1.—The rate of interest on advances to be made under Section 1 of the Small Dwellings Acquisition Act, 1899, on or after the 7th October, 1939, shall be five and three-quarters per centum per annum :

Provided that nothing in this Order shall affect the rate of interest on any advance made or expenses incurred or to be made or incurred in respect of contracts entered into or applications granted under the said Section prior to the 7th October, 1939.

2.—The Rates of Interest (Housing No. 2) Order (Northern Ireland), made by the Ministry of Home Affairs on the 8th day of September, 1939, is hereby revoked.

3.—This Order may be cited as the Rates of Interest (Housing No. 3) Order (Northern Ireland), 1939.

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 6th day of October, Nineteen Hundred and Thirty-nine, in the presence of

(L.S.) *E. W. Scales,*
Assistant Secretary.

Approved by the Ministry of Finance for Northern Ireland this 6th day of October, Nineteen Hundred and Thirty-nine.

(L.S.) *H. Ashton,*
Assistant Secretary.

Re-housing Schemes.

Memorandum stating conditions under which the Ministry will be prepared to approve re-housing schemes.

1939. No. 106.

PART I.

RE-HOUSING SCHEMES OF LOCAL AUTHORITIES.

Under the provisions of the Housing Act (Northern Ireland), 1939, local authorities desirous of obtaining Government grants in aid of re-housing schemes shall obtain the approval of the Ministry of Home Affairs to their proposals, and in order that local authorities may be aware of the principles on which the Ministry will act in giving its decisions, this memorandum has been prepared for their guidance. While the conditions mentioned are not laid down as hard and fast rules, they are nevertheless intended to be

adhered to as closely as possible, and only in exceptional circumstances will the Ministry be prepared to approve of any departure from them.

The object of the Act is to provide housing accommodation for persons who are living in insanitary houses and are unable to pay a normal economic rent. It is therefore a primary consideration to keep the rent as low as possible, and the Ministry will expect local authorities to bear in mind when preparing their schemes that generally a higher rent than four shillings a week (free of rates) will not be approved. Only in exceptional circumstances, such as where it is necessary to pay a high price for a site or where building costs are unusually high, will a higher rent be approved.

The type of house wanted is that known as the kitchen type or the kitchenette and living-room type with three bedrooms and the usual conveniences: as regards size, the area must not be less than 550 superficial feet.

The material employed should be as far as possible British, and preference may be given to Northern Ireland material up to the limit five per cent.

A "fair wages" clause must be inserted in all contracts for the erection of houses, and all contracts must be approved by the Ministry except it determines otherwise.

The buildings must comply with the building by-laws of the local authority, but the Ministry will regard the conditions set out in Schedule II as also essential.

Part II.

Re-Housing Schemes by Housing Associations.

Housing Associations coming within the definition of the Act who provide houses for the working classes are eligible to receive Government grants on the same scale as local authorities carrying out re-housing schemes.

They will be governed by the same conditions as in Part I, with the exception that the rent of the houses shall not exceed 6/6d. per week, exclusive of rates, as may be approved by the Ministry.

Re-housing Schemes—Grants on Account.

Regulations made by the Ministry of Home Affairs under Section 1 (3) and Section 6 (4) of the Housing Act (Northern Ireland), 1939, and approved by the Ministry of Finance.

The Ministry of Home Affairs for Northern Ireland, in pursuance of the powers conferred on it by the Housing Act (Northern Ireland), 1939 (hereinafter referred to as " the Act "), and with the consent of the Ministry of Finance for Northern Ireland, hereby makes the following Regulations :—

1.—The amount of any payment made in pursuance of the proviso to sub-section (3) of section one, or of the proviso to sub-section (4) of section six, of the Act on account of the cost of any house comprised in a re-housing scheme and completed to the satisfaction of the Ministry, shall be of an amount equal to one fourth of the cost of each house erected calculated in accordance with the First Schedule to the Act, subject to an over-riding maximum of £112 10s. 0d.

2.—Applications for grants on account shall be made on the form prescribed in the Schedule to these Regulations.

3.—These Regulations may be cited as the " Re-Housing (Grants on Account) Regulations (Northern Ireland), 1939."

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 31st day of July, One Thousand Nine Hundred and Thirty-nine, in the presence of

(L.S.) *L. G. P. Freer,*
Assistant Secretary.

Approved by the Ministry of Finance for Northern Ireland this 2nd day of August, One Thousand Nine Hundred and Thirty-nine.

(L.S.) *G. C. Duggan,*
Assistant Secretary.

SCHEDULE.

HOUSING ACT (NORTHERN IRELAND), 1939.

Application for grant on account in respect of Re-Housing Scheme approved by the Ministry of Home Affairs for Northern Ireland on.....19....., by the issue of Certificate $\frac{A}{C}$ No.....

(To be prepared in Triplicate).

I.

.....day of.....19.....

To the Secretary,
Ministry of Home Affairs,
Stormont, Belfast.

The..... Council / Housing Association

hereby makes application for a grant on account in respect of..... completed houses.

The annexed statement shows in detail the estimated cost of such completed houses.

(Signed).....
(Clerk of Council. / Secretary of Housing Association.)

II.

Inspector's Report.

I have this day inspected the above houses and estimate their cost to be £.....

The houses have been built in a proper workmanlike manner and in compliance with the requirements as to materials, type of construction, etc., prescribed by the Ministry's Regulations.

I recommend sanction to a grant on account being made in respect of such houses.

(Signed).....
(Inspector of the Ministry of Home Affairs.)

Date.....

III.

Accountant:

The sum of.....may be paid to the ..... Council / Housing Association as a grant on account in respect of the above-mentioned completed houses in accordance with the Re-Housing (Grants on Account) Regulations (Northern Ireland), 1939.

(Signed).....

Date.....

Exd.....

Copy to A/P.
" " C. & A.G.
" " H.G.

REGULATIONS MADE BY THE MINISTRY OF HOME AFFAIRS UNDER SECTION 26 (1) OF THE HOUSING ACT (NORTHERN IRELAND), 1939.

The Ministry of Home Affairs for Northern Ireland (hereinafter referred to as the Ministry), in pursuance of the powers conferred

on it by Section 26 (1) of the Housing Act (Northern Ireland), 1939 (hereinafter referred to as the Act), hereby makes the following Regulations :—

1.—In these Regulations, unless the context otherwise requires :—

(*a*) The expression " local authority " means a County Borough Council, Borough Council or Urban District Council :

(*b*) The expression " housing association " means a housing trust or public utility society as defined by the Act :

(*c*) The expression " house " means dwelling house, and includes any yard, garden, outhouses, and appurtenances belonging thereto or usually enjoyed therewith :

(*d*) The expression " land " includes buildings and water and any interests in land or water and any easement or right in, to or over land or water.

2.—Local Authorities and Housing Associations proposing to carry out re-housing schemes with a view to obtaining grants under Part I of the Act shall observe the procedure outlined in the First Schedule to these Regulations.

3.—All houses in respect of which it is proposed to apply for grants under Part I of the Act shall have minimum dimensions of 550 superficial feet and shall be constructed of brick, stone, or concrete, or other form of construction sanctioned by the Ministry. The planning and standard of construction of such houses shall comply with the requirements prescribed by Parts I and II of the Second Schedule hereto.

4.—The Ministry may from time to time assent to any departure from the provisions of these Regulations.

5.—Any questions which may arise as to whether a grant is payable or any other questions as to the interpretation of these Regulations shall be referred to and determined by the Ministry, whose decision shall be final.

6.—These Regulations may be cited as " The Re-housing Schemes Regulations (Northern Ireland), 1939."

Sealed with the Official Seal of the Ministry of Home Affairs for Northern Ireland this 25th day of July, One Thousand Nine Hundred and Thirty-nine, in the presence of

(L.S.) *L. G. P. Freer,*
Assistant Secretary.