

SCHEDULE

PART II—ORDER PRESCRIBING FEES TO BE TAKEN BY
COUNTY COURT STAMPS

The following fees shall be taken on proceedings under the foregoing Rules:—

| | £ | s. | d. |
|--|---|----|----|
| 1. On each notice of application or appeal | 0 | 5 | 0 |
| 2. On each copy of any such notice | 0 | 2 | 6 |
| 3. On each requisition in respect of each case entered | 0 | 1 | 6 |
| 4. On each order made on an application or appeal ... | 0 | 5 | 0 |

**Schemes for the Conversion of Buildings into Houses
and the Improvement of Houses**

REGULATIONS DATED 1ST APRIL, 1957, MADE BY THE MINISTRY
OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING
(MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW
(AMENDMENT) ACT (NORTHERN IRELAND), 1956.

1957. No. 59

[C]

The Ministry of Health and Local Government (hereinafter referred to as "the Ministry"), in exercise of the powers conferred upon it by the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956 (hereinafter referred to as "the Act"), hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Housing (Schemes for Conversion and Improvement) Regulations (Northern Ireland), 1957.

(2) In these Regulations the expression "local authority" means the local authority for the area in which the conversion of buildings or the improvement of houses is to be made.

2. A person desirous of applying for a grant under section fifteen of the Act, in respect of—

(i) the provision of houses by means of the conversion of buildings; or

(ii) the improvement of houses

shall apply to the local authority in accordance with the provisions of the First Schedule to these Regulations.

3. It shall be a condition of approval by a local authority of any application submitted to them that the standards of accommodation and construction specified in the Second, Third and Fourth Schedules to these Regulations (hereinafter referred to as "the prescribed standards") are observed.

4. A house, to be eligible for consideration for improvement grant, must, with respect to its construction and physical condition, be shown to fall short of at least one of the require-

ments in paragraphs (1) to (12) of the Fourth Schedule to these Regulations.

5. For the purposes of grant under the Act, a dwelling shall be a self-contained unit having all the amenities of a dwelling behind its own front door; a dwelling may however open on to a common staircase or landing.

6. Any house, houses or flats in respect of which the Statutory Conditions specified in Section 16 of the Act (hereinafter referred to as "the Statutory Conditions") apply shall be open to inspection at any reasonable hour by a duly authorised officer of the local authority or of the Ministry.

7. The local authority shall keep a register showing full particulars of all houses in their district to which the Statutory Conditions apply. The register shall be open to public inspection during office hours at the office of the local authority without fee or reward.

8. The local authority in whose area houses are to be provided by conversion or improvement may, if they so desire, require the applicant 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, fees on the following scale:—

| | |
|--|--|
| (i) In the case of the conversion of a building erected for a purpose other than housing | £3 3s. 0d. in respect of each building |
| (ii) In the case of the conversion or improvement of not more than three houses of the same type | £3 3s. 0d. |
| (iii) In the case of the conversion or improvement of more than three houses of the same type | £3 3s. 0d. as at (ii) plus £1 1s. 0d. in respect of the fourth and each additional house |

These fees shall be payable to the local authority prior to approval of the application.

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

10. 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.

11. These Regulations shall come into operation on the 15th April, 1957.

Sealed with the Official Seal of the Ministry of Health and Local Government this first day of April, one thousand nine hundred and fifty-seven, in the presence of

(L.S.)

J. L. O. Andrews,
Minister of Health and Local
Government.

FIRST SCHEDULE

SCHEMES FOR THE CONVERSION OF BUILDINGS INTO HOUSES
AND THE IMPROVEMENT OF HOUSES*General Procedure*

1. A person who desires to obtain a grant under the provisions of the Act for the provision of a house or houses by the conversion of a building or buildings or the improvement of a house or houses shall, as a first step, inform the local authority of the proposal and request an application form, which shall be in the form appended to this Schedule.

2. Before issuing the application form, the local authority shall cause its technical officer to prepare a report on the house or building detailing (a) the work of conversion or improvements which will attract grant and (b) essential repairs which must be carried out without the aid of grant.

3. If the local authority is satisfied it shall notify the applicant that consideration will be given to payment of a grant, and request the applicant to submit an application form together with plans and specifications, in triplicate, as follows:—

- (a) a site plan to a scale sufficient to show location, curtilage and the position of and connections to main services;
- (b) plans to a scale of not less than 1 inch to 4 feet with sections and elevations, where necessary, showing the proposed works in relation to the property as it exists;
- (c) a complete and detailed specification of the proposed works;
- (d) copies of at least two estimates (if possible) of cost furnished by contractors in respect of the proposed works.

The plans at (b) should be fully dimensioned and, where comprehensive structural alterations are entailed, should show the areas of existing and proposed rooms, full details of construction, plumbing and drainage, and generally the nature of the different materials to be used.

4. The local authority shall examine the application for grant together with the plans and specification and, if the proposal is approved, endorse one copy accordingly which shall be returned to the applicant together with formal notification of the amount, if any, of the grant which it is proposed to offer.

5. If the local authority refuse the application they shall so inform the applicant.

6. The work of conversion or improvement shall not be commenced until a Certificate of Approval, in the prescribed form, has been received from the local authority.

7. The applicant shall notify the local authority on the prescribed form when the work of improvement or conversion is

due to be started. The work shall from time to time be inspected by a duly authorised officer of the local authority, or of the Ministry.

8. The applicant shall furnish prior notification to the local authority of any proposed changes in the plans or specification, submitting amended plans, and if the local authority approves, it shall issue an amended Certificate of Approval.

9. On completion of the works the applicant shall notify the local authority accordingly. If the local authority is satisfied that the work has been completed in a proper and workmanlike manner and in accordance with the prescribed standards and conditions it shall issue a Certificate of Completion in the prescribed form.

10. A grant for the conversion or improvement work shall be payable by the local authority as soon as practicable following the receipt (duly completed) of the prescribed form of claim forming part of the Certificate of Completion.

11. The local authority shall forward to the Ministry after the payment of a grant in respect of conversion or improvement work a Certificate and claim in the prescribed form 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 to the local authority as soon as reasonably practicable after receipt of the Certificate, provided the Ministry is satisfied that the statutory and prescribed conditions have been complied with.

12. The Certificate under paragraph 11 shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT

HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT)
ACT (NORTHERN IRELAND), 1956Application for grant in connection with improvement or
conversion works

Ref. No.....

1. Location of property in respect of which application is made
2. Name of applicant
(i.e., of Owner or Lessee)
3. Address
4. State whether an improvement grant or a conversion grant is applied for
5. Has any assistance been received or applied for in respect of the property under the Hill Farming Act, 1946, or under the Housing on Farms Act (Northern Ireland), 1950?
6. Has any improvement grant or conversion grant been received or applied for on a previous occasion in respect of the property?
7. If an improvement grant is applied for, give the net annual value of the dwelling to be improved.
8. Present use of building(s)
9. (a) Is the applicant the freeholder or the leaseholder of the property?
- (b) If leaseholder, how many years of the lease are still unexpired?
10. Give details of any encumbrances or restrictive covenants on the property
11. Give the following particulars of the property—
 - (a) Age (estimated if not known for certain)
 - (b) Estimated remaining life of the property after improvement or conversion

- (c) Nature and thickness of external walls—brick, stone, timber, etc.
 - (d) Accommodation on ground floor
 - (e) Accommodation on first floor
 - (f) Accommodation on second floor
 - (g) Accommodation on other floors, if any
12. Give the following particulars as to land—
- Approximate area
 - Road frontages
13. Attach the following, in triplicate—
- (a) A site plan to a scale sufficient to show location, curtilage and position of and connections to main services;
 - (b) Plans, to a scale of not less than 1" to 4 feet, with sections and elevations, where necessary, showing the proposed works in relation to the property as it exists at present;
 - (c) Complete and detailed specification of the proposed works.

The plans at (b) should be fully dimensioned and, where comprehensive structural alterations are entailed, should show the areas of existing and proposed rooms, full details of construction, plumbing and drainage, and generally the nature of the different materials to be used.

- 14. (a) Name of person by whom plans were prepared
 - (b) Fees (if any) for preparation of plans, etc.
15. What is the estimated expenditure? (Including fees)
- (a) Improvements
 - (b) Repairs

If there will be two or more separate dwellings when the works are complete, state how much of the estimated expenditure is attributable to each dwelling—

| Brief description of dwelling | Estimated Expenditure | |
|-------------------------------|-----------------------|-------------|
| | (a) Improvements | (b) Repairs |
| 1. | | |
| 2. | | |
| 3. | | |
| 4. | | |

16. Attach copies of at least two estimates (if possible) furnished by contractors in respect of the proposed works.
17. Name and address of building contractor whom it is proposed to employ

..... Tel. No.

I hereby apply for a grant towards the estimated cost of the conversion/improvement works described above in accordance with the provisions of section 15 of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (N.I.), 1956.

I declare that to the best of my knowledge and belief the particulars contained in this application form are correct.

Date:.....19..... Signature.....

Note: APPROVAL FOR THE PURPOSES OF PLANNING AND BUILDING BYE-LAWS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITIES.

Fees must be forwarded to the Council in respect of each application as follows:—

- | | |
|--|---|
| (i) <i>In the case of the conversion of a building erected for a purpose other than housing</i> | £3 3s. 0d. in respect of each building. |
| (ii) <i>In the case of the conversion or improvement of not more than three houses of the same type</i> | £3 3s. 0d. |
| (iii) <i>In the case of the conversion or improvement of more than three houses of the same type</i> | £3 3s. 0d. as at (ii) plus £1 1s. 0d. in respect of the fourth and each additional house. |

MINISTRY OF HEALTH AND LOCAL GOVERNMENT

HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956

Approval of Application for Conversion/Improvement Grant

Ref. No.

To In respect of premises known as:—

of
.....

The Council have approved your application dated for a conversion/improvement grant and have approved £..... as being the amount of the expenses which, in their opinion, are properly ascribable to the execution of the conversion/improvement works.

Subject to the conditions stated in sub-section (1) of Section 16 of the Act, the effect of which is set out overleaf, the Council have decided to pay you a conversion/improvement grant of £..... in respect of the expenses to be incurred in completing to the satisfaction of the Council the conversion of/improvement works to the property described above in accordance with the particulars, plans and specifications approved by the Council for that purpose.

Given under my hand this day of 19

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

NOTIFICATION OF COMMENCEMENT OF WORK

The person to whom this Certificate is granted should, in due course, complete this Notice and return one copy of the Certificate to the Council for transmission to the Ministry.

To: The..... Council

I wish to inform you that work on the conversion/the improvement of the premises at..... will commence on..... and it is hoped to complete the work in the month of.....

Signature.....

Date.....

IMPORTANT—*In order to avoid unnecessary journeys by the Council's Inspector this notification should not be sent to the Council until it has definitely been arranged that the work will be started.*

Endorsed by Council

NOTE—*This Certificate is to be prepared IN QUADRUPPLICATE. Two copies are to be forwarded to the person to whom it is granted; one copy is to be sent to the Ministry, together with a copy of the approved plans and specifications, and the remaining copy is to be retained by the local authority.*

CONDITIONS

(These conditions are to be observed with respect to the dwelling for a period of ten years beginning with the date on which the grant is paid and will require to be registered in the Statutory Charges Register at the Central Office, Land Registry, Northern Ireland, as a charge against the property for this period. In the event of a breach of any of the conditions a part of the grant, proportionate to the unexpired term of the ten year period, becomes repayable. The dwelling may be released from the conditions at any time, with the consent of the Council, by payment of an amount similarly calculated.)

- (1) The house shall not be used otherwise than as private dwelling-house, except for such other purposes and to such extent as the Council may approve in writing.
- (2) All reasonable steps shall be taken to secure that the house is maintained in all respects fit for human habitation.
- (3) The owner of the house shall, on being required to do so by the Council, certify that the statutory conditions are being observed with respect to the house, and any tenant of the house shall, on being so required in writing by that owner or by the Council, furnish such information as may reasonably be required for the purpose of securing compliance with the statutory conditions or of ascertaining the extent to which those conditions are being duly observed.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT

HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956

Approval of Application for Conversion/Improvement Grant

To
of

Ref. No.....

The Council have approved your application dated for conversion/improvement grant and have approved £ as being the amount of the expenses which, in their opinion, are properly ascribable to the execution of the conversion/improvement works, and have approved the proportions of that amount set out in the schedule below as being attributable to each dwelling proposed to be provided or improved.

Subject to the conditions stated in sub-section (1) of Section 16 of the Act, the effect of which is set out overleaf, the Council have decided to pay you a conversion/improvement grant of £ in respect of the expenses to be incurred in completing to the satisfaction of the Council the conversion/improvement works to the property scheduled below in accordance with the particulars, plans and specifications approved by the Council for that purpose.

In respect of the property known as—

| Brief Description of Dwelling | Approved Proportion of Expenses £ | Amount of Grant £ |
|-------------------------------|--------------------------------------|----------------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

Given under my hand this day of 19.....

For and on behalf of the Council.

NOTIFICATION OF COMMENCEMENT OF WORK

The person to whom this Certificate is granted should, in due course, complete this notice and return one copy of the Certificate to the Council for transmission to the Ministry.

To: Council.

I wish to inform you that work on the conversion/the improvement of the premises at will commence on and it is hoped to complete the work in the month of

Signature.....

Date.....

IMPORTANT—In order to avoid unnecessary journeys by the Council's Inspector this notification should not be sent to the Council until it has definitely been arranged that the work will be started.

Endorsed by Council.....

NOTE—This Certificate is to be prepared IN QUADRUPLICATE. Two copies are to be forwarded to the person to whom it is granted; one copy is to be sent to the Ministry, together with a copy of the approved plans and specifications, and the remaining copy is to be retained by the local authority.

CONDITIONS

(These conditions are to be observed with respect to each dwelling for a period of ten years beginning with the date on which the grant is paid and will require to be registered in the Statutory Charges Register at the Central Office, Land Registry, Northern Ireland, as a charge against the property for this period. In the event of a breach of any of the conditions a part of the grant, proportionate to the unexpired term of the ten year period, becomes repayable. The dwelling may be released from the conditions at any time, with the consent of the Council, by payment of an amount similarly calculated.)

- (1) The house shall not be used otherwise than as a private dwelling-house, except for such other purposes and to such extent as the Council may approve in writing.
- (2) All reasonable steps shall be taken to secure that the house is maintained in all respects fit for human habitation.
- (3) The owner of the house shall, on being required to do so by the Council, certify that the statutory conditions are being observed with respect to the house, and any tenant of the house shall, on being so required in writing by that owner or by the Council, furnish such information as may reasonably be required for the purpose of securing compliance with the statutory conditions or of ascertaining the extent to which those conditions are being duly observed.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT

HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956

Conversion or Improvement Grant

Certificate of Completion of Work of Conversion/Improvement and Claim for Payment of Statutory Grant

No. (No. of form C/I(2)/C/I(2A))

To of

THIS is to certify:

- (1) that the work of converting/improving the premises described in the Schedule below has been completed in a proper and workmanlike manner, in accordance with the proposals, approved by the Council on the day of 19 and in accordance with the prescribed standards;
(2) that the person named in this Certificate will be eligible to receive the grants provided for under the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956.

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 grant payable by the Council under the provisions of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956.

(Signed)

(Date) 19

SCHEDULE

Location of Scheme
Number of Dwellings comprised in Scheme
Number of Dwellings covered by this Certificate
Number of Dwellings covered by previous Certificates "C/I(3)"
Nos.

NOTE: This Certificate is to be prepared in TRIPLICATE. 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); one copy to be sent to the Ministry, and the remaining copy retained by the local authority.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT

HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956

Conversion or Improvement Grant

Certificate of Payment of Grants by Local Authority and Claim for Payment of Contribution by Ministry

No. (No. form C/I(3).....)

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 dwelling(s) referred to in this Certificate has/have been included in a scheme submitted to, and approved by the Council, under Section 16 of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956, in respect of which form C/I(3) (Number.....) was issued on the.....day of.....19....., and that the Statutory Conditions attached thereto have been registered in the Statutory Charges Register;
(3)*that no previous form C/I(4) has been issued in respect of the dwelling(s) included in this Certificate;
*a previous form C/I(4) No.....was issued in connection with Improvement grant paid in respect of this/these dwelling(s).

*Delete whichever is inapplicable.

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 (Miscellaneous Provisions) and the Rent Restriction Law (Amendment) Act (Northern Ireland), 1956.

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

| Location of Dwelling(s) | Grant paid by local authority in respect of each dwelling | Amount claimed from Ministry |
|-------------------------|---|------------------------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |

NOTE—This Certificate is to be prepared in TRIPLICATE: two copies should be forwarded to the Ministry, the remaining copy to be retained by the local authority.

SECOND SCHEDULE

STANDARDS OF ACCOMMODATION

Provision of Houses or Flats by Conversion of Buildings

The standards in this Schedule are prescribed without prejudice to the application of any enactment or byelaw.

Calculation of Floor Areas

1. In calculating floor areas for the purposes of these standards, the measurements shall be taken to the unfinished wall surfaces (normal thicknesses of plaster, if any, being assumed), so as to include the areas of built-in cupboards or presses having a minimum headroom of 6 feet 6 inches, and to exclude the areas of chimney breasts, larder, hot press or stair bulkheads less than 6 feet 6 inches from the ceiling or floor. Where accommodation is provided wholly or partly in the roof space, any area having a ceiling height of less than 5 feet (measured from floor level to the ceiling, or, where there is no ceiling, to the underside of rafters) shall be excluded.

Living Room and Kitchen or Scullery Accommodation

2. (a) The combined floor area of the living room and kitchen or scullery accommodation shall be not less than:—
- (i) in the case of one living room, 215 square feet;
 - (ii) in the case of two living rooms, 315 square feet;
 - and
 - (iii) in the case of three living rooms, 415 square feet; provided that the floor area of a living room shall be not less than 100 square feet.
- (b) The kitchen or scullery accommodation shall contain a suitable sink and draining board.

Bedroom Accommodation

3. (a) The floor area of the bedroom accommodation shall be not less than:—
- (i) in the case of one bedroom, 120 square feet;
 - (ii) in the case of two bedrooms, 210 square feet;
 - (iii) in the case of three bedrooms, 275 square feet;
 - (iv) in the case of four bedrooms, 355 square feet;
 - and
 - (v) in the case of five bedrooms, 435 square feet; provided that the floor area of a bedroom shall be not less than 65 square feet.
- (b) The sole means of access to a bedroom shall not be through another bedroom and there shall not be any direct access between a bedroom and a kitchen or scullery.

Ceiling Heights

4. (a) The ceiling height of a living room, bedroom or the kitchen or scullery accommodation shall be not less than 7 feet 6 inches.
- (b) Where accommodation is provided wholly or partly in the roof space, the said accommodation, to the extent of not less than half of the floor area thereof, calculated in accordance with Paragraph 1, shall have a ceiling height of not less than 7 feet 6 inches.

Facilities for Cooking, for Heating of Water, and for Artificial Lighting

5. (a) *Cooking.* Suitable arrangements shall be made to enable a gas or electric cooker to be installed where such services are available, or a suitable solid fuel cooking appliance shall be provided.
- (b) *Heating of Water.* Where a piped water supply is available a suitable hot water circulating system shall be provided.
- (c) *Artificial Lighting.* Where electricity or gas services are available, sufficient points for the adequate lighting of each room, compartment and passage shall be provided.

Room Heating

6. (a) Where solid fuel will be the principal source of heating, a fireplace shall be provided in the living room, or, in the case of two or more living rooms, in the principal living room. In addition, there shall be provided in the living room or rooms, other than the principal living room, and in the first or second bedroom, either:—
 - (i) a fireplace;
 - (ii) some other fixed means of providing adequate heating; or
 - (iii) provided services are available, an electric or gas service connection to which a heating appliance can be conveniently connected.
- (b) Where solid fuel will not be the principal source of heating, the heating arrangements and the provision or omission of fireplaces shall be determined by the Ministry according to the circumstances of the particular case.

Larder Accommodation

7. Larder accommodation, having a minimum floor space of 4 square feet and a minimum height of 6 feet 6 inches, and with adequate shelving and effective means of permanent ventilation directly to the outside air, shall be provided within the house or flat.

Cupboard Accommodation.

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

- (a) a total of 30 cubic feet in respect of bedrooms; and
- (b) 14 cubic feet other than in respect of bedrooms.

Shelving, etc.

9. There shall be provided:—

- (a) shelving (in addition to shelving prescribed for larder and cupboards), having a minimum area of 6 square feet, either in a living room or in the kitchen or scullery accommodation; and
- (b) adequate arrangements for hanging hats and coats.

Footpaths

10. Sufficient footpaths shall be constructed to provide adequate access to all external entrances, W.Cs., fuel stores, etc.

Windows

11. (a) Where a new living room, or kitchen or scullery accommodation is provided, the window glass area shall be not less than one-eighth of the floor area of the said room or accommodation. Where a new bedroom is provided the window glass area shall be not less than one-tenth of the floor area of the said room. At least half of these minimum glass areas shall be capable of being opened.
- (b) Where the window glass area of an existing living room, bedroom, or kitchen or scullery accommodation is substantially less than the standards prescribed in the preceding sub-paragraph, additional window glass area shall be provided so as to increase the area to those standards.
- (c) In the case of windows substantially overshadowed by either recessed or projecting balconies, the glass area of such windows shall be increased to give an approximately equal degree of daylight to that provided by windows conforming to the standards prescribed in sub-paragraph (a).
- (d) Where the ceiling height of any new living room, bedroom, or kitchen or scullery accommodation is not less than 8 feet, the distance from the floor to the bottom of the lintel of a window, which is required to be taken into account for the purposes of compliance with sub-paragraph (a) shall be not less than 6 feet 6 inches.
- (e) Where the ceiling height of any new living room, bedroom, or kitchen or scullery accommodation is less than 8 feet, the distance from the floor to the bottom

of the lintel of a window, which is required to be taken into account for the purposes of compliance with sub-paragraph (a) shall be not less than 6 feet.

- (f) Where existing windows fail substantially to conform to the standards prescribed in sub-paragraphs (a) and (d) or (e), additional opening window glass area shall be provided at not less than the heights prescribed under sub-paragraphs (d) or (e).
- (g) Where existing windows conform to sub-paragraph (a) but fail substantially to conform to the standards prescribed in sub-paragraphs (d) or (e) additional opening window glass area or other suitable means of ventilation shall be provided at not less than the heights prescribed under sub-paragraphs (d) or (e).

Storage Accommodation

- 12. (a) Where a dwelling house, as distinct from a flat, is provided, space, normally 4 feet 6 inches by 2 feet, capable of accommodating a perambulator shall be provided on the ground floor free from passages, it being assumed that a minimum width of 2 feet 9 inches is required for the purpose of a passage.
- (b) In the case of flats a lock-up pram storage space of at least 2 feet 9 inches by 5 feet 3 inches shall be provided on the ground floor of all flat blocks, or in an out-building, in respect of each flat provided.
- (c) Storage accommodation having a minimum effective capacity of 52 cubic feet in the case of a house and 35 cubic feet in the case of a flat shall be provided for fuel. There shall be adequate access to this accommodation other than directly from a living room or scullery or kitchen accommodation for the delivery of fuel.
Doors or other means of access to fuel stores shall have a clear opening of not less than 24 inches.

Stairs

13. In the case of houses, two-storey flats and maisonettes, the stairs shall be so constructed that:—

- (a) the going is not less than $8\frac{1}{2}$ inches;
- (b) the rise is not more than $7\frac{3}{4}$ inches; and
- (c) the width measured in the clear between handrail and finished wall surface or between handrails is not less than 2 feet 8 inches,

and in the case of three-storey flats and over:—

- (a) the going is not less than 9 inches;
- (b) the rise is not more than $7\frac{1}{2}$ inches; and
- (c) the width measured in the clear between handrail and finished wall surface or between handrails is not less than 3 feet.

Each staircase shall be provided with adequate means of natural and artificial lighting.

- (d) Any new communal stairs necessary in a building converted into flats shall be constructed in suitable fire resisting materials and the treads shall be suitably treated to render them "non-slip".

The distance from a line joining the nosings of the treads to any ceiling, soffit or other obstruction shall be, when measured vertically, not less than 6 feet 6 inches, and when measured at right angles to the said line not less than 5 feet.

A secondary means of escape from fire other than the main staircase shall be provided for all flats above the fifth storey.

Width, etc., of Passages

14. The width of passages shall be:—
- (a) within a house or flat, not less than 2 feet 9 inches in the clear;
 - (b) for public passages, not less than 3 feet in the clear.

All public passages shall have adequate means of natural and artificial lighting.

External access balconies, if provided, shall be not less than 4 feet in width measured between the inside of the parapet wall or railing and the main external wall and shall be provided with adequate parapet walls or guard rails so as to afford protection to children.

Doors

15. (a) The height of doors, other than to cupboards and presses, hot press and fuel store, shall be not less than 6 feet 6 inches.
- (b) The width of doors giving access to a living room, bedroom, or kitchen or scullery accommodation, shall be not less than 2 feet 6 inches, and of the principal entrance door to a house or an individual flat not less than 2 feet 9 inches.

Refuse Disposal

16. Proper provision shall be made for refuse disposal, as follows:—

- (a) In blocks of flats of more than three storeys or blocks of maisonettes of four storeys or more, dust chutes within easy reach of the flats and preferably on the same floor shall be installed together with a suitable receptacle at ground floor level contained within a well ventilated store with external access for refuse removal.
- (b) Alternatively in blocks of flats of not more than three storeys, and blocks of maisonettes of four storeys, bins or storage containers may be provided on the ground floor.

Water Supply, Drainage System and Sanitary Accommodation

17. For each unit of dwelling accommodation:—

- (a) An adequate supply of wholesome drinking water shall be readily available.
- (b) A drainage system suitable for the disposal of waste water, rain water and soil from the water closet shall be provided.
- (c) A bathroom, fitted with a bath and washhand basin, shall be provided. A water closet and hot press shall also be provided and may be located in the bathroom. The size of the compartment, or compartments, must be sufficient to afford adequate space for access to, and use of, the fittings therein.

18. In the case of conversion of a building into a house or houses, as distinct from flats or maisonettes, where there is no piped water supply, a storage tank having a minimum capacity of 100 gallons suitably located for the purpose of supplying water to the sink in the kitchen or scullery accommodation and capable of being replenished by rain water from the roof of the house shall be provided. In such cases where a water closet is not provided an earth or chemical closet shall be provided.

19. A compartment containing a water or other closet shall not communicate directly with a living room, bedroom or kitchen or scullery accommodation.

THIRD SCHEDULE

STANDARDS OF CONSTRUCTION

Provision of Houses or Flats by Conversion of Buildings

The standards in this Schedule are prescribed without prejudice to the application of any enactment or byelaw.

Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements and recommendations of the relative British Standards and Codes of Practice. If clay bricks are used they must comply with the Specification for Clay Bricks in Northern Ireland.

Alternative forms of Construction

The Ministry may approve a form of construction other than as required in paragraphs (1) to (5), provided that it is shown that the alternative form proposed is not materially inferior to the requirements of the said paragraphs.

Ground Floor

1. The ground floor shall be constructed:—

- (a) in one of the recognised forms of solid construction, having a concrete ground slab, or
- (b) in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.

Roofs

2. Roofs shall be covered with slates or tiles, and in the case of new roofs, shall have an underlay of felt.

External Walls

3. (a) Any new external walls shall be of cavity construction, formed with an outer and inner skin each of $4\frac{1}{2}$ inches thick brickwork, adequately tied together across a 2 inch cavity with wall ties which are free from mortar droppings, but where new walling will increase the total height of a wall to three or more storeys all walling below the top two storeys shall be either of $13\frac{1}{2}$ inches solid or $15\frac{1}{2}$ inches cavity construction.
- (b) In the case of the erection of an additional storey on an existing sound, well constructed solid wall not less than 9 inches in thickness, a wall of similar construction, treated externally with an approved waterproof rendering, may be accepted, but where additional walling will increase the total height of a wall to three or more storeys all walling below the top two storeys shall be either of $13\frac{1}{2}$ inches solid or $15\frac{1}{2}$ inches cavity construction.
- (c) So that the inner skin of a cavity wall cannot be affected by weather penetration of the outer skin, damp proof courses and membranes, or other recognised barriers, shall be provided at parapets, lintels, sills and jambs of windows and doors, and other places where the cavity may be bridged.

Party Walls

4. Any new party walls shall be:—
- (a) of cavity construction, formed with two skins each of $4\frac{1}{2}$ inches thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties, or
- (b) of 9 inches thick solid brickwork, and
- (c) continued to a height not lower than the underside of the roof covering.

Upper Floors

5. (a) The upper floors of blocks of flats not exceeding three storeys and the upper floor of any maisonette shall have a minimum fire resistance period of half-an-hour. This may be provided by a wood-joisted floor with tongued and grooved boarding not less than $\frac{7}{8}$ inch thick and a ceiling of $\frac{3}{8}$ inch plaster board.
- In blocks of flats of more than three storeys, floors between dwelling units shall have a minimum fire resistance period of one hour. This may be provided by a 4 inches thick solid reinforced concrete slab or $3\frac{1}{2}$ inches thick concrete beam unit or hollow tile floor where the minimum cover to the steel reinforcement is $\frac{3}{4}$ inch.

- (b) Floors between dwelling units shall have a sound reduction of not less than 55 decibels. This may be provided by the incorporation of a resilient material such as glass wool or slag wool between the wearing surface and the structural part of the floor or the provision of a suitable sound deadening material at ceiling level.
- (c) In the case of a house provided by the conversion of a building, the upper floor, where of timber joists or other similar form of hollow construction, shall be covered with tongued and grooved boarding or such other material as the local authority may approve as being not less suitable.

FOURTH SCHEDULE

STANDARDS OF CONSTRUCTION AND ACCOMMODATION FOR IMPROVED HOUSES

The standards in this Schedule are prescribed without prejudice to the application of any enactment or byelaw.

Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements and recommendations of the relative British Standards and Codes of Practice. If clay bricks are used they must comply with the Specification for Clay Bricks in Northern Ireland.

The Ministry may approve a form of construction other than as required in paragraphs (1) and (2), provided that it is shown that the alternative form proposed is not materially inferior to the requirements of the said paragraphs.

When improvement works and any necessary works of repair have been carried out, houses shall conform to the requirements contained in paragraphs (1) to (12). The houses shall, therefore—

- (1) *be in a good state of general repair and have walls and floors free from dampness and have roofs impervious to dampness;*

ROOFS

Roofs shall be covered with slates or tiles and in the case of new roofs shall have an underlay of felt.

EXTERNAL WALLS

- (a) Any new external walls shall be of cavity construction, formed with an outer and inner skin each of $4\frac{1}{2}$ inches thick brickwork, adequately tied together across a 2 inch cavity with wall ties which are free from mortar droppings; but where new walling will increase the total height of a wall to three or more storeys, all walling below the top two storeys shall be either of $13\frac{1}{2}$ inches solid or $15\frac{1}{2}$ inches cavity construction.

- (b) In the case of the erection of an additional storey on an existing sound, well constructed solid wall not less than 9 inches in thickness, a wall of similar construction, treated externally with an approved waterproof rendering, may be accepted, but where the additional walling will increase the total height of a wall to three or more storeys, all walling below the top two storeys shall be either of $13\frac{1}{2}$ inches solid or $15\frac{1}{2}$ inches cavity construction.
- (c) So that the inner skin of a cavity wall cannot be affected by weather penetration of the outer skin, damp-proof courses and membranes, or other recognised barriers, shall be provided at parapets, lintels, sills and jambs of windows and doors, and other places where the cavity may be bridged.

PARTY WALLS

Any new party walls shall be:

- (a) of cavity construction, formed with two skins each of $4\frac{1}{2}$ inches thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties, or
- (b) of 9 inches thick solid brickwork, and
- (c) continued to a height not lower than the underside of the roof covering.

GROUND FLOOR

The ground floor shall be constructed:

- (a) in one of the recognised forms of solid construction, having a concrete ground slab, or
- (b) in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.

(2) *be adequately lighted by natural means and ventilated;*

WINDOWS

- (a) Where a new living room, or kitchen or scullery accommodation is provided, the window glass area shall be not less than one-eighth of the floor area of the said room or accommodation. Where a new bedroom is provided the window glass area shall be not less than one-tenth of the floor area of the said room. At least half of these minimum glass areas shall be capable of being opened.
- (b) Where the window glass area of an existing living room, bedroom, or kitchen or scullery accommodation is substantially less than the standards prescribed in the preceding sub-paragraph, additional window glass area shall be provided so as to increase the area to those standards.
- (c) In the case of windows substantially overshadowed by either recessed or projecting balconies, the glass area of such windows shall be increased to give an approximately equal degree of daylight to that provided by windows conforming to the standards prescribed in sub-paragraph (a).

- (d) Where the ceiling height of any new living room, bedroom, or kitchen or scullery accommodation is not less than 8 feet, the distance from the floor to the bottom of the lintel of a window which is required to be taken into account for the purposes of compliance with sub-paragraph (a) shall be not less than 6 feet 6 inches.
 - (e) Where the ceiling height of any new living room, bedroom, or kitchen or scullery accommodation is less than 8 feet, the distance from the floor to the bottom of the lintel of a window which is required to be taken into account for the purposes of compliance with sub-paragraph (a) shall be not less than 6 feet.
 - (f) Where existing windows fail substantially to conform to the standards prescribed in sub-paragraphs (a) and (d) or (e), additional opening window glass area shall be provided at not less than the heights prescribed under sub-paragraphs (d) or (e).
 - (g) Where existing windows conform to sub-paragraph (a) but fail substantially to conform to the standards prescribed in sub-paragraphs (d) or (e) additional opening window glass area or other suitable means of ventilation shall be provided at not less than the heights prescribed under sub-paragraphs (d) or (e).
- (3) *have an adequate supply of wholesome drinking water readily available;*
 - (4) *be provided with a suitable hot water circulating system;*
 - (5) *have a bathroom fitted with a bath and washhand basin. A hot press and a water closet shall also be provided and may be located in the bathroom. The size of the compartment or compartments shall be sufficient to afford adequate space for access to and use of the fittings therein;*
 - (a) Where a water closet cannot be provided, an earth or chemical closet shall be provided.
 - (b) The compartment containing the water or other closet shall not communicate directly with a living room, bedroom or the kitchen or scullery accommodation.
 - (6) *be provided, in the kitchen or scullery accommodation, with a suitable sink and draining board;*
 - (a) Where there is not a public piped water supply, a storage tank, having a minimum capacity of 100 gallons, suitably located for the purpose of supplying water to the sink in the kitchen or scullery accommodation, and capable of being replenished by rain water from the roof of the house, shall be provided.
 - (7) *have a drainage system suitable for the disposal of waste water, rain water, or, where a water closet is installed, of soil from such closet;*

- (8) *be provided, where gas or electricity services are available, with sufficient points for the adequate lighting of each room, compartment and passage;*
- (9) *have suitable arrangements to enable a gas or electric cooker to be installed, where such services are available, or a suitable solid fuel cooking appliance;*
- (10) *be provided with a fireplace or some other fixed means of providing adequate heating in the principal living room and in at least one of the principal bedrooms;*
- (11) *be provided, within the house, with larder accommodation having a minimum floor space of 4 square feet and a minimum height of 6 feet 6 inches and with adequate shelving and effective means of permanent ventilation directly to the outside air;*
- (12) *have reasonable provision for the storage of fuel.*

Floor Areas

13. (a) The floor area of a new bedroom shall be not less than 65 square feet, and the sole means of access to a new bedroom shall not be through another bedroom.
- (b) The floor area of a new living room shall not be less than 100 square feet.

14. In calculating floor areas for the purposes of these standards, the measurements shall be taken to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed) so as to include the areas of built-in cupboards or presses having a minimum headroom of 6 feet 6 inches, and to exclude the areas of chimney breasts, larder, hot press, or stair bulkheads less than 6 feet 6 inches from the ceiling or floor.

Where accommodation is provided wholly or partly in the roof space, any area having a ceiling height of less than 5 feet (measured from floor level to the ceiling, and where there is no ceiling, to the underside of the rafters) shall be excluded.

Doors

15. (a) The height of doors other than to cupboards, presses, hot press and fuel store, shall be not less than 6 feet 6 inches.
- (b) The width of doors giving access to a living room, bedroom, or the kitchen or scullery accommodation shall be not less than 2 feet 6 inches, and of the principal external door, not less than 2 feet 9 inches.

EXPLANATORY NOTE

(This note is not part of the Regulations but is intended to indicate their general purport.)

(1) These Regulations prescribe the procedure to be followed by persons applying under the provisions of Part II of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956, for grant towards the cost of

(a) converting houses or buildings into flats or other types of housing accommodation;

(b) carrying out improvements to existing houses.

(2) The forms of Application, Approval and Claim for payment of grant to be used in the scheme are prescribed.

(3) The Regulations also lay down the standards of accommodation and construction to be observed in the conversion of houses or buildings into dwelling units, and the requirements which must be met before grant can be paid in respect of works of improvement to existing houses.

Small Dwellings Acquisition—Rate of Interest

ORDER, DATED 19TH FEBRUARY, 1957, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT WITH THE APPROVAL OF THE MINISTRY OF FINANCE, UNDER SECTION FIVE OF THE HOUSING ACT, 1921.

1957. No. 26

[NC]

This Order was revoked by S.R. & O. 1957, No. 137 and is not printed at length in this volume.

ORDER, DATED 16TH JULY, 1957, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT WITH THE APPROVAL OF THE MINISTRY OF FINANCE, UNDER SECTION FIVE OF THE HOUSING ACT, 1921.

1957. No. 137

[NC]

This Order was revoked by S.R. & O. 1957, No. 201 and is not printed at length in this volume.

ORDER, DATED 27TH SEPTEMBER, 1957, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT WITH THE APPROVAL OF THE MINISTRY OF FINANCE, UNDER SECTION FIVE OF THE HOUSING ACT, 1921.

1957. No. 201

[NC]

The Ministry of Health and Local Government in pursuance of the powers conferred upon it by Section five of the Housing Act, 1921, and of all other powers enabling it in that behalf, with the approval of the Ministry of Finance, hereby orders as follows: