

1963. No. 185

[C]

HOUSING**Standard Amenities**

REGULATIONS, DATED 16TH OCTOBER, 1963, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING ACT (NORTHERN IRELAND) 1963.

The Ministry of Health and Local Government, in exercise of the powers conferred upon it by Sections 2, 6 and 38 of the Housing Act (Northern Ireland) 1963(a), and of every other power enabling it in that behalf, hereby makes the following regulations :

Citation

1. These regulations may be cited as the Housing (Standard Amenities) Regulations (Northern Ireland) 1963.

Interpretation

2. In these regulations—

“the local authority” means the local authority for the area in which the house proposed to be provided with standard amenities is situate;

“the Act” means the Housing Act (Northern Ireland) 1963(a);

“standard amenity” means a standard amenity as referred to in Section 1 of the Act and “standard grant” means a grant payable in respect of a standard amenity.

3. A person desiring to apply for a standard grant under Section 2 of the Act shall make application to the local authority in the form set out in the Schedule.

4. All materials, fittings and articles to be used in the provision of a standard amenity shall not be inferior to the requirements of the relevant British Standards. Clay bricks must comply with the Specification for Clay Bricks in Northern Ireland. Workmanship and methods of work shall be in accordance with good building practice and shall not be inferior to the recommendations of the British Standard Codes of Practice.

5. In addition to the provisions of regulation 4 as to materials and construction the following requirements shall apply with respect to the standard amenities specified :—

- (a) a bath or shower shall be in a bathroom or other room specially provided for that purpose;
- (b) a bathroom or shower compartment or water closet compartment shall be of such a size as to afford adequate space for access to and use of the fittings therein;
- (c) facilities for storing food shall be of permanent construction and of a minimum capacity of 25 cubic feet and have adequate shelving and effective means of permanent ventilation to the outside air.

(a) 1963. c. 26 (N.I.).

6. A house in respect of which a standard grant has been applied for shall, for the purposes of determining whether such grant should be paid or for the supervision of works necessary to the provision of a standard amenity, be open to inspection at any reasonable time by a duly authorised officer of the local authority or of the Ministry.

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this 16th day of October, 1963.

(L.S.)

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

SCHEDULE

FORM S.G.1

MINISTRY OF HEALTH AND LOCAL GOVERNMENT

HOUSING ACT (NORTHERN IRELAND) 1963

Application for Standard Grant

N.B. Before filling in this form the notes set out on the back should be carefully studied.

- 1. Name of Applicant
- 2. Address of Applicant
- 3. Address of House to be improved
(if different from above)
- 4. Nature of Interest in House
(e.g., Fee Simple, Fee Farm Grant, Lease)
If leasehold, has lease 15 or more years to run?
If house is mortgaged give details, i.e., name of Building Society or other mortgagee
Has approval of mortgagee been obtained to the application for grant?
- 5. Have you applied previously for a Standard Grant?
If so, give particulars
- 6. State (i) Approximate age of house years.
(ii) Net annual value £.....
- 7. Has the house got—
a Fixed Bath or Shower in a Bathroom?
a Wash Hand Basin?
a Hot Water Supply?
a Water Closet in or attached to the dwelling?
Satisfactory Facilities for Storing Food?
- 8. Name the items mentioned at 7 above which you now propose to provide and describe where they are to be located. (If you have a plan of any major works involved, e.g., building a bathroom, please attach two copies of same.)
- 9. If the work involves replacement of any of the existing items mentioned at 7 above explain why this is necessary.

10. Has any necessary permission been obtained (if so give dates)—

- (a) under the Planning Acts?
- (b) under the Building Bye-Laws?

I hereby apply for standard grant, in accordance with the provisions of the Housing Act (Northern Ireland) 1963, towards the cost of the works proposed to be carried out and declare that to the best of my knowledge and belief the particulars contained in this application form are correct.

..... Signature

..... Date

IMPORTANT

The work of providing any of the standard amenities (as set out at 7 above) must not be started before the Council have given approval in writing to this application. If work is started before the application is approved the Council will not be able to make a grant.

NOTES

1. An application for standard grant can only be made by the owner of a house but this includes a lessee whose lease has at least 15 years to run. The house must have been built before 1946 and its valuation must not exceed £60.

2. The standard amenities in respect of which grants are payable are (a) a fixed bath or shower in a bathroom; (b) a wash-hand basin; (c) a hot water supply (which must be provided at a fixed bath or shower, at a wash-hand basin and at a sink); (d) a water closet; and (e) satisfactory facilities for storing food (a permanent construction of not less than 25 cubic feet capacity and ventilated to the outside air).

3. The standard amenities must be provided for the exclusive use of the occupants of the house.

4. The grant payable in respect of the approved provision of the standard amenities is as follows:—

- £25 for a fixed bath or shower;
- £5 for a wash-hand basin;
- £75 for a hot water supply;
- £40 for a water closet;
- £10 for a food store.

5. If the local authority are satisfied that a standard amenity already in existence must be completely replaced in order to enable other amenities to be provided, a standard grant will also be paid in respect of that replacement.

6. Depending on the nature of the work to be done the prior approval of both the byelaw authority and the local planning authority may be necessary. Advice should be sought at the offices of the local authority.

7. The local authority before approving an application must be satisfied that after the work specified in the application is carried out the house will be in such condition as not to be unfit for human habitation and that it is likely to remain in that condition and available for use as a house for at least 15 years. Any works included in the application which are necessary to fulfil this condition must be carried out before any grant can be paid. All works carried out must be to the satisfaction of the local authority hence inspection by officers of the local authority will be necessary.

8. If the local authority do not approve the application they must, if so requested by the applicant in writing, notify him in writing of the reasons for their disapproval.

9. When grant is paid the house becomes subject to certain conditions. The effect of these is that the house must continue to be used as a private dwelling for ten years and must be kept in satisfactory condition during that period.

10. If the house comes under the Rent Restriction Acts the owner may increase the rent by an amount not exceeding 8% of the amount (less the amount of standard grant) expended by him on carrying out the works.

EXPLANATORY NOTE

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

These Regulations prescribe the form of application for standard grant and the basic requirements as to materials, construction and workmanship in the execution of works necessary to the provision of standard amenities.

1963. No. 186

[C]

HOUSING

Form of Declaration of Unfitness Order and Notice

REGULATIONS, DATED 16TH OCTOBER, 1963, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING ACT (NORTHERN IRELAND) 1963.

The Ministry of Health and Local Government, in exercise of the powers conferred upon it by Sections 29 and 38 of the Housing Act (Northern Ireland) 1963(a) (in these Regulations referred to as "the Act") and of every other power enabling it in that behalf, hereby makes the following Regulations :

Citation

1. These regulations may be cited as the Housing (Form of Declaration of Unfitness Order and Notice) Regulations (Northern Ireland) 1963.

Forms to be used

2. An Order made by a local authority under Section 29(1) and notice of the effect of that Order served under Section 29(2) of the Act shall be in the forms A and B respectively set out in the Schedule.

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this 16th day of October, 1963.

(L.S.)

Wm. J. Morgan,

Minister of Health and Local Government.

(a) 1963. c. 26 (N.I.).