

[62 & 63 VICT.] *Local Government Board's Provisional* [Ch. cxv.]
Order Confirmation (Housing of Working Classes) Act, 1899.



CHAPTER CXV.

An Act to confirm a Provisional Order of the Local Government Board relating to Brighton. A.D. 1899.

[13th July 1899.]

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 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) Act 1899. Short title.

[Ch. cxv.] *Local Government Board's Provisional* [62 & 63 VICT.]
Order Confirmation (Housing of Working Classes) Act, 1899.

A.D. 1899.

SCHEDULE.

BOROUGH OF BRIGHTON.

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

To the Mayor Aldermen and Burgesses of the Borough of Brighton ; —
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 reconstruction 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 Borough of Brighton is an Urban Sanitary District of which the Mayor Aldermen and Burgesses acting by the council 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 to the effect that most of the houses within the area in the district of the Local Authority which is bounded on the south by Edward Street on the north by Park Hill on the west by the front walls of the houses on the eastern side of Spa Street and on the east by the back walls of the back yards of the houses in Park Street are unfit for human habitation that diseases indicating a generally low condition of health have prevailed and continue to prevail amongst the population within the same area and that the narrowness closeness and bad arrangement and the bad condition of the streets and houses within this area together with the want of light air and ventilation and with other sanitary defects are injurious to the inhabitants of the buildings in the said area and that the evils connected with such houses could not be effectually remedied otherwise

[62 & 63 Vict.] *Local Government Board's Provisional* [Ch. cxv.]
Order Confirmation (Housing of Working Classes) Act, 1899.

than by an improvement scheme for the re-arrangement and reconstruction of the streets and houses within the said area or some of them ;

A.D. 1899.

And whereas the Local Authority having taken such official representation into consideration and being satisfied of the truth thereof 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 ;

*Brighton
Order.*

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 and for the purpose of making the Scheme efficient for sanitary purposes have included in the Scheme certain neighbouring lands which are coloured brown on the deposited plans herein-after referred to ;

And whereas the Scheme was accompanied by plans and by particulars and estimates which Scheme and estimates are as follow :—

" COUNTY BOROUGH OF BRIGHTON.

" SPA STREET EGREMONT STREET &c.

" IMPROVEMENT SCHEME UNDER THE HOUSING OF THE WORKING
CLASSES ACT 1890.

" Scheme made by the Mayor Aldermen and Burgesses of the County Borough of
" Brighton acting by the council (the Local Authority for the purpose within the
" meaning of the said Act) for the improvement of an unhealthy area within the
" County Borough.

" 1. This Scheme may be cited as the Brighton Corporation Working Classes
" Dwellings Improvement Scheme 1898.

" 2. In this Scheme 'the County Borough' or 'the Borough' means the County
" Borough of Brighton 'the Corporation' means the Mayor Aldermen and Burgesses
" of the County Borough 'the town clerk' and 'the surveyor' mean respectively the
" town clerk and surveyor of the County Borough for the time being and 'the plans'
" mean the plans which accompany this Scheme.

" 3. The properties and places proposed to be dealt with under this Scheme are
" shown on two plans marked A and B duplicates of which are deposited at the
" office of the Town Clerk and copies of the plans or any part thereof certified by
" the surveyor shall be received in all courts of justice or elsewhere as evidence of
" the contents thereof respectively.

" 4. This scheme comprises an area in respect of which an official representation
" was made by the Medical Officer of Health dated 10th March 1898 and con-
" cerning which the Council of the County Borough have passed a resolution
" declaring it to be an unhealthy area it is shown on Plan A by a blue tint Such
" area contains 8110 square yards or thereabouts and lies between Edward Street
" on the south Park Hill on the north Spa Street on the west and the rear of the
" houses in Park Street on the east.

" 5. The Scheme also comprises certain land and property adjacent to the aforesaid
" unhealthy area which it is expedient and necessary to include in the Scheme to
" make it efficient for sanitary purposes and to widen existing approaches to the
" unhealthy area and otherwise for opening out the same for the purposes of
" ventilation and health The last-mentioned land and property is bounded on the

[Ch. cxv.] *Local Government Board's Provisional [62 & 63 Vict.]
Order Confirmation (Housing of Working Classes) Act, 1899.*

A.D. 1899.
—
*Brighton
Order.*

“ south by Edward Street on the north by Park Hill on the west in part by the backs
“ of houses fronting into Leicester Street in other part by the backs of premises
“ fronting into Egremont Place and in other part by a mission hall fronting into
“ Park Hill and contains about 3326 square yards and is included within the limits of
“ deviation marked and shown on the said Plan A by a dotted black line (.....)
“ and is thereon tinted brown.

“ 6. The Corporation may enter on take compulsorily and for the purposes of this
“ Scheme deal with all or any of the lands messuages and premises herein-before
“ mentioned and referred to and delineated on the Plan marked A and thereon
“ coloured blue and brown as may hereafter be determined by the Corporation to be
“ necessary or proper for the purpose of this Scheme.

“ 7. It is intended to pull down and demolish the existing buildings on the said
“ pieces of land coloured blue and brown on the said Plan A but the buildings called
“ the Widows' Alms Houses may at the discretion of the Corporation be reserved
“ subject to such alterations to the buildings and to the direction and levels of
“ roadways approaches and other matters as may be necessary for the proper carrying
“ out of this Scheme.

“ 8. It is intended to erect dwellings for the accommodation of persons of the
“ working classes on the area coloured blue and brown on the said plan and for this
“ purpose the said area will when cleared be laid out as shown on Plan B As regards
“ the plots of land fronting to Edward Street and the two plots of land adjoining
“ Park Hill the Corporation may as and when they think fit allow parts of the
“ dwelling-houses to be erected thereon to be used for the purposes of shops.

“ 9. The Corporation are the owners of a piece of land containing about 18833
“ square yards situate in Elm Grove in the said County Borough and another piece
“ of land containing about 7263 square yards situate near the Lewes Road in the said
“ County Borough both of which have been presented to them as sites for the erection
“ of dwellings for the working classes The Council have prepared plans for the
“ erection of 28 houses upon the Elm Grove site and 30 houses upon the Lewes
“ Road site.

“ The aforesaid 58 houses will be built by the Corporation under special contract
“ and thereafter owned and let by the Corporation under the powers of Part III. of
“ the Housing of the Working Classes Act 1890 and it shall not be necessary for the
“ Corporation to provide in any other form accommodation for those persons of the
“ working classes displaced from the area coloured blue and brown on Plan A who
“ cannot be accommodated in the dwellings intended to be erected on the same area
“ under the provisions of this Scheme.

“ 10. The Corporation may for the purpose of carrying out this Scheme lay out
“ form pave sewer and complete the streets and improvements following shown on the
“ said Plan B that is to say a new street 44 feet wide lying between Edward Street
“ and Park Hill and the widening and improvement of the north side of Edward
“ Street and the south side of Park Hill respectively.

“ 11. The Corporation may make and form all such approaches communications
“ alterations of level stopping up widening or diversion of existing streets highways
“ or roads as may be necessary and as may hereafter be determined by the Corporation
“ to be necessary or proper for the purposes of this Scheme.

“ 12. The Corporation may settle determine and approve the designs elevations and
“ space and all other particulars respecting the buildings to be erected on the lands or
“ building plots as shown on the said plan marked B.

[62 & 63 VICT.] *Local Government Board's Provisional* [Ch. cxv.]
Order Confirmation (Housing of Working Classes) Act, 1899.

" 13. The Corporation may if they think fit retain and hold all the lands which they may have acquired under the provisions of this Scheme and may themselves erect or contract for the erection of the dwelling-houses intended to be provided on Plan B and may hold let and manage the said dwelling-houses when erected.

A.D. 1899.
 ———
Brighton
Order.

" 14. The Corporation may if they think fit dispose of all or any of the lands herein-before authorised to be dealt with by them that is may dispose of such part of them as is required for the purposes of this Scheme and may dispose of such part thereof as is not required for the purposes of this Scheme for other and general purposes and such disposition may be effected either by a sale in fee simple or by building leases as the Corporation may determine to be most advantageous.

" 15. All dwelling-houses to be erected in accordance with this Scheme shall be well and substantially built and shall be so situated and constructed as to secure efficient ventilation and shall be furnished with a proper water supply and with proper drainage and other sanitary appliances and apparatus to the satisfaction of the Corporation and the Corporation shall enforce the execution and maintenance of all other proper sanitary arrangements.

" 16. The expenses of the execution of this Scheme (so far as they are not defrayed out of the receipts of the Corporation pursuant to the Housing of the Working Classes Act 1890) and the costs charges and expenses preliminary to and of and incidental to the preparation of this Scheme and the application for the Order confirming the same and the obtaining the confirmation by Parliament of such Order and any deficiency for the purposes of the said Act by reason of the excess of expenditure over receipts shall be paid by the Corporation out of the general district rate or out of money borrowed in pursuance of the said Act.

" 17. The said maps or plans marked respectively A and B accompany this Scheme and the estimates of the cost of carrying the said Scheme into effect are as follows viz.,--

" ESTIMATES.

" THE BRIGHTON CORPORATION WORKING CLASSES DWELLINGS
 " IMPROVEMENT SCHEME 1898.

" (1) *If Rebuilding carried out by the Corporation.*

	" £	s.	d.
" Estimated cost of land and buildings referred to in the official representation tinted blue on Plan A and of the additional land and property tinted brown on Plan A	28218	0	0
" Contingencies surveyor's fees law charges &c.	1300	0	0
" Cost of clearing site forming roadways laying in sewers laying pavements &c.	1860	0	0
	<u>31378</u>	<u>0</u>	<u>0</u>
" Estimated cost of erection of buildings on land tinted red on Plan B	20100	0	0
	<u>51478</u>	<u>0</u>	<u>0</u>

[Ch. cxv.] *Local Government Board's Provisional [62 & 63 VICT.]
Order Confirmation (Housing of Working Classes) Act, 1899.*

A.D. 1899.

*Brighton
Order.*

“ (2) *If Rebuilding not carried out by the Corporation.* ”

	“ £	s.	d.
“ Estimated cost of land and buildings referred to in the official “ representation tinted blue on Plan A and of the additional “ land and property tinted brown on Plan A - - - - -	28218	0	0
“ Contingencies surveyor's fees law charges &c. - - - - -	1300	0	0
“ Cost of clearing site forming roadways laying in sewers laying “ pavements &c. - - - - -	1860	0	0
	31378	0	0
“ Less estimated value of land tinted red on Plan B - - - - -	6510	0	0
	24868	0	0”

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 duplicates of the plans which accompanied the Scheme the plan marked A referred to in the Scheme being herein-after referred to as “the deposited Plan A”;

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 lands which are described in the paragraph numbered 9 in the Scheme as situate in Elm Grove and near the Lewes Road within the district of the Local Authority (which lands are herein-after referred to as “the Elm Grove site” and “the Lewes Road site” respectively) have been acquired by the Local Authority for the erection of buildings suitable for lodging-houses for the working classes and the Local Authority propose to erect such lodging-houses on the said lands in pursuance of Part III. of the Act:

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 blue and brown on the deposited plan A.

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

- (1.) The area coloured blue on the deposited Plan A 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 Scheme so far as it relates to the laying out of streets approaches and communications and to other matters not provided for in this Order shall be carried out in such manner as may be approved by Us.

[62 & 63 VICT.] *Local Government Board's Provisional [Ch. cxv.]
Order Confirmation (Housing of Working Classes) Act, 1899.*

(4.) Suitable dwellings according to plans to be approved by Us shall be erected within the limits of the area comprised in the Scheme for the accommodation of such number of persons of the working class as together with the number of persons of that class for whom accommodation will be provided by means of the lodging-houses to be erected as aforesaid upon the Elm Grove site and upon the Lewes Road site will amount to a total of seven hundred and twenty-five persons of the working class.

A.D. 1899.
—
*Brighton
Order.*

(5.) The Local Authority shall not without Our sanction sell or let any of the lands within the limits of the area comprised in the Scheme for any purpose other than the erection of suitable dwellings for the accommodation of persons of the working class but they may as and when they think fit allow parts of the dwellings erected in pursuance of the Scheme on the plots of land fronting to Edward Street and on the two plots of land adjoining Park Hill to be used for the purposes of shops.

(6.)—(a.) No buildings on the lands within the limits of the area comprised in the Scheme shall be demolished until lodging-houses suitable for the accommodation of not less than three hundred and twenty-three persons of the working class shall have been erected on the Elm Grove site and on the Lewes Road site or either of them and shall have been completed fit for occupation but when that accommodation has been so provided the Local Authority may demolish all such first-mentioned buildings.

(b.) The Local Authority shall within twelve months after the whole of the buildings on the lands within the limits of the area comprised in the Scheme shall have been demolished cause to be provided on such lands or on such other lands as may be approved by Us dwellings suitable for the accommodation of such number of the persons referred to in subdivision (4) of this Article as shall not then have been provided for.

(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.

Art. IV. Approve of the Local Authority themselves undertaking the rebuilding of the houses on the lands within the limits of the area comprised in the Scheme.

Art. V. This Order may be cited as the Brighton (Housing of Working Classes) Order 1899.

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

(L.S.)

HENRY CHAPLIN President.
S. B. PROVIS Secretary.

Printed by EYRE and SPOTTISWOODE,

FOR

T. DIGBY PIGOTT, Esq., C.B., the Queen's Printer of Acts of Parliament.

And to be purchased, either directly or through any Bookseller, from
EYRE AND SPOTTISWOODE, EAST HARDING STREET, FLEET STREET, E.C.; or
JOHN MENZIES & Co., 12, HANOVER STREET, EDINBURGH, and
90, WEST NILE STREET, GLASGOW; or
HODGES, FIGGIS, & Co., LIMITED, 104, GRAFTON STREET, DUBLIN.