

2. This Order may be cited as the Government Loans (Reduction in Rates of Interest) No. 2 Order (Northern Ireland), 1946.

Sealed with the Official Seal of the Ministry of Finance for Northern Ireland this 9th day of November, 1946.

(L.S.)

J. I. Cook,

Assistant Secretary.

SCHEDULE

Description	Date from which reduction (if any) takes effect	Maximum Rate of Interest
Land and Works Loans ...	As from the date of the first Gale Day next occurring after 9th October, 1946.	5½ per cent.
Educational Development Loans	As from the date of the first Gale Day next occurring after 9th October, 1946.	5½ per cent.
Advances to the Claims Fund	As from the date of the first Gale Day next occurring after 30th June, 1946.	5 per cent.

HOUSING

Houses built for Letting, p. 281

Houses built for Owner

Occupation, p. 297

Housing Trust, Finance, p. 320

Management of Accommodation, p. 324

Rate of Interest, p. 324

Subsidy, p. 325

Schemes for the Erection of Houses (for letting) by Private Persons

REGULATIONS DATED 11TH OCTOBER, 1946, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946, AS AMENDED BY THE HOUSING (NO. 2) ACT (NORTHERN IRELAND), 1946.

1946. No. 156

The Ministry of Health and Local Government for Northern Ireland (in these Regulations referred to as "the Ministry"), in exercise of the powers conferred upon it by the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by the Housing (No. 2) Act (Northern Ireland), 1946 (in these Regulations referred to as "the Act"), hereby makes the following Regulations :—

1.—(1) These Regulations may be cited as the Housing (Houses Built for Letting) Regulations (Northern Ireland), 1946.

(2) In these Regulations the expression "appropriate local authority" means the local authority for the area in which the housing accommodation is to be provided.

(3) The Interpretation Act, 1921, shall apply for the purpose of the interpretation of these Regulations as it applies to the interpretation of an Act of the Parliament of Northern Ireland.

2. A person desirous of providing housing accommodation for workers under the provisions of the Act shall submit a Scheme to the appropriate local authority in accordance with the provisions of Schedule I to these Regulations.

3. It shall be a condition of approval to any housing scheme submitted to a local authority under section one of the Act that the standards as to siting, accommodation and construction which are specified in Schedules II, III and IV of these Regulations (in these Regulations referred to as "the prescribed standards") and the method of measuring the superficial area which is specified in Schedule V of these Regulations are observed. The payment of contributions under the Act towards the cost of the provision of any accommodation provided thereunder shall be subject to compliance with the prescribed standards.

4. The Ministry may assent to the modification of or departure from the provisions of these Regulations.

5. Any questions which may arise as to the interpretation of these Regulations shall be referred to and determined by the Ministry whose decision shall be final.

6. Any house or houses built under the provisions of the Act shall be open to inspection by any duly authorised officer of the local authority or of the Ministry.

7.—(1) The local authority shall keep a register (in these Regulations referred to as "the Register") showing full particulars (including a record of the date upon which each house became reasonably fit for occupation) of all houses in their district to which the statutory conditions specified in section two of the Act apply.

(2) The register shall be open to public inspection during office hours at the office of the local authority without fee or reward.

(3) The local authority shall at the request of any person and on receipt of a fee of five shillings issue a certificate (Certificate LD or LE, as the case may be) in the form prescribed by Schedule VI to these Regulations as to the inclusion or non-inclusion of any property in the Register or as to the date on which any house included in the Register became reasonably fit for occupation.

(4) A certificate issued by a local authority under this Regulation shall, until the contrary is proved, be conclusive of the facts stated in the certificate.

8. The local authority in whose area houses are proposed to be built may, if they so desire, require the applicant to give an undertaking, in writing, to pay to them, in respect of any expenses incurred by them in the examination of plans and any other work involved in connection with the application, a fee not exceeding £1 1s. 0d. (one guinea) in respect of each house : provided, however, that where less than three houses are to be erected in accordance with any one house type plan, the minimum fee chargeable in respect of those houses shall be £3 3s. 0d. (three guineas). The fee will be payable to the local authority prior to the issue of Certificate " LA ".

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this eleventh day of October, One thousand nine hundred and forty-six, in the presence of

(L.S.)

Ronald Green,

Assistant Secretary.

Regulation 2.

SCHEDULE I

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS : GENERAL PROCEDURE.

1. A person who desires to erect a house, or houses, under the provisions of the Act shall as a first step give notice, in writing, to the local housing authority in whose area it is intended to erect the houses, stating the number of houses proposed to be built ; this notice shall be accompanied by location plan, to a scale not less than 1/2500, suitably coloured to show the proposed site, or sites, in a clear relation to existing development in the area : the plan must be such that the site, or sites, can easily be identified therefrom.

2. On receipt of written intimation from the local authority that the latter is prepared to consider a scheme when submitted in the manner hereinafter prescribed, there shall be forwarded to the authority the under-mentioned documents in duplicate :—

(A) *Layout Plan and Sections for Roads and Services.*

A plan, to a scale of 1/500 (together with the necessary cross and longitudinal sections to a convenient scale) clearly showing the proposed roads and public footpaths, sewers and drains, water and gas mains, electrical transmission lines and cables, all related to contours and other ground levels, and also to existing roads and services.

This layout plan may not be required if all the information concerning roads and services is included in the general layout plan referred to next.

(B) *General Layout Plan.*

A plan, to a scale of 1/500, clearly showing—

- (a) the proposed houses (suitably identified by number and type) and other buildings, roads and footpaths ;
- (b) the boundaries of the site ;

- (c) by colour, or otherwise, the different features of the layout, *e.g.*, house blocks, roads and footpaths, open spaces, etc. ;
- (d) existing buildings which adjoin the site, or are to remain on the site ;
- (e) existing natural features, such as trees, hedges and streams ;
- (f) contours, and necessary spot levels ;
- (g) all dimensions necessary to indicate compliance with the prescribed standards, *e.g.*, distances between house blocks, etc. ;
- (h) widths of carriageways and footpaths.

In circumstances where it would not be practicable to show the full general layout to 1/500 scale on one drawing, the layout may be broken into sections, to a scale of 1/500, with, if necessary, a key plan to a convenient scale.

(C) *House Plans.*

Complete house plans, with section and elevations of each of the types of houses proposed to be erected, to a scale of one inch to four feet. These plans are to be fully dimensioned and must show the areas of the rooms (to indicate compliance with the prescribed standards) : they must be coloured, or section lined, and have described thereon full details of construction, plumbing and drainage and, generally, the nature of the different materials. In cases where it is proposed to arrange houses of different types in blocks, it will, generally, be necessary to submit additional drawings to a convenient scale showing plans and elevations of the proposed arrangement.

(D) *Specification :*

A complete and detailed specification for—

- (a) roads and services ; and
- (b) houses and other immediate site works.

3. Subject to the scheme complying with the requirements of these Regulations, the local authority shall issue, to the person who has submitted the Scheme, a Certificate (Certificate "LA") in the form appended to this Schedule and one set of the plans and specification with the approval of the local authority duly endorsed thereon.

4. The erection of houses under the Act shall not be commenced until a Certificate "LA" has been received from the local authority, accompanied by the approved plans and specification.

5. Before the foundations of a house are laid notification should be sent to the local authority intimating that it is proposed to lay the foundations, and specifying the date on which it is intended to lay them.

6. When the erection of a house has been completed, the person who submitted the scheme shall forthwith notify, in writing, the local authority. The local authority shall thereupon cause the house to be inspected by a duly authorised officer and, if the authority is satisfied that the erection of the house has been completed in a proper and workmanlike manner and in accordance with the prescribed standards and conditions, it shall issue a Certificate "LB", which shall be in the form appended to this Schedule.

7. The contribution for which a person who has erected a house under an approved scheme is eligible shall be payable by the local authority as soon as practicable following the receipt (duly completed) of the form of claim forming part of the Certificate "LB" in respect of that house.

8. The local authority shall forward to the Ministry after the payment of a contribution in respect of a house a Certificate (Certificate "LC") and claim (which shall be in the form appended to this Schedule) for the recoupment to the authority of the appropriate sum, payable by the Ministry under the provisions of the Act, which sum shall be paid (subject to the provisions of paragraph nine of this Schedule) to the local authority as soon as reasonably practicable after receipt of Certificate "LC" provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

9. Certificate "LC" shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

Certificate L.A.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT,
(NORTHERN IRELAND), 1946.

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS.

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT
WORKERS' HOUSES.

Certificate No.

To

of

This is to Certify :—

- (1) that the Council have approved the layout plan, house plans and specification (hereinafter referred to as "the Scheme") submitted to them on the day of 19 .., in respect of the houses described below ;
- (2) that the scheme complies with the prescribed standards.
- (3) that if the houses are ultimately certified to have been satisfactorily completed in accordance with the scheme now approved, the Council will undertake to pay the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by the Housing (No. 2) Act (Northern Ireland), 1946.

Given under my hand this day of 19 ..

(Signed).....
for and on behalf of the Council.

NOTE : APPROVAL FOR THE PURPOSES OF PLANNING AND BUILDING BYE-LAWS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITIES. AN APPLICATION MUST ALSO BE MADE TO THE MINISTRY OF FINANCE FOR NORTHERN IRELAND FOR A BUILDING LICENCE.

SCHEDULE OF HOUSES COMPRISED IN SCHEME.

Location of Scheme

Number of Houses comprised in Scheme.....

Particulars of House Types comprised in Scheme :

- (a) Number of houses of 5 or more apartments
Superficial Area in square feet *
Type of Construction †
- (b) Number of houses of 4 apartments.....
Superficial Area in square feet *
Type of Construction †
- (c) Number of houses of 3 apartments.....
Superficial Area in square feet *
Type of Construction †

* If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the numbers of each different superficial area.

† That is, brick, stone, concrete, or other approved method of construction.

NOTE : This Certificate is to be prepared in QUADRUPPLICATE. One copy is to be forwarded to the person to whom it is granted ; two copies are to be sent to the Ministry, and the remaining copy is to be retained by the local authority.

Certificate LB.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT
(NORTHERN IRELAND), 1946.

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS.

CERTIFICATE OF COMPLETION OF WORKERS' HOUSES AND
CLAIM FOR PAYMENT OF STATUTORY CONTRIBUTIONS.

Certificate No:.....

To

of

This is to Certify :—

- (1) that the houses described in the Schedule to this Certificate have been completed in a proper and workmanlike manner, under the Scheme approved by the Council on the day of 19 and in accordance with the standards and conditions prescribed by the Ministry ;
- (2) that the said houses were reasonably fit for occupation at, or prior to the date hereof ;
- (3) that at the date hereof the Statutory Conditions laid down in Section 2 of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, are, to the best of the Council's knowledge and belief, being observed ;
- (4) that the person named in this Certificate will be eligible to receive the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by the Housing (No. 2) Act (Northern Ireland), 1946.

Given under my hand this day of 19

(Signed).....

for and on behalf of the

Council.

CLAIM FOR PAYMENT OF GRANT.

To the.....Council.

I hereby make application for the payment of the sum of £.....being the amount of the contribution payable by the Council under the provisions of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by the Housing (No. 2) Act (Northern Ireland), 1946,

(Signed).....

(Date).....19

SCHEDULE OF HOUSES COMPLETED

Location of Scheme

Number of Houses comprised in Scheme

Number of Houses covered by this Certificate

Number of Houses covered by previous Certificates LB (Nos.)

(1) Number of houses of 5 or more apartments completed
(since last Certificate *)

(a) Superficial area of each house completed (in square feet) †

(b) Amount of contributions for which person named in this Certificate is eligible, i.e.,houses at £.....
£ : :(2) Number of Houses of 4 apartments completed
(since last Certificate *)

(a) Superficial area of each house completed (in square feet) †

(b) Amount of contributions for which person named in this Certificate is eligible, i.e.,houses at £.....
£ : :(3) Number of Houses of 3 apartments completed
(since last Certificate *)

(a) Superficial area of each house completed (in square feet) †

(b) Amount of contributions for which person named in this Certificate is eligible, i.e.,houses at £.....
£ : :Total amount of contributions payable under (1),
(2) and (3) of this Certificate

£ : :

* Strike out if inapplicable.

† If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the number of houses of each different superficial area.

NOTE: This Certificate is to be prepared IN QUADRUPPLICATE. One copy is to be forwarded to the person to whom it is granted (who should, in due course, complete the form of claim and return the Certificate to the Council); two copies are to be sent to the Ministry, and the remaining copy is to be retained by the local authority.

Certificate LC.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT
(NORTHERN IRELAND), 1946.

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS.

CERTIFICATE OF PAYMENT OF CONTRIBUTIONS BY LOCAL
AUTHORITY AND CLAIM FOR PAYMENT OF CONTRIBUTION
BY MINISTRY.

Certificate No.

To : The Ministry of Health and Local Government
for Northern Ireland.

This is to Certify :—

- (1) that the Council have on the day
of 19....., paid to the
sum of £..... in accordance with the details furnished
in the Schedule to this Certificate ;
- (2) that the payment referred to at (1) above is in respect of housing accommodation
provided under a scheme submitted to, and approved by, the Council under
Section 1 of the Housing and Local Government (Miscellaneous Provisions)
Act (Northern Ireland), 1946, and that a Certificate "LB" (No.)
was issued in respect of the said accommodation on the day
of 19..... ;
- (3) that, to the best of the Council's knowledge and belief, the Statutory Conditions
laid down in Section 2 of the Housing and Local Government (Miscellaneous
Provisions) Act (Northern Ireland), 1946, were being observed at the date
of the payment ;
- (4) that no previous Certificate "LC" has been issued in respect of any house
included in this Certificate.

The Council accordingly hereby make application for the payment of the sum of
£..... as detailed in the Schedule appended to this Certificate being
the amount of the contribution payable by the Ministry to the Council under the
provisions of the Housing and Local Government (Miscellaneous Provisions) Act
(Northern Ireland), 1946, as amended by Section 5 of the Housing (No. 2) Act
(Northern Ireland), 1946.

Given under my hand this day of 19

(Signed).....
for and on behalf of the Council.

CERTIFICATE OF LOCAL GOVERNMENT AUDITOR.

I have examined the above Certificate and Claim and I hereby certify (* subject to
the observations contained in the annexed report dated.....)
that to the best of my knowledge and belief the particulars entered therein are correct.

Dated this day of 19

(Signature).....

Local Government Auditor.

* Delete, if no report falls to be made.

**SCHEDULE SHOWING DETAILS OF PAYMENTS MADE BY LOCAL
AUTHORITY, AND AMOUNT CLAIMED FROM MINISTRY.**

Location of Scheme	Number and Date of Issue of Certificate "LB"	Details of Payment made by Local Authority	Details of Amount Claimed
		Contribution in respect of.....houses of 5 or more apartments, £.....	Contribution in respect of.....houses of 5 or more apartments, £.....
		Contribution in respect of.....houses of 4 apartments, £.....	Contribution in respect of.....houses of 4 apartments, £.....
		Contribution in respect of.....houses of 3 apartments, £.....	Contribution in respect of.....houses of 3 apartments, £.....
		Total Payment by Council £.....	Total Claim from Ministry £.....

NOTE: This Certificate is to be prepared in TRIPPLICATE: two copies should be forwarded to the Ministry, the remaining copy to be retained by the Local Authority.

SCHEDULE II

STANDARDS OF SITING.

- (1) The distance laid down in these standards for the siting of workers' houses are minimum distances, and are prescribed without prejudice to local Bye-Laws, and Planning Acts and Orders. The distances shall, unless otherwise required, be measured at right angles to the wall or walls.
- (2) The standards will apply in respect of workers' houses built as single-storey or two-storey dwellings. Where workers' dwellings consisting of more than two storeys are to be provided, the siting requirements will be determined having regard to the particular circumstances of the case.
- (3) Where the expression "main front wall" is used in these standards it shall be deemed to exclude porches and bay-windows. Similarly the expression "main back wall" shall be deemed to exclude porches, bay-windows, and single-storey projections or outbuildings, but shall include projections or outbuildings of more than one storey.
- (4) *Density and Open Spaces.*
The net residential density, and the extent to which provision must be made for open spaces, shall be determined by the local planning authority.
- (5) *Building Lines.*
The distance between building lines on any frontage shall be not less than 60 feet.
- (6) *Distance between House Fronts.*
The distance between the main front walls of houses shall be not less than 60 feet.

(7) *Distance between House Backs.*

The distance between the main back walls of houses shall be not less than 70 feet.

(8) *Distance between House Fronts and Backs.*

Where houses are sited so that the fronts of some houses face the backs of others, the distance between the main front walls and the main back walls shall be not less than 70 feet.

(9) *Distance between House Fronts or Backs and Gable Ends.*

The distance between the main front or back wall of a house, and the end, or gable, wall of another house, shall be not less than 45 feet.

(10) *Distance between House Fronts, or Backs, and outbuildings or projections.*

A minimum distance of 35 feet shall be provided between the main front, or back, wall of a house and any single-storey outbuilding, structure, or projection (not contained within the curtilage of the house) which does not measure more than 10 feet in height from ground level to eaves or parapet: where the height of such outbuilding, structure or projection exceeds 10 feet the minimum permissible distance will be determined in the light of the particular circumstances of the case.

(11) *Distance between Gable Walls of Houses or Terraces.*

The distance between gable, or end, walls of adjacent houses shall be not less than 20 feet.

Provided that :—

- (a) Where there is no principal window in either of the facing walls (*i.e.*, a window providing the minimum lighting required in respect of a living-room, or a bedroom, or accommodation used for cooking purposes, or a ground floor bathroom), the distance between the facing walls may be reduced to 12 feet ; or,
- (b) where there are no windows, or doors, in the facing walls, the distance may be reduced to 8 feet.

(12) The minimum distance between a public footpath, and any part of a house containing any door, or window, the sill of which is not more than 6 feet above the level of the said footpath, shall be 5 feet.

(13) *Depth of Back Gardens.*

The distance of the division or boundary fence of the curtilage from the main back wall of a house shall be not less than an average of 25 feet, measured within the extreme limits of the main back wall.

SCHEDULE III

STANDARDS OF ACCOMMODATION.

- (1) In calculating minimum floor areas for the purposes of these standards the measurements shall be taken to the *rough wall surface* or framework, the normal thickness of plaster, if any, being assumed. Minimum sizes of all rooms may include built-in cupboards or presses which have a minimum head-room of 6ft. 6ins., but shall not include chimney breasts, larder, press containing hot water cylinder, or stair bulkheads which are less than 6ft. 6ins. from the ceiling.

(2) *Living Room (including Scullery or Kitchen Accommodation.)*

<i>Number of Bedrooms in House</i>	<i>Minimum Floor Area to be provided for Living-Room and Scullery or Kitchen Accommodation</i>
One or Two	215 square feet
Three or More	235 "

- (3) Where a house contains two living rooms, the minimum combined floor area of such living room accommodation shall (taken together with the scullery or kitchen accommodation) be 335 square feet, (see paragraph 14 regarding orientation of living room), provided, however, that in no case shall the floor area of a living room be less than 100 square feet.
- (4) The space to be provided for scullery or kitchen accommodation shall contain a suitable sink and draining board.

(5) *Bedroom Accommodation.*

In every case one bedroom of at least 120 sq. ft. in floor area shall be provided : a bedroom shall in no case have a floor area of less than 70 sq. ft.

A bedroom shall not be provided in respect of which the sole means of access thereto is through another bedroom.

The total floor area of the bedroom accommodation shall be as follows :—

<i>Number of Bedrooms in House</i>	<i>Total Minimum Floor Area</i>
One	120 square feet
Two	225 "
Three	295 "
Four	390 "
Five	470 "
Six	550 "

(6) *Facilities for Heating of Water and for Cooking.*

(a) *Where Gas or Electricity Services are available.*

Where gas or electricity services are available suitable arrangements shall be made to enable a gas, or electric, cooker to be installed.

(b) *Where there are no such Services available.*

Where neither gas or electricity supplies are available, there shall be provided a suitable solid fuel cooking appliance.

In every case where there is a supply of piped water available, there shall be provided a suitable hot water circulating system.

(7) *Larder Accommodation.*

Well ventilated larder accommodation shall be provided inside each house ; such accommodation shall have direct means of ventilation to the outside air, and shall be provided with adequate shelving.

(8) *Fuel Storage Accommodation.*

Where solid fuel is to be used for the purpose of providing heating, storage accommodation of permanent construction shall be provided to afford a minimum capacity of 52 cubic feet. Adequate access for the delivery of fuel shall be provided, which must not be directly from a scullery or living room.

The height of the accommodation provided shall not, for the purpose of calculating the capacity, be taken as more than 6ft. 6in.

(9) *General Storage Accommodation.*

Each house must have storage accommodation on the ground floor free of passages, capable of accommodating a perambulator, it being taken that a minimum width of 2ft. 9in. is required for purposes of a passage.

There must also be provided additional space of at least 32 square feet, either by providing a separate store of permanent construction (which may be either inside or outside the house), or by increasing the prescribed floor area of the living room, or bedroom, accommodation.

Provided that in the case of houses with not more than two apartments it shall be permissible to dispense with the provision of general storage and perambulator accommodation.

(10) *Cupboard Accommodation.*

In addition to the larder and hot press, cupboard accommodation with adequate shelving shall be provided in each house to afford, as a minimum :—

- (a) 40 cubic feet other than in respect of bedrooms ; and
- (b) 30 cubic feet in respect of each bedroom.

(11) *Shelving, etc.*

In each house there shall be provided (exclusive of shelving already prescribed for larder and cupboards) :—

- (a) shelving, measuring a minimum of 6 super feet, which may be in the scullery, or the kitchen, or in any living room.
- (b) adequate arrangements for hanging hats and coats.

(12) *Bathroom, Hot Press and W.C. Accommodation.*(a) *Where a local supply of piped water is available :*

Where there is a local piped water supply there shall be provided in each house a bathroom (including a bath and washhand basin), hot press, and w.c. accommodation. The size of these compartments should be sufficient to provide reasonable space for access to, and use of, the fittings provided. In the case of a house with three or more bedrooms, if the w.c. is included in the bathroom, separate additional w.c. accommodation must also be provided.

(b) *Where there is no local supply of piped water available.*

Where there is no local supply of piped water, and the Local Authority is satisfied that it would not be reasonably practicable to provide any such supply, a storage tank, with a minimum capacity of 100 gallons, located suitably for the purpose of providing a supply of water to the scullery sink, bath and w.c., shall be provided in respect of each house. This storage tank should, if practicable, be capable of being replenished from a pumped water supply, and/or rain water collected from the roof.

Provided that where the Local Authority is satisfied that there is no adequate means for disposal of waste water, and/or sewage, it may agree to the omission of the provision of a bathroom, and/or w.c. : where no w.c. is provided, however, there must be an individual earth closet, or other approved arrangement.

A bathroom or w.c. shall not communicate directly with any living room, bedroom, kitchen or scullery, nor shall any bathroom or w.c. be so placed that the only means of access thereto from any bedroom is through a living room.

(13) *Ceiling Heights.*

The minimum ceiling height of any room designed for use as a living room, scullery or bedroom, shall be 8 ft.

A ceiling height of 7 ft. 6 ins. shall, however, be permissible on any floor of a house on a site situated in the open country, or in a town with a population of not more than 3,000, provided that the net residential density of such site is not greater than six houses per acre.

Where accommodation is provided wholly, or partly, in the roof space of a house, such accommodation shall, over an area of not less than one half of the total floor area of the room, be at least 8 ft. in height ; in calculating the minimum floor area of any room so provided (for the purpose of complying with these standards) any area below a height of five feet from the floor level shall be disregarded.

(14) *Windows.*

The window area in any room designed for living, or cooking purposes shall be not less than one-eighth and, in the case of a bedroom, one-tenth of the corresponding floor area. In the case of at least one living room a window shall face towards the sun, with extreme limits of due east and due west. Each window shall be so constructed that a total area may be opened corresponding to not less than one-twentieth of the floor area of the room.

In the calculation of the window area, the glass area permitting the passage of natural external light shall be taken into account, astragals or glazing bars of normal size being disregarded.

In the case of any window required to be provided in respect of a living room, bedroom, or scullery, the height from the ceiling level to the lintel shall not be more than 1 ft. 6 ins.

The area of any window provided in respect of a room shall not be included as part of the minimum window area required in respect of that room if any building or other obstruction is of such a height as to subtend an angle of more than 40° measured at right angles to the face of the window from a horizontal line at a point on the external wall 3 feet above the floor level of the room. Such maximum angle of obstruction shall be deemed to apply within the distance of 70 ft. from the external wall of the room. In the case of distances greater than 70 ft. the permissible angle of obstruction will be decided after consideration of the circumstances.

(15) *Room Heating.*

Where solid fuel is proposed, as the principal source of heating, a fireplace shall be provided in the living room (in the case of a house with two living rooms, in the principal living room). In addition there shall be provided, in respect of the undermentioned apartments, either (a) a fireplace, or (b) some other *fixed* means of providing adequate heating.

- (1) the second living room (in the case of a house with two living rooms) ;
- (2) the first, or second, bedroom.

Where the principal means of heating proposed is otherwise than by the use of solid fuel, the provision of fireplaces as above may not be required, but, in any such case, specific approval shall be sought to the system proposed.

(16) *Permanent Ventilation.*

Each living room, bedroom, kitchen or scullery, shall be provided with a system of ventilation (which shall be in operation at all times, irrespective of occasional ventilation afforded by an open window or door), so as to provide a computed rate of approximately 1,200 cubic feet of air per hour.

Such an approximate rate of air change will be deemed to have been provided by any of the following methods :—

- (a) A properly constructed flue serving a solid fuel fire, or a gas fire with adequate inlet from the external air.
- (b) A flue pipe or shaft terminating above the roof, having an effective net cross sectional area of 30 square inches, with adequate inlet from the external air.
- (c) An outlet ventilator open to the external air, having an effective net area of 30 square inches with adequate inlet from the external air.
- (d) A fanlight opening, or other aperture, with an effective net area of 30 square inches open to a lobby, corridor or habitable room which is itself ventilated as in (a), (b) or (c) with adequate inlet from the external air.
- (e) Any other approved method which gives the rate of air change stipulated above.

(17) *Stairs.*

The stairs shall be so constructed that :—

- (a) The going shall be not less than 8½ inches, and the rise shall not exceed 7½ inches.
- (b) The width of the stairs shall be not less than 2 ft. 8 inches, measured in the clear between handrail and wall finish, or between handrails.
- (c) There shall be provided at least 6 ft. 8 ins. head-room, as measured vertically from a line joining the nosings of the treads to any ceiling, soffit, or other obstruction, and at least 5 ft. clearance at right angles to this line.

(18) *Passages.*

Any passage within a house shall have a minimum clear width of 2 ft. 9 ins.

(19) *Doors.*

Doors, other than to cupboards, etc., shall have a minimum height of 6 ft. 6 ins. Doors giving access to a living room, bedroom, scullery or kitchen, shall have a minimum width of 2 ft. 6 ins. The principal external door shall have a minimum width of 2 ft. 9 ins.

SCHEDULE IV

STANDARDS OF CONSTRUCTION.

The following rules shall be observed in the construction of a house erected under the Act :

- (1) The house shall be constructed so as to conform to the building bye-laws of the local authority in whose area the house is situated, and shall also conform to the following requirements :
- (2) Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and should not be inferior to the requirements of the relative British Standard Specifications and Codes of Practice issued up to the 1st August, 1946.
- (3) *Ground Floor.* The ground floor shall be constructed either in one of the recognized forms of solid construction, having a concrete ground slab, or in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.
- (4) *External Walls.* The external walls shall be of cavity construction, formed with an outer and inner skin each of $4\frac{1}{2}$ " thick brickwork, adequately tied together with wall ties (kept free from mortar droppings), across a 2" cavity.

Every care must be taken to ensure that the inner skin cannot be affected by any weather penetration of the outer skin : to this end damp-proof courses, and membranes, or other recognised barriers shall be provided at places where the cavity may be bridged, for example, at parapets, lintels, sills and jambs of windows and doors, etc.

- (5) *Party Walls.* Party walls shall be of (a), cavity construction formed with two skins, each of $4\frac{1}{2}$ " thick brickwork adequately tied together across a 2" cavity with non-rigid wall ties, or, (b), 9" thick solid brick-work.

All party walls must be carried up to at least as far as the under side of the roof covering.

- (6) *Roofs.* Roofs shall be covered with slates or tiles, with an underlay of felt.

Approval may be given to a form of construction other than as required at (3) to (6) above, provided that it is demonstrated that the alternative form of construction proposed is not materially inferior to the standards prescribed.

SCHEDULE V

CALCULATION OF SUPERFICIAL AREA.

The following rules shall be observed in the calculation of the superficial area of a house erected under the Act.

- (1) The superficial area shall be the whole area, measured to the unfinished wall surfaces, within the external or containing walls of the house (so as to include the area of partitions, chimney breasts, bay windows and similar space) and, in the case of houses of more than one storey, shall be the combined areas as so measured of the several storeys.
- (2) In the case of houses built in flats, the space occupied by a staircase will not be included in measuring the area of a flat.
- (3) The area of accommodation provided in a basement or in an attic or storey formed in the roof space shall be included in the superficial area without regard to the use to which it may be intended to be put ; provided the area of so much of the said accommodation as is less than 5 feet in height will be excluded.

- (4) The area of accommodation provided in an outbuilding of permanent construction (which is a building not communicating with the house and which is outside the containing walls of the house whether attached thereto or not) shall be included in the superficial area. The area of an outbuilding shall be measured within the containing walls of that area.
- (5) The area of a porch, or of a verandah or covered open space, shall be included in the measurement of the house, excepting so much of the said area, which is outside the containing walls of the house, although attached thereto, and which does not exceed 20 square feet.

REGULATION (7).

Certificate "LD"

SCHEDULE VI

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS.

CERTIFICATE OF INCLUSION OF A HOUSE IN THE REGISTER PRESCRIBED FOR THE PURPOSE BY REGULATION SEVEN OF THE HOUSING (HOUSES BUILT FOR LETTING) REGULATIONS (NORTHERN IRELAND), 1946; AND OF THE DATE UPON WHICH THE HOUSE BECAME FIT FOR OCCUPATION.

Certificate No.

To
of

This is to Certify :-

- (1) that the house described in the Schedule appended to this Certificate is subject to the Statutory Conditions specified in section two of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by Section 5 of the Housing (No. 2) Act (Northern Ireland), 1946, and is included in the register of houses kept by the Council, to which the said Statutory Conditions apply :
- (2) that the said house became reasonably fit for occupation upon the _____ day of _____ 19_____

Given under my hand this _____ day of _____ 19_____

(Signed)
for and on behalf of the _____ Council.

SCHEDULE

Situation of House	Name of Person to whom Statutory Contribution is payable

NOTE : A fee of five shillings is payable to the local authority in respect of this certificate.

REGULATION (7).

SCHEDULE VI

Certificate "L E"

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS.

CERTIFICATE OF NON-INCLUSION OF A HOUSE IN THE REGISTER PRESCRIBED FOR THE PURPOSE BY REGULATION SEVEN OF THE HOUSING (HOUSES BUILT FOR LETTING) REGULATIONS (NORTHERN IRELAND), 1946.

To Certificate No.
of

This is to Certify :—

that the house described in the Schedule appended to this Certificate is not subject to the Statutory Conditions specified in section two of the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by Section 5 of the Housing (No. 2) Act (Northern Ireland), 1946, and is not included in the register of houses kept by the Council, to which the said Statutory Conditions apply :

Given under my hand this day of 19

(Signed)
for and on behalf of the Council.

SCHEDULE

Situation of House

NOTE : A fee of five shillings is payable to the local authority in respect of this certificate.

REGULATIONS, DATED 29TH OCTOBER, 1946, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946, AS AMENDED BY THE HOUSING (NO. 2) ACT (NORTHERN IRELAND), 1946.

1946. No. 178

The Ministry of Health and Local Government for Northern Ireland, in exercise of the powers conferred upon it by the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946, as amended by the Housing (No. 2) Act (Northern Ireland), 1946, hereby makes the following Regulations :—