FOURTH SCHEDULE

Category of House (1)	Amount of grant payable by local authority (2)	Sum payable by Ministry to local authority (3)
	£	£
In the case of a house having a superficial area of seven hundred and fifty square feet or more but not exceeding nine hundred square feet	275	210
In the case of a house having a superficial area of five hundred square feet or more but less than seven hundred and fifty square feet	200	150
In the case of a house of less than five hundred square feet	100	75

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

REGULATIONS DATED 6TH JUNE, 1956, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT (NORTHERN IRELAND), 1946.

1956. No. 94. [C]

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

1.—(1) These Regulations may be cited as the Housing (Houses Built for Letting) Regulations (Northern Ireland), 1956, and shall come into operation on the first day of July, nineteen hundred and fifty-six.

(2) In these Regulations the expression "appropriate local authority" means the local authority for the area in which the housing accommodation is to be provided.

(3) In these Regulations the word "house" shall be taken to include "flat", except where otherwise stated.

2. The following Regulations are hereby revoked: —

The Housing (Houses Built for Letting) Regulations (Northern Ireland), 1952(a), and

The Housing (Houses Built for Letting) (Amendment) Regulations (Northern Ireland), 1952(b).

(a) S.R. & O. 1952, No. 4. (b) S.R. & O. 1952, No. 142.

3. A person desirous of providing housing accommodation for workers under the provisions of the Act shall submit a Scheme to the appropriate local authority in accordance with the provisions of Schedule 1 to these Regulations.

4. It shall be a condition of approval to any housing scheme submitted to a local authority under section one of the Act that the standards as to siting, accommodation and construction which are specified in Schedules II, III and IV of these Regulations (in these Regulations referred to as " the prescribed standards ") and the method of measuring the superficial area which is specified in Schedule V of these Regulations are observed. The payment of contributions under the Act towards the cost of the provision of any accommodation provided thereunder shall be subject to compliance with the prescribed standards.

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

6. 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.

7. Any house or houses built under the provisions of the Act shall be open to inspection by any duly authorised officer of the local authority or of the Ministry.

8.—(1) The local authority shall keep a register (in these Regulations referred to as " the Register ") showing full particulars (including a record of the date upon which each house became reasonably fit for occupation) of all houses in their district to which the statutory conditions specified in section two of the Act apply.

(2) The register shall be open to public inspection during office hours at the office of the local authority without fee or reward.

9. The local authority in whose area houses are proposed to be built may, if they so desire, require the applicant to give an undertaking, in writing, 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, a fee not exceeding £1 1*s.* 0*d.* (one guinea) in respect of each house: provided, however, that where less than three houses are to be erected in accordance with any one house type plan, the minimum fee chargeable in respect of those houses shall be £3 3*s.* 0*d.* (three guineas). The fee will be payable to the local authority prior to the issue of Certificate " LA ".

Sealed with the Official Seal of the Ministry of Health and Local Government this sixth day of June, One thousand nine hundred and fifty-six, in the presence of

(L.S.)

Dehra Parker,
Minister of Health and Local Government.

SCHEDULE I

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS:

GENERAL PROCEDURE

1. A person who desires to erect a house, or houses, under the provisions of the Act shall as a first step give notice, in writing, to the local housing authority in whose area it is intended to erect the houses, stating the number of houses proposed to be built; this notice shall be accompanied by location plan in triplicate, to a scale of 1/2500, suitably coloured to show the proposed site, or sites, in a clear relation to existing development in the area: the plan must be such that the site, or sites, can easily be identified therefrom.

2. On receipt of written intimation from the local authority that the latter is prepared to consider a scheme when submitted in the manner hereinafter prescribed, there shall be forwarded to the authority the undermentioned documents *in triplicate*:—

(*A*) *Layout Plan and Sections for Roads and Services.*

A plan, to a scale of 1/500 (together with the necessary cross and longitudinal sections to a convenient scale) clearly showing the proposed roads and public footpaths, sewers and drains, water and gas mains, electrical transmission lines and cables, all related to contours and other ground levels, and also to existing roads and services.
This layout plan may not be required if all the information concerning roads and services is included in the general layout plan referred to next.

(*B*) *General Layout Plan.*

A plan, to a scale of 1/500, clearly showing—

(*a*) the proposed houses (suitably identified by type and number of each type) and other buildings, roads and footpaths;

(*b*) the site number allotted to each house;

(*c*) the boundaries of the site;

(*d*) by colour, or otherwise, the different features of the layout, *e.g.*, house blocks, roads and footpaths, open spaces, etc.;

(*e*) existing buildings which adjoin the site, or are to remain on the site;

(*f*) existing natural features, such as trees, hedges and streams;

(*g*) contours, and necessary spot levels;

(*h*) all dimensions necessary to indicate compliance with the prescribed standards, *e.g.*, distance between house blocks, etc.;

(*i*) widths of carriageways and footpaths.

In circumstances where it would not be practicable to show the full general layout to 1/500 scale on one drawing, the layout may be broken into sections, to a scale of 1/500, with, if necessary, a key plan to a convenient scale.

(*C*) *House Plans.*

Complete house plans, with section and elevations of each of the types of houses proposed to be erected, to a scale of one inch to four feet. These plans are to be fully dimensioned and must show the areas of the rooms (to indicate compliance with the prescribed standards): they must be coloured, or section lined, and have described thereon full details of construction, plumbing and drainage and, generally, the nature of the different materials. In cases where it is

proposed to arrange houses of different types in blocks, it will, generally, be necessary to submit additional drawings to a convenient scale showing plans and elevations of the proposed arrangement.

(*D*) *Specification:*

A complete and detailed specification for—

(*a*) roads and services; and

(*b*) houses and other immediate site works, including approach paths and fencing, gates, etc

3. Subject to the scheme complying with the requirements of these Regulations, the local authority shall issue, to the person who has submitted the Scheme, a Certificate (Certificate "LA") in the form appended to this Schedule and return one set of the plans and specification with the approval of the local authority duly endorsed thereon. A copy of Certificate "LA" shall be sent by the local authority to the Ministry, together with one copy of the location plan, the general layout plan and the house plans.

4. The erection of houses under the Act shall not be commenced until a Certificate "LA" has been received from the local authority, (accompanied by the approved plans and specification).

5. Before the foundations of a house are laid notification should be sent to the local authority in the form provided on Certificate "LA" intimating that it is proposed to lay the foundations and specifying the date on which it is intended to lay them. The local authority in turn shall forward the notification to the Ministry.

6. From time to time during the course of construction, the local authority shall cause the house to be inspected by a duly authorised officer.

7. When the erection of a house has been completed, the person who submitted the scheme shall forthwith notify, in writing, the local authority and at the same time shall state whether any alterations have taken place in the original siting, in which event, an amended location plan to a scale of 1/2500 must accompany the notification. If the authority is satisfied (1) that the erection of the house has been completed in a proper and workmanlike manner and in accordance with the prescribed standards and conditions, and (2) that the person who submitted the scheme has made such letting of the house as complies with the statutory conditions in Section 2 of the Act, it shall issue a Certificate "LB", which shall be in the form appended to this Schedule.

8. The contribution for which a person who has erected a house under an approved scheme is eligible shall be payable by the local authority as soon as practicable following the receipt (duly completed) of the form of claim forming part of the Certificate "LB" in respect of that house.

9. The local authority shall forward to the Ministry after the payment of a contribution in respect of a house a Certificate (Certificate "LC") and claim (which shall be in the form appended to this Schedule) 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 (subject to the provisions of paragraph nine of this Schedule) to the local authority as soon as reasonably practicable after receipt of Certificate "LC" provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

10. Certificate "LC" shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

Certificate LA

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING AND LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT, (NORTHERN IRELAND), 1946

HOUSING SCHEMES (FOR LETTING) BY PRIVATE PERSONS

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT WORKERS' HOUSES

Certificate No.....

To .....

of .....

This is to Certify:—

(1) that the.....Council have approved the layout plan, house plans and specification (hereinafter referred to as "the Scheme") submitted to them on the day of 19 , in respect of the houses described below;

(2) that the scheme complies with the prescribed standards;

(3) that if the houses are ultimately certified to have been satisfactorily completed in accordance with the scheme now approved, and that if in respect of each such house a letting in accordance with the statutory requirements has been made, the Council will undertake to pay the contributions provided for under the Housing and Local Government (Miscellaneous Provisions) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

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

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

NOTICE OF INTENTION TO LAY FOUNDATIONS

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.

It is proposed to commence laying foundations on the site overleaf on (Date).....19.....

(Signed).....

Endorsed by Council

..... (Date).....

SCHEDULE OF HOUSES COMPRISED IN SCHEME

Location of Scheme.....

Number of Houses comprised in Scheme.....