

[56 & 57 VICT.] *Local Government Board's* [Ch. cxxxviii.]
Provisional Order Confirmation (Housing of Working Classes)
(No. 2) Act, 1893.



CHAPTER cxxxviii.

An Act to confirm a Provisional Order of the Local Government Board under the Housing of the Working Classes Act, 1890, relating to the Urban Sanitary District of Stretford. A.D. 1893.
[27th July 1893.]

WHEREAS the Local Government Board have made the Provisional Order set forth in the schedule hereto, under the provisions of the Housing of the Working Classes Act, 1890: 53 & 54 Vict. c. 70.

And whereas it is requisite that the said Order should be confirmed by Parliament:

Be it therefore enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

1. The Order as altered and set out in the schedule hereto shall be and the same is hereby confirmed, and all the provisions thereof shall have full validity and force. Order in schedule confirmed.

2. This Act may be cited as the Local Government Board's Provisional Order Confirmation (Housing of Working Classes) (No. 2) Act, 1893. Short title.

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SCHEDULE.

*Stretford
Order.*

LOCAL GOVERNMENT DISTRICT OF STRETFORD.

*Provisional Order for confirming an Improvement Scheme under
Part I. of the Housing of the Working Classes Act, 1890.*

To the Stretford Local Board, being the Sanitary Authority for the Urban
Sanitary District of Stretford, in the County of Lancaster ;—

And to all others whom it may concern.

53 & 54 Vict.
c. 70.

WHEREAS it is enacted by Section 4 of the Housing of the Working Classes Act, 1890 (herein-after referred to as "the Act"), that where an official representation for the purposes of Part I. of the Act is made, in accordance with the provisions of the Act, to the Local Authority that, within a certain area in the District of such Authority, either—

- (a) any houses, courts, or alleys are unfit for human habitation, or
- (b) the narrowness, closeness, and bad arrangement, or the bad condition of the streets and houses or groups of houses within such area, or the want of light, air, ventilation, or proper conveniences, or any other sanitary defects, or one or more of such causes, are dangerous or injurious to the health of the inhabitants either of the buildings in the said area or of the neighbouring buildings,

and that the evils connected with such houses, courts, or alleys, and the sanitary defects in such area, cannot be effectually remedied, otherwise than by an improvement scheme for the re-arrangement and re-construction of the streets and houses within such area, or of some of such streets or houses, the Local Authority shall take such representation into their consideration ; and if satisfied of the truth thereof, and of the sufficiency of their resources, shall pass a resolution to the effect that such area is an unhealthy area, and that an improvement scheme ought to be made in respect of such area, and, after passing such resolution, shall forthwith proceed to make a scheme for the improvement of such area ;

And whereas the Local Government District of Stretford, in the County of Lancaster, is an Urban Sanitary District, of which the Stretford Local Board are the Urban Sanitary Authority and the Local Authority under the Act, and are herein-after referred to as "the Local Authority" ;

And whereas an official representation for the purposes of Part I. of the Act has been made to the Local Authority, in accordance with the provisions of the Act, that in a certain area in the District of the Local Authority, to wit, an area containing houses called Diamond Court and Pearson's Buildings, otherwise

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Pearson's Court, situate on the south-west side of Moore Street, Stretford bounded on the north-east side by Moore Street, on the south-east side by Chester Road, on the south-west side by premises adjoining Pearson's Court and Diamond Court aforesaid, and on the north-west side by premises called Church View, the narrowness, closeness, and bad arrangement of the groups of houses within such area, and the want of light, air, and ventilation are injurious to the health of the inhabitants of the buildings in the said area and of the neighbouring buildings, and that the evils connected with the said houses and the sanitary defects in such area cannot be effectually remedied otherwise than by an improvement scheme for the re-arrangement and re-construction of the houses within such area ;

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And whereas the Local Authority, being satisfied of the truth of such official representation and of the sufficiency of their resources, have passed a resolution that the area described in the said official representation is an unhealthy area, and that an Improvement Scheme ought to be made in respect of such area ;

And whereas the Local Authority, after passing such resolution as aforesaid, made a Scheme (herein-after referred to as " the Scheme ") for the improvement of the said area, which Scheme was accompanied by maps, particulars, and estimates, which Scheme and estimates are as follow :—

" SCHEME.

" 1. That application be made for a Provisional Order authorising the compulsory purchase of the said area, containing 1,788 superficial square yards or thereabouts, including the houses and premises, yards, outhouses, and appurtenances, the houses being upwards of ten in number, and called Diamond Court, and Pearson's Buildings or Pearson's Court, and odd numbers 1 to 33 inclusive (except numbers 19 and 21), Moore Street, and even numbers 1,200 to 1,206 inclusive, Chester Road, Stretford.

" 2. That the said houses and premises be pulled down, and that the site and materials thereof be resold or disposed of.

" 3. That the total number of persons of the working class who will be displaced is 186, and it is deemed advisable to provide dwelling accommodation for one half of the persons displaced.

" 4. That it is not intended to provide dwelling accommodation for any of the said persons displaced within the limits of the said area, because a cheaper and equally convenient site for such dwelling accommodation can be acquired and provided in the immediate vicinity of the said area, to wit, within 150 yards distance from the said area by the nearest public thoroughfare.

" 5. That an agreement, conditional on the said Provisional Order being obtained, and this scheme being sanctioned, be entered into with Sir Humphrey Francis de Trafford for a lease for 999 years of a plot of land containing superficial square yards in the north-easterly side of Crossford Street, Chester Road, Stretford, at a yearly rent of £ , and under the covenants usual in leases of land forming part of the de Trafford Estate.

" 6. That on the last-mentioned plot of land buildings be erected in accordance with the plans prepared by Mr. John Bowden, Civil Engineer, and now submitted, to provide dwelling accommodation and proper sanitary arrangements for 93 persons of the working class, being one half of those displaced by this improvement scheme.

" 7. That the maps, particulars, and estimates relating to this improvement scheme now submitted be approved.

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“ STRETFORD LOCAL BOARD IMPROVEMENT SCHEME, 1892.

“ Housing of the Working Classes Act, 1890.

“ ESTIMATE of the COST of the IMPROVEMENT SCHEME.

	<i>£</i>	<i>s.</i>	<i>d.</i>
“ I estimate the value of the land and interests based upon the fair “ market value at the time of my valuation being made, due regard being “ had to the nature and condition of the property, and the probable “ duration of the buildings in their existing state, and to the state of “ repair thereof, and the cost of clearing the site, at the sum of - -	2,724	0	0
“ Deduct the value of the old materials and the value of the cleared “ site - - - - -	1,162	0	0
“ Cost of the scheme so far as regards the unhealthy area -	1,562	0	0
“ Add—			
“ For the erection of 14 houses on the new site in Crossford St. “ and Lacy St., and the formation of the streets abutting “ thereon - - - - -	3,520	0	0
	5,082	0	0
“ Deduct—			
“ Estimated value of the dwellings on the new site - -	3,800	0	0
“ Net cost of the whole scheme - -	1,282	0	0

“ JOHN BOWDEN.”

And whereas the Local Authority have, after the publication of advertisements and service of notices in accordance with the Act, presented a petition, accompanied by a copy of the Scheme, to the Local Government Board praying that an Order may be made confirming the Scheme; and have deposited with that Board a duplicate of the map which accompanied the Scheme, which map is herein-after referred to as “the deposited map”;

And whereas on consideration of the petition, and on proof of the publication of the proper advertisements, and of the service of the notices as aforesaid, the Local Government Board directed local inquiry to be held, in accordance with and for the purposes mentioned in the Act, and such inquiry has been held and report has been made of the result of such inquiry to the Local Government Board in accordance with Section 19 of the Act;

And whereas the Local Authority, for the purpose of providing dwelling accommodation for some of the persons of the working class residing in the houses on the unhealthy area, have agreed to acquire for a term of nine hundred and ninety-nine years the land situate at the corner of Crossford Street and Lacy Street, within their District, and containing by admeasurement two thousand eight hundred square yards or thereabouts, which was referred to in the Scheme and Estimates, and also an additional plot of land adjoining, containing by admeasurement one thousand three hundred and seventeen square yards or thereabouts (all which lands are herein-after referred to as “the Crossford Street Site”);

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And whereas the five additional houses proposed to be erected on the additional land so to be acquired as aforesaid are estimated to cost one thousand two hundred and fifty pounds, making the total estimated cost of the Scheme six thousand three hundred and thirty-two pounds, and the net cost of the Scheme, after deducting the further sum of one thousand two hundred pounds (being the estimated value of the said five houses), the sum of one thousand three hundred and thirty-two pounds :

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Now therefore, We, the Local Government Board, in pursuance of the powers given to Us by the Act, do, subject to the provisions of the Act, and subject as herein-after provided, hereby—

Art. I. Confirm the Scheme subject to the modifications herein-after mentioned.

Art. II. Declare that the limits of the area comprised in the Scheme are the lands coloured pink on the deposited map.

Art. III. Authorise the Scheme to be carried into execution, subject to the following conditions and modifications; viz.,—

- (1.) The area coloured pink on the deposited map shall be taken to represent the whole of the unhealthy area.
- (2.) All the lands within the limits of the area comprised in the Scheme may be taken compulsorily.
- (3.) The additional plot of land, containing one thousand three hundred and seventeen square yards or thereabouts, adjoining the land at the corner of Crossford Street and Lacy Street mentioned in the Scheme above referred to, shall be acquired by the Local Authority for the purpose of providing suitable dwellings as herein-after mentioned.
- (4.) Suitable dwellings, according to plans to be approved by Us, shall be erected upon the Crossford Street Site for the accommodation of one hundred and twenty-eight persons of the working class.
- (5.)—(a.) No buildings on the lands within the limits of the area comprised in the Scheme shall be demolished until dwellings suitable for the accommodation of not less than sixty-four persons of the working class shall have been erected on the Crossford Street Site, and shall have been completed fit for occupation, but when that accommodation has been provided, the Local Authority may demolish the buildings on one half of the area comprised in the Scheme.
- (b.) When dwellings suitable for the accommodation of not less than sixty-four persons of the working classes over and above the number to be provided for under paragraph (a) of this subdivision shall have been provided on the Crossford Street Site, and shall have been completed fit for occupation, the Local Authority may demolish the remainder of the buildings on the lands within the area comprised in the Scheme.
- (c.) All lands on which any dwellings shall have been erected or provided in pursuance of this Scheme shall, for a period of twenty-five years from the passing of the Act of Parliament confirming this Order, be appropriated for the purpose of dwellings, and every conveyance, demise, or lease of such lands and buildings shall be endorsed with notice of this provision.

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Art. IV. Approve of the Local Authority themselves undertaking the erection of the dwellings on the Crossford Street Site as aforesaid.

Art. V. The Local Government Board may, by Order, approve of any additional expenditure beyond that included in the Estimate accompanying the Scheme as hereby modified which may be incurred by the Local Authority in the erection of additional dwellings on the Crossford Street Site.

Given under the Seal of Office of the Local Government Board, this
Seventeenth day of May, One thousand eight hundred and ninety-
three.

(L.S.)

HENRY H. FOWLER, President.
HUGH OWEN, Secretary.

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