approved by the Ministry except it determines otherwise.

The buildings must comply with the building by-laws of the local authority, but the Ministry will regard the conditions set out in Schedule II as also essential.

## PART II.

### RE-HOUSING SCHEMES BY HOUSING ASSOCIATIONS.

Housing Associations coming within the definition of the Act who provide houses for the working classes are eligible to receive Government grants on the same scale as local authorities carrying out re-housing schemes.

They will be governed by the same conditions as in Part I, with the exception that the rent of the houses shall not exceed 6/6d. per week, exclusive of rates, as may be approved by the Ministry.

### Re-housing Schemes—Grants on Account.

REGULATIONS MADE BY THE MINISTRY OF HOME AFFAIRS UNDER SECTION 1 (3) AND SECTION 6 (4) OF THE HOUSING ACT (NORTHERN IRELAND), 1939, AND APPROVED BY THE MINISTRY OF FINANCE.

The Ministry of Home Affairs for Northern Ireland, in pursuance of the powers conferred on it by the Housing Act (Northern Ireland), 1939 (hereinafter referred to as "the Act"), and with the consent of the Ministry of Finance for Northern Ireland, hereby makes the following Regulations:—

1.—The amount of any payment made in pursuance of the proviso to sub-section (3) of section one, or of the proviso to sub-section (4) of section six, of the Act on account of the cost of any house comprised in a re-housing scheme and completed to the satisfaction of the Ministry, shall be of an amount equal to one fourth of the cost of each house erected calculated in accordance with the First Schedule to the Act, subject to an over-riding maximum of £112 10s. 0d.

2.—Applications for grants on account shall be made on the form prescribed in the Schedule to these Regulations.

3.—These Regulations may be cited as the "Re-Housing (Grants on Account) Regulations (Northern Ireland), 1939."

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 31st day of July, One Thousand Nine Hundred and Thirty-nine, in the presence of

(L.S.)

*L. G. P. Freer,*  
Assistant Secretary.

Approved by the Ministry of Finance for Northern Ireland this 2nd day of August, One Thousand Nine Hundred and Thirty-nine.

(L.S.)

*G. C. Duggan,*  
Assistant Secretary.

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SCHEDULE.

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HOUSING ACT (NORTHERN IRELAND), 1939.

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Application for grant on account in respect of Re-Housing Scheme approved by the Ministry of Home Affairs for Northern Ireland on.....19....., by the issue of Certificate

$\frac{A}{C}$  No.....

Re-housing Schemes

(To be prepared in Triplicate).

I.

.....day of.....19.....

To the Secretary,  
Ministry of Home Affairs,  
Stormont, Belfast.

The.....Council  
Housing Association  
hereby makes application for a grant on account in respect of.....  
completed houses.

The annexed statement shows in detail the estimated cost of such completed houses.

(Signed).....

(Clerk of Council.  
(Secretary of Housing Association.)

II.

*Inspector's Report.*

I have this day inspected the above houses and estimate their cost to be £.....

The houses have been built in a proper workmanlike manner and in compliance with the requirements as to materials, type of construction, etc., prescribed by the Ministry's Regulations.

I recommend sanction to a grant on account being made in respect of such houses.

(Signed).....

(Inspector of the Ministry of Home Affairs.)

Date.....

III.

*Accountant:*

The sum of.....may be paid to the  
.....Council  
Housing Association as a grant on  
account in respect of the above-mentioned completed houses in accordance  
with the Re-Housing (Grants on Account) Regulations (Northern Ireland),  
1939.

(Signed).....

Date.....

Exd.....

Copy to A/P.  
" " C. & A.G.  
" " H.G.

REGULATIONS MADE BY THE MINISTRY OF HOME AFFAIRS UNDER  
SECTION 26 (1) OF THE HOUSING ACT (NORTHERN IRELAND),  
1939.

The Ministry of Home Affairs for Northern Ireland (hereinafter referred to as the Ministry), in pursuance of the powers conferred

on it by Section 26 (1) of the Housing Act (Northern Ireland), 1939 (hereinafter referred to as the Act), hereby makes the following Regulations :—

1.—In these Regulations, unless the context otherwise requires :—

- (a) The expression “ local authority ” means a County Borough Council, Borough Council or Urban District Council :
- (b) The expression “ housing association ” means a housing trust or public utility society as defined by the Act :
- (c) The expression “ house ” means dwelling house, and includes any yard, garden, outhouses, and appurtenances belonging thereto or usually enjoyed therewith :
- (d) The expression “ land ” includes buildings and water and any interests in land or water and any easement or right in, to or over land or water.

2.—Local Authorities and Housing Associations proposing to carry out re-housing schemes with a view to obtaining grants under Part I of the Act shall observe the procedure outlined in the First Schedule to these Regulations.

3.—All houses in respect of which it is proposed to apply for grants under Part I of the Act shall have minimum dimensions of 550 superficial feet and shall be constructed of brick, stone, or concrete, or other form of construction sanctioned by the Ministry. The planning and standard of construction of such houses shall comply with the requirements prescribed by Parts I and II of the Second Schedule hereto.

4.—The Ministry may from time to time assent to any departure from the provisions of these Regulations.

5.—Any questions which may arise as to whether a grant is payable or any other questions as to the interpretation of these Regulations shall be referred to and determined by the Ministry, whose decision shall be final.

6.—These Regulations may be cited as “ The Re-housing Schemes Regulations (Northern Ireland), 1939.”

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 25th day of July, One Thousand Nine Hundred and Thirty-nine, in the presence of

(L.S.)

L. G. P. Freer,

Assistant Secretary.

## FIRST SCHEDULE.

## I. RE-HOUSING SCHEMES UNDERTAKEN BY LOCAL AUTHORITIES.

The proposals of local authorities in regard to the construction of houses under the Act shall be submitted to the Ministry in accordance with the procedure already in force with regard to applications for sanction to loans for carrying out schemes under the Housing of the Working Classes Acts. Lay-out plans, house plans, etc., should be submitted in duplicate. The standard of construction shall be not inferior to that prescribed in Part II of the Second Schedule hereto. In calculating the cost per house of re-housing schemes, local authorities shall comply with the provisions of the First Schedule to the Act.

When such proposals have been approved by the Ministry (with or without modifications) a certificate of such approval shall be issued to the Local Authority in the form prescribed for the purpose in the Third Schedule to these regulations (Certificate "A"), or in a form substantially to the like effect.

Where any houses comprised in a re-housing scheme have been completed, the local authority may make an application to the Ministry for a payment on account of any grants payable in respect of such houses, and such an application shall be made in the form prescribed for the purpose in the schedule to the "Re-Housing (Grants on Account) Regulations (Northern Ireland), 1939."

On completion of the scheme, the local authority shall make application to the Ministry for the grant, or the balance of the grant as the case may be, in the form prescribed for the purpose in the Third Schedule to these regulations (Certificate "B").

## II. RE-HOUSING SCHEMES UNDERTAKEN BY HOUSING ASSOCIATIONS.

1. Housing Associations proposing to undertake a re-housing scheme shall submit to the Ministry:—

- (1) A block plan (in triplicate) to a scale of 1/500, or other scale of not less than one inch to forty-four feet, showing the lay-out, roads and sewers;
- (2) Complete plans, sections and specifications (in triplicate) of the proposed house or houses, to a scale of not less than one inch to eight feet. The over-all dimensions, heights of ceilings, sizes of bearing and roof timbers should be shown in figures on the plan;
- (3) An undertaking in writing made by an endorsement upon the plans that the standard of construction will be not inferior to that prescribed in Part II of the Second Schedule to these regulations;
- (4) Where any form of construction other than brick, stone or concrete approved by the Ministry is proposed, a description of the method to be adopted and an undertaking that the construction will be carried out strictly in the form approved and will comply with the conditions in Part II of the Second Schedule to these regulations in so far as they are applicable;
- (5) A certificate from the local authority in whose area the houses are to be erected to the effect that the proposed site is suitable for the erection of dwelling-houses; that the proposed arrangements for sanitation and water supplies are satisfactory; and that the plans comply in all respects with the by-laws relating thereto in force in the district of the local authority;
- (6) An estimate of the cost per house calculated in accordance with the provisions of the Second Schedule to the Act.

2. When such proposals have been approved by the Ministry (with or without modifications) a certificate of such approval shall be issued to the Housing Association in the form prescribed for the purpose in the Third Schedule to these regulations (Certificate "C"), or in a form substantially to the like effect.

Where any houses comprised in a re-housing scheme have been completed, the housing association may make an application to the Ministry for a payment on account of any grants payable in respect of such houses, and such an application shall be made in the form prescribed for the purpose in the schedule to the Re-Housing (Grants on Account) Regulations (Northern Ireland), 1939.

On completion of the scheme, the Housing Association shall make application to the Ministry for the grant, or the balance of the grant as the case may be, on the form prescribed for the purpose in the Third Schedule to the regulations (Certificate "D").

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## SECOND SCHEDULE.

CONDITIONS PRESCRIBED BY THE MINISTRY OF HOME AFFAIRS AS TO THE PLANNING AND CONSTRUCTION OF HOUSES IN RESPECT OF WHICH GRANTS MAY BE MADE UNDER THE HOUSING ACT (NORTHERN IRELAND), 1939.

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### PART I—PLANNING.

#### (a) Site :

The site must be suitable for the building of dwelling-houses, be dry and free from any liability to flooding.

The surveyor must satisfy the Ministry that the site is in all respects a suitable one for the purpose of re-housing. In all cases ground floor level must be at least 6" above crown of road.

#### (b) Set back of houses :

The houses shall be set back not less than ten feet from the back of the footpath where practicable, and in all cases not less than thirty feet from the centre of road. But these requirements may be dispensed with by the Ministry in any particular case if it is satisfied that exceptional circumstances exist which render rigid adherence to these requirements impossible or undesirable.

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### PART II—CONSTRUCTION.

Houses shall comply with the standard of construction required by the following specification. It is intended, however, that the normal methods and materials which are customary in each particular district shall be adopted to the extent that such methods and materials do not fall below the standard hereby prescribed.

#### SPECIFICATION.

*Height of rooms.*—No house shall be approved which contains a living-room or bed-room the ceiling of which is less than 8 feet in height. In the case of a room partly in the roof, the height of the ceiling shall be not less than 8 feet for at least two-thirds of the floor area.

**Foundations.**—Suitable foundations of concrete must be provided not less than 9" thick and 9" wider than the bases of the walls; the concrete to be composed of one part of Portland cement made to British standard to not more than seven parts of a good clean aggregate.

**Surface Concrete.**—A bed of cement concrete 4 inches thick or of an approved tar concrete 3 inches thick, is to be laid and well consolidated under all wood floors at least 6 inches below under side of joists.

**Drains.**—The drains, sanitary work and plumbing are to be laid out and constructed to the approval of the local authority.

**Bricks.**—All clay bricks are to be good, hard and well burnt. In districts where clay bricks are not procurable concrete bricks or concrete blocks may be used, but these must conform to the Ministry's specification.

**Mortar.**—Mortar is to be composed of one part of good lime and not more than three parts of clean sharp sand, or of one part of Portland cement made to British standard to five parts of sand.

**Brickwork.**—No main external brick wall is to be less than 9 inches thick if solid, or, if hollow, than two  $4\frac{1}{2}$ -inch brick walls with a 2-inch cavity and with galvanised iron ties, two at least for every superficial yard. External solid walls must be rendered in cement or finished rough cast unless such walls are faced with facing brick of good quality. All division ground floor walls carrying upper floor joists are to be  $4\frac{1}{2}$  inches thick of brick or cement concrete. The joists of all brickwork are to be filled solid with mortar and well flushed up.

**Party walls.**—Party walls between houses, where unsupported by chimney breasts, piers, etc., for a distance of more than six feet must be built 9 inches in thickness and in every case must be carried up to the level of the rafters.

**Ventilation.**—Provision must be made for thorough ventilation under all ground floors constructed of wood.

**Damp courses.**—Lay adequate damp courses of approved quality the full thickness of all walls and under all tassels on offsets and dwarf walls.

**Stud Partition Walls.**—Stud partition walls must be  $4\frac{1}{2}$ " x  $1\frac{1}{2}$ " and spaced at 12" centres of substantial construction and braced, and be lathed and plastered or be covered with approved plaster board and plaster or approved incombustible material.

**Rendering.**—Roughly render with cement mortar the faces of brickwork or walling over smoke flues passing through floors, ceilings and in roof spaces.

At least  $4\frac{1}{2}$  inches of fire proof cover must be provided between a flue and any woodwork.

**Stone Walls.**—Stone walling, at least 18 inches in thickness, may be substituted for brickwork.

**Roof coverings.**—Roofs must be covered with tiles, slates or other fire resisting material approved by the Ministry. All slates are to be equal in quality to second quality Bangor slates. Roof coverings other than slates, such as artificial slates, tiles, etc., shall be of a standard make approved by the Ministry.

**Flashing.**—Where brickwork or stonework rises above the roof level proper lead flashing and counter flashings of at least 3 lbs. to the square foot must be provided.

**Flues.**—Where flues are constructed of any form of concrete, fire-clay flue liners 9 inches diameter must be used.

**Trap-doors.**—In every house an adequate trap-door must be provided to afford access to the roof space:

Concrete houses must be built in accordance with the Ministry's Standard Specification, a copy of which may be obtained on application to the Ministry, or to a special method of construction previously approved by the Ministry.



## TIMBER.

*General.*—Timber must not be inferior to unsorted quality grown and produced in Canada, Scandinavia, Finland, or European countries north of Riga.

Timber in general must be straight, close grained, free from decay and suitable in durability for the purpose intended.

All timber must be reasonably free from sapwood, and waney edges. It shall not contain any loose, large, dead or rotten knots, or knots approximately one quarter the width of face in question.

Twist open shakes, cross shakes, upsets and splits will not be permitted.

All timber shall be properly seasoned and shall receive proper protection against the weather.

The timber used for external door frames, window frames and sashes shall be good quality red deal.

*Spacing of timber.*—All floor and ceiling joists and rafters are to be spaced not more than 12 inches apart, centre to centre.

*Doors.*—All front doors shall be framed, braced and sheeted where not of superior construction, and all other external doors shall be ledged, braced and sheeted where not of superior construction.

*Floor Joists.*—The wood floors are to be constructed with joists of the following scantlings or of equal strength and suitable depths:—

Length between bearings not exceeding 5 feet	Dimensions.	
	Inches.	Inches.
6 feet	4	1½
" " " " " 6 "	4½	1½
" " " " " 8 "	6	1½
" " " " " 10 "	7	1½
" " " " " 12 "	8	1½
" " " " " 14 "	9	1½

Trimmers and trimming joists are to be 3 inches thick and same depth of the ordinary joists. One row of herring-bone or solid strutting is to be provided for a span exceeding eight feet.

*Roofs.*—The roofs are to be constructed with rafters of the following scantlings or of equal strength and suitable depths:—

Length unsupported not exceeding 4 feet	Dimensions.	
	Inches.	Inches.
5 feet	3	1½
" " " " " 5 "	3½	1½
" " " " " 6 "	4	1½
" " " " " 8 "	4½	1½

Where necessary, suitable braces, purlins, hips and valleys are to be provided.

Rafters must be supported every 8 feet with suitable purlins 3 inches thick.

*Plastering.*—The walls and ceilings of living-rooms and bed-rooms shall be plastered, or otherwise finished to the approval of the Ministry.

*Eaves Gutters.*—Eaves gutters are to be cast iron or other approved material, the joints made in red lead and bolted, fixed on suitable brackets, or screwed to rafters or fascias.

*Down Pipes.*—All the down pipes are to be cast iron or other approved material.

*Soil Pipes.*—All the soil and ventilating pipes are to be 3½ inches cast iron or other approved material, cast iron pipes to be dipped in Dr. Angus Smith's solution, the joints caulked and run with lead.

THIRD SCHEDULE.

MINISTRY OF HOME AFFAIRS FOR NORTHERN IRELAND.

HOUSING ACT (NORTHERN IRELAND), 1939.

GRANTS TO LOCAL AUTHORITIES IN RESPECT OF RE-HOUSING SCHEMES.

CERTIFICATE A.

(To be prepared in Triplicate, one copy to be forwarded to the Local Authority.)

CERTIFICATE OF APPROVAL OF PROPOSALS IN RESPECT OF RE-HOUSING SCHEMES UNDER THE HOUSING ACT (NORTHERN IRELAND), 1939.

Certificate No.....

To.....Council.

1. This is to certify that the Ministry of Home Affairs for Northern Ireland has:—

- (a) Approved of the re-housing scheme at.....in respect of.....houses ;  
or
- (b) Approved of the re-housing scheme at.....in respect of.....houses, subject to the following modifications:—  
.....  
.....

- 2. (a) The re-housing scheme must be commenced within the period specified in the Act.
- (b) The houses must comply with the standards of planning and construction prescribed in Schedule II to the Regulations made by the Ministry of Home Affairs.
- (c) The houses to which this Certificate refers shall be open to inspection by any duly authorised officer of the Ministry of Home Affairs at any time before the grant is made.
- (d) Where it appears to the Ministry that the necessary conditions have not been complied with the Ministry may refuse to approve of the grant being made in respect of any house or houses.

(Signed).....

Ministry of Home Affairs,  
Stormont,  
Belfast.

This.....day of.....19.....

## MINISTRY OF HOME AFFAIRS FOR NORTHERN IRELAND.

## HOUSING ACT (NORTHERN IRELAND), 1939.

## GRANTS TO LOCAL AUTHORITIES IN RESPECT OF RE-HOUSING SCHEMES.

## CERTIFICATE B.

(To be prepared in Triplicate.)

Certificate No.....

## APPLICATION FOR GRANT.

## I.

The.....Council hereby makes application for grant amounting to £.....in respect of the houses covered by Certificate A No.....calculated as follows:—

	£	£
Total cost of Scheme (actual) (ascertained in accordance with Schedule I of the Act) .....		
Total amount of grant claimed in accordance with Section 1 (4) of the Act .....		
Less:—		
Advances on Account made in accordance with the Re-Housing (Grants on account) Regulations (Northern Ireland), 1939 .....		
Amount now due .....		

(Signed).....

To the Secretary, Ministry of Home Affairs, Stormont, Belfast. (Date).....19.....

## II.

*Inspector's Report.*

I have inspected the houses comprised in the above-mentioned re-housing scheme. They have been built in a proper workmanlike manner and in compliance with the requirements as to materials, type of construction, etc., prescribed by the Ministry's Regulations.

(Signed).....

Inspector of the Ministry of Home Affairs.

Date.....19.....

## III.

*Accountant:*

The sum of.....may be paid to the.....Council in final settlement of claim in respect of the above re-housing schemes.

(Signed).....

(Date).....19.....

Exd.....

Copy A/P. }  
 " C. & A.G. }  
 " H.G. }

MINISTRY OF HOME AFFAIRS FOR NORTHERN IRELAND.

HOUSING ACT (NORTHERN IRELAND), 1939.

GRANTS TO HOUSING ASSOCIATIONS IN RESPECT OF RE-HOUSING SCHEMES.

CERTIFICATE C.

(To be prepared in Triplicate, one copy to be forwarded to the Housing Association).

CERTIFICATE OF APPROVAL OF PROPOSALS IN RESPECT OF RE-HOUSING SCHEMES UNDER THE HOUSING ACT (NORTHERN IRELAND), 1939.

Certificate No.....

To.....Housing Association.

1. This is to certify that the Ministry of Home Affairs for Northern Ireland has

(a) Approved of the re-housing scheme at..... in respect of.....houses ;

OR

(b) Approved of the re-housing scheme at..... in respect of.....houses, subject to the following modifications:—

.....  
.....  
.....

2. (a) The re-housing scheme must be commenced within the period specified in the Act.

(b) The houses must comply with the standards of planning and construction prescribed in Schedule II to the Regulations made by the Ministry of Home Affairs.

(c) The houses to which this Certificate refers shall be open to inspection by any duly authorised officer of the Ministry of Home Affairs at any time before the grant is made.

(d) Where it appears to the Ministry that the necessary conditions have not been complied with the Ministry may refuse to approve of a grant being made in respect of any house or houses.

(Signed).....

Ministry of Home Affairs,  
Stormont,  
Belfast.

This.....day of.....19.....

MINISTRY OF HOME AFFAIRS FOR NORTHERN IRELAND.

HOUSING ACT (NORTHERN IRELAND), 1939.

GRANTS TO HOUSING ASSOCIATIONS IN RESPECT OF RE-HOUSING SCHEMES.

CERTIFICATE D.

(To be prepared in Triplicate.)

Certificate No.....

APPLICATION FOR GRANT.

I.

The.....Housing Association hereby makes application for grant amounting to £.....in respect of the houses covered by Certificate C. No.....calculated as follows:—

Total cost of Scheme (actual)  
(ascertained in accordance with  
Schedule II of the Act) .....  
Total amount of grant claimed in  
accordance with Section 6 (5)  
of the Act .....  
Less:—  
Advances on Account made in  
accordance with the Re-Housing  
(Grants on account) Regulations  
(Northern Ireland), 1939 .....  
Amount now due .....

	£	£

(Signed).....

To the Secretary,  
Ministry of Home Affairs,  
Stormont, Belfast.

(Date).....19.....

II.

Inspector's Report.

I have inspected the houses comprised in the above-mentioned re-housing scheme. They have been built in a proper workmanlike manner and in compliance with the requirements as to materials, type of construction, etc., prescribed by the Ministry's Regulations.

(Signed).....

Inspector of the Ministry of Home Affairs.

Date.....19.....

III.

Accountant:

The sum of.....may be paid to the.....Housing Association in final settlement of claim in respect of the above re-housing scheme.

(Signed).....

(Date).....19.....

Exd.....

Copy A/P. }  
 „ C. & A.G. }  
 „ H.G. }