

(4) The area of a fuel store provided within the external or containing walls of the house shall be included, except so much of the said area as does not exceed 10 square feet.

(5) The areas of open porches, open verandahs, garages and out-buildings provided solely for domestic purposes, shall be disregarded for the purpose of calculating the superficial area of a house. All outbuildings, other than garages, shall be so sited as to comply with the standards of siting specified in Schedule II."

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this 3rd day of May, nineteen hundred and sixty-one.

(I.S.)

W. J. Morgan,
Minister of Health and Local Government.

EXPLANATORY NOTE

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

These Regulations amend the Regulations which lay down the conditions under which grant is paid, and the standards which must be observed, when houses are built by private persons for owner occupation.

One new condition is imposed—that a house must be fully serviced. Amendments to the standards are made (a) to lay down the degree of fire resistance which must be provided when garages are built as part of a house; and, (b) to remove restrictions no longer necessary.

Provision is also made to cancel a certificate issued by a local authority if it is not taken up within two years of the date of issue.

1961. No. 108

[C]

HOUSING

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

REGULATIONS, DATED 3RD MAY, 1961, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946.

The Ministry of Health and Local Government in exercise of the powers conferred upon it by the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946(a), hereby makes the following Regulations:—

1. These Regulations may be cited as the Housing (Houses Built for Letting) (Amendment) Regulations (Northern Ireland), 1961.

(a) 1946. c. 4.

2. The Housing (Houses Built for Letting) Regulations (Northern Ireland), 1956(a), shall be amended as follows:—

(1) The following regulation shall be inserted after regulation 4:—

“4A. A grant shall not be payable in respect of any house which is not connected:—

- (a) to a public piped water supply, save upon the recommendation of the local authority and upon such recommendation being accepted by the Ministry, and also
- (b) to a public water-borne sewerage system, save upon the recommendation of the local authority made after receiving a certificate signed by the Public Health Inspector and endorsed by the Medical Officer of Health to the effect that the sewage and other effluent from the house can be disposed of without any probability of a nuisance being created or of contamination being caused to neighbouring property or to water courses or water supplies and upon such recommendation being accepted by the Ministry.”

(2) In Schedule I the following words shall be added to paragraph 4 and to the prescribed Certificate LA:—

“If work has not commenced on a house within two years of the date of issue of this Certificate then such Certificate shall become invalid in relation to that house.”

(3) In paragraph (12) of Schedule III—

(i) the following sub-paragraph shall be substituted for sub-paragraph (b):—

“(b) A drainage system suitable for the disposal of waste water, rain water and of soil from a water closet shall be provided.”

(ii) in sub-paragraph (c) the words “where there is a public piped water supply” shall be deleted.

(iii) the following sub-paragraph shall be added—

“(g) The standards referred to at (d) and (e) shall apply only where the Ministry has consented to the house not being connected to a public piped water supply and a public water borne sewerage system.”

(4) In Schedule IV the following paragraph shall be inserted—

“(8A) *Garages*

- (a) A garage built adjoining the main wall of a dwelling house shall be constructed throughout so as to provide a degree of fire resistance not less than that of the dwelling house.
- (b) Where a garage is incorporated in the plan of a single storey dwelling and under the same roof it shall be separated from the dwelling by a party wall not less than 9 inches thick in solid brickwork carried up to the underside of the roof covering.
- (c) Where a garage is incorporated in the plan of a house of two or more storeys and has living accommodation over it, it shall be separated from the dwelling vertically by not less than a 9 inches thick wall in solid brickwork and horizontally by a floor having a minimum fire resistance period of one hour. If, however, such living accommodation is not provided and the garage is covered only by an extension of the main roof of the dwelling it shall be separated from the dwelling as described at (b).

(d) There shall be no direct access between a garage and a dwelling house."

(5) In Schedule V paragraphs (4), (5), (6), (7) and (8) shall be deleted and the following paragraphs substituted—

"(4) The area of an enclosed porch, or, where there is more than one enclosed porch, the combined area of the enclosed porches shall be included except so much of the said area as does not exceed 20 square feet.

(5) The area of a fuel store provided within the external or containing walls of the house shall be included, except so much of the said area as does not exceed 10 square feet.

(6) The areas of open porches, open verandahs, garages and out-buildings provided solely for domestic purposes, shall be disregarded for the purpose of calculating the superficial area of a house. All out-buildings, other than garages, shall be so sited as to comply with the standards of siting specified in Schedule II."

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W. J. Morgan,

Minister of Health and Local Government.

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