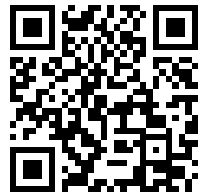

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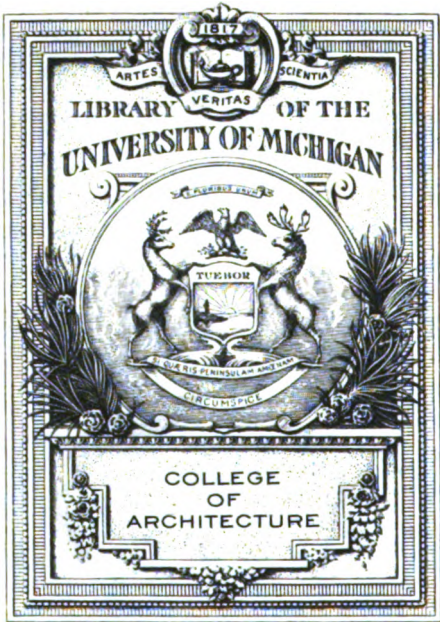
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LONDON HOUSING





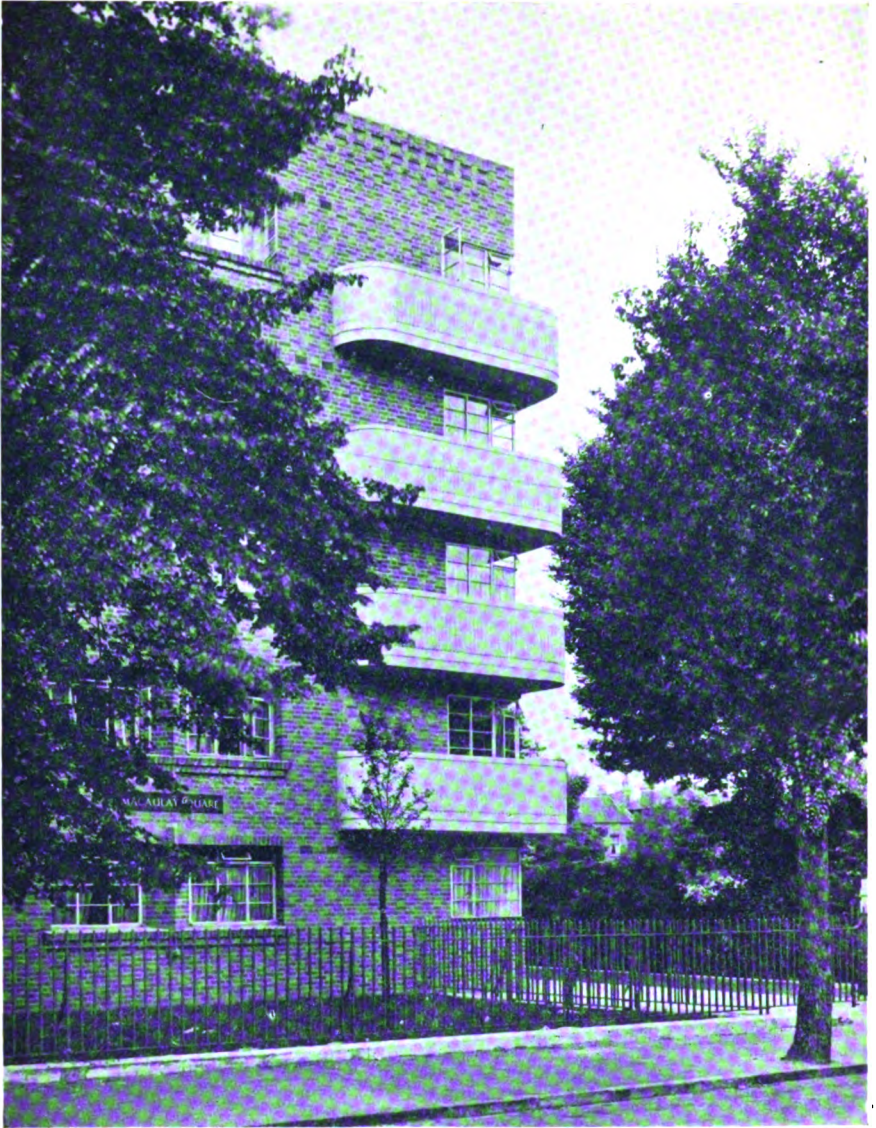
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MACAULAY SQUARE, WANDSWORTH—FRONT ELEVATION

LONDON COUNTY COUNCIL.

Housing and Public Works Committee

LONDON HOUSING



The County Hall,
London, S.E.1
May, 1937

G. H. GATER,
Clerk of the Council

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Prior to March, 1934, the Committee was known variously as the Housing of the Working Classes Committee, the Public Health and Housing Committee, and the Housing Committee.

FOREWORD

This volume, unlike its predecessor "Housing, 1928-30," is more than a supplemental volume. It attempts to give some account of the housing activities of public authorities in London from the beginning, although most of it is necessarily devoted to the London County Council and the work of recent years. Nor is it any longer possible to set forth in the body of the volume any particulars, however brief, of all schemes set on foot under the Acts of 1930 and 1935. A selection had to be made, and those schemes have been chosen for detailed treatment, by illustration and letterpress, which might arouse interest by their magnitude, position or other special features. A complete enumeration of schemes is, however, given in the Appendix.

The work of preparation has been divided among several branches of the Council's service, and I desire to express my indebtedness for assistance rendered by officers of the Valuer's, Architect's, Comptroller's and Medical Officer's Departments of the Council. I have also to acknowledge specially the assistance given by the City of London Corporation, who supplied the letterpress for Chapter VIII, and by several of the Metropolitan Borough Councils and Housing Associations who supplied material for the compilation of Chapters IX and X. The expert advice of officers in the printing section of the Supplies Department has also been, as always, extremely valuable.

G. H. GATER,

Clerk of the Council

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CHAPTER I

GENERAL REVIEW OF THE EARLIER HOUSING DEVELOPMENTS

Conditions in the nineteenth century

The housing problem in London is not a new question, although it is only in comparatively recent times that it has attracted its full measure of public attention.

From the time when London first began to grow too big for the City walls and to engulf the surrounding hamlets, the housing problem was present. In an Act of Parliament passed in 1593 (35, Eliz. ; C. 6) it is noted that :—

“Great mischiefs daily grow and increase by reason of pestering the houses with divers families, harbouring of inmates, and converting great houses into several tenements, and the erection of new buildings in London and Westminster.”

Again in the reign of Charles I :—

“The City was so compassed in and straightened with these new buildings that it might prove very dangerous to the inhabitants.”

A very few years were to pass before it was proved exactly how dangerous such overcrowding and congestion could be, but the Great Plague was followed by what may justly be termed the largest clearance of unfit dwellings in the history of London. In the Great Fire of 1666 some 13,200 dwelling-houses, in an area measuring 436 acres and including 400 streets, were destroyed.

Unfortunately the reconstruction planned by Wren was only partially carried out, and the evil began again. Had it proceeded at its normal pace the problem would have been serious enough, but the expansion of industrial development during the first half of the nineteenth century attracted a large population to the metropolis, and houses were built rapidly in large numbers and of very inferior construction. The lack of efficient means of transport and the absence of building laws to regulate the construction of new streets and houses resulted, in many instances, in the uncontrolled crowding of the largest number of persons into the smallest possible area ; consequently London grew in haphazard fashion without consideration for town planning or the needs of the future.

Some idea of the conditions throughout the country at this time may be gathered from the report by Dr. Southwood Smith to the Poor Law Commissioners in 1838. He referred to :—

“Quarters inhabited by hundreds of thousands of the labouring classes . . . crowding more or less dense in courts and alleys and narrow streets almost insusceptible of ventilation, in dwellings which themselves were often not fit to be inhabited by human beings ; while all around the dwellings the utter absence of drainage, the utter omission of scavenging and nuisance-prevention, the utter insufficiency of water supply, conduced to such accumulations of animal and vegetable refuse, and to such pondings of ordurous liquids, as made one universal atmosphere of filth and stink.”

Charles Kingsley, in "Alton Locke," has also given a description of a Bermondsey slum in the middle of the nineteenth century :—

"A miserable blind alley, where a dirty gas-lamp just served to make darkness visible, and show the patched windows and rickety doorways of the crazy houses, whose upper storeys were lost in a brooding cloud of fog ; and the pools of stagnant water at our feet ; and the huge heap of cinders which filled up the waste end of the alley—a dreary, black formless mound on which two or three spectral dogs prowled up and down after the offal, appearing and vanishing like dark imps in and out of the black misty chaos beyond."

The earlier legislation

These and similar disclosures at last aroused public feeling, and Parliament, though without undue haste, was forced to take action, with the result that in 1848 the first Public Health Act was passed.

Housing legislation may, however, be said to have properly dated from 1851, in which year Lord Shaftesbury induced Parliament to pass two Acts, commonly known as Lord Shaftesbury's Acts—namely the Common Lodging Houses Act and the Labouring Classes Lodging Houses Act, which secured the inspection and provision of lodging houses.

In 1868 and 1879 Acts (known as Torrens' Acts) were passed to enable individual insanitary houses to be dealt with, and Acts of 1875 and 1879 (known as Cross' Acts) empowered local authorities to clear and reconstruct unhealthy areas. A Royal Commission on Housing (one of the members of which was the Prince of Wales, afterwards King Edward VII) sat in 1884–5 and following its report, the Housing of the Working Classes Act, 1885, was passed which amended previous legislation dealing with the subject.

The housing legislation was afterwards extended and consolidated by the Housing of the Working Classes Act of 1890. The provisions of this Act were far-sighted and well conceived, and they have been enshrined in subsequent legislation. The principal powers conferred on local authorities were those which enabled them to clear unhealthy areas and carry out improvement schemes (Part I) ; to deal with individual insanitary houses and small unhealthy areas (Part II) and to build new houses for the working classes (Part III). Supplementary provisions as regards overcrowding and insanitary conditions in London were contained in an Act of 1891, namely the Public Health (London) Act of that year.

Further powers were given by Housing Acts of 1894, 1900 and 1903, and by the Housing, Town Planning, etc., Act, 1909, which, besides amending and extending earlier powers, introduced for the first time powers relating to the town planning of land in course of development or likely to be used for building purposes.

There were other Acts or parts of Acts which contained minor provisions for dealing with housing matters, but the above-mentioned were the principal enactments in force in 1914.

Metropolitan Board of Works, 1855-1889

Although the Metropolitan Board of Works came into existence in 1855, powers were not conferred on it in regard to housing until

1875, when the first of the Cross Acts dealing with clearance of insanitary areas was passed. In the exercise of the powers conferred by that Act, and by subsequent Acts by virtue of which the Board's powers were amplified and enlarged, the Board carried out sixteen clearance schemes which may be summarised as follows :—

<i>Area affected</i>	<i>Persons displaced</i>	<i>Persons provided for</i>	<i>Net cost of clearance</i>
42 acres	22,872	27,730	£1,325,000

Of the schemes referred to, the largest was that relating to Goulston-street and Flower-and-Dean-street, Whitechapel, which involved an area of $7\frac{1}{2}$ acres and the displacement of 4,000 persons.

In no case did the Board itself erect any dwellings. It was the practice to sell the cleared sites to various artisans' dwellings companies, and others, for the erection of working-class dwellings, and, in order to utilise the sites to the best financial advantage, dwellings were erected to accommodate considerably more than the minimum number prescribed.

Two of the Board's schemes—Great Peter-street, Westminster, and Little Coram-street, Holborn—were carried out in co-operation with the Peabody Trustees. The areas were cleared by the Board on behalf of the trustees and at their expense, the Board's share in the cost being limited to the acquisition of property for the street widenings provided for.

In addition to the sixteen schemes above referred to, six schemes were commenced by the Board and completed by the Council after its constitution in 1889. These schemes may be summarised as follows :—

<i>Area affected</i>	<i>Persons displaced</i>	<i>Persons provided for</i>	<i>Net cost of clearance</i>
$15\frac{1}{2}$ acres	6,132	2,949	£278,000

London County Council, 1889–1914—Survey of problem

The Council succeeded the Metropolitan Board of Works in 1889, and the early part of the Council's work was marked, not by a sudden departure from the policy pursued by the Board, but rather by greater vigour of administration, coupled with painstaking inquiry as to the direction which any new attempt to deal with the problem should take.

Under the Local Government Act, 1888, constituting the County Councils, such County Councils were empowered to appoint medical officers and one of the Council's first steps was to create the office of Medical Officer of Health of the County of London, and Mr. (afterwards Sir) Shirley F. Murphy was appointed thereto in May, 1889.

Information was then sought as to the existence of insanitary areas throughout the county, and attention was drawn to nearly 200 separate areas or groups of areas of varying sizes and condition. Most of the areas were inspected, when it appeared that a large number could appropriately be dealt with by means of closing orders under Torrens' Acts, and this course was accordingly suggested to the local sanitary authorities. In many instances, however, it was felt that

any action that might be taken to get rid of these blots upon the sanitary condition of London would be seriously hampered if not rendered altogether nugatory by the inadequacy of the law. This fact, combined with the obvious necessity of consolidating the numerous Acts relating to the housing of the working classes, induced the Council to make representations to the Government, which in conjunction with the report of the Royal Commission, led to the passing of the Housing of the Working Classes Act, 1890, already referred to.

The first housing action of the Council after the passing of this Act was to proceed with the six schemes initiated but not completed by the Metropolitan Board of Works. Continuing at first the policy of its predecessors, the Council offered for sale the cleared sites, 15½ acres in extent, or parts of them, but without success, and one of the sites and part of another were instead laid out as open spaces; some of the land was acquired by the London School Board, and the remainder was developed for rehousing purposes almost entirely by the Council itself. The housing value of the sites retained for rehousing was £19,030, and the cost of the buildings erected by the Council itself was £162,000.

The Council then initiated, and before the end of 1912 completed, nine clearance schemes under Part I and four clearance schemes under Part II of the Act of 1890. Following is a summary of these schemes —

<i>Area</i>	<i>Persons displaced</i>	<i>Persons provided for</i>	<i>Net cost of clearance</i>	<i>Cost of buildings erected on cleared sites</i>
40 acres	16,434	15,644	£790,000*	£888,000*

The largest of the schemes was that known as the Boundary-street, Bethnal Green, scheme. This comprised an area of 14¾ acres and involved the displacement of over 5,700 persons. The net cost of this scheme alone was £268,000 in respect of the clearance (after deduction of proceeds of sales, value of surplus land and housing value of site) and £282,500 in respect of the dwellings erected for rehousing.

Accommodation was also provided in various dwellings and estates for over 12,000 persons displaced in connection with the construction of Thames bridges and tunnels, street widenings, etc. Included in the buildings erected in satisfaction either wholly or in part of rehousing obligations were three lodging houses for men, namely, one in 1892 at Parker-street, Drury-lane, at present accommodating 345 men, Carrington House, Deptford, accommodating 814 men, and Bruce House, near Kingsway, accommodating 716 men.

There was also prepared and confirmed in 1912 a scheme in relation to the Tabard-street and Grotto-place areas, Southwark, and the Crosby-row area, Bermondsey, which involved the displacement of 4,500 persons and a rehousing obligation as regards 2,580 (afterwards increased to 3,580) persons, but the operations in connection with this scheme largely belong to post-war period.

* Excluding the cost of one scheme which was borne by Lord Portman.

Between 1899 and 1908 the Council also acquired some 300 acres of land on the outskirts of London for the erection of cottage dwellings under Part III of the Act of 1890, and by 1st April, 1912, additional housing accommodation had been provided by the Council for about 20,000 persons of the working classes under this part of the Act at a cost of roughly £1,000,000. In this way Totterdown Fields estate, Tooting, with 1,261 houses and flats, was developed, and White Hart-lane estate, Tottenham, Norbury estate near Croydon, and Old Oak estate, Hammersmith, were partially developed.

The period from 1st April, 1912, until the outbreak of war in August, 1914, was one of steady progress on the line of activity already laid down, so that by the latter date nearly 10,000 houses and flats had been provided at a cost of a little over £3,000,000.

CHAPTER II

GENERAL REVIEW OF THE POST-WAR HOUSING DEVELOPMENTS

Legislation

During the War no appreciable building work, other than that required for the manufacture of munitions and for the fighting forces generally, was carried out in London. After the War, interest rates were high, and labour and materials were scarce. Building of houses by private enterprise, except for sale, was no longer profitable and remained at a complete standstill. The shortage of accommodation brought about by these causes demanded immediate legislation to meet an ever-growing deficiency.

Hitherto, no subsidy had been payable in respect of housing operations which were generally on a self-supporting basis, the cost of clearance of unhealthy areas being a charge on the rates. But building had to be encouraged and the Housing, Town Planning, etc., Act of 1919 (known as Addison's Act) recognised for the first time the principle of State subsidy for housing. The State subsidy is referred to in greater detail in Chapter XII. The Act provided that the whole of the annual loss resulting from approved schemes in excess of the produce of a rate of 1d. in the pound should be borne by the State. It was soon realised that the State commitments would be on a much larger scale than had been anticipated, and such assistance was subsequently restricted to houses approved by 14th July, 1921.

The assisted schemes under the Housing, etc., Act, 1923, and the Housing (Financial Provisions) Act, 1924, provided for a State contribution of a fixed annual sum per house, the remainder of the loss being borne by the rates. State grants under these two schemes were modified and subsequently abolished for further houses (except for dwellings allocated for rehousing purposes) by the Housing Acts (Revision of Contributions) Orders of 1926 and 1928 and by the Housing (Financial Provisions) Act, 1933.

The last-named Act also provided for the State and the local authority jointly to guarantee repayment to building societies of advances, up to 90 per cent. of the valuation, made to builders and investors for the purpose of promoting the provision of houses for letting to the working classes.

The Housing, etc., Act, 1923, further provided for the loss on slum clearance and rehousing schemes to be shared equally by the State and the ratepayer.

The Housing Act, 1925, reproduced in a consolidated form the permanent law relating to the housing of the working classes in England and Wales. The temporary financial provisions in previous Acts (State grants, etc.) were, however, not incorporated but were left outstanding.

The Housing Act, 1930, made further and better provision for the clearance and improvement of unhealthy areas and simplified the procedure. It provided for the State grant towards clearance and rehousing work to take the form of a fixed annual grant on a unit

basis of 45s. for each person displaced and rehoused, but where the rehousing accommodation is provided in tenement dwellings of more than three storeys on a clearance area or on another site of which the cost or value exceeds £3,000 an acre, the unit basis of the grant is increased to 70s. The rents of the houses had to be so fixed that, after allowing for the State grant, the rates must bear a charge of £3 15s. a house a year for 40 years, which is the period of the State grant. The financial arrangements are designed to ensure that at the end of 40 years the houses will be financially self-supporting.

The Act of 1930 also introduced a new method of dealing with areas ("improvement areas") in which the conditions were not so bad as to justify wholesale clearance. This procedure was repealed in 1935 as being unnecessary in view of the wider powers of general application then conferred on local authorities.

The Housing Act, 1935, was designed to ensure the abatement and prevention of overcrowding, and this matter is dealt with in greater detail in Chapter V (Overcrowding). The Act also provided in the general law an entirely new procedure for dealing with extensive areas ("redevelopment areas") which it may be found expedient to redevelop as a whole. Chapter IV gives an account of the Council's proposals for dealing with a large area in the East End of London as a redevelopment area.

The permanent law relating to housing of the working classes has now been further consolidated by the Housing Act, 1936, which came into operation on 1st January, 1937. A synopsis of this Act appears in the appendix of this volume.

Programme in the early years of Post-War period

It is the practice of the Council to review the housing problem of London from time to time and to determine the broad outlines of its policy and programme of its housing work over extended periods.

At the time of the commencement of the War in 1914 the Council was proceeding with the Tabard-street and Grotto-place areas, Southwark, and the Crosby-row area, Bermondsey, under Part I of the Housing of the Working Classes Act, 1890, and the development of the cottage estates at Norbury, Croydon; White Hart-lane, Tottenham; and Old Oak, Hammersmith.

As has already been stated, the War necessitated considerable curtailment of building activities, and before the cessation of hostilities it was evident that a house famine throughout the country, including London, would result.

In 1919 the Council formulated a scheme for the erection within a period of 5 years of not fewer than 29,000 dwellings with accommodation for approximately 145,000 persons. The programme aimed at the provision of additional housing accommodation to assist in meeting the shortage, and accordingly the activities of the Council in those early years were concentrated chiefly on the development of large cottage estates in the suburban districts. The need for the clearance of certain of the worst insanitary areas was not, however, overlooked and proposals for the clearance of a number of areas with a population of approximately 40,000 were included in the programme.

These operations were undertaken with State financial assistance under the Housing, Town Planning, etc., Act, 1919. The Government's subsequent decision to restrict assistance under this Act to schemes approved by 14th July, 1921, resulted, however, in the supersession of the Council's proposals. The number of dwellings erected by the Council under this Act was 9,447.

Programme under Housing Acts of 1923 and 1924

In April, 1923, a further programme was prepared providing for the erection of 6,000 houses to rank for State grant under the Housing, etc., Act, 1923. This programme was to be independent of the clearance of insanitary areas, but with the passing of the Act of 1924 further building was carried out under that Act and the Council provided, apart from clearance schemes, only 2,062 houses under the Act of 1923. The work of clearing insanitary areas, however, continued, and altogether about 4,225 new dwellings have been provided by the Council for rehousing purposes in connection with clearance schemes undertaken since the War up to the passing of the Housing Act, 1930.

As regards building under the Act of 1924, the Council did not lay down a specified programme but in July, 1924, decided to erect, as an immediate measure of relief, some 20,000 dwellings as and when opportunity offered. The situation was reviewed on a number of occasions and the provision of further accommodation was decided upon from time to time. Nearly 40,000 dwellings in all were provided by the Council under the Act of 1924 up to 30th June, 1934, when this particular form of State grant was terminated so far as further new houses were concerned.

Dwellings in central areas

In July, 1928, the Council decided that special attention should be paid to the needs of those workers in London who required to reside near their places of employment, and a sum of £500,000 was voted for the acquisition of sites for new dwellings for that purpose. The number of dwellings so provided with State grant under the Act of 1924 was 1,771 (included in the figure of 40,000 mentioned above), all of which were completed by 30th June, 1934.

Dwellings for letting at specially low rents

The rehousing of the poorer people from clearance and other areas presents serious difficulties, and various methods have been employed to meet their needs. In the earlier stages of post-war clearance one of the main factors enabling the work to be carried out was the ownership by the Council of a large number of existing houses acquired to provide sites for various purposes in connection with the education and other services. Many of these houses were maintained in occupation for long periods before they were required for demolition, but the facilities thus available became exhausted in time and a number of new dwellings of a simplified type of planning and others of normal planning with a reduced standard of finish were provided for letting at lower rents than those normally charged by the

Council. As a further measure for dealing with the problem, some blocks of existing house property were specially acquired for reconditioning and letting at low rents. Notwithstanding what had already been done, there was an increasing demand, as the process of clearance proceeded, for accommodation at low rents and the Council, in 1932, adopted two modified types of dwellings of simple design and cheap form of construction.

Apart from the question of rehousing displaced families, the Council has also provided accommodation at low rents at certain of its cottage estates especially for the poorer classes of the community, and a number of non-parlour houses of simplified design have been erected at Becontree and St. Helier estate. The several types of plans in use by the Council are referred to in greater detail in Chapters VI and VII.

1930—*Five-year programme*

The housing position in London was further reviewed during 1930 as a result of the passing of the Housing Act, 1930, which required the submission to the Minister of Health of a statement of the housing measures contemplated in the five next succeeding years, and the programme approved by the Council in December, 1930, envisaged, broadly speaking, a capital expenditure in the ensuing five years of £21,825,000 for the provision of about 34,670 houses and flats, including 6,200 for rehousing persons from clearance and improvement areas. The programme of slum clearance included 27 areas comprising about 98 acres with a population of about 30,500.

The hopes arising from this programme, however, were not capable of fulfilment within the allotted time owing to the restrictions imposed by the financial position which developed in August, 1931. This had its inevitable repercussions on the finances of the Council. Capital expenditure on all its services, including housing, was rigidly curtailed, and within the succeeding months the immediate programme was confined to existing contractual commitments and what was necessary for essential projects. Construction proceeded at two of the Council's cottage estates, namely, Becontree and St. Helier estate, and it was also found possible to acquire two fresh sites for cottage property, namely, about 244 acres at Mottingham, Kent, at a cost of £63,361, and about 142 acres at Chigwell, Essex, at a cost of £24,655. Fresh proposals for slum clearance were also initiated and much preliminary work carried through in order to facilitate rapid progress when the requisite capital money again became available.

Dwellings for aged persons

In 1931 the Council gave consideration to the question of the provision of a limited number of dwellings of small dimensions specially suited to the needs of aged persons and approved types of flats arranged in two-storey buildings suitable for erection at cottage estates. Each type of flat has the usual amenities of bath, sink, copper, etc., and as they are intended for aged persons, the stairs leading to the first-floor flats have a rise less than is normal, but are, in consequence, greater in number.

Improvement areas

As has already been stated, the Housing Act, 1930, introduced a new method of dealing with areas known as improvement areas without recourse to wholesale clearance. The Council was empowered to declare an area to be an improvement area and to purchase and demolish houses or other buildings for opening out the area. It was then the duty of the metropolitan borough council concerned to require the owners to take the necessary steps for the improvement of their property and to order the demolition of houses which could not be made fit for habitation. It was the duty of the borough council also to secure the abatement of overcrowding, and, by the enforcement of by-laws made by the Council, to ensure that the area should not be allowed to slip back into its previous bad condition. The provision of new dwellings for the persons displaced devolved on the Council.

It has already been stated that the procedure was repealed by the 1935 Act, but before the repeal of these provisions the Council had declared five areas to be improvement areas as follows:—

Clarendon-street area, Paddington, consisting of 50 dwelling houses and other buildings, housing a population of about 783 persons. Part of Wormholt estate, Hammersmith, was utilised to provide rehousing accommodation for about 176 persons displaced from this area.

Southam-street (Nos. 1 and 2) areas, Kensington. No. 1 area comprised 285 dwellings and 7 other buildings, and No. 2 area 127 dwellings. The total displacement of 1,242 persons out of a total population of 6,083 was involved.

Crescent-street area, Kensington. The total number of persons in occupation of houses in the area (less 86 persons occupying common lodging houses and unaffected by the procedure) was 1,686. Of these, it was estimated that it would be necessary to displace 107 persons to abate overcrowding and 120 persons from parts of houses proposed to be closed, making a total displacement of 227 persons.

Treverton-street area, Kensington. The total population of the area was 2,449. Of these it was estimated that it would be necessary to displace 211 persons to abate overcrowding, 233 persons from parts of houses to be closed, and 52 persons from four houses to be demolished, making a total displacement of 496 persons.

The Council of the Royal Borough of Kensington undertook to arrange for the provision of rehousing accommodation for the persons displaced from the Southam-street, Crescent-street and Treverton-street areas.

Acceleration of slum clearance from 1933

On account of the financial situation, restricted development continued in the financial year 1932-33, and, at the beginning of 1933, the Council was proceeding steadily with its programme of slum clearance and rehousing within the limitation which the Council had placed on its capital expenditure. In April, 1933, in view of the more favourable conditions, it was felt that the time had arrived for an intensive campaign for slum clearance and improvement. The

Minister of Health launched an appeal to local authorities throughout the country for a comprehensive programme to ensure a speedier end to the evil within a limited time. The appeal contemplated a programme of slum clearance and improvement on the basis of clearing all areas that required clearance within a period of 5 years generally throughout the country, although it was recognised that the effort required in the County of London would be greater in comparison with any other urban aggregation, and that the time needed would be longer in proportion.

The Council responded promptly and a preliminary outline of the nature and extent of the problem was prepared. A list of the unhealthy areas in London was made, classified into three sections, as follows :—

1. Small groups of badly arranged houses in courts, mews, alleys, etc., so small or so placed that, generally speaking, rehousing on the sites was impracticable ;
2. Larger areas capable of redevelopment by the erection of working-class dwellings ;
3. Groups of substantially built houses overcrowded and in a bad state of repair, which might be dealt with as improvement areas.

On this basis the Council adopted a policy of slum clearance and improvement extending over a period of 10 years, involving the displacement of about 250,000 persons at an estimated cost of £35,000,000.

Up to the end of May, 1934, 38 areas had been declared to be clearance areas under the Housing Act, 1930, involving the demolition of 3,300 houses and the displacement of 19,382 persons. In addition, four of the improvement areas already referred to had been declared.

After the reconstitution of the Council in March, 1934, a schedule of slum clearance operations was prepared covering a period of three years (June, 1934, to June, 1937) in respect of all the larger unhealthy areas in London (132 in number) capable of redevelopment by the erection of working-class dwellings. The programme involved the displacement of 83,250 persons from 13,867 houses.

The remaining areas principally comprise small groups of badly arranged houses in section 1, referred to above, and it is proposed to deal with some of these at the same time as the larger areas, whilst others will be cleared as and when additional sites are available.

Collaterally with the acceleration of slum clearance work undertaken by the Council, increased activity has taken place within the past three years with regard to cottage estates. The development of Mottingham estate, acquired in 1931, was commenced in 1934, and further sites were acquired at Hanwell, Harrow and Kenmore Park, Middlesex ; Chingford and Grange Hill, Essex ; Whitefoot Lane, Lewisham ; and Park Lane (Thornhill estate), Charlton.

Present position of the question

The fulfilment of a slum clearance and rehousing programme such as has been described has necessarily entailed considerable preliminary work of an administrative nature. Steps have been taken to

shorten certain stages of the initial procedure for dealing with proposals, and strict time and progress schedules have been laid down for the actual building work. In order to accelerate progress still further, architects in private practice have been employed to undertake the architectural work in connection with the development of three sites for block dwellings.

The following figures show the number of dwellings provided by the Council each year since March, 1919 :—

Year ended 31st March	Total dwellings provided	Houses and flats provided on cottage estates		Flats provided in block dwellings	
		Number	Percentage of total	Number	Percentage of total
1920	6	6	100·0	—	—
1921	370	326	88·1	44	11·9
1922	1,708	1,630	95·4	78	4·6
1923	5,107	5,085	98·6	72	1·4
1924	857	732	85·4	125	14·6
1925	1,600	1,499	93·7	101	6·3
1926	2,350	2,203	93·7	147	6·3
1927	5,207	4,818	92·5	389	7·5
1928	9,410	8,647	91·9	763	8·1
1929	8,288	7,826	94·4	462	5·6
1930	2,787	2,094	75·1	693	24·9
1931	4,451	3,908	87·8	543	12·2
1932	5,867	4,483	76·4	1,384	23·6
1933	3,923	2,630	67·0	1,293	33·0
1934	3,096	2,212	71·4	884	28·6
1935	3,535	1,865	52·8	1,670	47·2
1936	4,510	1,753	38·8	2,757	61·2
1937	7,502	2,638	35·2	4,864	64·8

NOTE—The sum of this table differs somewhat from the total of dwellings provided as shown in the appendix. This is accounted for by the fact that the appendix shows the total after deducting properties demolished, converted or sold to other authorities.

The table shows that the total number of dwellings provided during the year ended March, 1937, was the highest total since 1929. In 1929, however, the greater part of the development was on cottage estates, on sites mainly outside London. Of the dwellings provided in the year ended March, 1937, 2,638 were houses and flats provided on cottage estates and 4,864 were flats in block dwellings mainly on sites which had to be cleared of old buildings. The number of block dwellings provided in each of the years 1935, 1936 and 1937, was the highest recorded since the War.

There is a reasonable prospect of the slum problem in London, as it exists at present, being solved well within the period of ten years originally contemplated, although it must be borne in mind that additional areas not yet defined will need attention during that period.

The number of flats in block dwellings in course of erection at the end of March, 1937, was about 4,140, and the number of houses and flats at cottage estates in course of erection on the same date was about 3,130.

Up to 31st March, 1937, the capital expenditure on all dwellings and estates including unhealthy areas amounted to about £52,500,000.

CHAPTER III

SLUM CLEARANCE

The derivation of the word "slum" is uncertain, but it is probably related to the German *Schlamm* (mud or mire) and it has come to be associated in the public mind with areas, inhabited by the very poor, composed of mean streets and squalid houses. Such areas have, of course, long existed, but public opinion has been slow to recognise the fact that the collective health of a community depends on the health of its individual members and that a faulty environment reacts deleteriously on health. Apart from such diseases as plague and typhus, now happily extinct in this country, which have from earliest times been associated with the massing together of human beings in unhealthy surroundings, there are other equally serious diseases resulting directly or indirectly from similar associations. For example, diseases spread by droplet infection, including many of the infectious fevers and certain respiratory diseases, especially pneumonia and pulmonary tuberculosis, are favoured in their attack by the aggregation of potential victims in insanitary areas and houses. Indirectly also, the lack of sunlight and fresh air, by lowering the general bodily resistance, predisposes to disease, especially in children, while dampness, so common in slum areas in London, plays a very serious part in predisposing towards acute catarrhal and rheumatic conditions.

There is, however, another aspect of the matter to be considered. Mental health and physical health go hand in hand, and the psychological effect of living in mean surroundings, in houses which are dark, damp and dilapidated, and where privacy and cleanliness are obtained with difficulty if at all, cannot be neglected in any attempt to assess the effect of faulty environment on the mental, moral and physical fibre of the occupants.

The Nature of the Problem

Every city has its own peculiar slum problems depending on its social and industrial evolution, and London is no exception to the rule. The position here may be considered under two headings: (a) insanitary houses and (b) insanitary areas.

Insanitary houses.—Speaking generally, four types of insanitary houses suitable at present for "clearance area" action are found in London. First, there are the two-storey terrace-type houses erected in large numbers in the early years of the last century as working-class dwellings. The illustrations on page 14 are typical of this type of building. The rows of houses, fronting on narrow streets and separated at the rear from identical houses in the next street by little shut-in yards cumbered with dilapidated outhouses, form a depressing spectacle. Internally, the dwellings do not belie their appearance. Consisting usually of four rooms with a lean-to wash-house, the dark passage, narrow, steep and dark stairs and general dilapidation produce an impression of general neglect and poverty. Built before the days of effective damp proof courses, they usually have severe rising damp in the ground floor rooms while the fabric, now porous, allows percolating damp to show large stains in the upper rooms.



TWO-STOREY TERRACE-TYPE OF HOUSE FOUND IN MOST WORKING-CLASS DISTRICTS OF LONDON

To add to the discomfort, roof leaks are often present. Sanitary conveniences consist in many instances of a dilapidated water-closet at the end of the defectively paved yard and approached, after rain, over a series of muddy puddles. Washing facilities are frequently limited to a tap in the yard with no sink or, in the more favoured cases, to a tap, sink or copper (which is often broken) in the low, dark, damp back-addition.

By their very age, apart from faulty construction and neglect, these houses show disrepair, with sloping broken floors; weak and broken stairs; perished wall plaster and sagged and broken ceilings. Last, but not least, verminous infestation is very common.

This type of house, however, has one advantage from the point of view of slum clearance. No alternative measures have to be considered. The only remedy is complete demolition and clearance on a large scale.

The second type to be found has quite a different origin. Consisting of cottages which stood originally in semi-rural surroundings they are usually older than the first group and have been, as it were, swallowed up by the growth of London. Their long gardens proved too great a temptation for the speculative builder and the industrialist, and these pathetic relics are to be found in courts and alleys behind factories and hemmed in on all sides by taller and more modern buildings. Survey has proved that this type of house is far more numerous than might have been expected, and they are found even in the central parts of London but much more commonly, of course, in the outer boroughs.



A TYPE OF THREE-STOREY TENEMENT HOUSE

The lack of light and air round these dwellings is made worse by their internal arrangement. The street door generally opens directly into the living-room and stairs lead directly from living room into bedroom. In addition, the rooms are very low and the windows undersized. All the defects of dampness, disrepair and verminous infestation are generally present to a marked extent. Again the only remedy is demolition.

The third type is the tenement house, one variety of which is shown on page 15. Built for one family and consisting usually of three storeys and a basement, well built and fronting on a wide street, it retains some of its original dignity. The former one-family occupants, however, have been displaced by several families, usually one on each floor and sometimes even one family in one room. The one water-closet is often shared by all ; a tap in the yard or basement may serve the whole house and proper facilities for storage, preparation and cooking of food are often absent. Hard wear, neglect and frequent overcrowding result in a state of dilapidation.

These houses present a very difficult problem. Structurally they are often sound and it has to be decided whether they can be put into a satisfactory state of repair at a reasonable cost or whether the most satisfactory method is to demolish them.

Lastly there is the insanitary mews dwelling of the type illustrated on this page. Originally built as stables, without light or ventilation in the rear, with hay and harness lofts or a coachman's room or rooms above, they have, by the departure of the original occupants of the neighbourhood, become in many cases the home of the very



MEWS DWELLINGS ORIGINALLY BUILT AS STABLES

poor. Access is often through a narrow passage-way, and the dwellings are grouped round a badly paved courtyard filled with costermongers' barrows, carts or motor cars garaged in the original stables. The living quarters are approached by steep stairs, and often consist of the original loft divided up by a series of partitions with most of the rooms intercommunicating. Rear rooms are almost invariably lighted by a skylight only, and the whole mews is so shut in that air is almost stagnant. Sanitary conveniences and washing facilities are inadequate and leaky roofs and porous fabric add to the general discomfort.

While there can be no doubt as to the unfitness of this type of property for human habitation, there is often some difficulty in deciding the best method of action. Clearance may inflict hardship on those using the ground floor portion for business, stabling or garages, whereas closing orders on the upper portions may lead to the mews becoming a nuisance and a still greater eyesore in the neighbourhood. Each case has to be decided on its own particular merits and demerits.

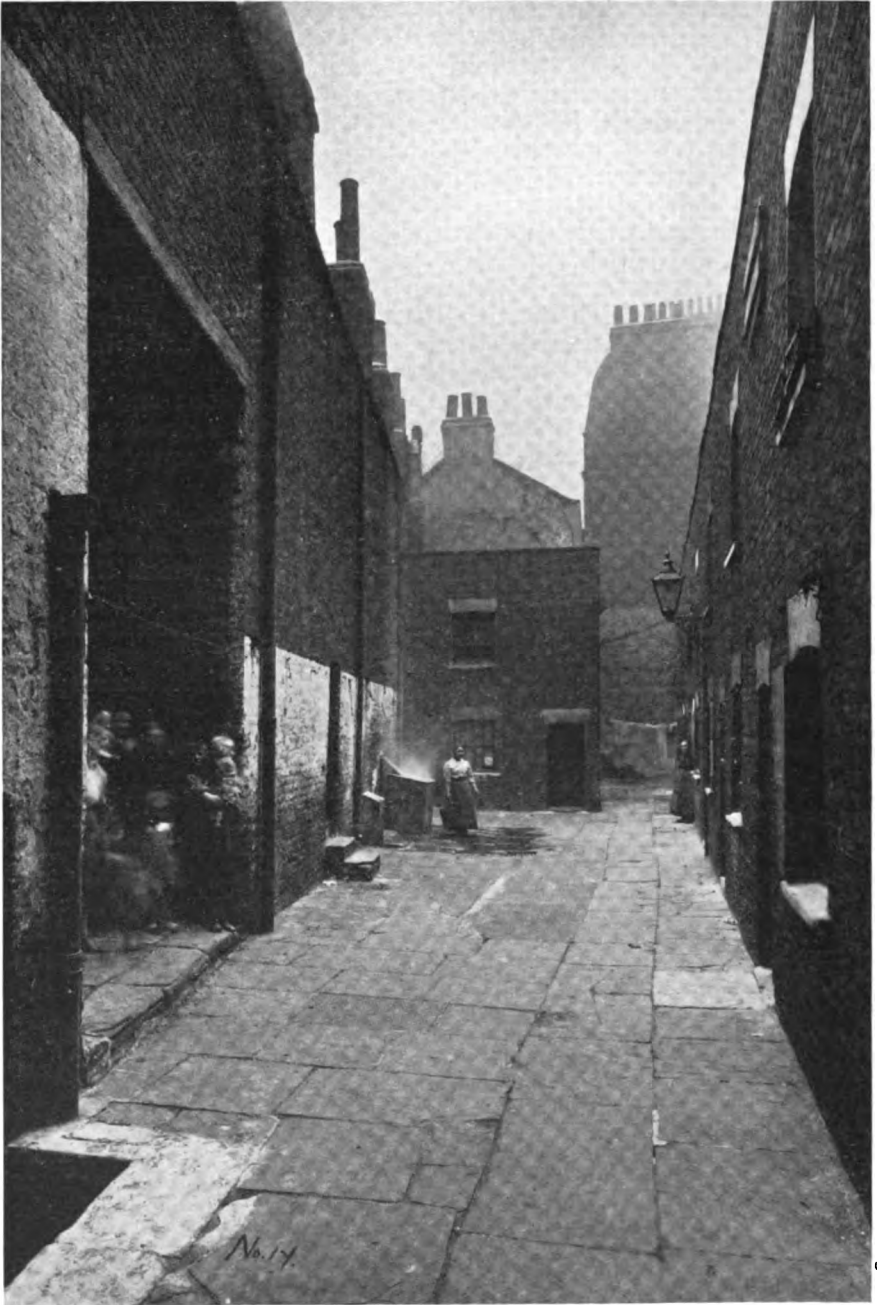
Insanitary areas.—The insanitary houses described above are the units making the area, and brief reference has been made to the narrow streets, courts, alleys and blind endings in which they are grouped. A further factor in producing insanitary areas in London is the intermixing with industry. Factories and workshops have been erected in the past without any regard for the inhabitants of the area and in certain districts even the back gardens have been taken up by workshops.

Treatment of insanitary areas

It is now necessary to consider the treatment of an insanitary area or, as it is technically known under the Housing Act, a "clearance area" from its representation by the medical officer of health until the time when the site is cleared and is available for the erection of new buildings. The various stages in the proceedings are generally but little realised and, consequently, use is sometimes made of such phrases as "Dynamite the slums," from which it would appear that there is an impression that the slum area can be swept away in one operation and automatically replaced by modern properly designed housing accommodation. This is far from the truth, and in point of fact, before new dwellings can be erected there is a complex series of operations which may take up to two years or more between representation of the clearance area and its replacement by a new estate.

These operations are mainly the responsibility of the valuer to the Council, who works in close co-operation with the other departments of the Council and notably with the medical officer of health, the solicitor and the architect.

Under the existing housing legislation there are two methods open to a local authority to deal with the rehabilitation of an insanitary area: (1) by means of a compulsory purchase order and (2) by means of a clearance order. The initial procedure in both cases is to some extent similar, for it is the duty of the local authority to secure the clearance of the area and to provide rehousing accommodation for



A TYPICAL COURT



A TYPICAL COURT SURROUNDED BY TALLER INDUSTRIAL BUILDINGS

C

the persons displaced. The essential difference is that in the first case the local authority acquires the property, demolishes the buildings and itself redevelops or disposes of the site, and in the second case the site is left in the possession of the owners, who are required to demolish the insanitary buildings standing thereon. As far as the Council is concerned, the initial procedure in both cases follows the same lines and may be summarised as follows :—

1. The valuer indicates to the medical officer of health where and when new rehousing accommodation can be provided and the approximate extent thereof.
2. The medical officer indicates to the valuer in reply an area from his previously prepared schedule which he is ready to represent as a clearance area after making preliminary detailed inspection of the houses.
3. The valuer takes a census of the population resident on the proposed area and obtains details as to the number of men, women and children, places of employment, rents at present paid for accommodation on the area and various other relative statistics. He also prepares a detailed survey plan. Copies of this plan are sent to the medical officer of health to enable him to submit his final representation to the Housing and Public Health Committee of the Council. The valuer, the medical officer of health and the architect prepare and submit full reports dealing with details of the area and the estimated displacement whilst the valuer and the architect are responsible for estimates of the cost of acquisition of the area—(if a compulsory purchase order is contemplated)—and the provision of the necessary rehousing accommodation.
4. After consideration of the reports by the various appropriate committees of the Council, and after any special points have been disposed of, the proposal is submitted to the Council.
5. After approval by the Council and a formal declaration by the Council as required by the Housing Act, the solicitor is instructed to draft the necessary order or orders. To enable this to be done the valuer makes detailed inquiries in order to prepare a book of reference of all owners and lessees (except tenants for a month or less) of every property in the area. The time taken is not entirely dependent on the officers but to some extent on the readiness with which information can be obtained from owners. During the period the medical officer of health prepares his detailed evidence and provides a list of the principal defects for the information of the objectors. In the meantime the Council may acquire properties in the area by arrangement, and to the extent to which this is done a compulsory purchase order becomes unnecessary.
6. After the order has been made by the Council it is necessary for it to be advertised in the press before it is submitted to the Minister of Health for confirmation.
7. After submission of the order to the Minister of Health it is given a preliminary consideration by him. If there are any objections which have not been withdrawn a public local

inquiry is necessary, of which notice is given by public advertisement and by written notice to the objectors. The public inquiry is usually held in the town hall of the metropolitan borough in which the property, the subject of the order, is situated. The inquiry is conducted on formal lines before an inspector of the Ministry of Health and the Council is usually represented by counsel as are frequently the objectors. Expert witnesses tender evidence both for the Council and for the objectors. After the public inquiry the Minister's inspector makes an inspection of the area and in due course the order, if approved, is confirmed by the Minister with or without modifications and the Council is so informed.

8. The order, as confirmed, is advertised and a period of six weeks must elapse in order to give an opportunity to persons aggrieved to appeal to the High Court before such order becomes operative.

The total time taken on the foregoing procedure, before the Council is legally in a position to proceed with the actual clearance of the insanitary houses, may be from twelve to eighteen months or even more. The time taken is dependent to some extent upon the size of the area but more upon the ease or otherwise with which a solution can be found of the individual problems peculiar to each area. Human beings cannot be moved like pawns on a chess-board. The problems to be solved relate to human beings and must therefore receive the careful consideration of the Council and the Minister of Health. Eventually, however, the order becomes operative and the Council is able to exercise the powers therein contained.

If the order is a clearance order formal notice is served on the owners requiring them to demolish the insanitary buildings within a specified period after the vacation of the premises by the tenants. New accommodation is offered to the tenants by officers of the valuation, estates and housing department and arrangements for their removal are made by the staff of women assistants specially engaged on this work.

After vacation of the premises the owner must demolish the property and is then enabled himself to proceed with the re-development of the site, subject to such restrictions as the Council may have imposed.

If, however, the order which was made in respect of the clearance area was a compulsory purchase order and not a clearance order, a further series of operations becomes necessary, set out as follows :—

1. Report by the officers to the Housing and Public Health Committee on the order as confirmed together, if necessary, with revised estimates of cost, etc., if the order has been substantially modified. This may involve further submission to the Council.
2. The order is referred to the solicitor and to the valuer to make effective and the following steps are necessary :—
 - (a) Service of notices to treat on the owners by the solicitor.

(b) Receipt of forms of claim from the owners by the solicitor and subsequent despatch to the valuer.

(c) Negotiations by the valuer with the owners or their professional advisers on every form of claim. In general it is possible, although sometimes only after protracted negotiations, to arrive at a settlement of the majority of claims by agreement. There are certain cases which it is impossible to settle by agreement between the valuer and the owner's surveyors and these comprise the next step.

(d) Possible arbitrations. Disputed claims are submitted to an independent official arbitrator appointed under the Acquisition of Land (Assessment of Compensation) Act, 1919. The Council's case is presented by counsel and supported by evidence tendered by the valuer and, if necessary, by other expert witnesses. In due course the arbitrator's award is published and is enforceable and thus the final step is reached.

(e) Formal completion of the purchase by the Council's solicitor in association with the owner's solicitor.

The Council is thus now in possession of the property and the time taken for these last-mentioned steps in the procedure may be estimated at 6 months.

This time may, however, be shortened if, as is sometimes the case, it is possible to settle the matter by agreement or to take possession compulsorily and thus secure early possession.

3. On obtaining possession of a number of houses on the area, specially trained officers from the valuation, estates and housing department call on the tenants of these houses and arrange for their removal to other new accommodation off the area, as was previously mentioned in the case of clearance orders. This new accommodation is in each case selected to meet the needs of the particular case. By this means a sufficient portion of the area is cleared to enable a block of dwellings to be erected thereon which may itself serve in the clearance of the remainder of the area. The erection of the first block of dwellings might in favourable circumstances be completed in 8-9 months.

4. The procedure thus outlined is repeated with regard to the next section of the area until the whole area is cleared and re-developed.

Complete reconstruction of the area may take a period of 3-4 years, depending on its size and the ease with which clearance can be effected.

The foregoing will give some idea of the complexity of the problem which awaits the Council in connection with each individual clearance area. The times involved in the various stages have, on the average, been reduced to the minimum, but no one of these stages can be omitted. They are inherent in our legal system, which provides that the rights of property shall be respected and that no man's property shall be taken from him without full consideration being given to his case.

Some idea of the magnitude of the problem may be gathered from the fact that since the passing of the Housing Act, 1930, up

to 31st December, 1936, the Council has declared 165 areas to be clearance areas, of which 107 have been dealt with by way of compulsory purchase orders and 58 by way of clearance orders. These areas comprise a total acreage of 306 acres and involve a total population of over 68,000 persons. The needs of every one of the families comprised in this population have had to be considered as regards the new accommodation to which they have been or are being removed. This consideration must give weight not only to the constitution of the various families but also to their respective means and to the places of employment of the wage earners. It will, for example, be appreciated that it is economically unsound for a man employed in Shoreditch to be transferred to housing accommodation in Southwark, or *vice versa*. The above-mentioned figures relate only to actual slum clearance areas and make no provision for the abatement of overcrowding, for the re-development of large areas first envisaged by the Housing Act, 1935, for the acquisition and development of central rehousing sites, or for cottage estates; particulars of all these will be found in the appropriate chapters.

A practical illustration of the problem of slum clearance and of the provision of new housing accommodation is provided in the Rockingham estate, which is situate in Southwark adjacent to the "Elephant and Castle." The following particulars of this estate will exemplify the procedure previously enumerated.

This estate was dealt with in three portions—two of these portions being clearance areas and the third a rehousing site acquired by the Council under Part III of the Housing Act, 1925. The two clearance areas were, respectively, Tarn-street area of 5 acres and Ayliffe-street area of 4 acres. The rehousing site was known as Rockingham-street site and comprised 9 acres. Thus the total re-developed Rockingham estate will consist of 18 acres. On the former clearance areas and rehousing site there was resident, largely in unfit houses, a population of about 3,300 persons. It will be sufficient by way of illustration to enumerate the various stages in regard to the Ayliffe-street area which is the last part of the Rockingham estate to be dealt with. These were as follows:—

The medical officer of health represented the area as a clearance area to the Housing and Public Health Committee	October, 1934.
The valuer obtained the necessary information as to population and ownership and submitted detailed estimates and report	February, 1935.
The Council declared the area to be a clearance area and decided to make a compulsory purchase order	April, 1935.
The compulsory purchase order was submitted to the Minister of Health for confirmation ...	August, 1935.
The public local inquiry into the compulsory purchase order was held	November, 1935.
The order was confirmed by the Minister ...	January, 1936.
The order became operative	March, 1936.

Notices to treat were served upon the owners of the property and forms of claim received by the valuer	May,	1936.
The first blocks of dwellings on the rehousing site were ready for occupation... ..	May,	1936.
The last claims were settled	January,	1937.
The first site on the clearance area will be cleared ready for the erection of new housing accommodation	April,	1937.

It will thus be seen that, in the example given, the technical procedure of slum clearance operations in regard to the Ayliffe-street area took considerably over two years from the first practical steps until the final clearance, though only nine months were taken in actual negotiations with the owners. Similar operations were carried out in regard to the Tarn-street area, commencing in 1933, some months before the Ayliffe-street area, and the area was mainly cleared by the spring of 1936. Concurrently with the clearance of these two areas the Council proceeded with the development of the adjacent Rockingham-street site in order to provide further rehousing accommodation. This site was acquired by agreement in 1934 and comprised a site of nine acres which was previously occupied by a number of houses with large gardens and also by some vacant land. Thus there emerged from the clearance of these two areas and the development of the site the final comprehensive Rockingham estate of 18 acres. The estate forms the most extensive operation undertaken by the Council in Central London since the passing of the Housing Act, 1930, and represents an estimated total capital expenditure in respect of the acquisition of the property and clearance of the old buildings and removal of the tenants of £232,000. To this must be added a sum of £525,000 in respect of the capital expenditure estimated to be incurred in the erection of the new block of dwellings. Details of these dwellings and of the lay-out of the estate will be found in Chapter VI.

Conclusion

As stated in Chapter II, the Council, in 1933, adopted a 10-year programme of slum clearance and improvement involving the displacement of 250,000 persons at an estimated cost of £35,000,000. This programme was itself accelerated in 1934 to provide for the clearance of all the large unhealthy areas, involving a total displacement of approximately 98,000 persons, by June, 1937. When it is realized that the total population to be displaced approximates to the population of the City of Portsmouth, and that by June, 1937, a population equivalent to that of Bournemouth will already have been dealt with, it will be realized that the Council has undertaken an enormous task both in its financial and human implications. It may be confidently stated that this task is now well in hand.

There must, of necessity, always be a number of unfit houses in London since houses, like human beings, must wear out sooner or later. The machinery is now available for dealing with them and, what is

more important, public opinion, without which the machinery is ineffective, is in favour of action. It must be remembered, however, that the slums now being dealt with originated in the beginning of the last century and even earlier in some cases. As the standard rises, large blocks of property built since that time will probably have to be dealt with in a similar manner. To give one instance: let it be considered how many houses in London are still without a bath or indoor sanitation. The health of the community depends on the health of the individual who is, in turn, dependent on his environment. There is nothing in the nature of things to prevent that environment being adjusted within limits in accordance with the wishes of mankind.

CHAPTER IV

REDEVELOPMENT AREAS

Section 18 of the Housing Act, 1935, provided in the general law an entirely new procedure, known as "redevelopment" (as distinct from clearance) for dealing with extensive areas which it is expedient to redevelop as a whole. The provisions of this section have been re-enacted in the Housing Act, 1936, and are outlined on page 253 of the Appendix to this handbook.

Housing conditions in the East End of London

Since the passing of the Housing Act, 1935, the Council has considered the question of applying the redevelopment area procedure to certain parts of London.

Housing conditions in a large part of the East End, particularly in the Metropolitan Boroughs of Stepney, Bethnal Green and Shore-ditch, have for many years been regarded with the gravest concern. Past efforts at reconstruction have been confined to the worst of the unhealthy areas and, owing to the lack of suitable rehousing accommodation, progress has been slow. For the rest, reliance has been placed on improved public health administration, which, while affording a large measure of amelioration, is powerless against the evils of cramped planning, bad internal arrangement of houses, structural decay and major sanitary defects.

Prior to the passing of the 1935 Act it had been possible to do little more than touch the fringe of the problem, which has become increasingly important and urgent owing to the demand for an improvement in the general standard of housing accommodation, the inauguration of the campaign against slums and overcrowding, and the application of the principles of town planning to built-up areas.

In the heart of the East End the development, in the main, is more than 100 years old, and in some parts considerably older. The practical difficulties of dealing with the problem in this district are vastly increased by the sporadic introduction of industry and commerce into what were originally residential areas. The houses which are unfit for human habitation constitute a considerable percentage of the whole. Many are in clearly-defined areas of sufficient extent to form sites for the erection of block dwellings, but the remainder are in small groups scattered in large numbers over an extensive area. The larger aggregations of unfit houses can suitably be dealt with individually as clearance areas by the process of acquisition and reconstruction by the Council. The smaller groups do not afford sites of sufficient size for the erection of block dwellings and would by the normal clearance area procedure be dealt with by clearance orders. The sites would be left with the owners, who in many instances would not be in a position to redevelop them to advantage; and such piecemeal treatment would perpetuate the bad planning of the district which is the fundamental obstacle in the way of an effective and permanent remedy of the existing evils. The only satisfactory alternative would be a general redevelopment of the whole district on modern lines, involving the closing of some of the

streets, the widening and improvement of others, the provision of open spaces and the re-arrangement of housing, industrial and commercial user ; and sooner or later it will be necessary to consider whether a proposal of such magnitude is feasible.

Proposed redevelopment area in Bethnal Green

Any project of this nature applied to the East End of London could not possibly be contemplated in one step or within any specified number of years. The utilisation of 20½ acres of Hackney Marsh for housing purposes, finally agreed upon in May, 1936, made it possible, however, to envisage a definite scheme of large scale redevelopment, and it was decided in December of that year to make a commencement with an area of about 46 acres in the northern part of Bethnal Green. This area was selected for the following reasons, apart from conditions necessary for compliance with the statutory provisions :—(1) the dwellings to be erected on the 20½ acres of Hackney Marsh could be utilised for rehousing persons displaced from clearance and other areas in Hackney and other neighbouring boroughs, the sites of which could, in turn, be utilised for rehousing persons displaced from the proposed redevelopment area ; (2) the new dwellings to be erected on the proposed redevelopment area could be utilised for rehousing in connection with further redevelopment areas or clearance areas in more congested districts to the south ; (3) the redevelopment of the area could be considered either as part of a larger redevelopment scheme or as a complete scheme in itself without committing the Council to an extension on similar lines.

The area, which is intersected from north to south by Cambridge-road and from east to west by Hackney-road and Bishop's-road, lies between the Regent's Canal on the north and Old Bethnal Green-road on the south. With the exception of the gas containers belonging to the Gas Light and Coke Company adjoining the canal, the area comprises all the property on the north side of Hackney-road and Bishop's-road between the Council's Dinmont estate (Teale-street area) on the west, and Wellington estate (Waterloo House site) in Bishop's-road on the east. On the south side of Hackney-road and Bishop's-road the area is bounded on the east by Russia-lane and on the west by Temple-street, the southern boundary being the Council's Bethnal Green hospital and Old Bethnal Green-road.

The portion of the area north of Hackney-road and Bishop's-road is composed of a heterogeneous collection of dwelling houses, commercial properties and industry, whilst the portion of the area south of Hackney-road consists, in the main, of a large block of old residential property with some infiltration of industry. The remaining portion of the area south of Bishop's-road mainly comprises a block of residential property which, except for a number of unfit houses, is generally of a somewhat better character than the remainder of the residential property in the area. It may be possible for a number of the better conditioned houses in this part of the area to be acquired and utilised temporarily as rehousing accommodation in connection with the Council's clearance operations and the abatement of overcrowding. The whole area is a typical example of the results of the

uncontrolled development of London in the past. When the operations now contemplated are completed, the area will form an integral part of an area of over 60 acres, including the Council's existing housing development and Bethnal Green hospital, redeveloped on modern housing and town planning principles.

The undermentioned properties are included in the proposed redevelopment area :—

Houses—Working class	693
Houses with shops on ground floor—Working class	134
Premises, partly industrial or commercial and partly occupied by persons of the working classes	22
Peabody-buildings—Eight blocks of dwellings—Working class	183
Premises occupied by persons <i>not</i> of the working classes	11
Licensed premises	12
Commercial premises (non-residential)	54
Factories and general industrial premises (non-residential)	59
Mowlem-street school	1
Roman Catholic Lithuanian Church	1
Vacant houses (including 4 shops with living accommodation over them)	15
Vacant industrial and commercial properties	11
Derelict properties	14
Total	1,210

A portion of the London and North Eastern Railway runs through the area on a viaduct, and Cambridge Heath station and various ancillary railway properties are situated in the area.

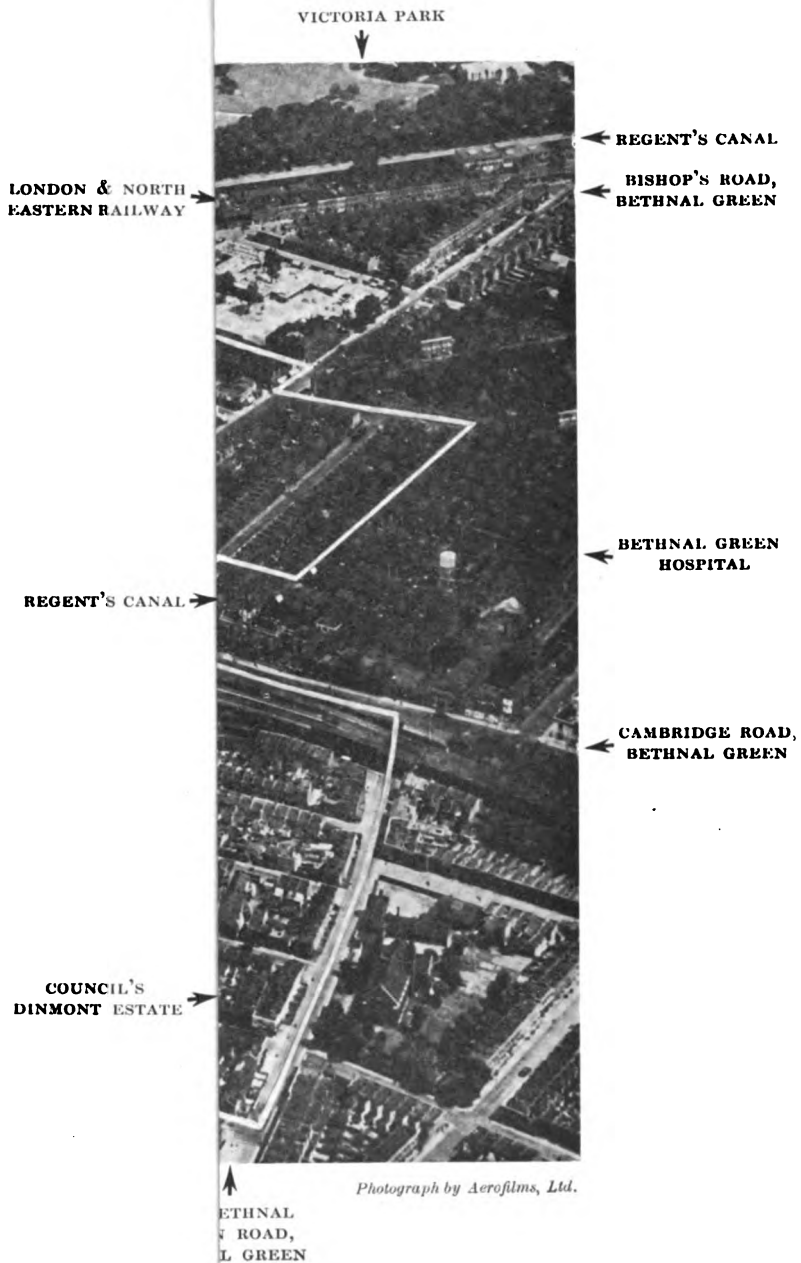
The railway properties will not be materially affected by the redevelopment plan. Peabody-buildings in Minerva-street and Cambridge-circus can be retained and Mowlem-street school can also be retained or, if found necessary, rebuilt on an enlarged site.

Of the working-class dwelling houses in the area, 503 (47·4 per cent.) are deemed to be unfit for human habitation and not capable at reasonable expense of being rendered so fit. There are also two contiguous blocks of tenement dwellings comprising 56 houses which are not unfit but which are badly congested and overshadowed at the rear.

In addition to overcrowding in houses which are unfit for human habitation or congested, 24 other houses which are not unfit or congested are overcrowded on the standard laid down in the Act.

It will be seen, therefore, that out of 1,061 working-class houses in the area, 583 are overcrowded, or deemed to be unfit for human habitation and not capable at reasonable expense of being rendered so fit, or are badly congested. This represents 55 per cent. of the working-class dwellings in the area compared with the statutory condition of at least one-third.

The total population of the area is 5,471, of whom 5,382 are persons of the working classes (including 511 persons in Peabody-buildings),



VICTORIA PARK

LONDON & NORTH
EASTERN RAILWAY

REGENT'S CANAL

BISHOP'S ROAD,
BETHNAL GREEN

REGENT'S CANAL

BETHNAL GREEN
HOSPITAL

CAMBRIDGE ROAD,
BETHNAL GREEN

COUNCIL'S
DINMONT ESTATE

Photograph by Aerofilms, Ltd.

BETHNAL
GREEN ROAD,
BETHNAL GREEN



and 89 are persons other than working-class. It is estimated that the redevelopment of the area will involve the displacement and rehousing of 4,700 persons of the working classes.

The redevelopment of the area—Estimate of cost

Having regard to the close connection between the treatment of a redevelopment area and town planning, it will be necessary to bear in mind from the commencement the correlation of the development entailed by the provision of adequate housing accommodation with the provisions of wider planning schemes for the district. The Minister of Health emphasises this aspect of the question in his memorandum on the redevelopment provisions of the Housing Act, 1935, in which he states that, once a local authority has decided that the conditions in a particular part of its district are such that it becomes the duty of the authority to declare a redevelopment area, the actual limits of that area will depend almost as much on planning considerations as on those of housing and finance.

The redevelopment plan, which is now in course of preparation, will probably involve the removal of many of the factories and workshops into a portion of the area to be set apart from the residential district for that purpose, and the widening of Cambridge-road, Old Bethnal Green-Road, Pritchard's-road, Hackney-road and Bishop's-road. Provision will be made for the erection of shops and commercial premises where required on the frontages of certain of the principal roads. Block dwellings will be erected by the Council on the portions of the area which will be available for housing purposes.

It is probable that this method of redevelopment may prove to be more expensive than that involved by the procedure for dealing with clearance areas, but a redevelopment area is of a much more comprehensive character and the ensuing results will differ very materially from those achieved by the more limited scope of a clearance area and its reconstruction.

On the information so far available, the estimate of the gross cost of acquisition and clearance involved in the present proposal, including disturbance to trade, disturbance of water mains, gas mains and other services, closing of streets, and all other incidental capital expenditure, with legal and professional charges, plus the cost of the principal road works, is £1,250,000. It is, however, anticipated that expenditure involved in acquiring land not required for the erection of dwellings will eventually be largely recouped. The cost of providing rehousing accommodation for the persons of the working classes to be displaced is estimated at £500,000, making a total estimated gross capital expenditure of £1,750,000.

An aerial photograph showing the district affected by the scheme faces page 28.

CHAPTER V

OVERCROWDING

In the past the density standard usually adopted as regards overcrowding has been that of "more than two persons per room." This standard has not, however, been accepted as indicating the dividing line between good and bad housing conditions but has been used rather as a standard for purposes of comparison.

Trend and extent of overcrowding

The standard of "more than two persons per room" is that hitherto used by the Registrar-General in his Census reports and these reports supply useful information as to the trend and prevalence of overcrowding. From the reports the following table showing the extent of overcrowding in London since 1891 has been prepared :—

Year	1-4-room tenements				All tenements				
	Total population	Living more than 2 per room			Total population in private families	Living more than 2 per room			
		Number of persons	Decrease (—)	Proportion of total occupants		Number of persons	Decrease (—)	Proportion of total occupants	
				Per cent.				Per cent.	
1891	2,338,842	831,668	—	35·6	} Information not available.				
1901	2,449,789	726,096	— 105,572	29·6					
1911	2,627,213	725,603	— 493	27·6		4,252,402	758,438	—	17·8
1921	2,913,857	661,933	— 63,670	22·7		4,243,838	683,498	— 74,940	16·1
1931	2,911,359	528,107	— 133,826	18·1		4,122,639	541,352	— 142,146	13·1
1891-1931	+ 572,517	- 303,561	- 303,561	- 17·5	—	—	—	—	

It appears from this table that overcrowding in London has been falling almost steadily in the last 40 years. There were, however, 541,352 persons (comprising 89,600 families) living at a density of more than two persons per room in 1931. This is 13·1 per cent. of the total occupants of private dwellings (that is, excluding institutions, hotels, etc.) and compares with 6·9 per cent. in England and Wales as a whole.

Whilst, however, there has been a fall in the number of persons living more than two per room in London since statistics under this head have been available, there was, in the period 1921-31, a considerable increase in the number living more than 3, 4, 5, etc., persons per room, that is, in the more pronounced forms of overcrowding.

The figures are as follows :—

Degree of Overcrowding	Number of persons in London		
	1921	1931	Increase (+) or Decrease (-)
Living more than 2 persons per room	683,498	541,352	- 142,146
" " 3 " "	147,591	150,130	+ 2,539
" " 4 " "	30,904	47,305	+ 16,401
" " 5 " "	6,711	16,251	+ 9,540
" " 6 " "	1,968	6,423	+ 4,455
" " 7 " "	768	2,343	+ 1,575
" " 8 " "	376	664	+ 288
" " 9 " "	250	151	- 99
" " 10 " "	160	11	- 149
" " 11 " "	50	—	- 50
" " 12 " "	26	—	- 26

In reading the figures in the above table it should be borne in mind that the numbers at any degree of overcrowding include all those at higher degrees ; thus the number at more than three persons per room includes those at more than four persons per room and so with each succeeding degree.

It is significant that this increase appears to have taken place in the period since the war and is, no doubt, a result mainly of the shortage of accommodation during that period.

The Overcrowding Standard

A special attack on the evil of overcrowding is now being made as a result of the passing of the Housing Act, 1935 (since re-enacted in the Housing Act, 1936). The Act lays down a new minimum standard of accommodation which is to be enforced when the housing situation in any district permits, and it provides for a survey to ascertain what families are overcrowded and for the erection of the additional dwellings necessary to enable the overcrowding disclosed to be abated. The authorities for enforcing the Act in London are the Metropolitan Borough Councils, but the necessary new dwellings for abating overcrowding, so far as they are not provided by Metropolitan Borough Councils or otherwise, are to be provided by the London County Council. The City Corporation is a separate authority as regards the overcrowding provisions of the Act.

The standard of overcrowding laid down in the Act in no case allows more than two persons a room and in most cases the maximum permitted number is less. Children under one year of age are, however, not counted and children between the ages of one year and ten years count as half a person. The standard consists of two parts. The first provides that a dwelling house shall be deemed to be overcrowded if the accommodation is such that any two persons, being ten years old or more, of opposite sexes and not being persons living together as husband and wife, must sleep in the same room. The second fixes, in relation to the number and sizes of the rooms in any dwelling house, the maximum number of persons, irrespective of sex, who may be permitted to sleep in the house at one time.

The maximum permitted number is ascertained by reference to the two following tables, and is the number obtained by the application of Table I or Table II, *whichever is the less* :—

<i>Number of rooms</i>	<i>Permitted Number of persons</i>
1	2
2	3
3	5
4	7½
5	10

And two persons extra for each additional room. No room under 50 square feet is counted.

<i>Size of rooms</i>	<i>Permitted number of persons</i>
110 square feet or over	2
90 square feet or over but under 110 square feet	1½
70 square feet or over but under 90 square feet	1
50 square feet or over but under 70 square feet	½
Under 50 square feet	NIL

For the purposes of the application of these tables, a child under 1 year of age is not counted and a child between the ages of 1 and 10 years counts as half a person. Only rooms normally used in the locality for sleeping or living purposes are counted as rooms, so that sculleries, bathrooms, etc., are not taken into account in determining the permitted number of persons. Rooms occupied by a sub-tenant are regarded as a separate dwelling.

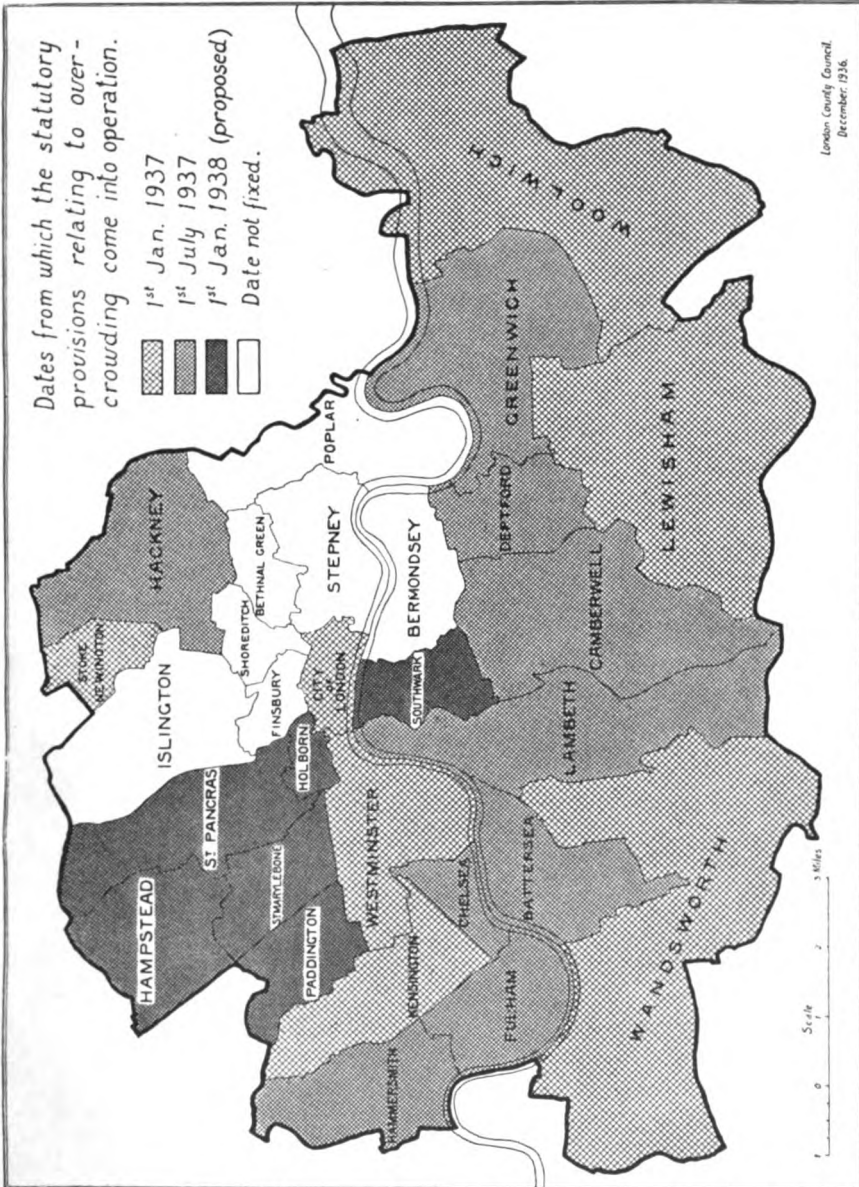
The Minister of Health in an explanatory memorandum on the Act says, "It is relevant to point out that this standard does not represent any ideal standard of housing, but the minimum which is in the view of Parliament tolerable while at the same time capable of immediate or early enforcement."

The Overcrowding Survey

In the County of London the survey was carried out by the Metropolitan Borough Councils. The Council co-operated with the Metropolitan Borough Councils to ensure uniform and expeditious progress, and the survey was completed early in 1936. Under the Act, the County Council bears half the expenditure incurred by the Metropolitan Borough Councils in the employment of staff in connection with the survey and the enforcement of the overcrowding provisions of the Act.

The survey fell into two stages, the first being a preliminary enumeration to ascertain the number of persons in each family, the number of children under 10 years of age, and the number of rooms occupied. This enumeration, which was made in respect of 651,878 structurally separate houses occupied by 1,014,633 families showed, (i) the families which were overcrowded irrespective of the sizes of the rooms occupied, (ii) the families which were not overcrowded, and (iii) doubtful cases of overcrowding, i.e., those in which families

might be overcrowded when the sizes as well as the numbers of the rooms occupied were taken into consideration. The second stage consisted of the measurement of the floor areas of the rooms and in



London it was limited to the measurement of all the rooms in the houses in which a doubtful case or doubtful cases of overcrowding had been disclosed by the preliminary enumeration, with a view to ascertaining definitely whether the families occupying the rooms

were or were not overcrowded on the standard laid down. This involved the measurement of the rooms in some 132,000 houses.

The survey showed that of the 1,014,633 families in respect of which the Metropolitan Borough Councils obtained particulars, 70,953 (about 7 per cent.) were living in overcrowded conditions, 57,389 (about 5·7 per cent.) occupied accommodation of the minimum size required by the Act, and 886,291 (about 87·3 per cent.) had accommodation in excess of the standard. The statistical results of the survey in each Metropolitan Borough were published in a convenient form showing the distribution of the working class families in relation to the size of the family and the size of the accommodation occupied in terms of the maximum number of persons permitted to occupy the dwelling under the Act.*

The extent of the overcrowding in each Metropolitan Borough is given in the following table, "equivalent persons" including children under 10 years as half a person :—

Metropolitan Borough	Number of families included in survey	Over-crowded	Number of "equivalent persons" over-crowded	Proportion of estimated total "equivalent persons" in the Borough overcrowded	
				Per cent.	Per cent.
Shoreditch	22,595	3,898	19,353	17·3	23·6
Bethnal Green	26,093	3,894	20,219	14·9	21·7
Finsbury	16,097	2,458	12,187	15·3	20·5
Stepney	49,317	7,632	38,864	15·5	19·7
Bermondsey	27,502	3,163	17,042	11·5	17·8
Poplar	37,102	4,080	22,386	11·0	16·8
Southwark	41,208	4,096	20,478	9·9	14·0
St. Pancras	48,210	4,464	20,712	9·3	11·8
Islington	89,428	6,757	31,941	7·6	11·2
Holborn	5,858	700	3,226	11·9	9·4
St. Marylebone	16,009	1,619	7,364	10·1	8·4
Lambeth	76,924	3,881	19,798	5·0	7·5
Battersea	40,863	1,968	10,371	4·8	7·4
Camberwell	59,722	2,950	15,704	4·9	7·1
Deptford	29,724	1,317	6,604	4·4	7·1
Greenwich	20,540	1,091	6,356	5·3	7·1
Kensington	24,296	2,529	11,786	10·4	7·0
Fulham	38,882	1,795	9,323	4·6	6·9
Hackney	60,899	2,651	13,600	4·4	6·9
Hammersmith	35,286	1,728	8,182	4·9	6·8
Paddington	27,212	1,998	8,879	7·3	6·7
Chelsea	8,496	749	3,661	8·8	6·6
Stoke Newington	12,149	462	2,193	3·8	4·6
Westminster	26,136	1,083	5,030	4·1	4·2
Lewisham	35,182	1,057	6,728	3·0	3·3
Wandsworth	81,365	1,801	10,333	2·2	3·2
Woolwich	39,621	683	3,606	1·7	2·7
Hampstead	17,917	449	2,063	2·5	2·4
Total London (excluding City of London)	1,014,633	70,953	357,989	7·0	9·1

* Overcrowding Survey, County of London, No. 3181.

In addition, there were 65 overcrowded families in the City of London.

Of the total of 70,953 overcrowded families, 287 were overcrowded by reason only of the requirement for separating the sexes.

Owing to the standard laid down by the Act for determining the maximum permitted number of persons taking into account the sizes as well as the numbers of rooms occupied, it is not possible, from the statistical returns of the survey, to obtain a precise indication of the numbers of rooms in the dwellings of various sizes which are overcrowded. A close approximation to the position can, however, be given, but some dwellings with very small rooms may be included as having one room less than the actual number. In the following table the number of overcrowded families living in dwellings of the various sizes and the number of such families living at densities of more than 2, 3, 4, etc., "equivalent persons" a room is given:—

	Number of overcrowded families occupying dwellings consisting of approximately—					Total over-crowded families
	1 room	2 rooms	3 rooms	4 rooms	5 or more rooms	
Total overcrowded	9,020	33,532	20,368	7,183	850	70,953
Living more than—						
2 "equivalent persons" a room	6,722	11,576	6,659	2,150	260	27,367
3 " " "	1,274	1,615	189	7	—	3,085
4 " " "	366	140	3	—	—	509
5 " " "	120	7	—	—	—	127
6 " " "	37	—	—	—	—	37
7 " " "	10	—	—	—	—	10
8 " " "	3	—	—	—	—	3

In reading the figures in the above table, as with the Census figures above, it should be borne in mind that the numbers at more than 2 "equivalent persons" a room include those at more than 3 "equivalent persons" a room and so with each succeeding degree.

With regard to the size of the overcrowded families, the largest group consisted of 4 "equivalent persons," of which size there were 12,064 families out of a total of 70,953, the next in order being 10,140 families of 3½ "equivalent persons" and 8,086 families of 6 "equivalent persons."

New dwellings required to abate overcrowding

The Metropolitan Borough Councils' estimates of the numbers of new houses required to abate the overcrowding in their Boroughs have been arrived at after allowing for the rehousing of some of the overcrowded families in dwellings to be vacated by other overcrowded families, for vacant dwellings, and for overcrowded families who will be provided with the accommodation they require by rehousing under the Housing Act, 1930, in connection with clearance schemes, the demolition of unhealthy houses, etc. The estimates show that in order to abate the overcrowding a total of 23,780 dwellings are

required, the numbers of dwellings of the various sizes, on the rehousing standard of $1\frac{1}{2}$ persons a room, being as follows :—

<i>Size of dwelling— Rooms</i>	<i>Number of dwellings</i>
3	10,020
4	5,386
5	5,903
6	1,241
7	948
8	206
9	64
10	3
	23,780

There are, however, so many factors affecting the rehousing of overcrowded families in London that it is possible that the numbers of dwellings which will actually have to be provided will differ considerably from the estimates.

Under the Act, it is the duty of the London County Council, unless it is satisfied that the number of new dwellings required for the County (apart from the City) will be otherwise provided, to prepare and submit to the Minister of Health proposals for the provision thereof. Some of the Metropolitan Borough Councils propose themselves to provide the whole or part of the additional accommodation required for their Boroughs, but the bulk of the dwellings to be erected so that overcrowding in London can be abated will be provided by the London County Council.

In preparing the actual proposals for the erection of dwellings it will be necessary for the County Council to take into account various factors likely to affect the estimates, e.g., the difficulty of envisaging how existing accommodation will be re-let as the abatement of overcrowding proceeds; the possibility of some overcrowding being abated in the ordinary course of movement of population by re-distribution of dwellings; the probability that the fall in overcrowding in the County of London which has been taking place since 1891 will continue; the difficulty of providing the necessary accommodation for families with limited means; the effect of the Rent Restriction Acts in restricting normal movement of families; and the possibility of the overcrowding standard being raised. It must be remembered also that the population of the County of London is decreasing and that there is a possibility of a further decline.

The new accommodation for the abatement of overcrowding may be provided either in block dwellings or houses. Owing, however, to the fact that the County of London is almost fully developed, and building sites are very expensive, the accommodation must, except in one or two outlying boroughs, usually take the form of block dwellings. The provision of dwellings for the abatement of overcrowding is proceeding side by side with the erection of dwellings for slum clearance purposes, and although precedence is being given to the latter, it will be possible to provide during the next few years

in the various districts a substantial amount of accommodation for the relief of overcrowding.

Accommodation for about 3,550 persons has already been allocated for the relief of overcrowding on sites as follows :—

	<i>Number of flats</i>
Oaklands estate, Wandsworth ...	185
Honor Oak estate, Lewisham ...	378
Thornhill estate, Greenwich ...	108
East Dulwich estate	195

The question of allocating for relief of overcrowding other blocks of dwellings now in course of erection will be considered before the dwellings are completed.

Fixing of Appointed Days

The operation of the overcrowding provisions of the Housing Act, 1935, depends on the fixing of appointed days, after which overcrowding may constitute an offence.

In some Metropolitan Boroughs where there is a comparatively small amount of overcrowding, and where sufficient dwellings to enable a commencement to be made in abating overcrowding are likely to be available in the near future, the appointed day as from which overcrowding may become an offence has been fixed at 1st January, 1937. These Boroughs are Kensington, Lewisham, Stoke Newington, Wandsworth, Westminster and Woolwich. For the Metropolitan Boroughs of Battersea, Camberwell, Chelsea, Deptford, Fulham, Greenwich, Hackney, Hammersmith and Lambeth, the date fixed is 1st July, 1937, and for Hampstead, Holborn, Paddington, St. Marylebone, St. Pancras and Southwark, the date proposed is 1st January, 1938 ; but as regards the remaining seven Metropolitan Boroughs—Bermondsey, Bethnal Green, Finsbury, Islington, Poplar, Shoreditch and Stepney—it is not yet considered possible, owing to special difficulties, to suggest any definite dates for appointed days. The appointed day for the City of London has been fixed at 1st January, 1937. The diagram on page 33 indicates the areas affected by the fixation of the appointed days.

CHAPTER VI DEVELOPMENT OF ESTATES BY THE ERECTION OF BLOCK DWELLINGS

Lay-out

Sites for development by means of block dwellings comprise clearance areas and other sites acquired for the purpose. These sites are attended by conditions not usually obtaining in the development of large tracts of open land such as sites for cottage estates.

By building blocks of dwellings five storeys high it is generally possible, except in the case of exceptionally overcrowded districts, to provide on the same area as that from which the old buildings have been cleared new housing accommodation for approximately as many persons as those displaced by the clearance and at the same time to leave ample space about the buildings for light and air as well as for necessary courtyards. If cottages were built, only a portion of the rehousing accommodation could be provided on the area, and consequently, in order to supply the deficiency, a number of houses would have to be built elsewhere involving additional cost for land. In cases, too, where the conditions are that persons must of necessity live near their employment, the loss of housing accommodation on the area which would result from cottage development would be of serious consequence. Moreover, buildings mostly connected with industry in the vicinity of clearance areas are usually of much greater height than cottages; and so cottages, and more particularly those on the borders of the area, would be seriously overshadowed.

The lay-out is largely controlled by such factors as the orientation of the main axis of the site, the irregularity of its boundaries, and the character and height of adjoining property. The first essentials of a satisfactory lay-out are adequate light and air about the buildings and the securing of sunlight to as many of the rooms as possible. Reference to the maps of various estates before and after clearance will show that the new buildings occupy a much smaller proportion of the land than did the old houses, and the tenants have the advantages of more space, light and air. Subject to the height of adjoining buildings, it is usual to site the blocks facing the streets so as to allow for a grass forecourt of not less than 15 feet and thus to obtain reasonable privacy for the tenants. The disposition of the blocks to secure proper light and air usually provides adequate space in the yards for communication and playground. In the larger estates, however, special spaces are set aside as playgrounds, to be fitted with swings and other play apparatus for the children.

The foregoing factors controlling lay-out have a direct bearing on the density of development, which may vary from about 45 dwellings to the acre on a site having restricting conditions to, say, 65 dwellings to the acre where the site conditions are particularly favourable.

Architectural treatment

In the architectural treatment of the buildings the aim has been to maintain an appearance of domesticity whilst keeping within the bounds of economy.

As to the materials which are used: the walls are of solid brick-work in hard mortar, the floors of steel and concrete, finished in the living rooms and bedrooms with boards, and elsewhere with a cement surface; the principal staircases are of concrete, the partitions are of concrete slabs, and the roofs are generally of timber covered with red tiles. Thus the floors and staircases are of solid fire-resisting material, and in the construction generally care has been taken to avoid any cavities and crevices which might afford a harbour for vermin. Safety of egress in case of fire is also provided for in the planning.

The normal time for the erection of a five-storey building may be taken as from nine to twelve months.

Types of plans—1934 types

Practically the whole of the accommodation provided in block dwellings is by self-contained flats, usually in buildings of five storeys, the large majority of which are of the balcony access type. There are four type plans, differing slightly from each other, now in general use by the Council, which were designed in 1934. These type plans are illustrated on pages 40 and 41. The living rooms and the majority of the bedrooms are ranged along the side of the building which has the better aspect, and on the other side are placed the kitchens, domestic offices, and a few bedrooms, and the access balconies from which each flat above the ground floor is entered. Each flat extends from the front to the back of the building and thus through ventilation is ensured.

The access balconies are generally approached by common staircases and give direct access to dwellings on all floors.

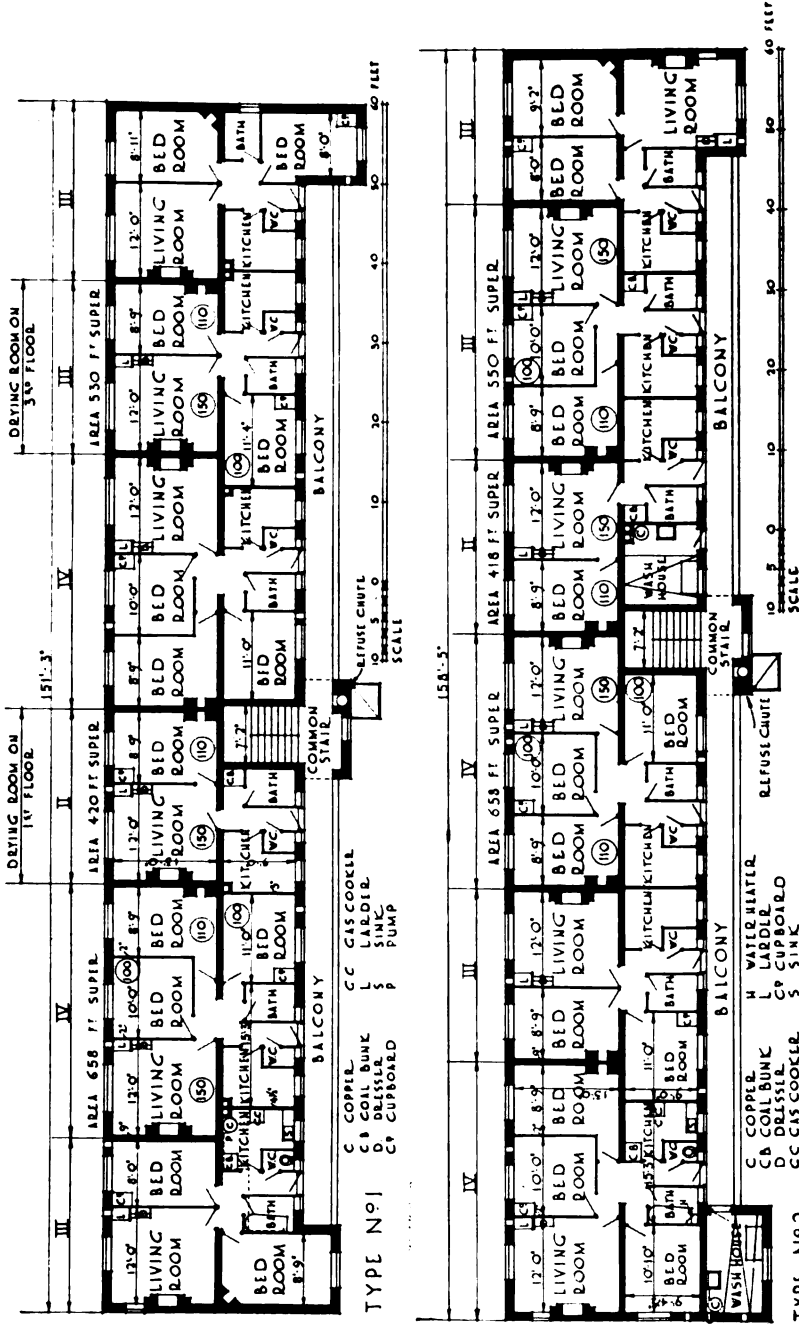
All rooms are eight feet six inches high, but some dwellings were built as a special measure with rooms eight feet from floor to ceiling. The average areas of the rooms are as follows:—

1934 (1 and 2) types—Living rooms	... 150 square feet.
First bedrooms	... 110 ,,
Other bedrooms	... 100 ,,
1934 (3 and 4) types—Living rooms	... 160 ,,
First bedrooms	... 120 ,,
Other bedrooms	... 100 ,,

The overall areas of the flats are shown on the type plans. Each dwelling contains an entrance lobby from which are approached a living room; one, two, three or four bedrooms, according to the size of the dwelling; a kitchen; a bathroom and a water-closet. Sometimes, to meet exigencies of planning, one bedroom opens off a living room.

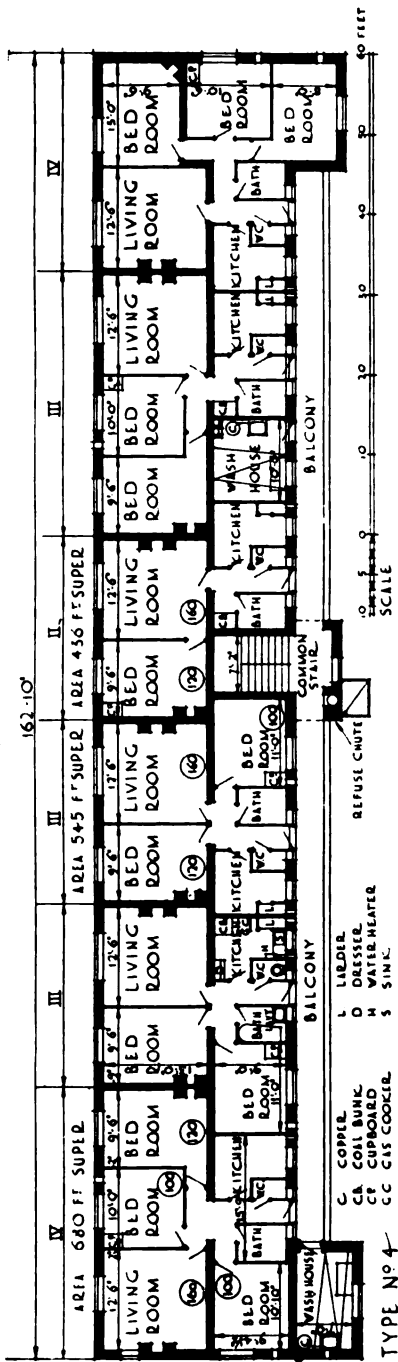
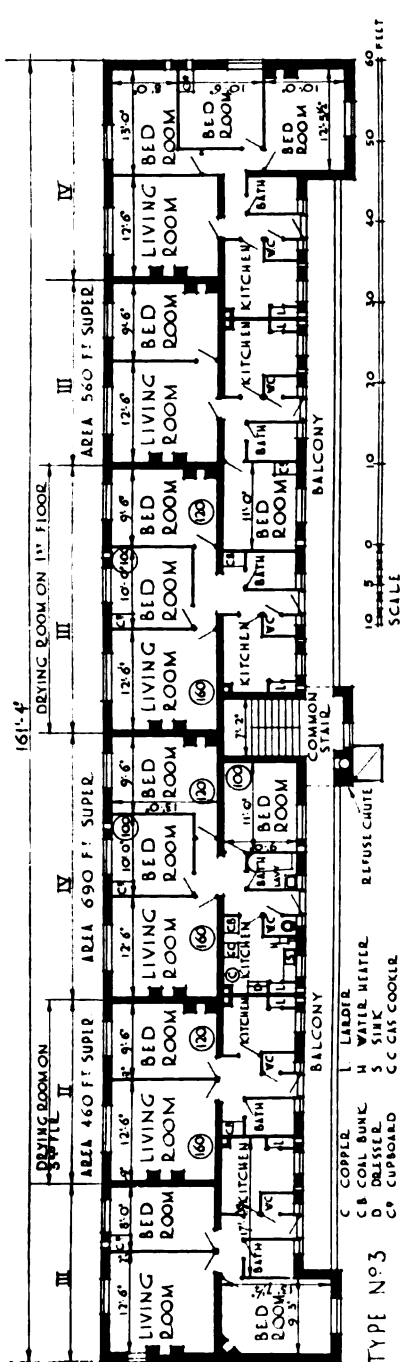
Apart from the differences in the sizes of the rooms the variations in the four 1934 (1, 2, 3 and 4) types are as follows:—

No. 1 TYPE.—A copper is fixed in each kitchen, and, alongside, a pump for supplying hot water to the bath, which is in a separate bathroom. Drying-rooms are provided on the first and third floors in proportion to the number of tenements in a block. A cooking range is provided in the living room, and a gas cooker in the kitchen. The living room also contains the food cupboard and dresser. One bedroom is fitted with a wardrobe cupboard.



E.P. Wheeler, Architect to the Council.

1934 NOS. (1) AND (2) TYPES



E. P. Wheeler, Architect to the Council.

1984 NOS. (8) AND (4) TYPES

No. 2 TYPE.—Drying-rooms are omitted as also coppers and pumps from the kitchens. Instead, washhouses are provided at the rate of one to every three tenements. The washhouse is fitted with a washing trough, copper and table. A water heater fixed in the bathroom provides hot water for the bath. Otherwise the type is similar to Type No. 1.

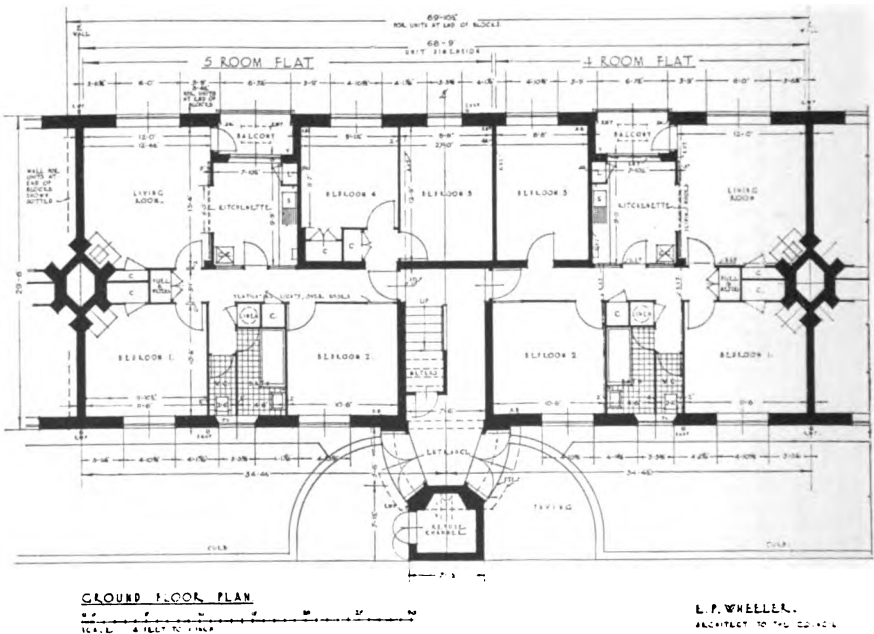
No. 3 TYPE.—A copper is fixed in each kitchen while drying-rooms are provided on the first and third floors in proportion to the number of tenements. A multi-point gas water-heater, fixed in the kitchen, provides hot water for the bath, lavatory basin and sink. An open fire is provided in the living room and a gas cooker in the kitchen. A larder and dresser are placed in the kitchen and a wardrobe cupboard in one bedroom. The rooms are slightly greater in area than in Type No. 1 or No. 2.

No. 4 TYPE.—No coppers are fixed in the tenements and drying-rooms are omitted. Instead, washhouses are provided at the rate of one to every three tenements. The washhouse is fitted with a washing trough, a gas copper and a table. Otherwise this type is similar to Type No. 3.

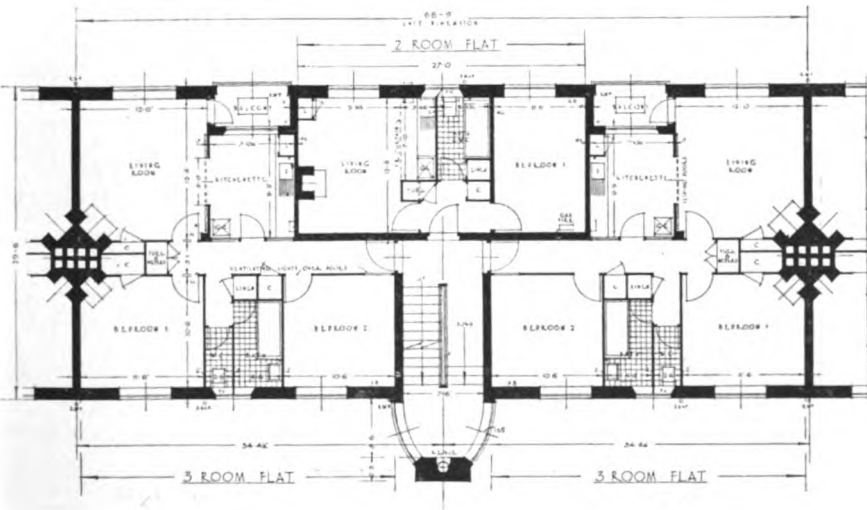
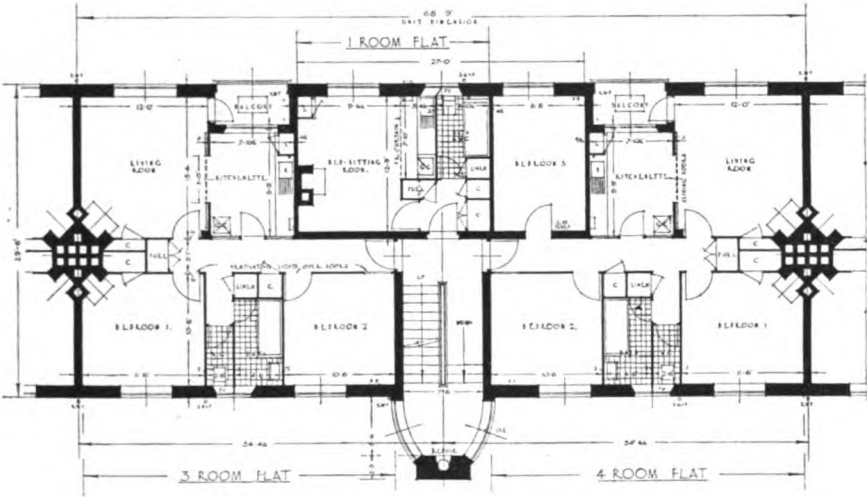
Each living room has a coal fire and one bedroom in every flat has a coal fire and a point for a gas fire. In the other bedrooms plugs for electric fires are provided.

New type plans

It has appeared desirable for some time that newer methods of planning for flats should be investigated with a view to bringing



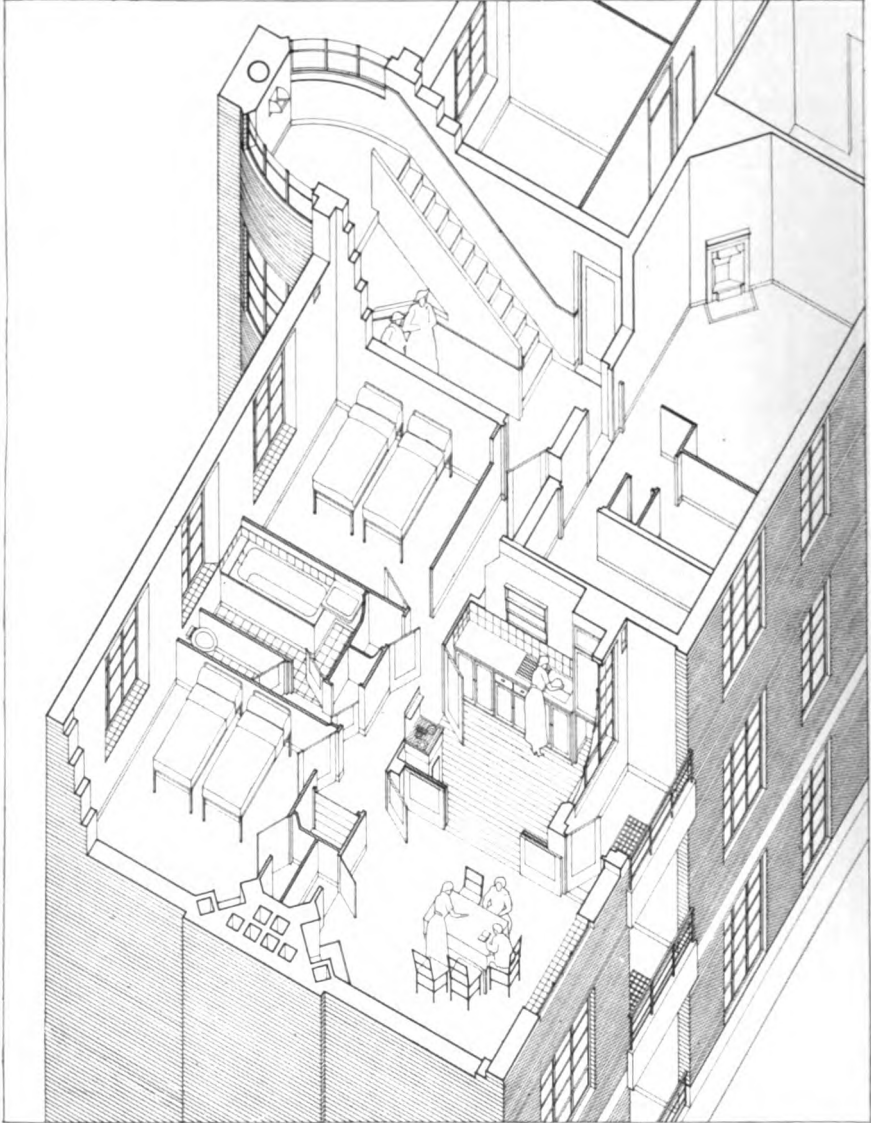
NEW TYPE. TYPICAL UNIT PLAN SHOWING 4 AND 5 ROOM DWELLINGS



WELLINGTON

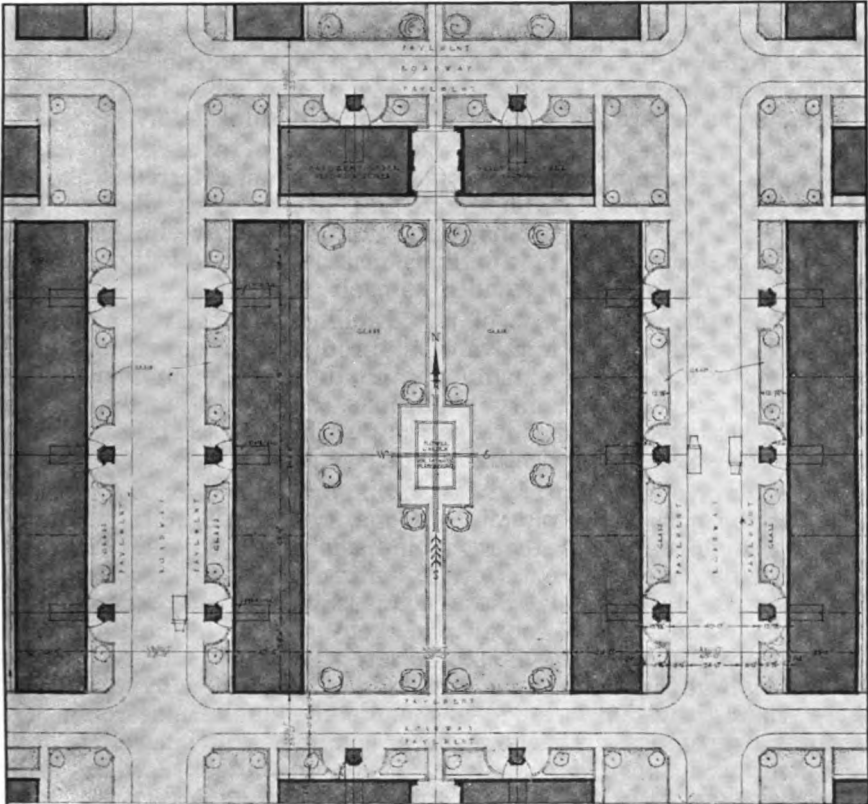
E. P. WHEELER
ARCHITECT TO THE COUNCIL

NEW TYPE. TYPICAL UNIT PLANS SHOWING 1, 2, 3 AND 4 ROOM DWELLINGS



E. P. Wheeler, Architect to the Council

**NEW TYPE OF PLAN
AXONOMETRIC VIEW OF A THREE-ROOM DWELLING**



E. P. Wheeler, Architect to the Council

LAY-OUT AND ARRANGEMENT OF NEW TYPE HOUSING BLOCKS

the treatment of them more to accord with the modern outlook in housing provision. Accordingly new type plans have recently been prepared embodying certain improvements, and these plans will be utilised on a limited scale in conjunction with the 1934 types.

The new type plans are based on the principle of staircase access as opposed to balcony access, which has for many years been universally adopted by the Council. Adoption of the former principle will obviate certain disadvantages which attach to block dwellings planned with balcony access, namely, the effect on internal lighting and obstruction of outlook that results from balconies and the shadows thrown thereby over one side of the block, and certain drawbacks as regards lack of privacy to individual flats.

Apart from the difference in the method of access, the main differences between the existing types and that now referred to are :— (i) except in the case of one-room and two-room dwellings, each dwelling will have a private balcony ; and (ii) a dust chute is to be provided to serve 8 to 12 dwellings instead of 30 dwellings as at present, one chute being provided to each staircase.

The internal arrangement of the dwellings themselves has been carefully considered with a view to producing a convenient and effective working arrangement for the dwellings, combined with due regard to such amenity conditions, access of sunshine, and attractiveness of outlook as it may be possible to associate with the more practical factors affecting them.

The spacing of the staircases has been so arranged as to afford an area that admits of the planning of one, two, three, four and five-room dwellings on an interchangeable basis within the unit of staircase spacing referred to. Double entrance doors in a modern treatment and largely glazed are to be provided at the foot of each staircase, leading into a roomy and well-lighted vestibule beneath the projecting landings of the staircases. The inner landings of the staircase afford access to two dwellings of the larger type, and to three where provision is made to include the smaller one-room and two-room dwellings. The large outer landings will be well lighted and ventilated and being partly in a modern metal treatment will, in association with the walling and the piers enclosing the dust chutes, give added architectural interest to that side of each block.

The accommodation to be provided in the various sized dwellings is approximately as follows :—

One-room dwelling—bed-sitting room with kitchen recess, etc. (155 square feet), combined bathroom and water-closet, various cupboards, entrance hall, etc.

Two-room dwelling—living room with kitchen recess, etc. (155 square feet), bathroom, cupboards, hall, etc., as for one-room dwelling, and bedroom (110 square feet).

Three-room dwelling—living room (160 square feet) with fitted kitchen (75 square feet), *en suite*, and private balcony, bedroom (120 square feet), bedroom (110 square feet), separate bathroom and water-closet, cupboards, etc.

Four-room dwelling—living room, kitchen and balcony, one bedroom (120 square feet), two bedrooms (110 square feet each), separate bathroom and water-closet, etc., as for three-room dwelling.

Five-room dwelling—living room, kitchen and balcony, bedroom (120 square feet), two bedrooms (110 square feet each), one bedroom (80 square feet), separate bathroom and water-closet, cupboards, etc., as above.

The sizes of the various rooms and the overall areas in square feet of the dwellings will be :—

		<i>Number of rooms :—</i>			
		<i>Two</i>	<i>Three</i>	<i>Four</i>	<i>Five</i>
Living room	...	155	160	160	160
First bedroom	...	110	120	120	120
Second bedroom	...	—	110	110	110
Third bedroom	...	—	—	110	110
Fourth bedroom	...	—	—	—	80
Kitchen	...	—	75	75	75
Bathroom, water closet, etc.	...	50	76	76	90
Private balconies	...	—	30	30	30
Overall area	...	360	630	755	875

The overall areas for both new and existing types do not include the area occupied by staircases and access balconies. The rooms will be of a height of 8 feet 6 inches from floor to ceiling.

Pavement lights are to be inserted in the balcony floors to afford as much light as possible to the kitchens of dwellings below the private balconies, to which it is proposed to provide a partly solid and partly open enclosure.

Except in one-room and two-room dwellings, the water-closet is to be situated in a separate compartment adjacent to the bathroom as in the 1934 types and not in the bathroom. In view of the small number of persons who can occupy a one or two-room dwelling, it is not so essential that the water-closet should be in a separate compartment from the bath as in the case of the larger dwellings, and by its incorporation in the bathroom more space is made available for the adjoining living room and its kitchen recess. In the smaller dwellings several cupboards are provided in addition to the larder, and linen and fuel stores, while the larger dwellings have a proportionately increased provision in this respect.

The dwellings generally will be provided with gas water-heaters, although it is intended to instal both gas water-heaters and circulating hot water systems in a certain number of dwellings as an experiment.

In two of the existing types of block dwellings two washhouses are usually provided on each floor, *i.e.*, one washhouse to three dwellings, thus allowing each tenant two clear days' occupation a week. In the new types larger accommodation for washing and drying will be provided. In five-storey blocks a two-room dwelling is omitted from the top floor, and in four-storey blocks a one-room dwelling is omitted to provide space for this amenity.

The new type dwellings provide for private balconies to most of the dwellings, a provision which was strongly recommended by the Minister of Health in a circular to local authorities in connection with the Housing Act, 1935.

With the altered planning it is intended to provide for a higher standard of finishing treatment and equipment.

The improvements indicated will of necessity involve an increase in the cost as compared with that of the 1934 types, but it is anticipated that suitable tenants will be found for the new dwellings at rents which will reflect the value of the additional accommodation and amenities obtained, for experience has shown that a proportion of the working-class population for whom it is the Council's duty to provide accommodation but who cannot afford the rents required for adequate accommodation provided by private enterprise in the locality in which they wish to reside, are able and willing to pay higher rents than those appropriate for the type of dwelling at present being provided by the Council. The use of the new type in conjunction with existing types will give added variety to the architectural treatment of the Council's estates.

In accordance with normal practice, the type or types of the standard plans to be adopted, with any necessary modifications, will be considered in the development of each estate.

The new type plans are reproduced on pages 42 and 43.

Pre-1934 types of plans

In the following description of some of the Council's block dwellings, reference is made to the Council's pre-1934 types of plan.

These plans consisted of four types, namely :—" normal," " simplified," " reduced standard of finish " and " modified." All these type plans have now been superseded by the 1934 and new types described above.

A description of the " normal " and " simplified " types of plans appeared in Chapter VIII of *Housing, 1927*. The " reduced standard of finish " consisted of the normal planning but with cement instead of plaster rendering on the walls of living rooms and bedrooms, stained instead of painted woodwork, and the omission of plaster in lobbies and kitchen. The essential features of the modified types were :—rooms, 8 feet high and of slightly smaller size, but in no case less than 800 cubic feet, no separate passage to living room, the space so released being added to the kitchen to allow space for bath and copper, open balconies, no drying rooms, and the reduced standard of finish referred to above. In some cases a recess in the living room was provided in lieu of kitchen and in others a common washhouse and bath in the proportion of one to three dwellings was provided in lieu of individual bath accommodation.

Details of block dwellings estates

A detailed description is here given of some of the Council's estates developed or being developed by the erection of block dwellings.

TABARD GARDEN ESTATE

The London (Tabard-street, Grotto-place and Crosby-row) Improvement Scheme, 1910, was confirmed by the Local Government Board in March, 1912, under Part I of the Housing of the Working Classes Act of 1890. The confirming Order prescribed that rehousing accommodation for 2,580 persons must be provided on the Tabard-street area, which is about 10½ acres in extent, and that not less than 5 acres should be reserved for a public open space.

The first block of the new buildings was commenced in February, 1915, by Rowley Brothers, Limited, and contains 120 dwellings with 310 rooms. It cost £28,582 and was completed in March, 1917. Building work was hindered by the War and, following its termination, a considerable interval elapsed before reconstruction operations were resumed.

Work was recommenced in November, 1919, on the second block, and the last block was completed in January, 1925. The total accommodation in the seven blocks, including the one built during the War, is 424 dwellings, containing 1,190 rooms, together with a superintendent's house and workshop, and the total estimated cost was £252,700. The contractors were W. Lawrence and Son, Rowley Brothers, Limited, Allen Fairhead and Son, and J. E. Billings and Company, Limited.

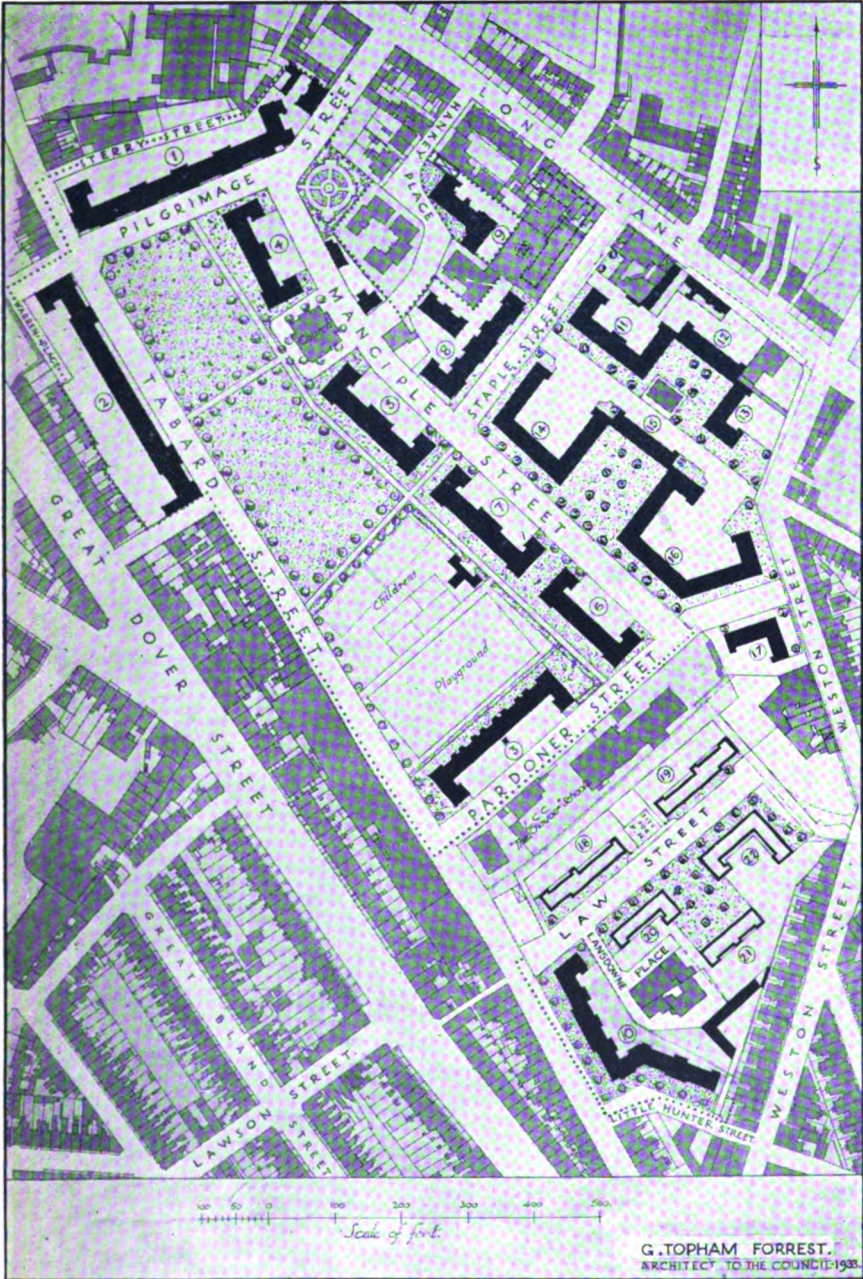
Besides the housing accommodation, three lock-up shops with dwellings over and four workshops have been built in Pilgrimage-street by W. J. Dixon and Sons at a cost of £3,845. In July, 1925, two blocks were commenced to provide housing accommodation in connection with the Council's Hickman's Folly clearance scheme in Bermondsey. These two blocks provided 32 dwellings with 132 rooms and were completed in June, 1926, at a cost of £23,031.

As the work of clearance and reconstruction proceeded it became clear that, owing to the shortage of alternative accommodation which had arisen since the War, unless new housing accommodation additional to that authorised by the Order were built, there was no prospect of completing the clearance of the area for a number of years. The difficulties were represented to the Minister who, in 1926, agreed to modify the Order by increasing by 1,000 the number of persons for whom the Council was required to provide accommodation on the area itself or on other sites.

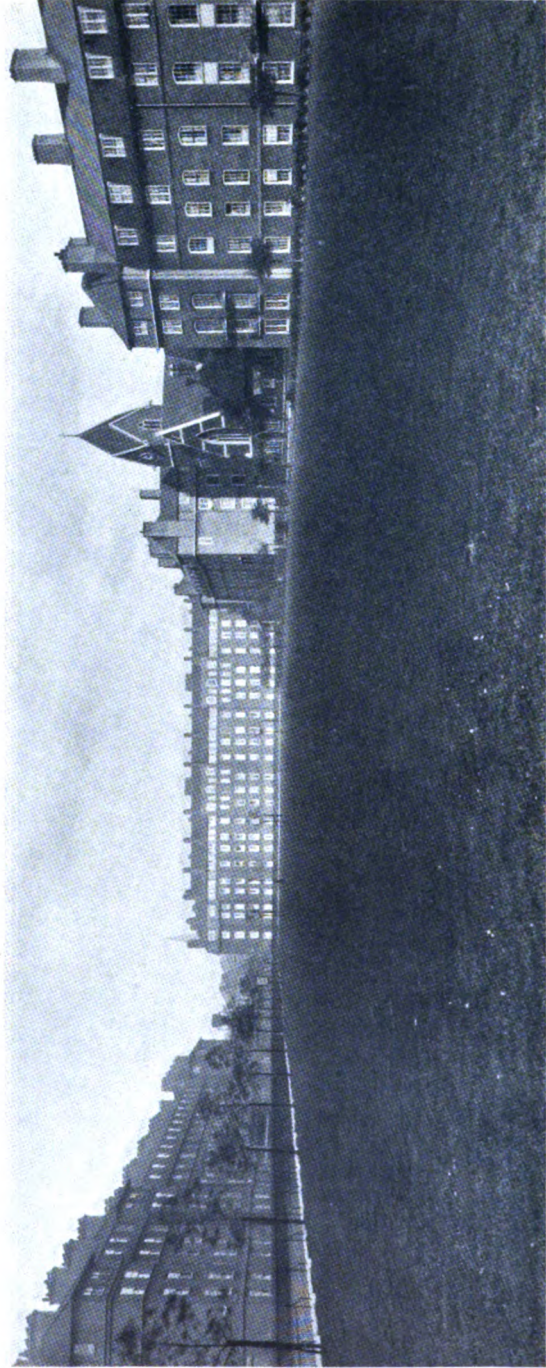
The first of two blocks of dwellings on a detached portion of the area in Law-street was built by J. E. Billings and Company, Limited, who commenced the work in October, 1930, and completed it in September, 1931. The accommodation provided was 36 dwellings with 104 rooms and the cost was £21,217. The same contractors also built four workshops, five perambulator sheds, six barrow sheds and two large open sheds for lorries at a cost of £2,400, which were completed in November, 1931. The second block was built by Gee, Walker and Slater, Limited, at a cost of £11,850. This block, which contains 24 dwellings with 70 rooms, was commenced in July, 1932 and completed in January, 1933.



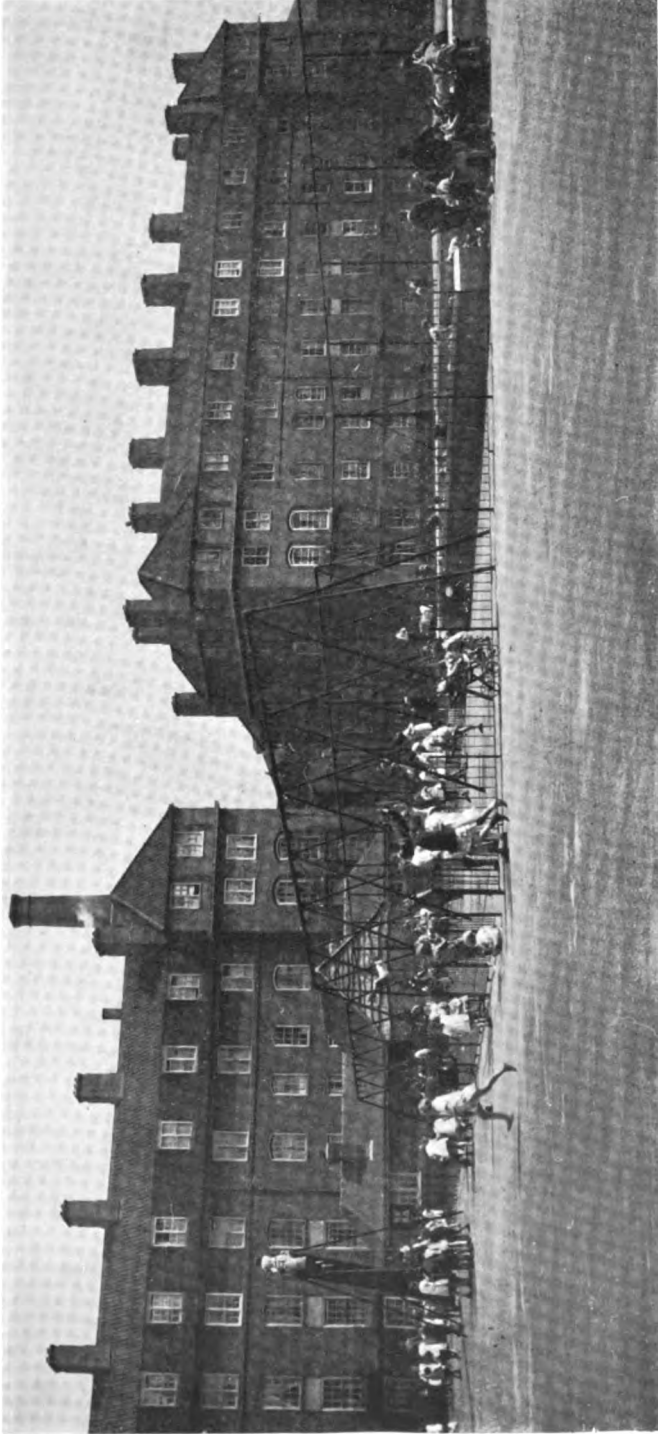
**TABARD STREET, MINTO STREET AND LAW STREET AREAS—
BEFORE CLEARANCE**



TABARD GARDEN ESTATE



TABARD GARDEN ESTATE—VIEW OF OPEN SPACE



TABARD GARDEN ESTATE—CHILDREN'S PLAYGROUND



TABARD STREET AREA—VIEW, BEFORE CLEARANCE, OF
WICKHAM PLACE



TABARD STREET AREA—VIEW, BEFORE CLEARANCE, OF
FOX'S BUILDINGS

Tabard-street, from which the area took its name, was the very ancient highway leading out from Southwark into the open country. Traditionally it was held to be a Roman road, and the discovery of Roman skulls and pottery on either side of it during the excavations for the new buildings was held to confirm this.

The street was formerly Kent-street and was part of the route used by pilgrims and others between London and Canterbury and made famous by Chaucer in his *Canterbury Tales*. The Tabard Inn, from which the pilgrims started, was situated 500 or 600 yards away on the east side of Borough High-street, a little to the south of its junction with St. Thomas's-street. The site is marked by the present Talbot-yard, Talbot being a name which was substituted for the original Tabard as early as the 16th century. The house was burnt down in the great Southwark fire in 1676 and the new building, erected in 1681, was demolished about 1875.

The names of the blocks of dwellings, with the exception of Strood House, have been suggested by references in the *Canterbury Tales* or by names of places on the pilgrims' route. Strood House stands opposite Rochester House, and the name of the former was suggested by the mutual relation between the towns of Strood and Rochester, on opposite sides of the River Medway.

Pilgrimage-street, Manciple-street, Pardoner-street and Tabard-street, it will be seen, enclose a large quadrangular tract of land. Buildings have been erected along the frontages to Manciple-street and Pardoner street, but the other two frontages have been left open to the street, and the whole of the unbuilt-on land, amounting to 5 acres, provides the open space enjoined by the Order confirming the scheme.

In April, 1934, an opportunity occurred to acquire a large factory and other property between Manciple-street and Long-lane, situated in the Borough of Bermondsey, adjoining the Tabard Garden estate. The factory had been used for many years as a jam factory, but owing to a reorganisation of Plaistowe and Company, Limited, and Crosse & Blackwell, Limited, it was no longer required for the purpose. Adjacent to the factory were one or two other smaller factories and a number of old houses. The houses were found to be unfit and to constitute several clearance areas which were declared by the Council in November, 1934. The whole of the property, including both factories and clearance areas, was acquired by the Council within the next few months, and by the autumn of 1935 the major portion of the site had been cleared. The site, known as the Minto-street site, has an area of about $5\frac{3}{4}$ acres, and on this it was decided to erect nine blocks containing 358 dwellings with 1,104 rooms. Apart from the erection of housing accommodation, provision was made for the construction of a new street extension to link up Pardoner-street with Weston-street, together with the widening of this latter street and Long-lane.

In September, 1935, work was commenced on seven blocks by Higgs and Hill, Limited, and is now practically complete, the cost being estimated at £128,300. In June, 1936, the contract was

extended to include the construction of five lock-up shops and three workshops and four barrow sheds at a cost of £3,520, and these were completed in November, 1936.

In 1930 the Council purchased 116 houses, covering about 2½ acres of the intervening space between the two portions of the Tabard Garden area. The houses were used for some years for temporary rehousing purposes, but having become definitely unfit, were declared by the Council in May, 1936, to constitute a clearance area, which was known as the Law-street area.

It is proposed to erect on the site five blocks containing 133 dwellings at an estimated cost of £72,600, and it is anticipated that building work will commence early in 1937.

The whole, when completed, will form one homogeneous housing estate of about 21 acres, of which 5 acres form an open space. It is situated in the Metropolitan Boroughs of Southwark and Bermondsey. The lay-out comprises 25 blocks containing 1,007 dwellings with 3,044 rooms. In addition there are 12 lock-up shops (3 with accommodation over), 15 workshops, 5 perambulator sheds, 10 barrow sheds, and two large open sheds for lorries. The total estimated cost of the development of the estate, apart from the cost of acquisition and clearance of the land, is £555,000. Plans and photographs of the estate are given on pages 50 to 54.

CHINA WALK ESTATE

The China-walk, etc., clearance scheme formulated by the Council in 1925 included four areas—China-walk, Lambeth; Hankey-place, Southwark; Hatfield-street, Southwark, and Wyndham-road, Camberwell. The scheme was confirmed with some minor modifications in 1927, and in 1928 building work was able to proceed on the China-walk area.

The accommodation on China-walk estate, which has an area of about five acres, is provided in six blocks and comprises a total of 283 dwellings containing 936 rooms. Ten barrow sheds, five workshops and an estate workshop are also included. Building operations were commenced in August, 1928, by A. T. Rowley, Limited, on the three blocks forming a quadrangle facing Walnut Tree-walk, and building proceeded practically continuously until February, 1934, at which date the estate was completed. The two wings of the large block on the Kennington-road frontage and the block to the north of the estate were built by R. J. Rowley, Limited. The total estimated cost of building was about £163,000.

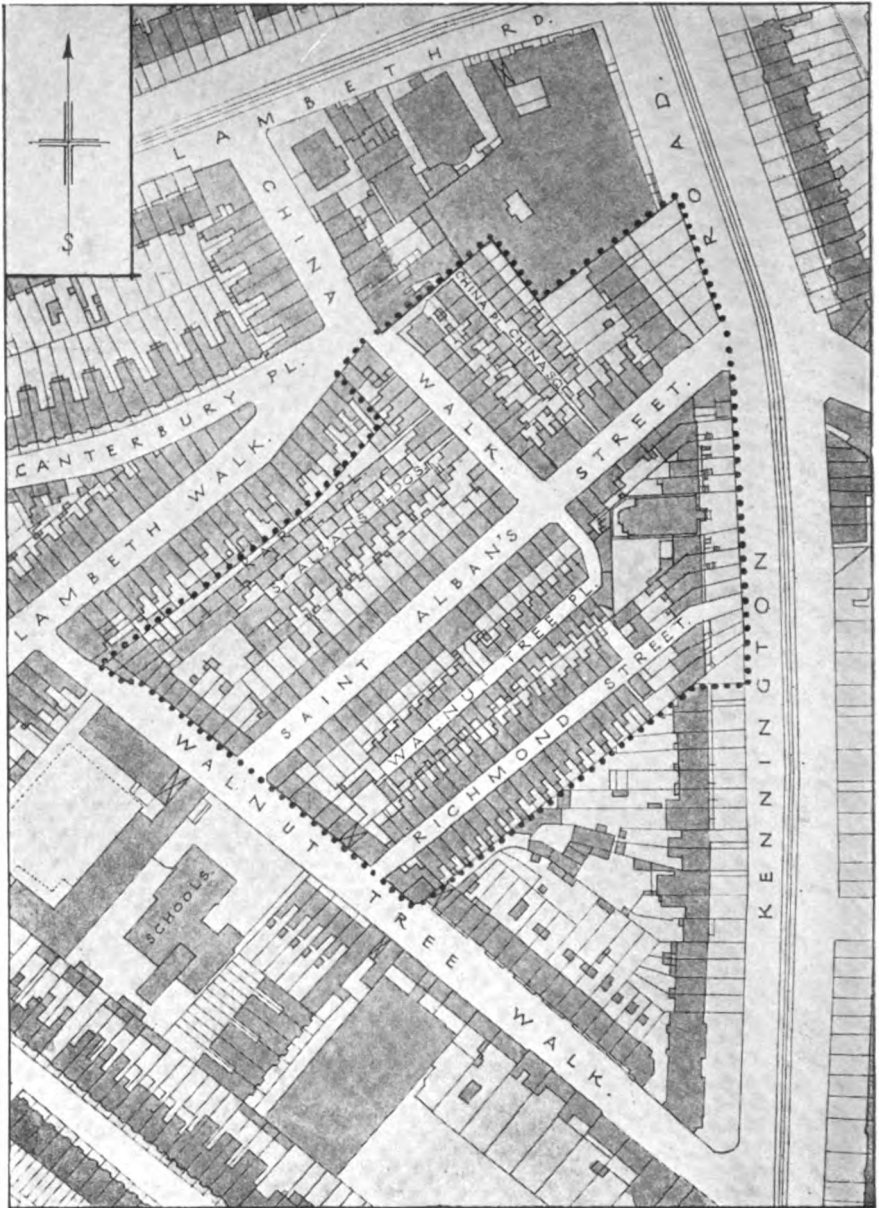
The large block (Wedgwood House) has been designed so as to secure a large quadrangular garden space about 95 feet wide and 300 feet long with its central part extended eastward along the axial line of the plan to the main frontage on Kennington-road. By this arrangement the inner part of the group of buildings has been opened out to view from the main road; an agreeable outlook is obtained from the windows of the habitable rooms; and the general amenities of the district have been greatly improved.



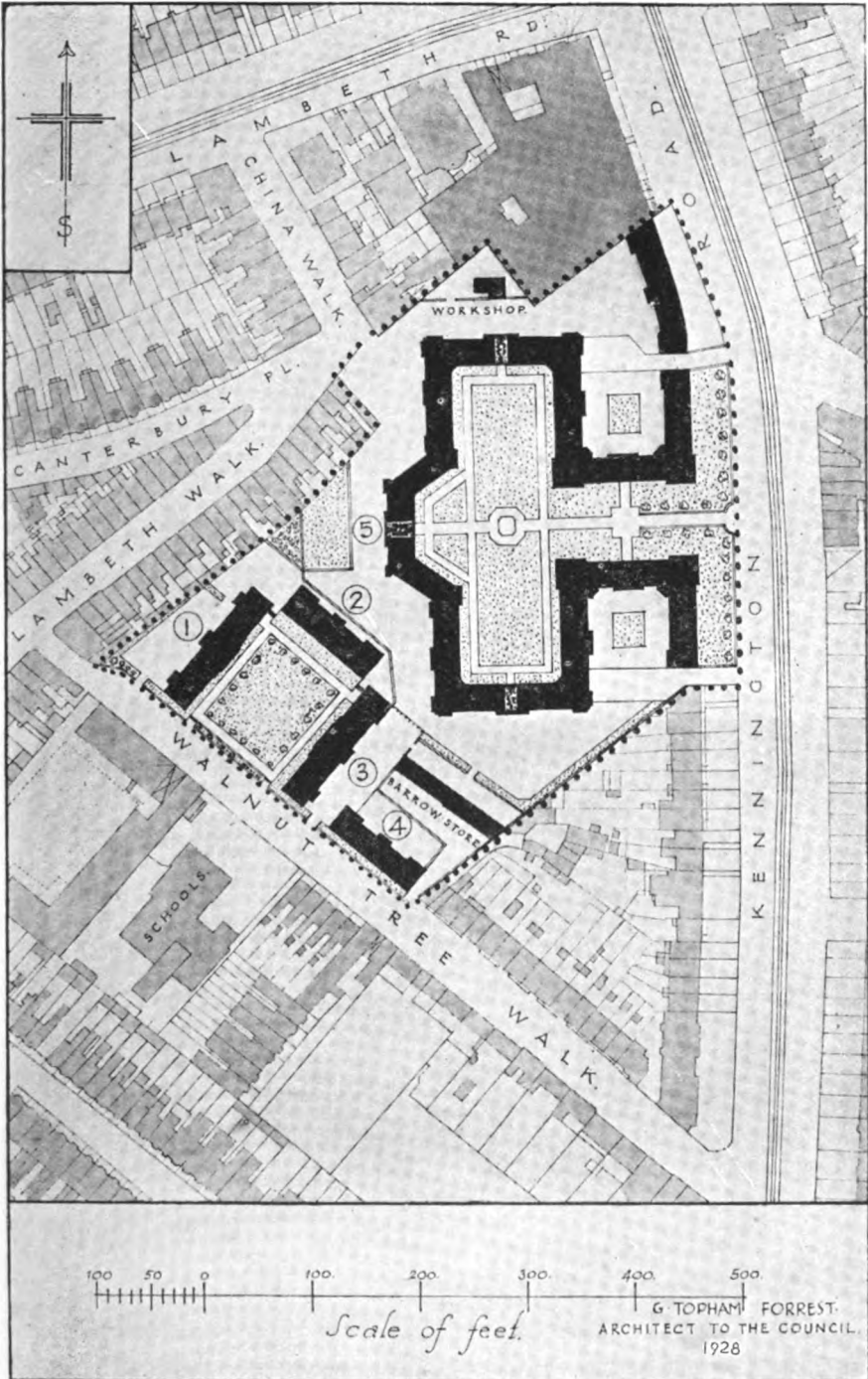
CHINA WALK ESTATE—WEDGWOOD HOUSE



CHINA WALK ESTATE—QUADRANGLE, WEDGWOOD HOUSE



CHINA WALK AREA—BEFORE CLEARANCE



CHINA WALK ESTATE



CHINA WALK AREA—VIEW, BEFORE CLEARANCE, OF
KARL PLACE



CHINA WALK AREA—ANOTHER VIEW, BEFORE CLEARANCE, OF
KARL PLACE



CHINA WALK ESTATE—WEDGWOOD HOUSE, VIEW THROUGH QUADRANGLE

The estate is named after the official name of the improvement scheme and famous names associated with the manufacture of chinaware have been chosen for the buildings.

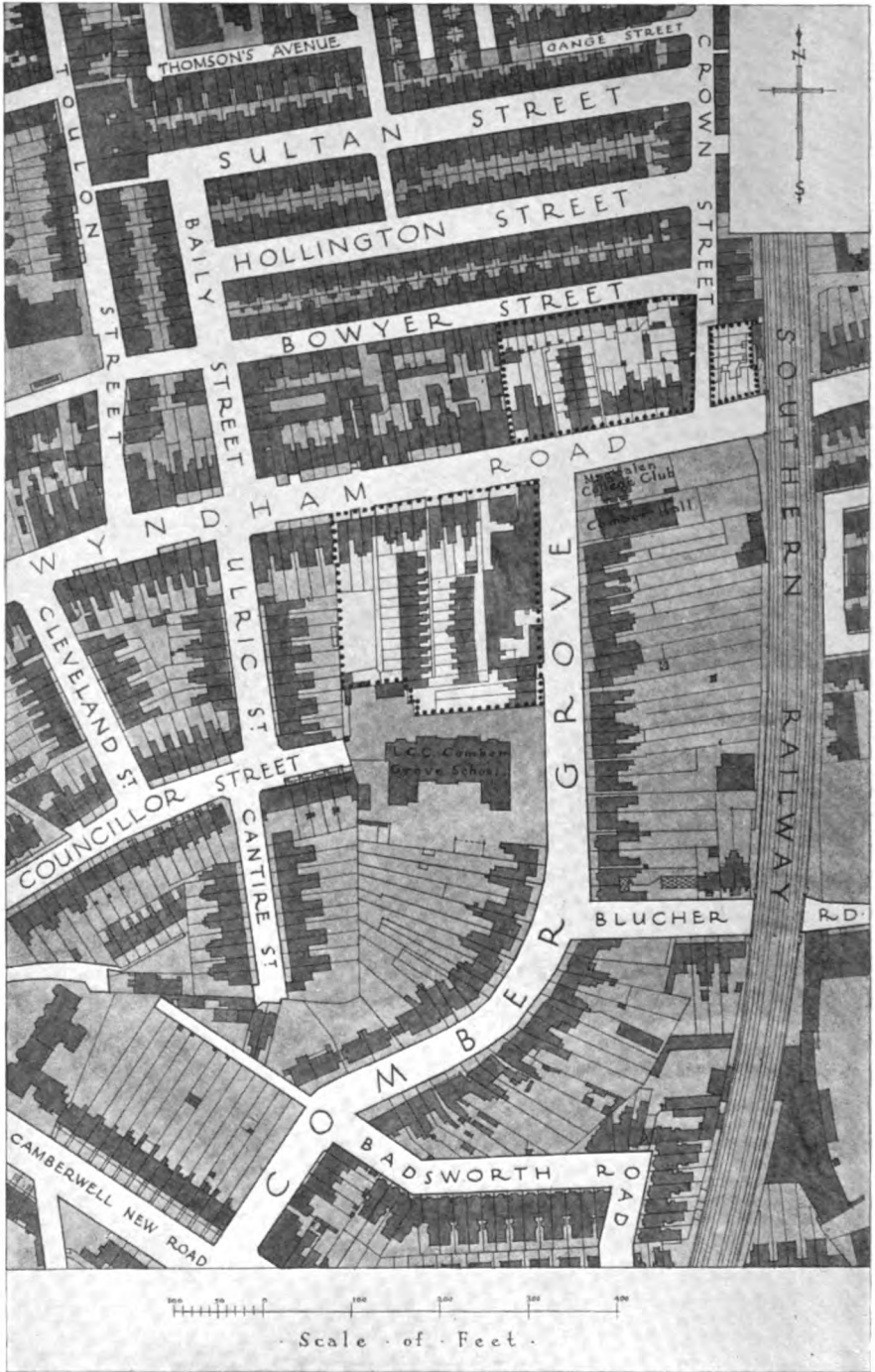
Illustrations of the China-walk area before clearance and of the estate after reconstruction are given on pages 58, 59 and 60, and of Wedgwood House on pages 57 and 61.

COMBER ESTATE

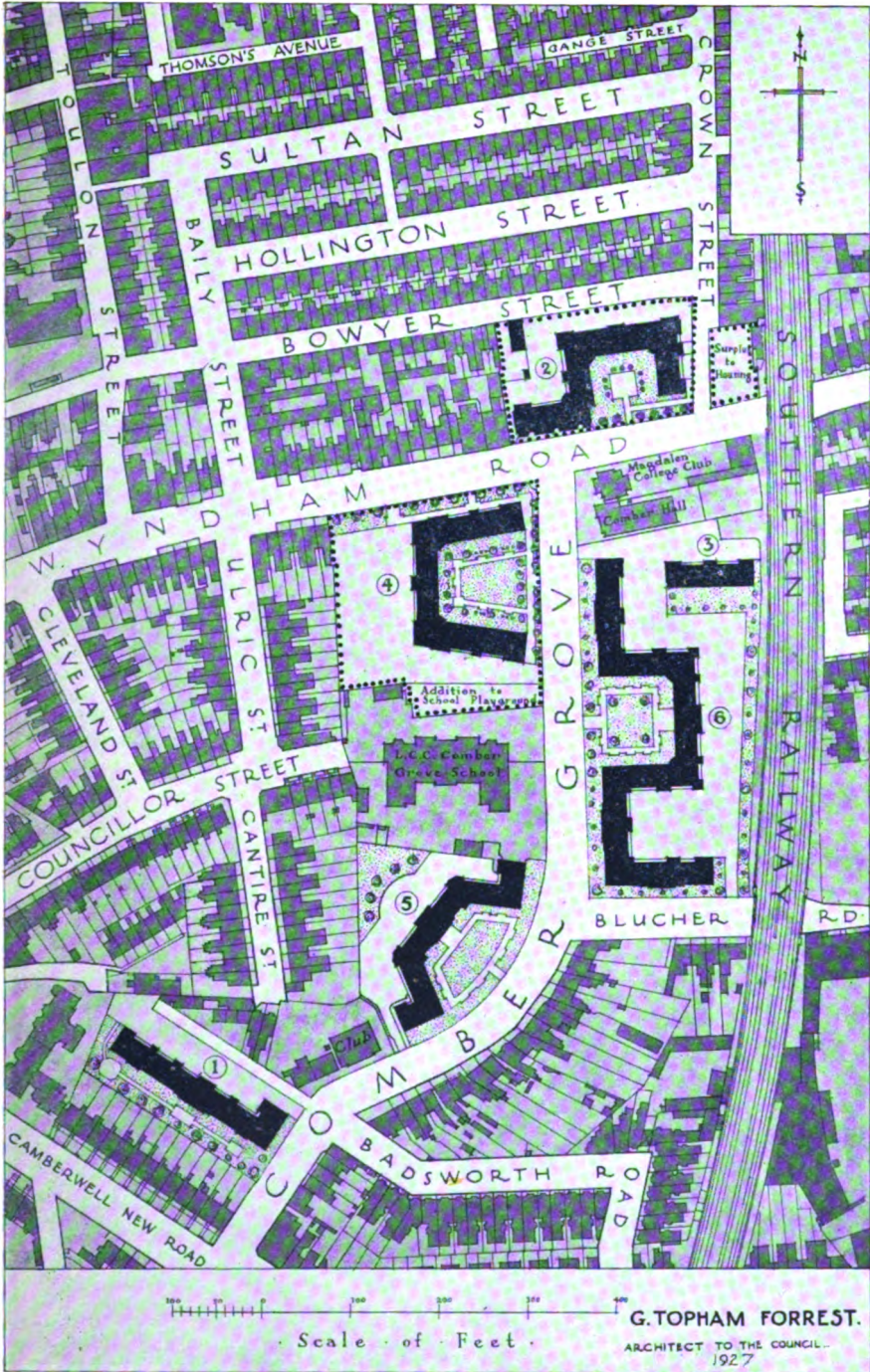
The Wyndham-road area was part of the China-walk, etc., scheme. Additional lands were acquired, and Comber estate comprises the reconstruction of the Wyndham-road area and the redevelopment of adjoining lands making a total area of about six acres.

The name Comber estate has been selected because Thomas Comber, one of the pioneers of the Congo, who was frequently interviewed by Stanley, was born in Clarendon-street, now Councillor-street, Camberwell, which is within a stone's throw of Comber-grove on the estate. The buildings on the estate have been named after famous African travellers.

Building was commenced in September, 1927, and proceeded continuously until the completion of the estate in April, 1932. The total accommodation comprises 325 dwellings containing 990 rooms



WYNDHAM ROAD AREA—BEFORE CLEARANCE



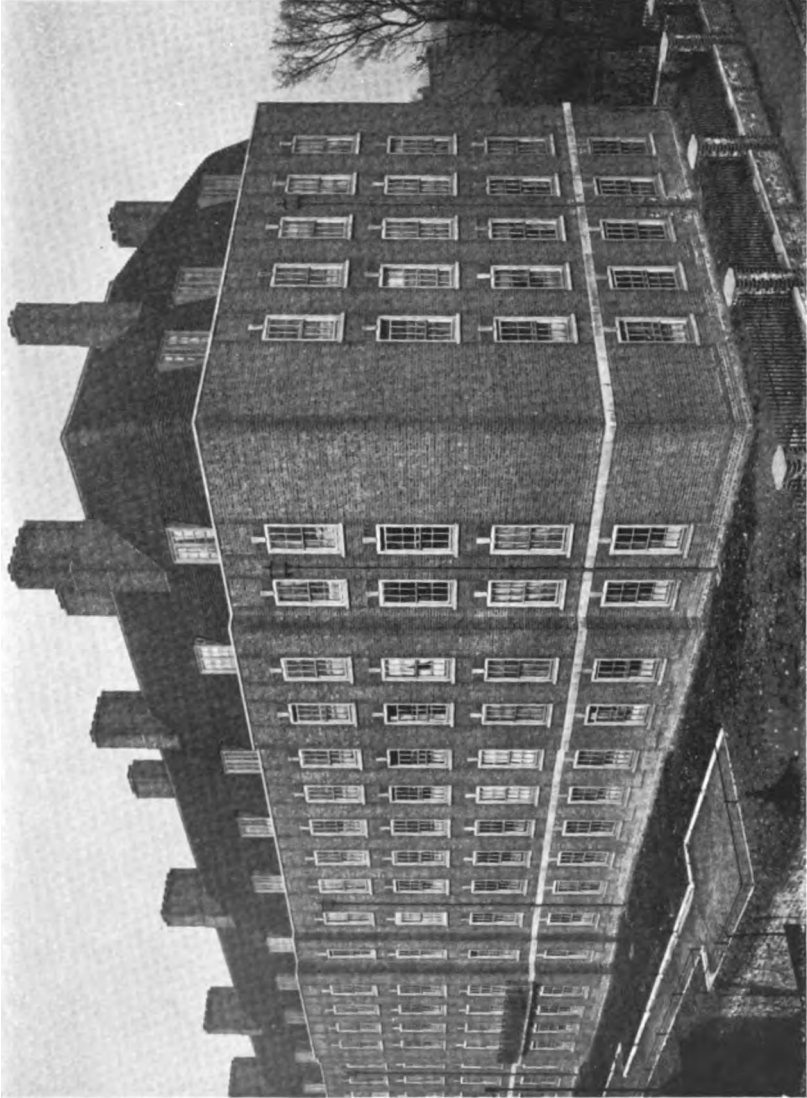
COMBER ESTATE



WYNDHAM ROAD AREA—VIEW, BEFORE CLEARANCE, OF
46, WYNDHAM ROAD



WYNDHAM ROAD AREA—VIEW, BEFORE CLEARANCE, OF
MAYHEW'S BUILDINGS



COMBER ESTATE.—MOFFAT HOUSE



COMBER ESTATE—LIVINGSTONE HOUSE

and, in addition, there are 5 lock-up shops, workshop and stores. The contractors were A. T. Rowley, Limited, R. J. Rowley, Limited, and Unit Construction Company, Limited, and certain of the dwellings have a reduced standard of finish for letting at a slightly lower rent.

A plan of the Wyndham-road area is given on page 62, Comber estate on page 63, two views of the area before clearance on page 64 and illustrations of Moffat and Livingstone Houses on pages 65 and 66.

WHITMORE ESTATE

The Whitmore-estate, Shoreditch, has been formed on the site of the Ware-street area of about $8\frac{1}{2}$ acres, which was the subject of a clearance scheme confirmed in 1922. The estate is situated in the Whitmore ward of the Metropolitan Borough of Shoreditch, which ward takes its name from Sir George Whitmore who was Lord Mayor of London in 1654. The various blocks have been given names connected with archery, which was formerly practised in the neighbourhood.

The first block was commenced at the end of 1924 and, except for an interval from February, 1934, until July, 1935, work has proceeded continuously, the last block being now under construction. The total accommodation is in 16 blocks, comprising 538 dwellings containing 1,523 rooms, and there are also six lock-up shops. Six

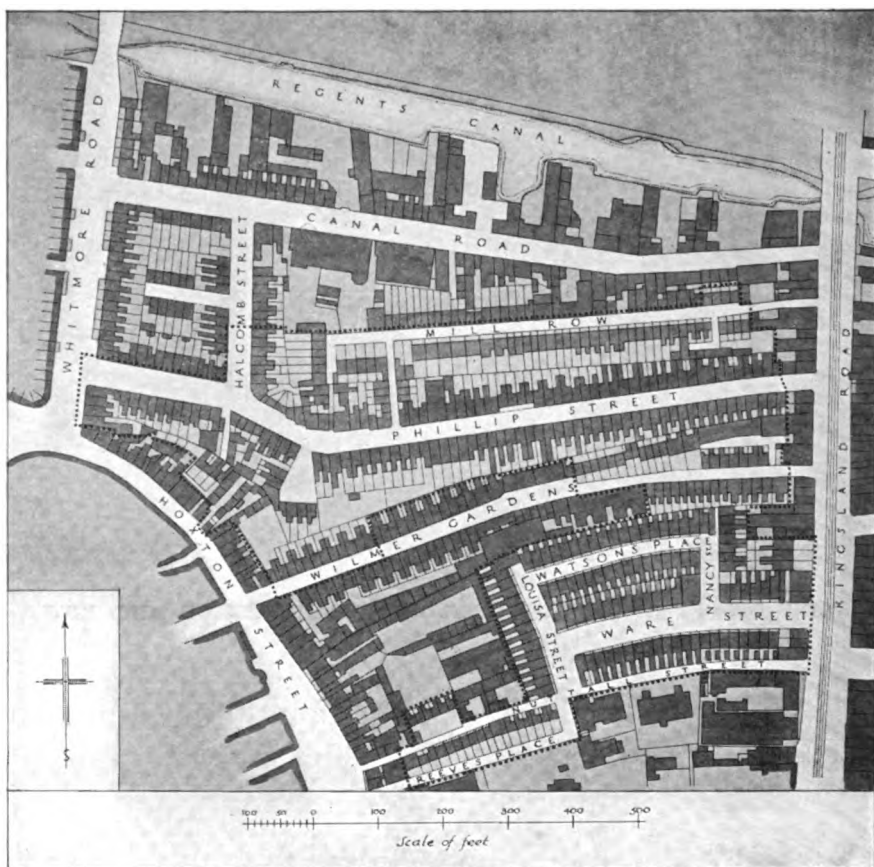


WARE STREET AREA—VIEW, BEFORE CLEARANCE, OF MILL ROW



WHITMORE ESTATE—WHITMORE HOUSE

F



WARE STREET AREA BEFORE CLEARANCE

blocks known as Horner and Stringer houses are four storeys in height and are of a simplified type of planning, one block (Kempton House) is of the modified type for letting at low rents and four storeys high, and the last block (now under construction) is of the 1934 (No. 1) type of planning. The remaining dwellings are of the normal pre-1934 rehousing type. The various contractors were R. Woollaston and Company, Rowley Brothers, Limited, Henry Boot and Sons, Limited, A. E. Symes, Limited, Gee, Walker and Slater, Limited, Commercial Structures, Limited, and A. T. Rowley (London), Limited. The total estimated cost of the development is £265,800.

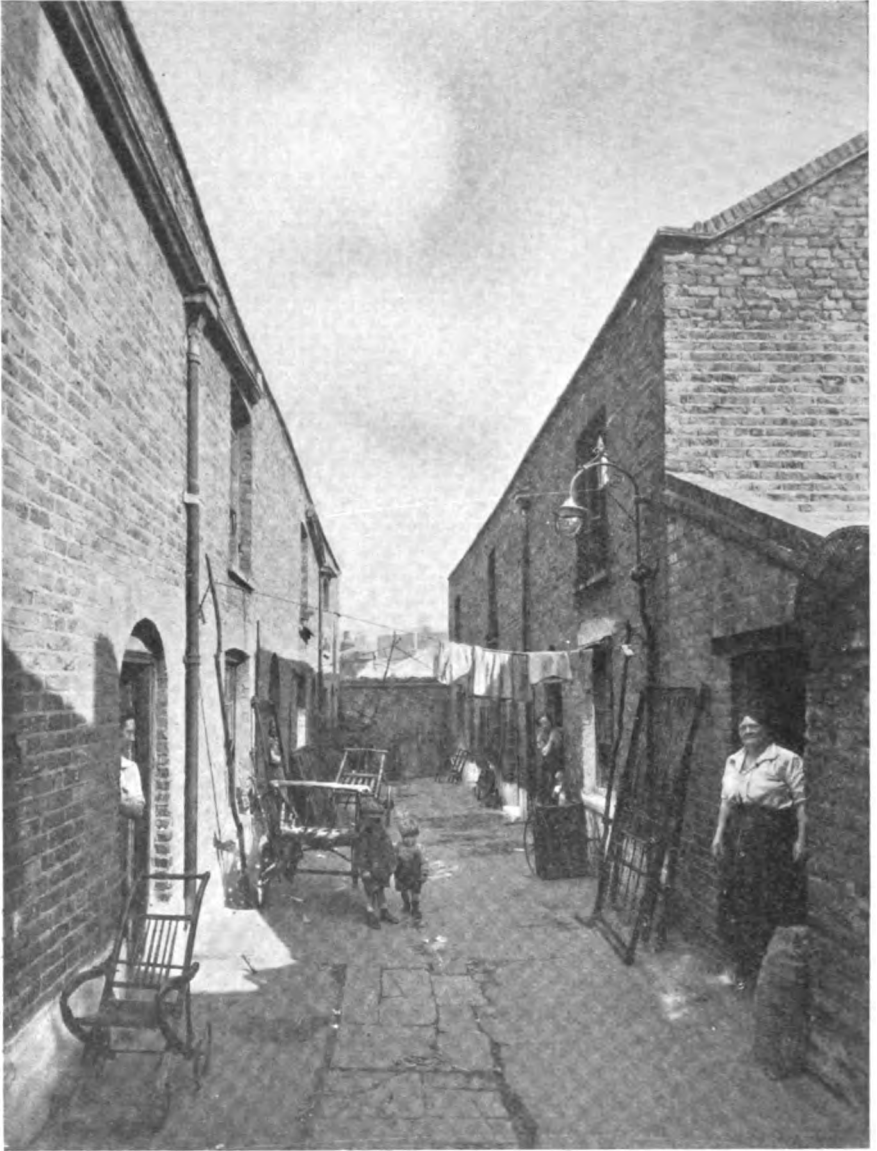
A plan of the Ware-street area before clearance is reproduced above, and a lay-out of Whitmore estate on page 69. Other illustrations are on pages 67 and 70.



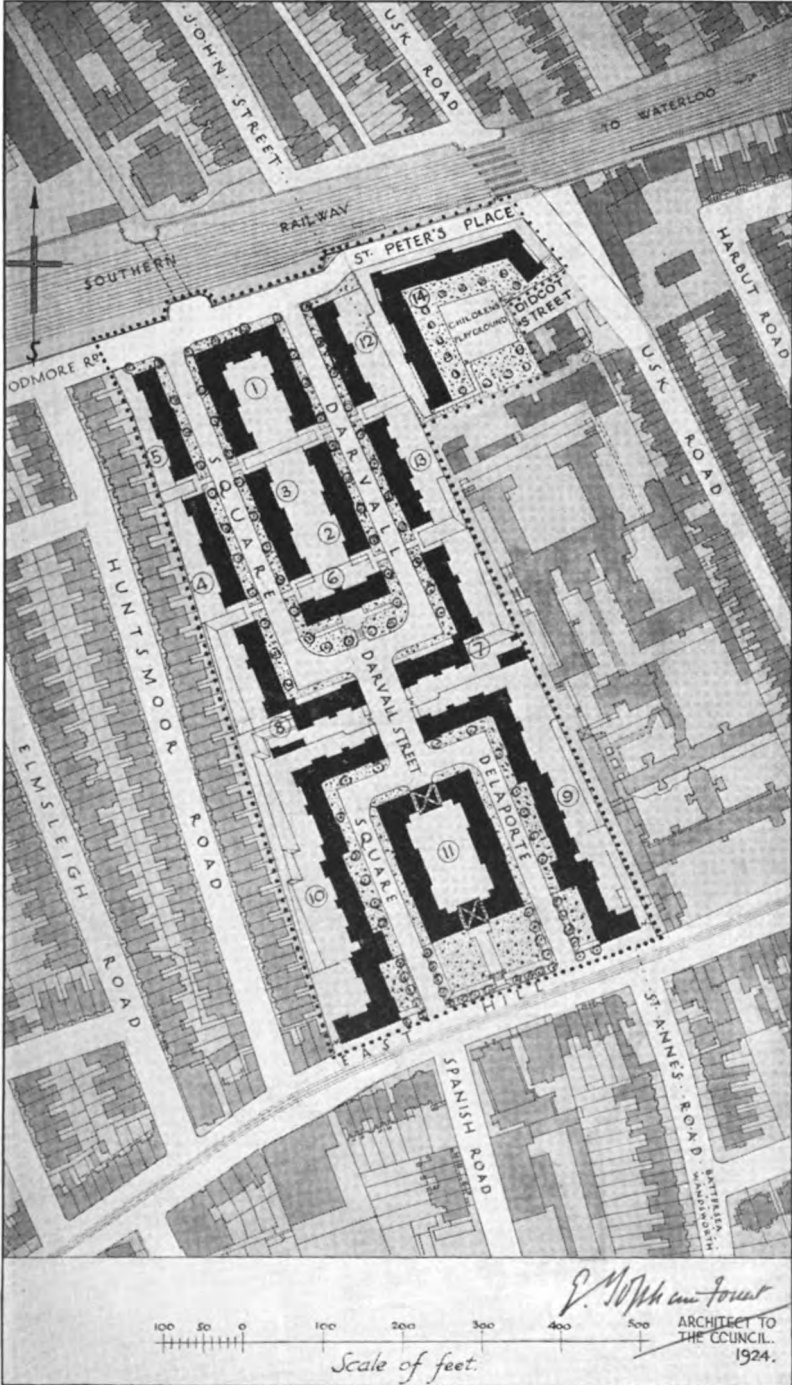
WHITMORE ESTATE

EAST HILL ESTATE

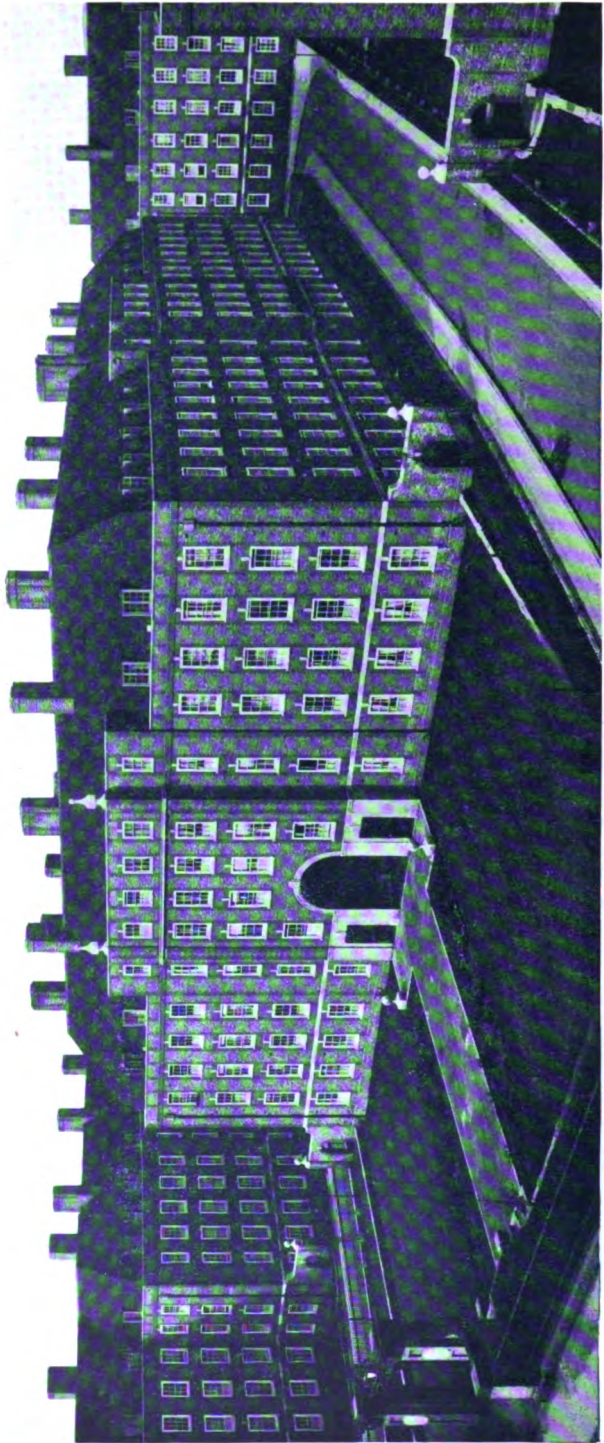
East Hill estate was formerly the site of St. Peter's Hospital, otherwise known as the Fishmongers' Almshouses in East Hill, Wandsworth. It has an area of about 8 acres and is conveniently situated in an inner district of London about 150 yards from Wandsworth Common. It was acquired by the Council in 1923 for the purpose of providing rehousing accommodation in connection with schemes for the clearance of unhealthy areas. At that time the execution of the Council's programme was severely hampered by the lack of accommodation for persons who would be displaced by the demolition of the old houses in the slum areas, and this site was the first of a number acquired with the object of meeting the difficulty. The whole of the inmates had been removed by the Fishmongers' Company to other accommodation prior to purchase and there was therefore no population to be disturbed by its development.



WARE STREET AREA—VIEW, BEFORE CLEARANCE, OF BARRETT'S BUILDINGS



EAST HILL ESTATE



EAST HILL ESTATE—NEWLYN HOUSE



EAST HILL ESTATE—COURTYARD, NEWLYN HOUSE

The construction of the roads and sewers was carried out between July, 1924, and March, 1925. The contractors for the whole of the estate were J. E. Billings and Company, Limited; work was commenced in February, 1925, and proceeded practically continuously until the completion of the estate in June, 1929.

The total accommodation provided, including the superintendent's quarters, was 524 dwellings containing 1,627 rooms and a certain number were planned so that tenants could accommodate a lodger.

The total estimated cost of the building work was about £804,500, and seven shops were provided on the estate.

Towards the end of 1935 the Didcot-street area adjoining the estate was cleared, and a block containing 77 dwellings with 286 rooms of 1934 (1 and 2) type has been erected by Gee, Walker and Slater, Limited, and forms part of the East Hill estate. This block was completed in December, 1936, and cost about £33,600.

The accommodation of the whole estate consists of 14 blocks, containing 601 dwellings with 1,863 rooms, 7 shops, an estate office and workshops.

The names chosen for the various buildings are those of English ports associated with the fishing industry. They commemorate the previous ownership of the site by the Fishmongers' Company. The roads on the estate bear the names of certain Huguenots who lie buried in the neighbouring Huguenot burial ground.

A lay-out plan is shown on page 71 and two views of Newlyn House on pages 72 and 73.

HUGHES FIELDS ESTATE

A scheme was made in 1925 and confirmed in 1926 for the clearance of an area known as the Watergate-street area, Deptford and Greenwich, adjoining Hughes Fields estate, which was constructed by the Council between 1895 and 1904. The area is about $7\frac{1}{2}$ acres and the planning was largely governed by the presence of the cottages and block dwellings erected by the Council between 1895 and 1904, for it was obviously desirable to bring the new buildings and the old together in such a way as would give unity to the whole estate. Another feature taken into account was the disused burial ground north of Wellington-street, now pleasantly laid out as a recreation ground.

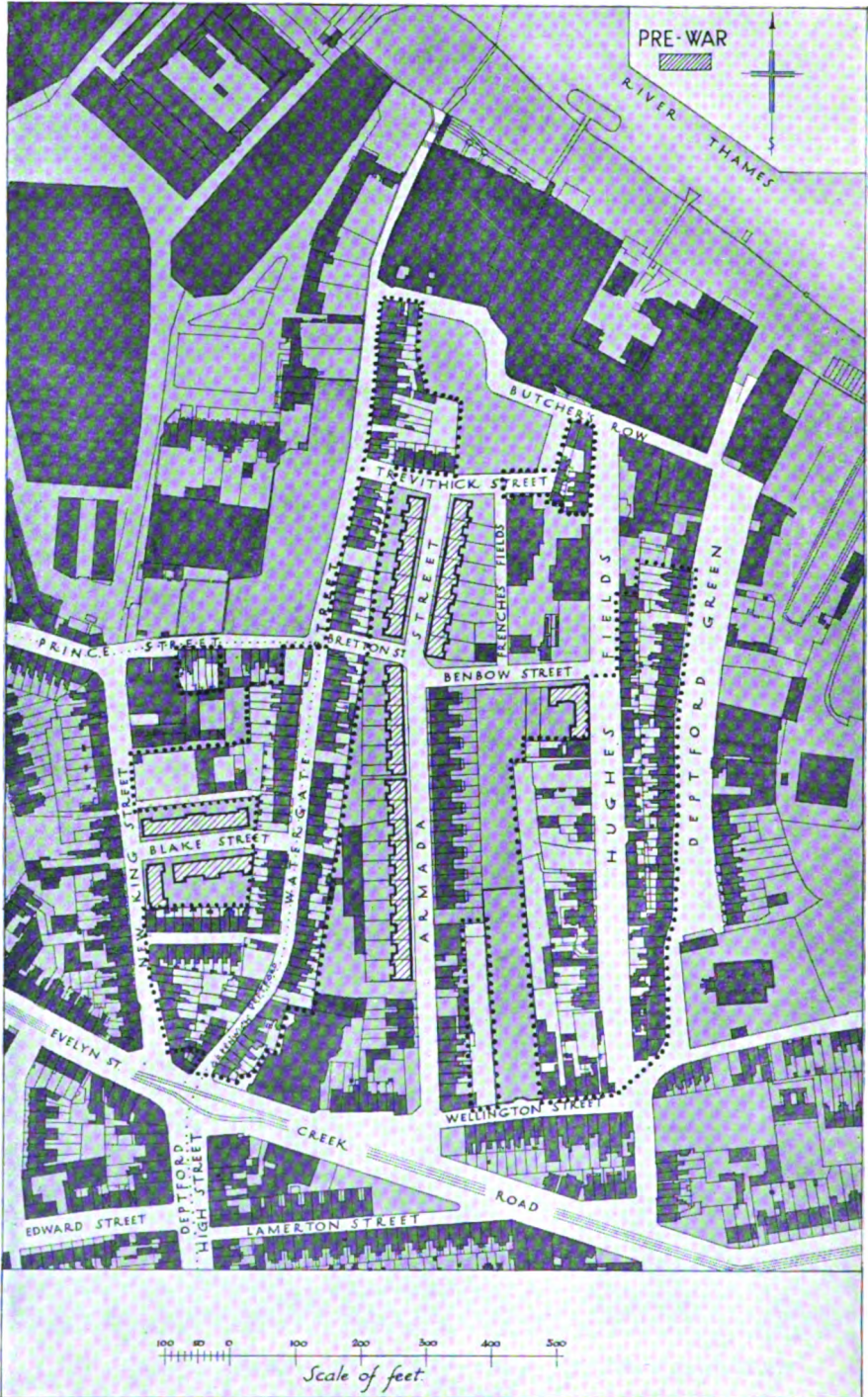
The first blocks were commenced in October, 1926, and except for a break from August, 1931, to August, 1932, building proceeded continuously until the last block was completed in August, 1936.

With the exception of the last block, which is of the 1934 type, the dwellings are of the normal type of planning employed prior to the introduction of the 1934 type, but the five blocks known as Watergate Houses are only three storeys high instead of the usual five storeys.

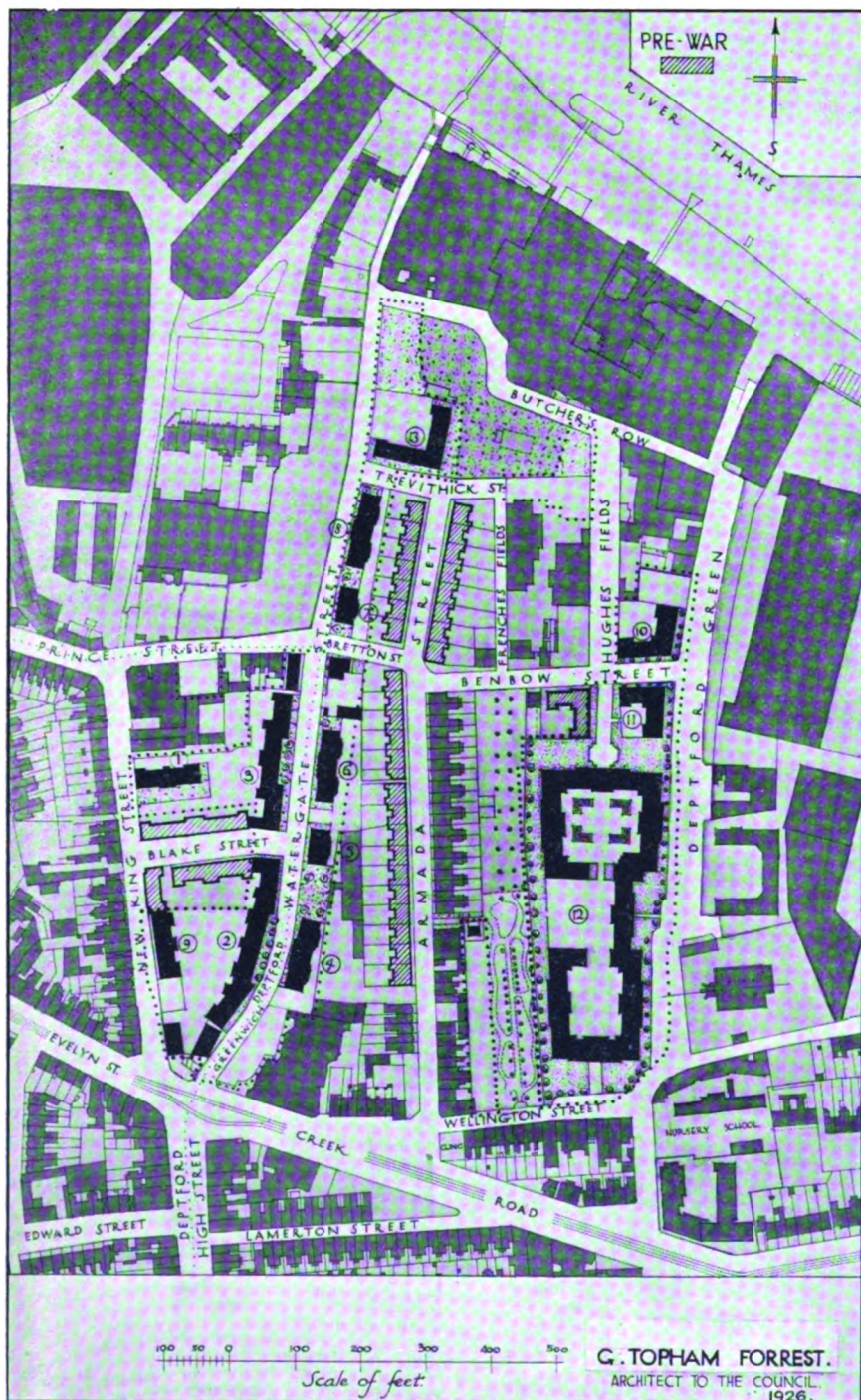
The total accommodation on the estate, including the pre-war portion, is 668 dwellings containing 1,953 rooms. There are also a



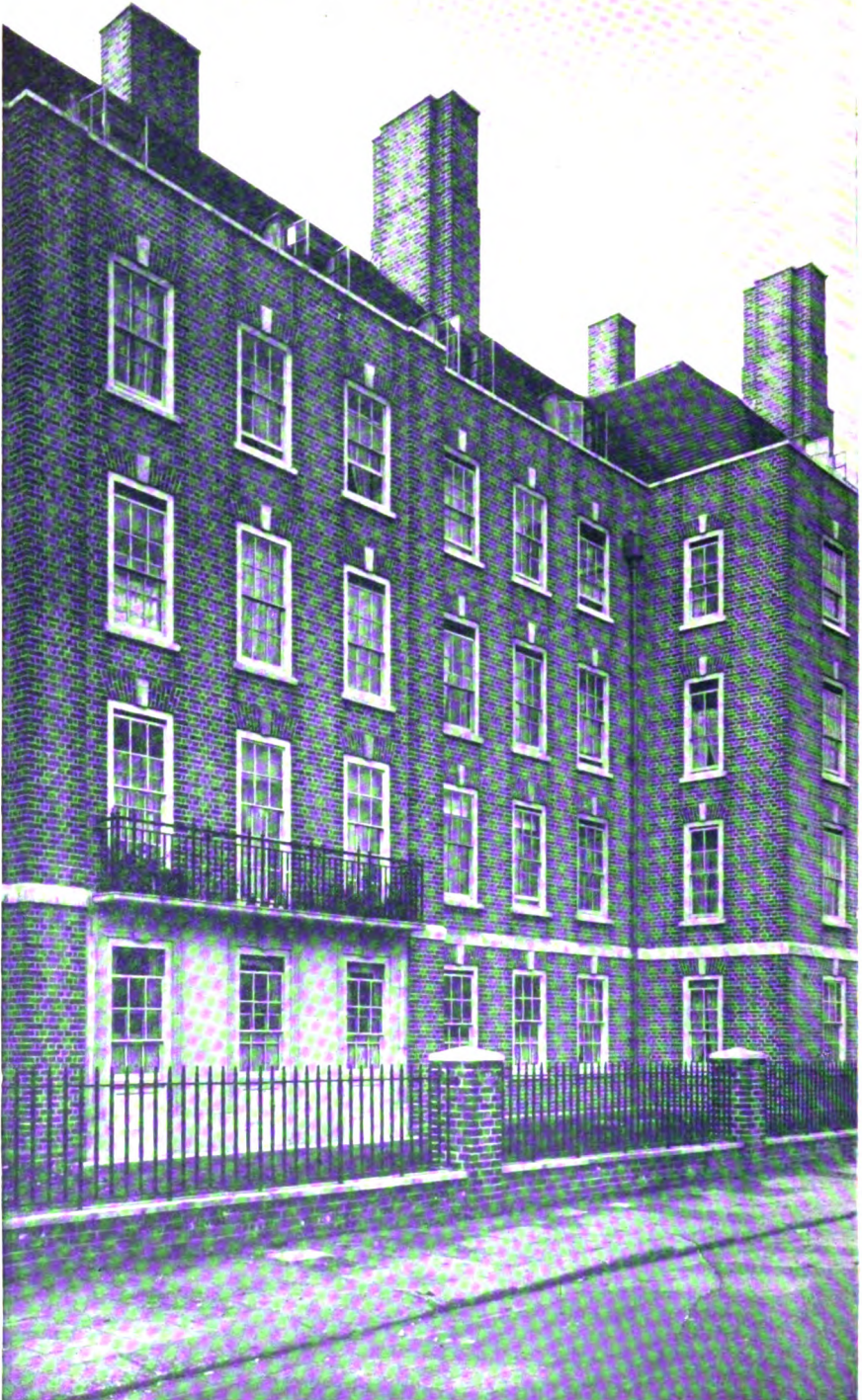
WATERGATE STREET AREA—VIEW, BEFORE CLEARANCE, OF MARY'S PLACE



WATERGATE STREET AREA—BEFORE CLEARANCE



HUGHES FIELDS ESTATE



HUGHES FIELDS ESTATE—CLINTON HOUSE



HUGHES FIELDS ESTATE—WATERGATE HOUSES, NOS. 19 TO 30



WATERGATE STREET AREA—VIEW, BEFORE CLEARANCE, OF DEPTFORD GREEN

superintendent's house, six lock-up shops, estate office, etc., and three shops in a self-contained block with dwelling accommodation over. The total estimated cost of the post-war development is £228,000. The several building contractors were—J. E. Billings and Company, Limited; R. J. Rowley, Limited; Unit Construction Company, Limited; Henry Boot and Sons, Limited; and A. E. Symes, Limited.

In addition to the housing development, provision has been made for an extension of the Hughes Fields School, and for the enlargement of the recreation ground and children's playground in Butcher's-row as well as the recreation ground in Wellington-street previously mentioned. Allotments have also been provided in Watergate-street for the use of the tenants on the estate.

A plan of the Watergate-street area before clearance is reproduced on page 76, a plan of Hughes Fields estate on page 77 and other illustrations on pages 75, 78 and 79.

OSSLUSTON ESTATE

The scheme for the clearance and reconstruction of the Ossulston-street area, St. Pancras (about 8 acres), was confirmed in April, 1926.

The area naturally divides itself into three sections: the northern between Hampden-street and Phoenix-street; the central between Phoenix-street and Christ Church; and the southern between Christ Church and Weir's-passage. One block of dwellings has been built on each of the southern and central sections, and two blocks on the northern section.

Building work was commenced in October, 1927, on the central block, named Chamberlain House, after the Rt. Hon. Neville Chamberlain, M.P., formerly Minister of Health, and has been carried on almost continuously. This block and the first block of Walker House have been fitted with a central hot water supply and electricity has been installed for lighting, heating and cooking.

The southern block, Levita House, was named after Lt.-Col. Sir Cecil Levita, K.C.V.O., C.B.E., D.L., J.P., who was Chairman of the Housing Committee from 1922-1928 and Chairman of the Council in 1928-29. The major portion of the block is six storeys high. Provision has also been made for electric cooking as well as for heating and lighting.

The two northern blocks are named Walker House after Mr. H. de R. Walker, who was Chairman of the Housing Committee in 1917-1919. The first block was completed in 1930 and the second block is in course of construction and is expected to be completed in June, 1937. As in the case of Levita House, electricity has been installed for cooking purposes as well as for heating and lighting.

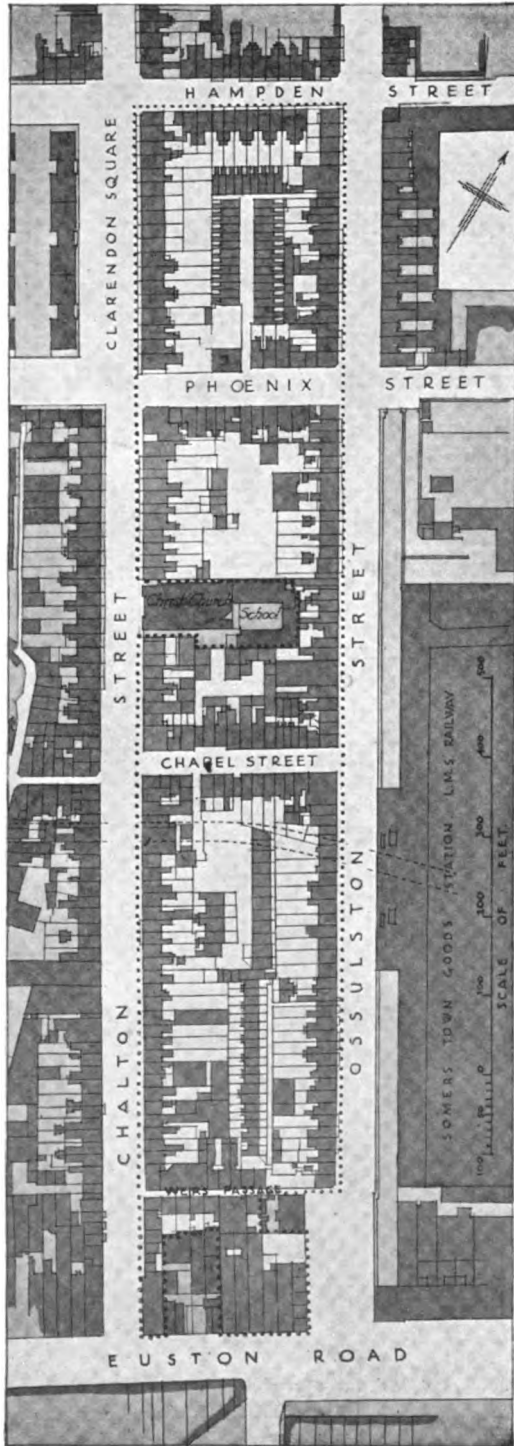
The whole estate, which will include an area of about one acre in Chalton-street adjoining, will, when completed, contain 514 dwellings with 1,637 rooms, a Salvation Army room, maternity and child welfare centre, shops, barrow sheds, estate offices and workshops. Most of the dwellings are of the normal, pre-1934 type, but a few have been built with a reduced standard of finish for letting at low rents. Ventilated rooms for the drying of domestic washing have been provided in each block. The estimated cost is £317,000. The various contractors engaged on the estate have been—Gee, Walker and



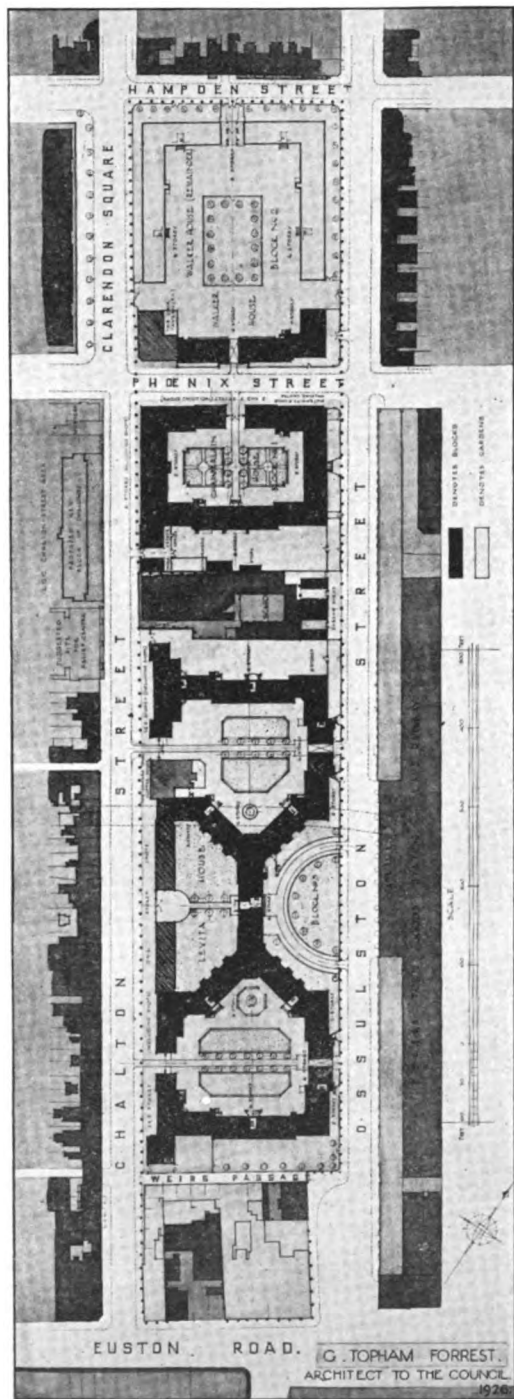
OSSULSTON STREET AREA—VIEW, BEFORE CLEARANCE, OF
CHAPEL GROVE



OSSULSTON STREET AREA—VIEW, BEFORE CLEARANCE, OF
EASTNOR-PLACE

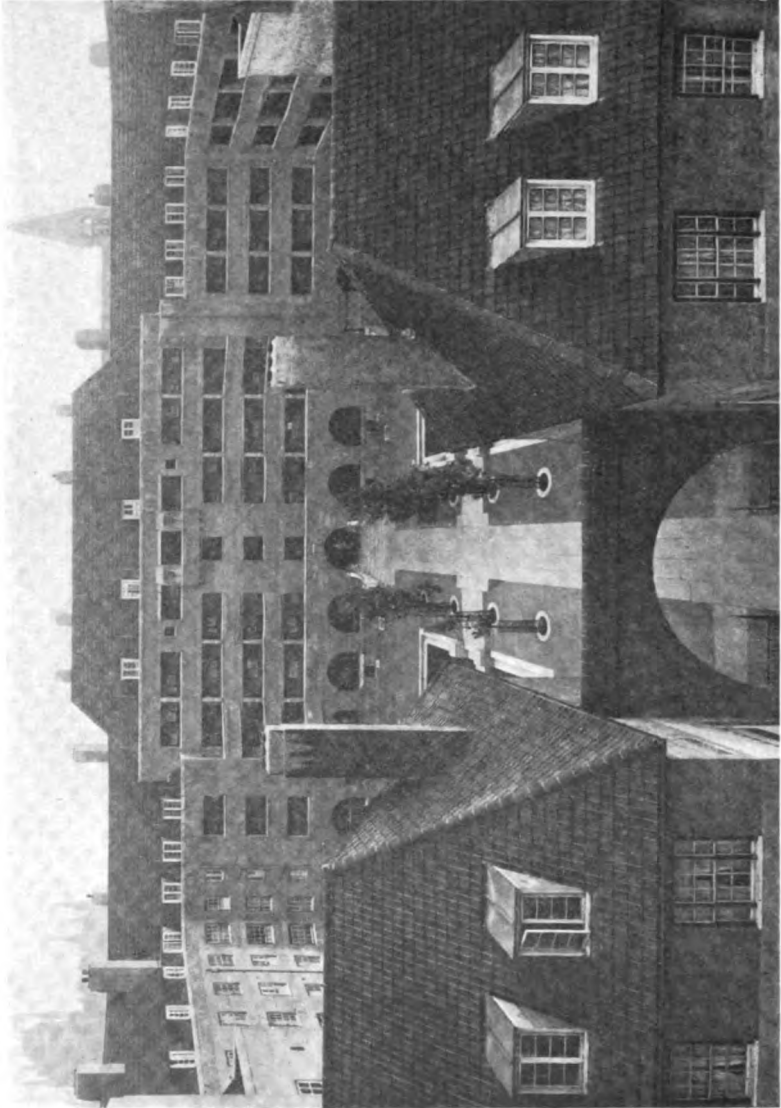


OSSULSTON STREET AREA—BEFORE CLEARANCE

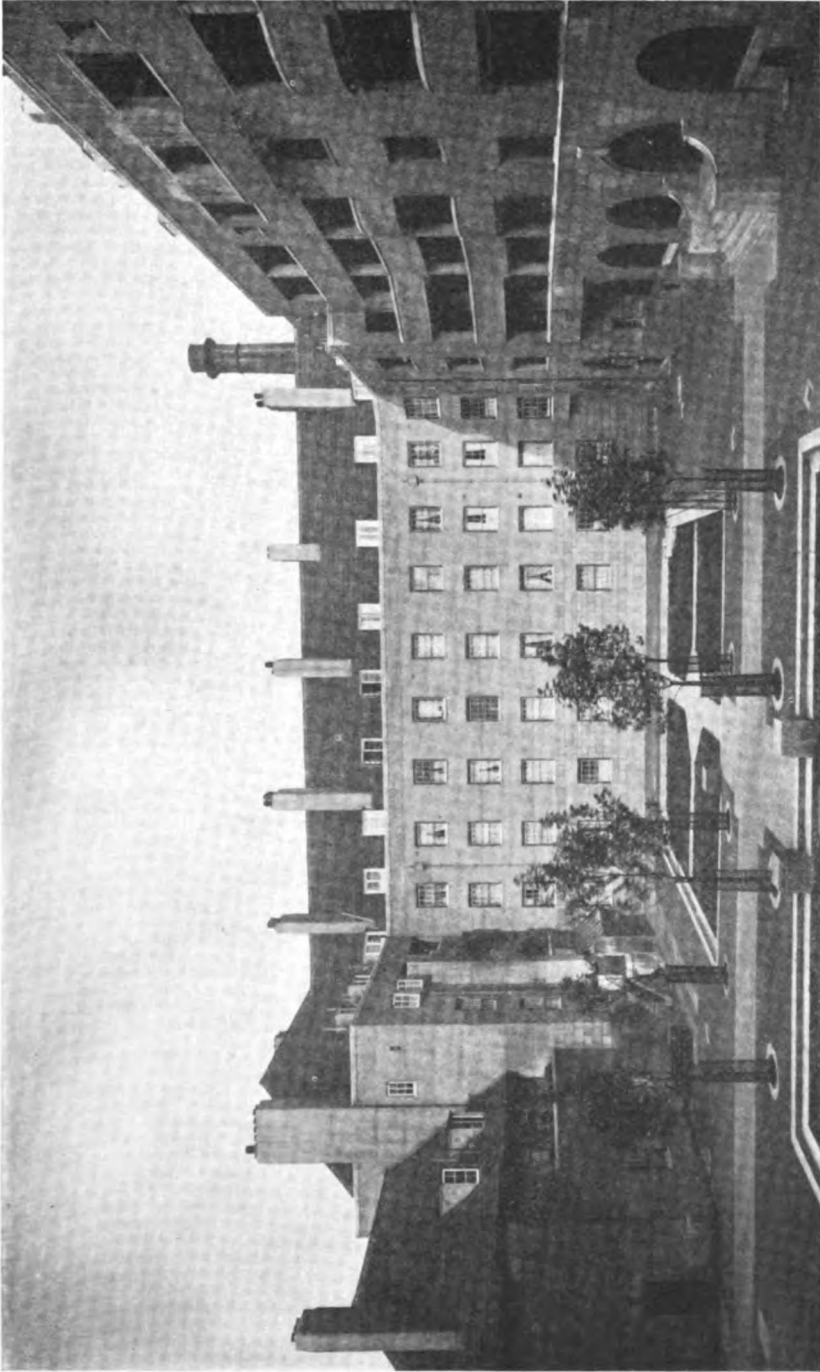


OSSULSTON ESTATE

G



OSSULSTON ESTATE—CHAMBERLAIN HOUSE



.. OSSULSTON ESTATE—COURTYARD, CHAMBERLAIN HOUSE

Slater, Limited, J. E. Billings and Company, Limited, Rowley Brothers, Limited, A. E. Symes, Limited, A. T. Rowley (London), Limited, and Mr. J. McKenzie.

Illustrations of the area before reconstruction and of the estate after reconstruction appear on pages 81 to 83. Two views of Chamberlain House are on pages 84 and 85.

CLAPHAM PARK ESTATE

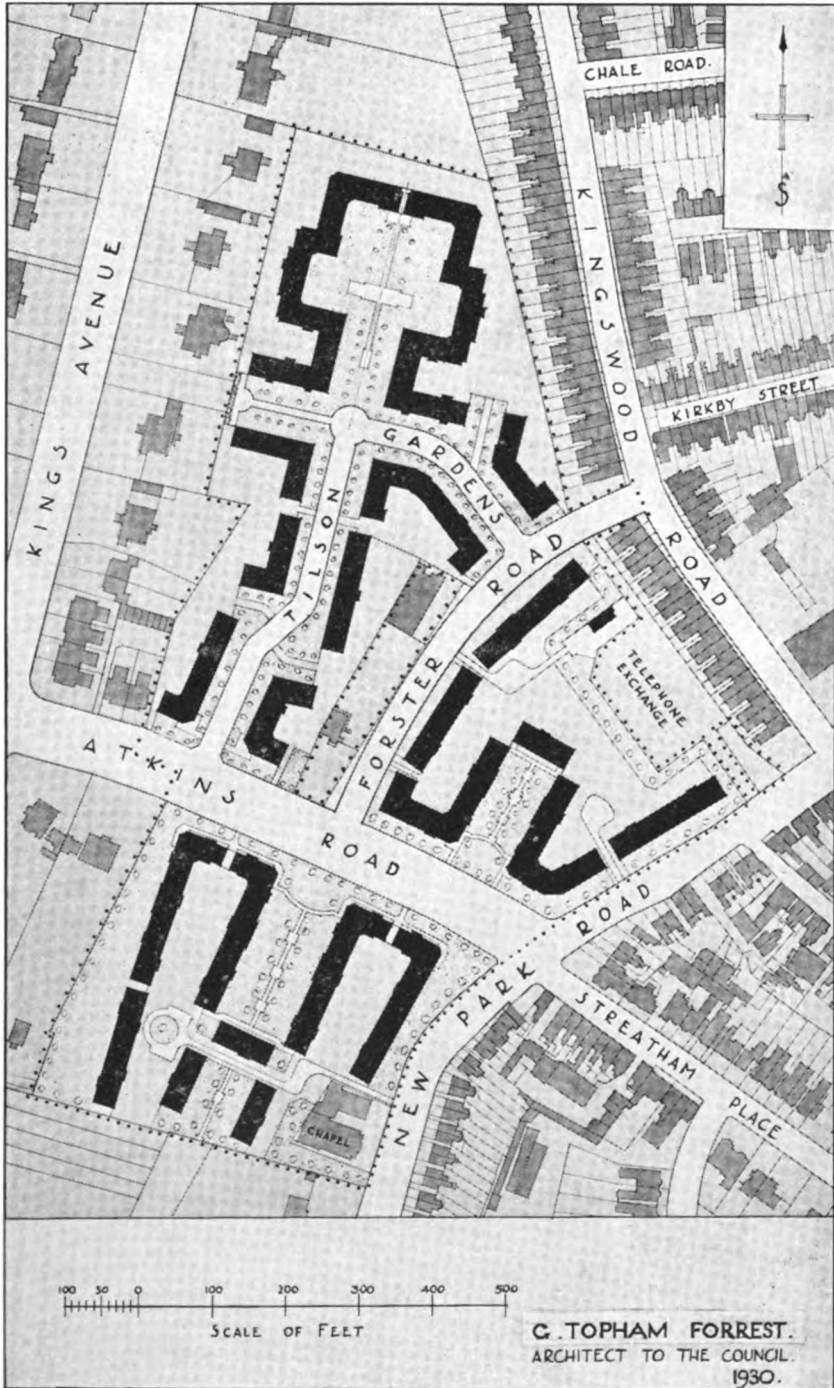
Clapham Park estate, which has a total area of about 15 acres, is on the northern and southern sides of Atkins-road, near its junction with New Park-road, which forms the eastern boundary. It lies on the fringe of the locality known as Clapham-park; it is only a short distance from Brixton-hill and conveniently situated for access to the City and all parts of London. Tooting Bec-common is about half-a-mile to the south-west.

The land to the south of Atkins-road was the first to be developed by the erection of six blocks by C. Miskin and Sons, Limited, whose contract was afterwards extended to include six further blocks. Work was commenced in August, 1930, and completed in September, 1932, at a cost of about £240,000.

Two years later, in October, 1934, the remaining eight blocks were commenced and these were completed in 1936 at a cost of about £190,000. The contractors for these blocks were Wilson Lovatt and Sons, Limited, and Gee, Walker and Slater, Limited.



CLAPHAM PARK ESTATE—LYCETT, LUCRAFT AND LAFONE HOUSES



CLAPHAM PARK ESTATE



CLAPHAM PARK ESTATE—COTTON HOUSE



CLAPHAM PARK ESTATE—LYCETT AND COTTON HOUSES



CLAPHAM PARK ESTATE—LAFONE HOUSE.

The total accommodation of the estate is 759 dwellings containing 2,438 rooms. All the blocks are of the pre-1934 types with drying rooms in the roof. The blocks have been named after members of the first School Board for London, 1870-1873, one of whom resided in Atkins-road.

A lay-out plan of the estate is given on page 87, and four photographs of buildings erected on the estate on pages 86, 88 and 89.

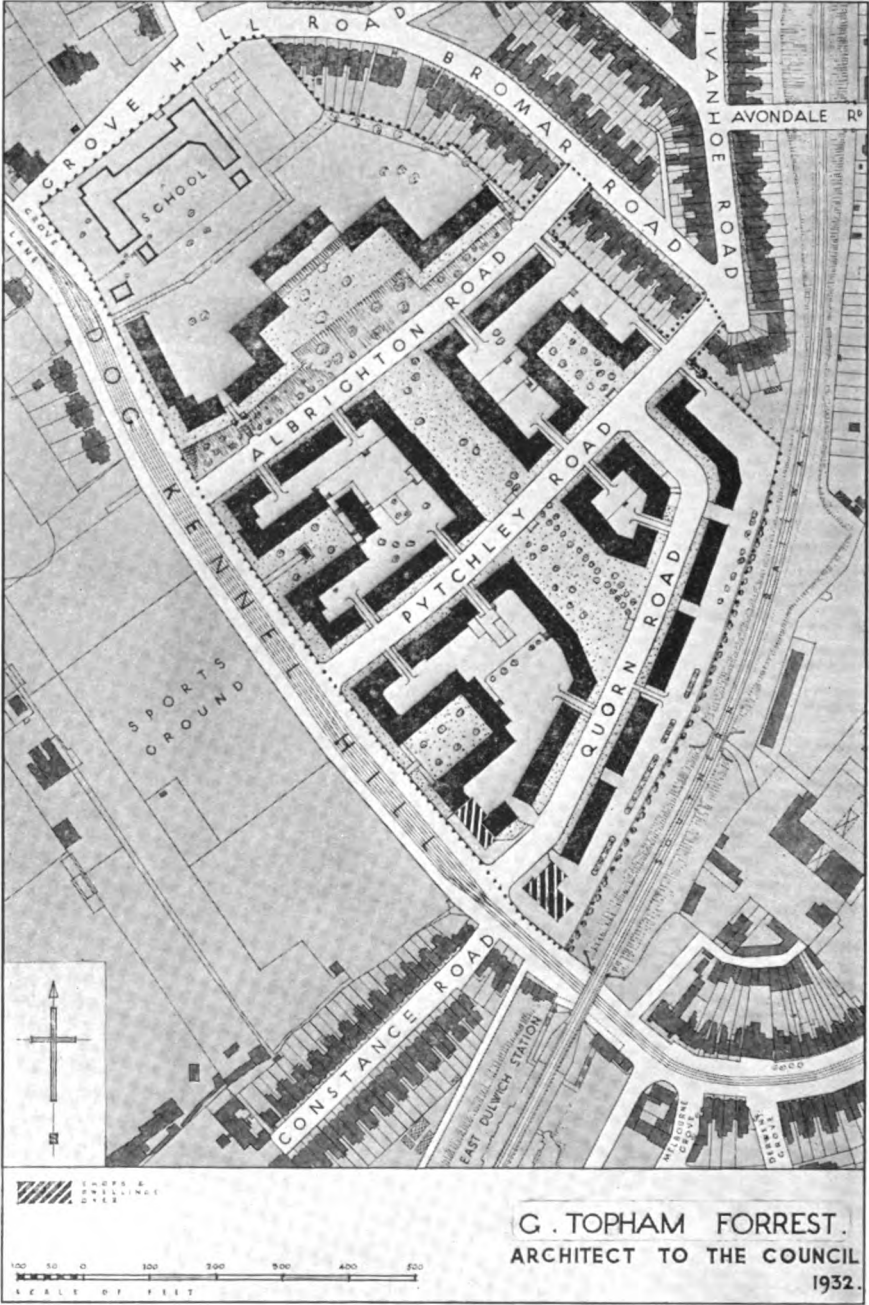
EAST DULWICH ESTATE

East Dulwich estate is situated on the eastern side of Dog Kennel-hill and is within a mile of Camberwell Green. East Dulwich station on the Southern Railway adjoins the estate, tramways pass along Dog Kennel-hill, and an omnibus service is within easy reach. The estate is, therefore, easily accessible from the City and West End. The area of the estate is about 16 acres and the ground falls steeply towards the south-east.

A start was made in June, 1931, by the construction of Quorn and Pytchley-roads which were completed in February, 1932.

Building work was commenced in December, 1932, with the construction of the first four blocks by Gee, Walker and Slater, Limited, at a cost of £31,000. These blocks are of the modified type specially designed for letting at low rents, and are four storeys high, containing 96 dwellings with 272 rooms. They were completed in July, 1933.

The same contractors constructed the next seven blocks containing 233 dwellings with 823 rooms, six lock-up shops, an estate office,



EAST DULWICH ESTATE



EAST DULWICH ESTATE—FELBRIDGE HOUSE

superintendent's quarters and a workshop. This work, the cost of which was £118,740, was commenced in November, 1933, and completed in March, 1935. During the period Albrighton-road was being constructed, and was finished in June, 1934. These blocks, which include drying rooms in the roof, are of a type of accommodation superior to that normally provided for rehousing purposes.

The contractors for the remainder of the estate (14 blocks) are Wilson, Lovatt and Sons, Limited, and the estimated cost of the work is £263,700. The last four blocks are nearing completion and the whole estate will consist of 25 blocks containing 896 dwellings with 2,830 rooms, including the superintendent's quarters.

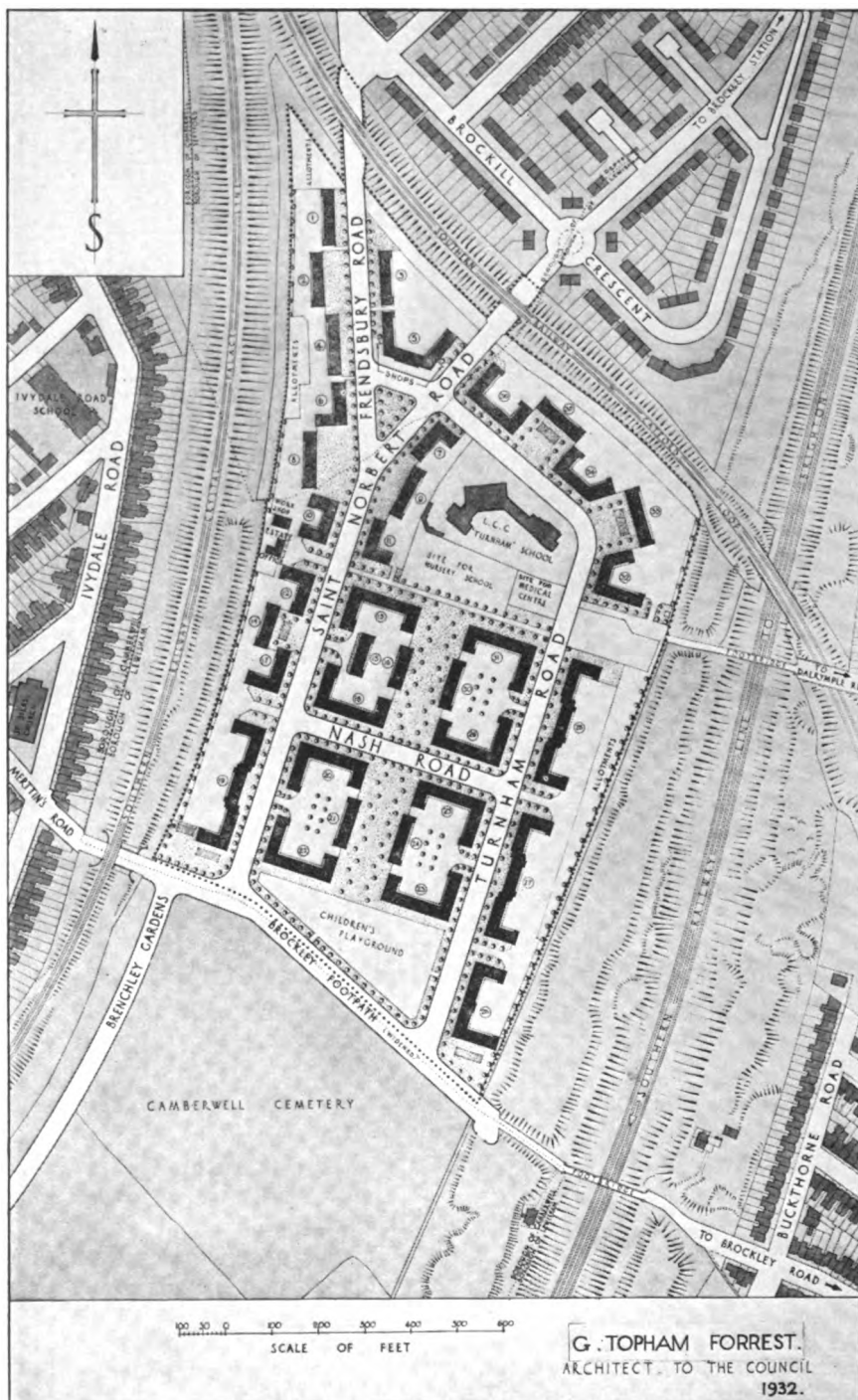
Blocks 12 to 25 are partly of the normal pre-1934 type, partly of the 1934 type, and partly of the modified type for letting at low rents.

The blocks and roads are named after the hunt as the district was many years ago a meeting place for hounds.

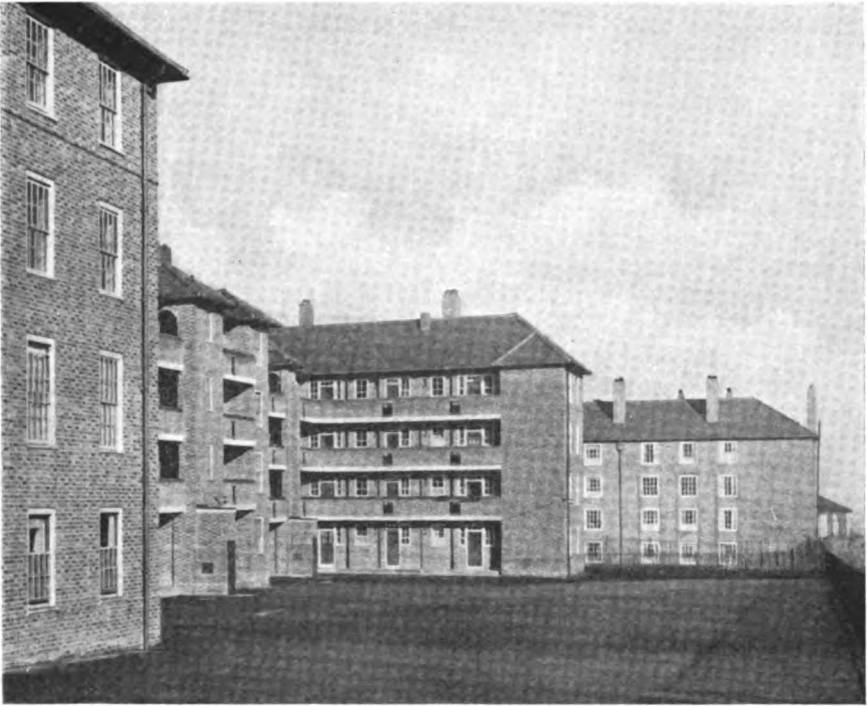
A lay-out plan is given on page 90 and an illustration of Felbridge House on page 91.

HONOR OAK ESTATE

In June, 1932, the Council decided to acquire a site in Brockley of about 30 acres for the erection of dwellings to be used in connection with the Council's slum clearance operations. This site is situated in the Metropolitan Boroughs of Deptford and Lewisham and is bounded on the north, east and west by the Southern Railway, and on the south by the Brockley footpath.



HONOR OAK ESTATE



HONOR OAK ESTATE—SPALDING AND SKIPTON HOUSES

Building operations were commenced by Gee, Walker and Slater, Limited, in the autumn of 1932 with four blocks of the modified type for letting at low rents, which were completed in July, 1933.

Further roads and sewers were commenced in September, 1933, and finished in December, 1933, during which time a start was made on the next 14 blocks and eight shops by Henry Boot and Sons, Limited. These blocks are similar in type to the first four blocks.

Building work has proceeded continuously since that date and the last blocks are nearing completion. The contractors for the last 18 blocks are Gee, Walker and Slater, Limited, and these are all of the 1934 type.

The total accommodation on the estate is 1,104 dwellings containing 3,399 rooms and the estimated cost of building is about £445,000. Of this accommodation 725 dwellings have been utilised in connection with slum clearance operations and 378 dwellings have been allocated for the abatement of overcrowding under the Housing Act, 1935.

Sites have been reserved for a children's playground, a nursery school and a maternity and children's treatment centre, and plans are now in hand for the construction of these. Consideration is being given to the provision of a community centre on the estate. Allotments are available for the tenants.

A new elementary school has been built on a site of about $1\frac{1}{2}$ acres to serve the estate.

A lay-out plan is shown on page 92, and a view of Spalding and Skipton Houses on page 93.

COVENTRY CROSS ESTATE

In November, 1933, the Council decided to acquire for housing purposes a site in Poplar known as the Bromley Maltings site, which had an area of about $2\frac{1}{2}$ acres. Adjoining this site were some groups of houses and shops and in July, 1934, the Council decided to acquire these as an extension of the site. The land thus obtained has an area of about $3\frac{1}{2}$ acres.

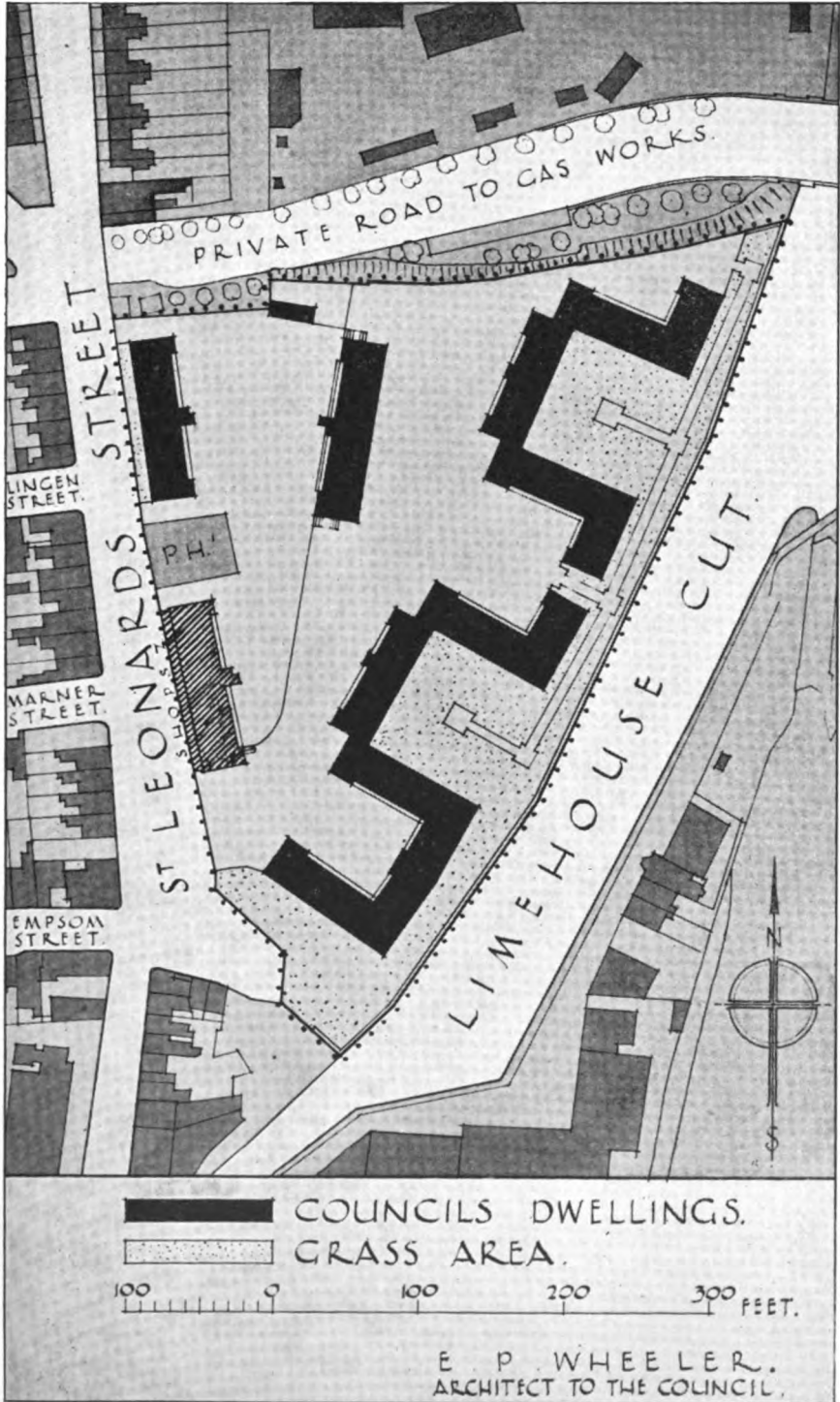
The site adjoins the River Lea Navigation and it was necessary for a river wall to be constructed. In addition, owing to the nature of the subsoil it was necessary to construct piled foundations for the blocks of dwellings.

Seven blocks were commenced in November, 1934, when Simplex Concrete Piles, Limited, built the foundations. The superstructures were erected by Rowley Brothers, Limited, who completed the work in December, 1935. These seven blocks, which are of the modified type designed for letting at low rents, contain 190 dwellings with 580 rooms and were built at a total cost (including foundations) of £64,040.

It is anticipated that work will be commenced shortly on the remaining three blocks, which will comprise 57 dwellings containing



COVENTRY CROSS ESTATE—FRONTAGE TO LIMEHOUSE CUT



COVENTRY CROSS ESTATE

194 rooms of the 1934 (1 and 2) types, with seven lock-up shops and a workshop, the estimated cost being £36,600.

Two illustrations are given, a lay-out plan on page 95 and dwellings fronting Limchouse Cut on page 94.

KENNINGTON PARK ESTATE

In October, 1933, the Council decided to acquire from the Duchy of Cornwall land in the neighbourhood of Kennington Oval for the provision of accommodation in connection with its clearance operations. Additional lands have since been added and the estate now has an area of about 18 acres. It is situated around the Surrey County



KENNINGTON PARK ESTATE



KENNINGTON PARK ESTATE—KEY HOUSE

Cricket Ground, popularly known as the Oval, and is only a short distance from the centre of London. Kennington Park is opposite the estate on the other side of Kennington Park-road.

The blocks of dwellings have been named after famous cricketers.

Building work was commenced in March, 1934, by the erection of two blocks, Grace and Read Houses, of the modified type for letting at low rents, and work is still continuing.

At the present date, 12 blocks have been completed ; the foundations for another block are under construction and two more blocks will be commenced in the near future.

The dwellings, with the exception of Grace and Read Houses, are of the normal pre-1934 type, and also the 1934 types and all the blocks contain rooms for the drying of domestic washing. When complete the estate will contain 1,114 dwellings with 3,475 rooms, workshops and stores, shops, estate office and a school which has been built on a site of one acre. Adjoining Grace House a Children's Welfare Centre has been provided by the trustees of the Lady Cynthia Mosley Memorial Fund on land leased to the trustees by the Council for the purpose.

The various contractors who have been engaged on the building work have been Rowley Bros., Limited, Wilson Lovatt and Sons, Limited, W. H. Gaze and Sons, Limited, Unit Construction Company, Limited, and A. E. Symes, Limited.

A lay-out plan of the estate is shown on page 96 and a photograph of Key House on page 97.

OAKLANDS ESTATE

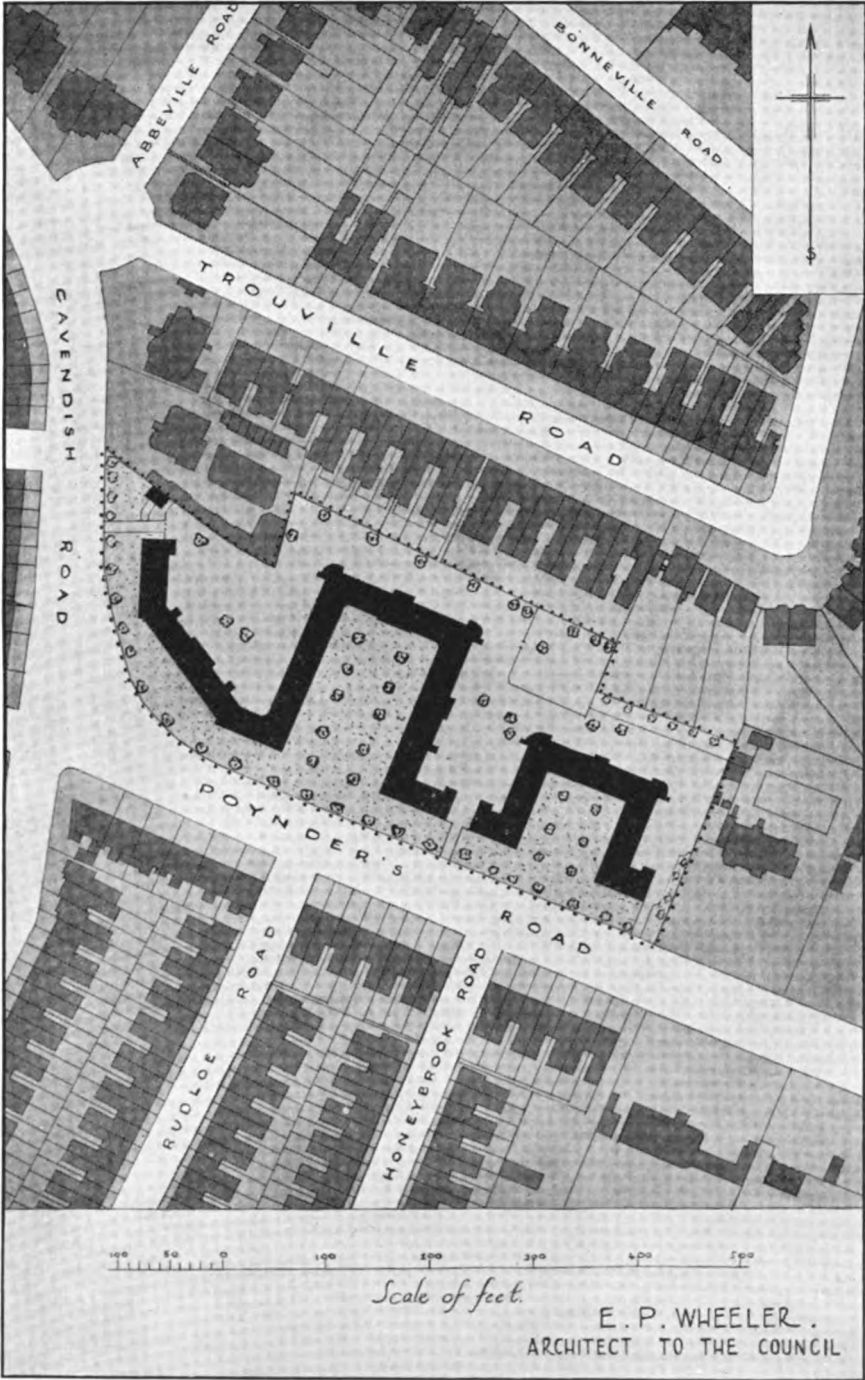
Oaklands estate, which has an area of just over three acres, is situated in Poynders-road, Clapham Park. The site, because of its situation in a pleasant residential neighbourhood, is specially suitable for housing purposes.

The estate consists of three blocks of five storeys, the top storey and the one below being designed as maisonettes. The total accommodation comprises 185 dwellings with 582 rooms of the normal pre-1934 type and in the top floor there are included, in addition to the bedrooms of the maisonettes, drying rooms for the use of all the tenants.

The external elevation exhibits the modern tendency towards a horizontal effect, which is emphasised by the flat roof, external balconies and alternating bands of coloured brickwork. In keeping with the horizontal effect produced by these features, wide windows in steel frames have been introduced and these give a maximum amount of sunlight in the rooms.

In the courtyard in the rear of the dwellings, a children's playground has been laid out and fitted with apparatus, such as swings, etc.

The contractors for the building work were R. J. Rowley, Limited, who commenced in January, 1935, and finished in June, 1936. The cost of the work was £87,970.



OAKLANDS ESTATE

H



OAKLANDS ESTATE—EASTMAN HOUSE



OAKLANDS ESTATE—CUBITT HOUSE



OAKLANDS ESTATE—FORECOURT GARDENS, CUBITT HOUSE



OAKLANDS ESTATE—CHILDREN'S PLAYGROUND

These dwellings were allocated for the abatement of overcrowding under the Housing Act, 1935, and as they were the first of the Council's dwellings to be utilised for this purpose, the occasion was marked by a ceremonial opening by the Rt. Hon. the Chairman of the Council on 27th March, 1936.

A lay-out plan of the estate is given on page 99 and four illustrations of dwellings erected on the estate appear on pages 100 to 102.

ROCKINGHAM ESTATE (TARN STREET AND AYLIFFE STREET AREAS AND ROCKINGHAM STREET SITE)

The Rockingham estate, an area of some 18 acres, is situated in Southwark adjacent to the "Elephant and Castle," between Newington Causeway and New Kent Road, and when completed it will be one of the largest of the Council's central London housing estates. The estate embraces the site of two clearance areas, namely, the Tarn Street area (5 acres in extent) and the Ayliffe Street area (4 acres in extent), together with a site of 9 acres acquired by the Council in 1934 and known as the Rockingham-street site.

The estate is excellently situated both from the point of view of shopping and other facilities which are available in the immediate vicinity, and also from that of transport as the City of London and Westminster-bridge are within a distance of about one mile on main bus and tram routes.

Adjoining the Tarn-street area on the north is the Council's Newington recreation ground of three acres. The recreation ground contains a fitted children's-playground and an additional entrance is being formed in Bath Terrace for the convenience of the tenants on the estate.

The acquisition and clearance of the Tarn-street area was first considered by the Council in May, 1934, and five months later an opportunity arose to acquire nine acres of property immediately adjoining. This is known as the Rockingham-street site and consists of premises in Rockingham-street and Falmouth-road. Two additional blocks of property fronting Union-road were also purchased.

In April, 1935, the Council resolved to acquire and clear a further four acres consisting of the Ayliffe-street area which adjoins the Rockingham-street site to the east of the property in Falmouth-road.

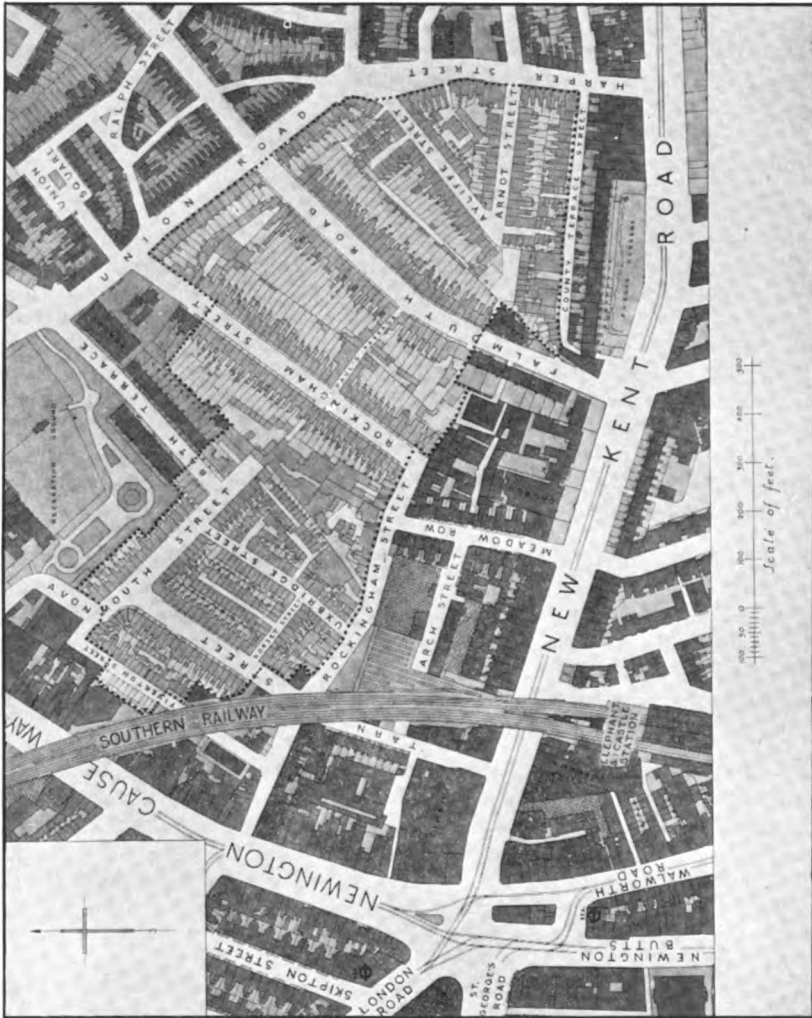
Clearance operations were commenced on the Tarn-street portion of the estate, and owing to the nature of the subsoil it was necessary that the blocks should be built on piled foundations. Foundations were commenced in May, 1935, and work has since proceeded continuously. To date, 146 dwellings have been completed, together with the foundations for several further blocks of dwellings. The accommodation on this portion of the estate will be 424 dwellings, containing 1,375 rooms.

The pile foundations have been constructed by West's Rotinoff Piling and Construction Company, Limited, and Simplex Concrete Piles, Limited, and the first of the superstructures was erected by Unit Construction Company, Limited. The clearance of the Ayliffe-street portion of the estate is now proceeding and work on foundations for the new dwellings will be commenced in the near future.

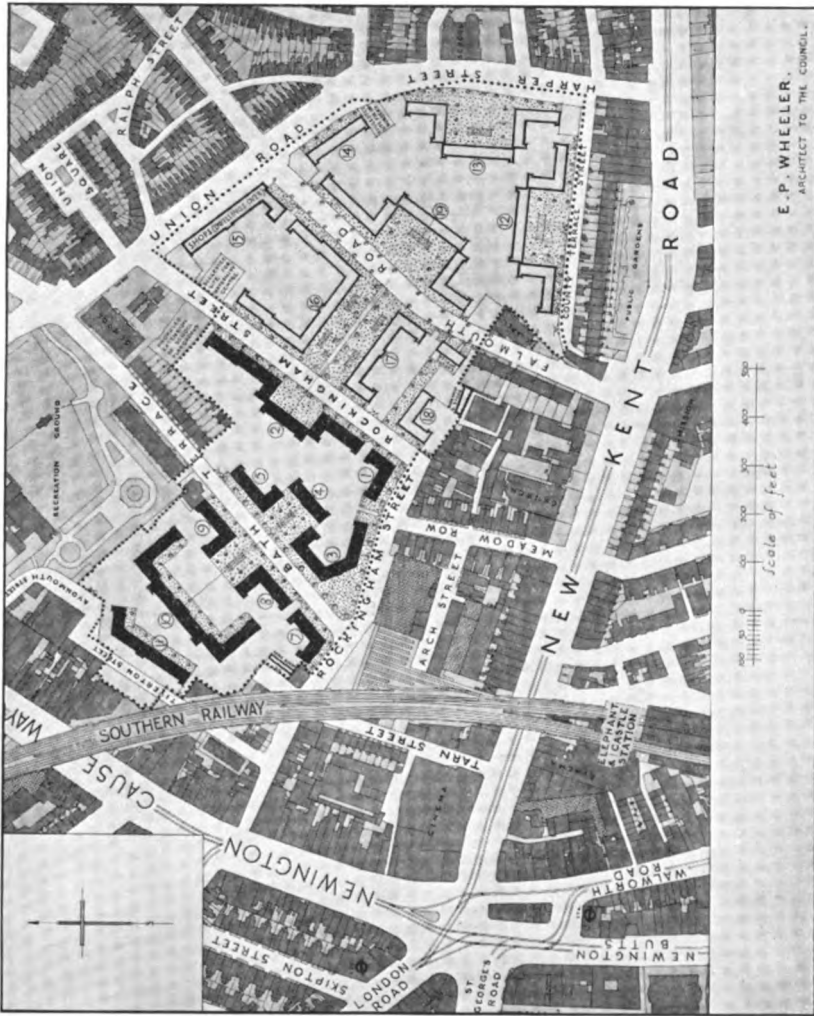
The Rockingham estate when completed will comprise 19 blocks containing 925 dwellings with 2,980 rooms, together with an estate office and workshop. The dwellings are of the 1934 type and the total estimated cost, excluding the land, is £525,000. Provision is being made for the playground of the Rockingham-street school to be considerably enlarged, and sites have been reserved for a day nursery and also for a maternity and child welfare centre.

On the Tarn-street portion of the estate a new street has been formed to connect Bath-terrace with Rockingham-street. A widening of Union-road and Harper-street will also be carried out in connection with traffic improvements for the relief of congestion at the "Elephant and Castle."

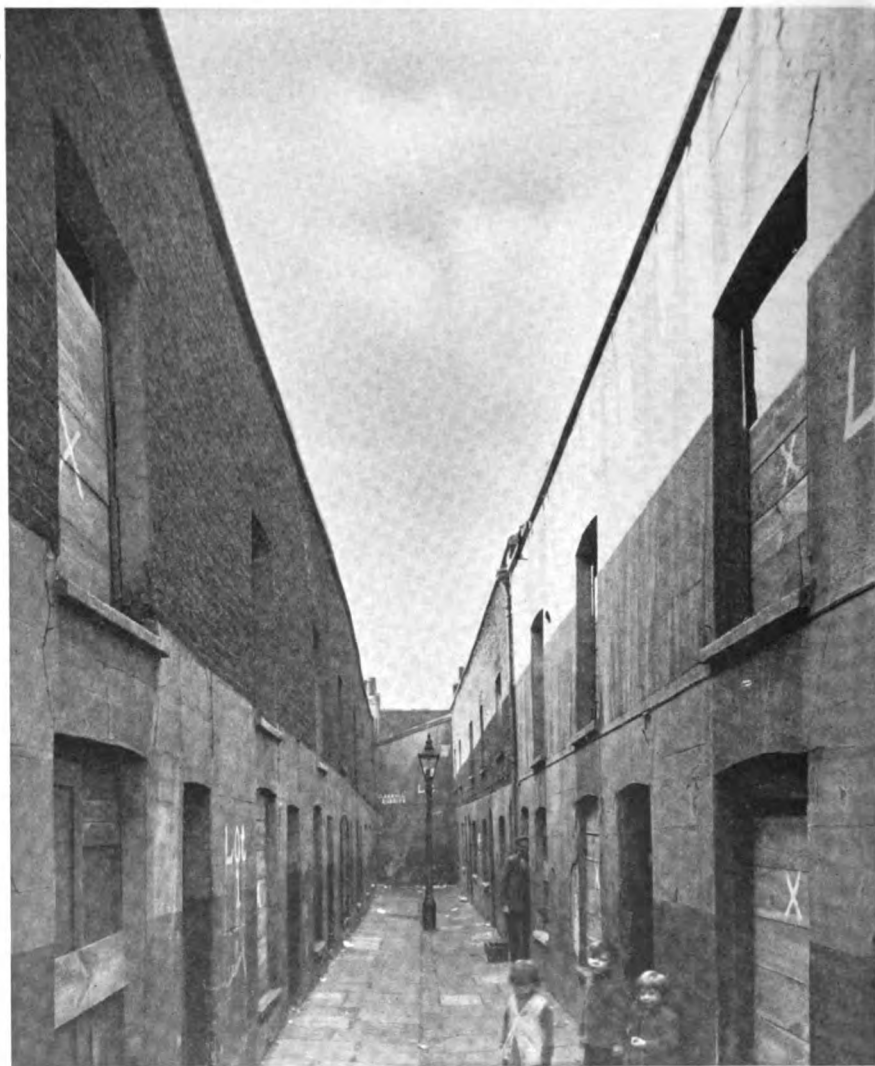
A plan of the Tarn-street and Ayliffe-street areas and Rockingham-street site before clearance is shown on page 104 and a lay-out plan of the reconstruction scheme on page 105. Two views of the area before clearance are shown on pages 106 and 107.



TARN STREET AND AYLIFFE STREET AREAS AND ROCKINGHAM STREET SITE—
BEFORE CLEARANCE



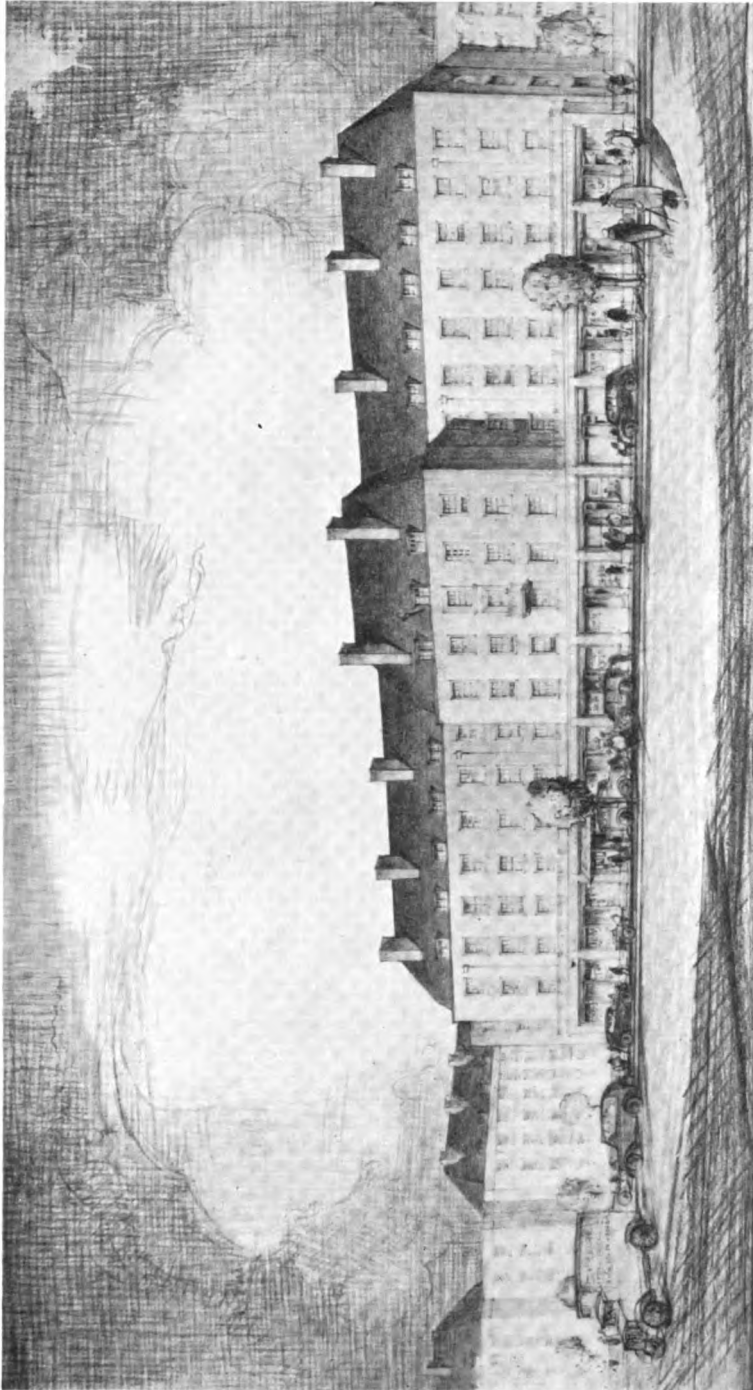
ROCKINGHAM ESTATE—RECONSTRUCTION SCHEME



**TARN STREET AREA—VIEW, BEFORE CLEARANCE, OF
BIDEFORD COURT**



TARN STREET AREA—VIEW, BEFORE CLEARANCE, OF
LINWOOD PLACE



E. P. Wheeler, Architect to the Council
WANDSWORTH ROAD SITE—PROPOSED ELEVATION OF BLOCK NO. 5 FACING WANDSWORTH ROAD

WANDSWORTH ROAD SITE

The Council in February, 1935, decided to acquire for housing purposes a site in Clapham on the north side of Larkhall-lane, with frontages on both sides of Wandsworth-road and bounded on the west by Albion-road and Clyston-street. The site, about 25 acres in extent, mainly comprised old houses with large gardens, and the Council proceeded with the purchase of the property by means of a compulsory purchase order which was confirmed by the Minister of Health in December, 1935.

It is proposed to develop the site by the erection of block dwellings, and the total accommodation to be provided will comprise 1,032 dwellings with 3,283 rooms in 27 blocks of the 1934 (1, 2, 3 and 4) types, together with 11 shops (3 with basements), 14 basement stores, administrative buildings, and a children's playground. In the lay-out of the site allowance has been made for the widening of Wandsworth-road to 70 feet and Union-road to 40 feet. The development of the site is estimated to cost £570,000.

Three blocks comprising 109 dwellings are now in course of construction by Henry Boot and Sons, Limited, and contracts for a further seven blocks comprising 307 dwellings have been let to the same contractors.

A drawing showing the proposed treatment of block 5 facing Wandsworth-road is given on page 108.

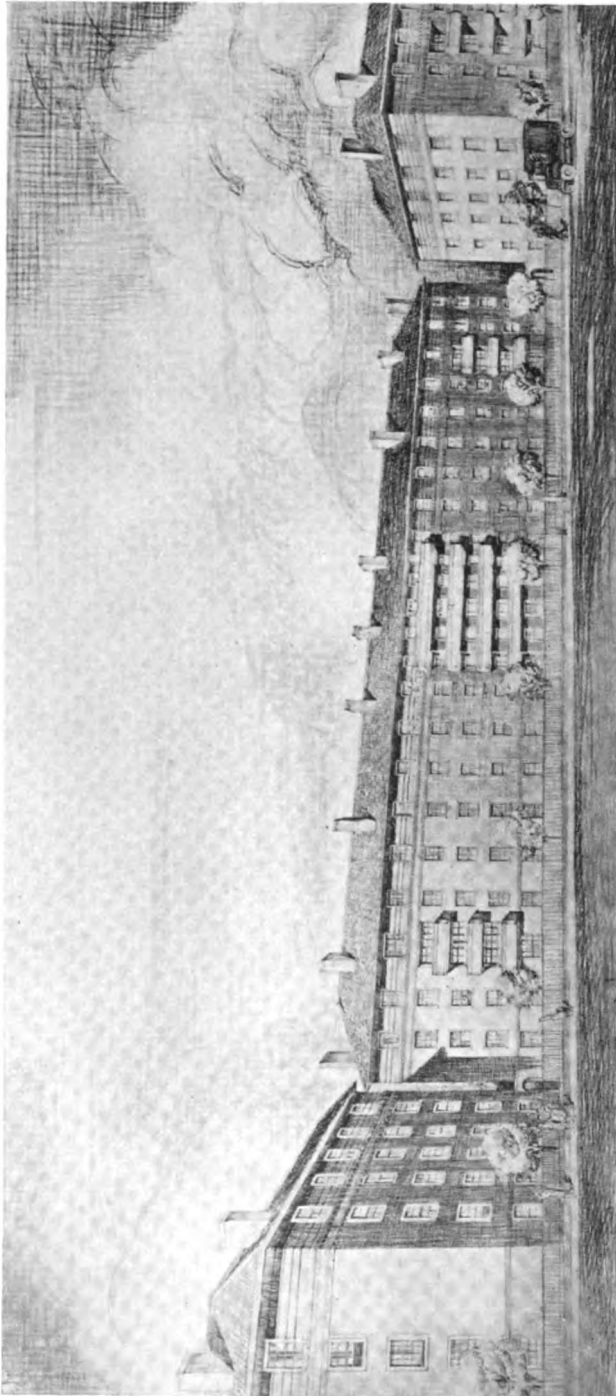
SUMNER ROAD AREA

In November, 1935, the Council declared two areas in Camberwell to be clearance areas and decided to acquire and use the land for housing purposes. The areas are $7\frac{3}{4}$ acres in extent, bounded on the north by Commercial-road, on the east by Jocelyn-street and Boathouse-walk, on the west by Cator-street and a part of Sumner-road, and on the south by the Council's Sumner-road Elementary and Peckham Central Girls' schools and industrial premises facing High-street and Peckham-road. Additional lands have been acquired bringing the total area up to $9\frac{3}{4}$ acres.

The accommodation to be provided will be 13 blocks of 1934 (1, 2, 3 and 4) types comprising 520 dwellings containing about 1,653 rooms. There is also provision for a superintendent's quarters, estate office and workshop, and for certain street widenings. The estimated cost of the work is £257,000.

Five blocks comprising 217 dwellings are now in course of construction by R. J. Rowley, Limited, and are expected to be completed in the summer of 1937.

A drawing showing the proposed treatment of the blocks is given on page 110.



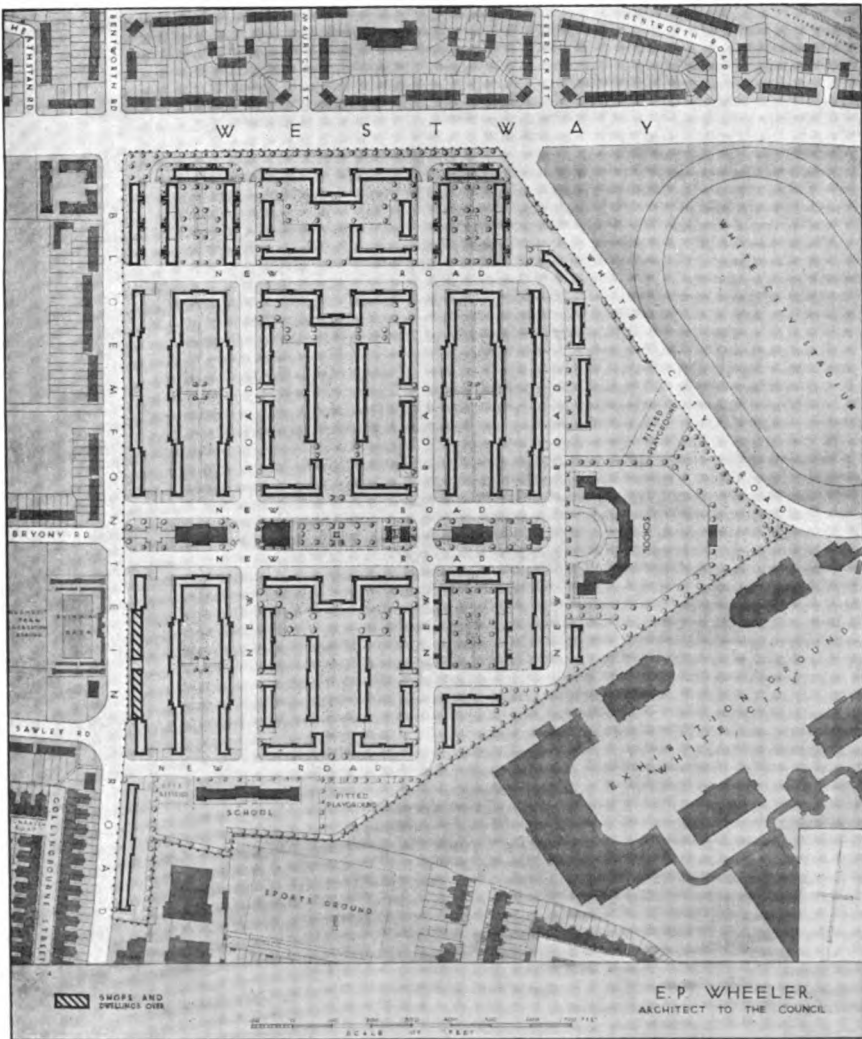
E. P. Wheeler, Architect to the Council

PROPOSED NEW DWELLINGS IN SUMNER ROAD AREA

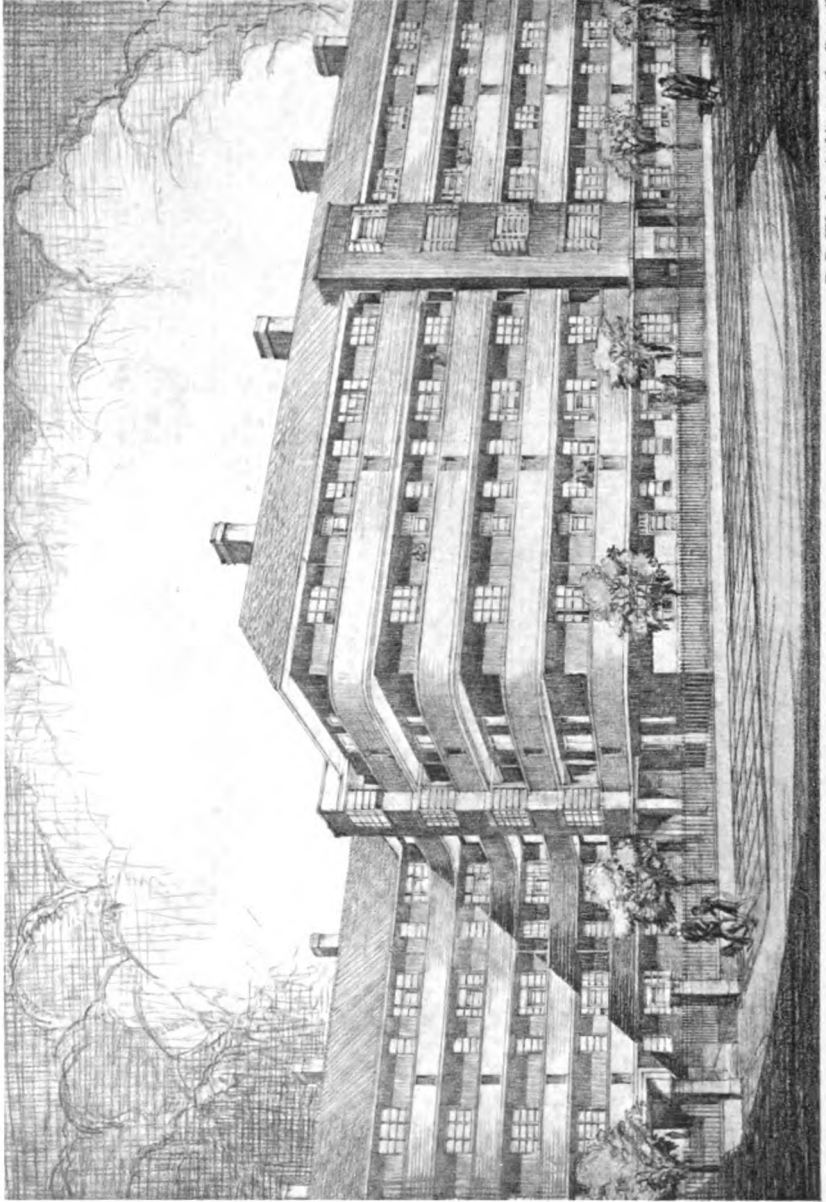
WHITE CITY SITE

In May, 1935, the Council decided to acquire for housing purposes, by compulsory purchase, a site in the Metropolitan Borough of Hammersmith of about 50 acres which formed part of the White City Exhibition grounds. The compulsory purchase order was confirmed in January, 1936, following a local public inquiry.

The site, which abuts on Westway (an arterial road) and Bloemfontein-road, is well provided with transport facilities ; Wood-lane is served with omnibuses and trams, and Westway with omnibuses. Wood-lane Stations are near the south-eastern corner ; Uxbridge-



WHITE CITY SITE—PROPOSED DEVELOPMENT



E. P. Wheeler, Architect to the Council

WHITE CITY SITE—PART OF PROPOSED ELEVATION, FACING WESTWAY

road Station is about half a mile distant in the same direction, and St. Quintin's-park Station about the same distance on the north side.

It is proposed to develop the site by the erection of block dwellings, and the accommodation will comprise 1,974 dwellings of the 1934 (3 and 4) types containing 6,210 rooms, and 312 dwellings of the proposed new type containing 1,080 rooms. All dwellings will be 5 storeys high and the total accommodation will be 2,286 dwellings containing 7,290 rooms. The desirability of a reasonable provision in respect of social services has been recognised and sites have been reserved for 14 shops, an administrative building and possible schools, medical clinic, reading rooms, etc., and children's-playgrounds.

The total estimated cost of the scheme is £1,437,000.

The lay-out as far as possible is based on the principle of a north to south direction of the blocks with such variation as will give interest and variety to the planning; an arrangement of courtyards open on the southern side is provided for, and the effect is assisted by vistas through central openings in the blocks occupying the north side of the courtyards. A grass lawn will form an amenity on one side of the block and suitable varieties of trees will be planted; in some instances a small centralised garden or infants' playground will be provided. The other side of the block will face an access yard or roadway. The roads traversing the estate deliver at intervals on to existing main roads and the lay-out plan makes provision for linking up with any future housing development which may occur outside the present boundaries of the site. A lay-out plan of the proposed development is given on page 111, and a drawing of the proposed elevation facing Westway on page 112.

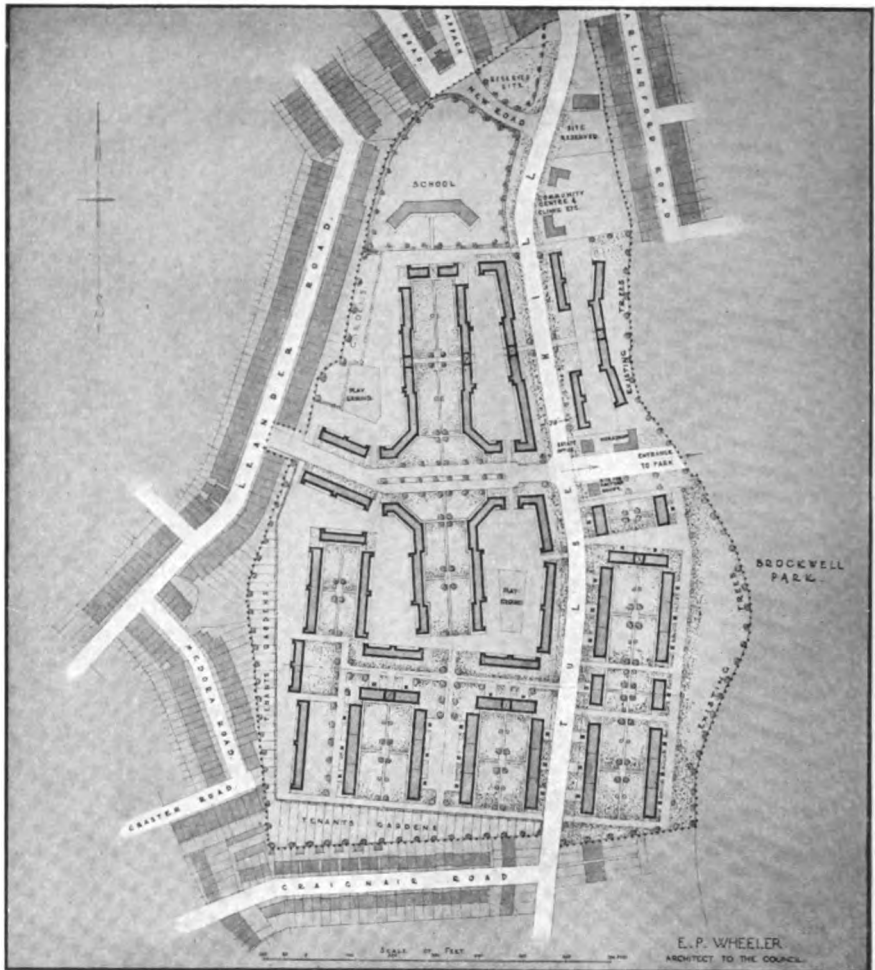
TULSE HILL SITE

In pursuance of the Council's policy of securing sites for the erection of working-class dwellings in connection with its clearance operations and for abatement of overcrowding, it was decided in May, 1936, to acquire by compulsory purchase a site situated on the east and west side of Tulse-hill, Lambeth. The compulsory purchase order was confirmed on 15th January, 1937, following a local public inquiry.

The site which is about 33 acres in area comprises about 60 large old-fashioned houses, mainly occupied as private residences. The scheme of redevelopment contemplates the erection of about 645 dwellings of the 1934 types containing about 2,065 rooms, and about 320 dwellings of the proposed new type containing about 1,096 rooms; total, 965 dwellings.

All the blocks will be 4 storeys high. Sites have been reserved for a school and a community centre, and for other purposes, and the scheme includes the provision of children's-playgrounds, and an estate office and workshop.

The lay-out, shown on page 114, will accord in general principles with that of the White City site.



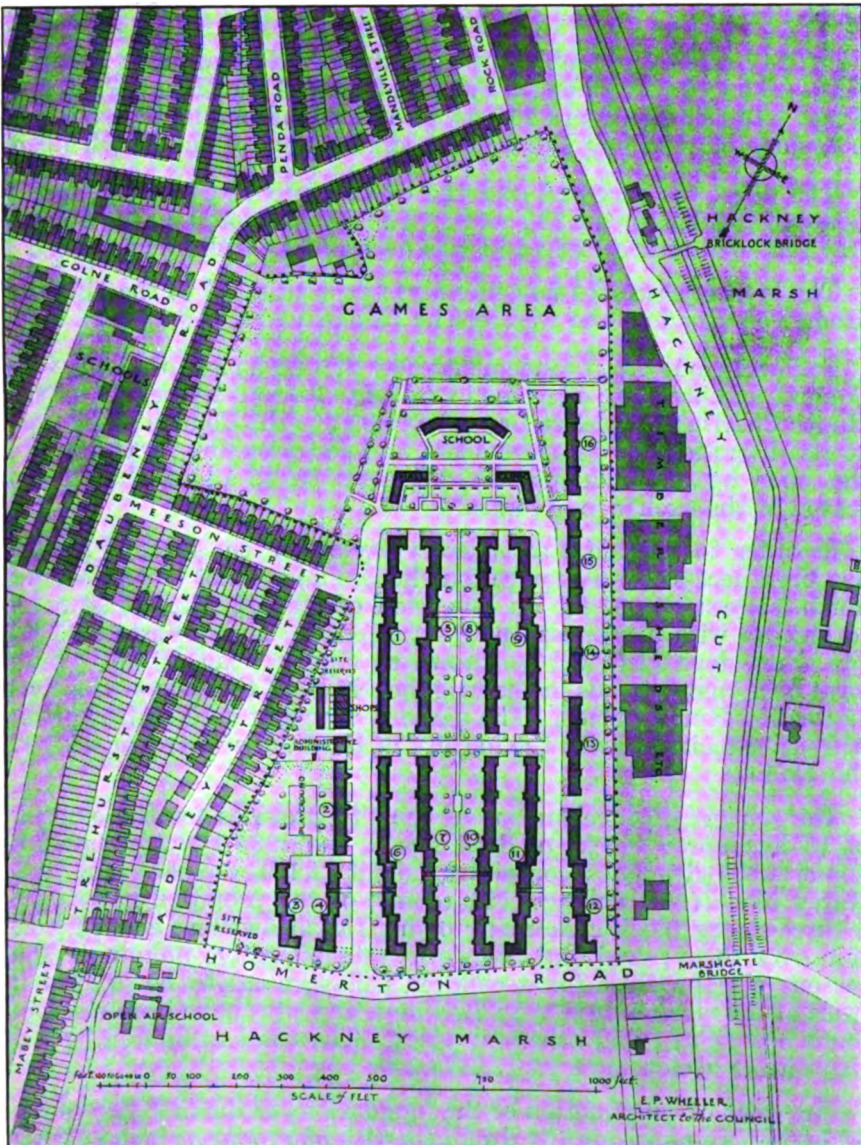
TULSE HILL SITE—PROPOSED DEVELOPMENT

KING'S MEAD ESTATE (HACKNEY MARSH SITE)

The carrying out of the Council's programme of slum clearance operations on a comprehensive scale in the east end of London, particularly in the Metropolitan Boroughs of Bethnal Green, Shoreditch and Stepney, has been hampered by the lack of suitable re-housing sites.

Strenuous efforts were made to obtain suitable housing sites, but those acquired were totally insufficient for the purposes in view.

With great reluctance, and in the absence of any other way out of the difficulty, thirty acres out of a total of 340 acres of Hackney Marsh public open space were selected for appropriation for housing purposes, and in exchange, the Council proposed to allocate for public open space 50 acres of land at Chigwell.



KING'S MEAD ESTATE—PROPOSED DEVELOPMENT

Early in 1936, the Divisional Court issued a Writ of Prohibition prohibiting the Minister of Health from issuing his certificate consenting to the Council's proposals, and the Council decided to promote a Bill to obtain powers from Parliament for the appropriation of the land.

In May, 1936, the problem was partly solved by an offer from the Hon. Arthur G. C. Villiers, D.S.O., on behalf of the Manor Charitable Trust to exchange some 20½ acres of land adjoining the southern boundary of Hackney Marsh for a similar area of the Marsh itself.

The offer was accepted and the exchange effected, at an agreed figure of £81,823 for the 20½ acres. The Bill promoted by the Council was rendered unnecessary and was accordingly withdrawn.

The land released for housing purposes is situated to the north of Homerton Road to the west of the Hackney Cut Navigation.

Following on the arrangements for the exchange of lands, the Council accepted an offer made by Mr. Villiers on behalf of the Manor Charitable Trust to present £10,000 to the Council to be used at its discretion for improvements and for providing amenities to the open space, including the 20½ acres to be added thereto by reason of the exchange of lands.

In order to provide a satisfactory lay-out of the housing site, it has been necessary to acquire four houses and a plot of land at the north-western corner for an extension of Meeson Street eastwards to link up with a proposed new street on the housing estate. The site when developed will be known as King's Mead estate. There have been many meads in the neighbourhood of the vale of the river Lea called King's Meads. The name is probably derived from King Alfred's association with the locality at the time of his struggle with the Danes.

The scheme of development of the site provides for the erection of 16 five-storey blocks of dwellings of the 1934 types comprising about 1,000 dwellings containing about 3,200 rooms; one five-storey block (85 dwellings, 121 rooms) of the proposed new type; 1 three-storey block comprising 6 shops with dwelling accommodation over them; and one two-storey administrative building. The lay-out also provides for a children's playground to be located in front of the block of new type dwellings, and sites have been reserved for a new school and other purposes. The total estimated cost of the scheme of development is £575,000.

The work of construction of the foundations of the first two blocks of dwellings comprising 161 dwellings with 530 rooms is being carried out by West's Rotinoff Piling and Construction Company, Limited.

The commencement of work on this important site was marked by the ceremonial laying of the foundation stone of the first block of dwellings by the Right Reverend the Lord Bishop of Southwark. A lay-out plan showing the proposed development is given on page 115.

CHAPTER VII

DEVELOPMENT OF COTTAGE ESTATES

Lay-out

In designing the lay-out of a cottage estate full advantage is taken of all the features which the site affords. The location of different parts of the scheme is first determined and reservations made for open spaces, shops and public buildings, these latter being grouped where possible to form a centre. Care is taken to preserve as many of the existing trees and other natural features as possible and by so planning the lines of the roads and disposing the spaces and the buildings as to develop the beauty of vista, arrangement and proportion, attractiveness is added to the dwellings at little or no extra cost. Monotony is avoided by adopting the block of houses rather than the individual house, as the unit; by the introduction of greens and shrubberies at corners and the setting of some of the houses behind greens; by the use of *culs de sac* leading to a small turning space; and narrow roads surrounding a green.

The density of development of a cottage estate is usually about 12 houses to the acre.

Type plans

The illustrations on pages 118 to 122 and 124 to 128 show the standard plans now in general use. They indicate the variety of the accommodation provided by the Council; they include:—

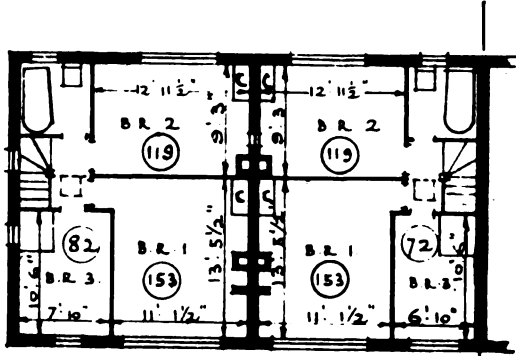
Buildings of two storeys:—

Houses of five rooms ...	Living room, parlour and three bedrooms.
„ four „ ...	Living room and three bedrooms.
„ four „ ...	Living room, parlour and two bedrooms.
„ three „ ...	Living room and two bedrooms.
Flats of two „ ...	Living room and one bedroom.
„ one room ...	Living room with bed recess.
Larger type houses ...	Living room and three bedrooms.
„ „ „ ...	Living room, parlour and three bedrooms.

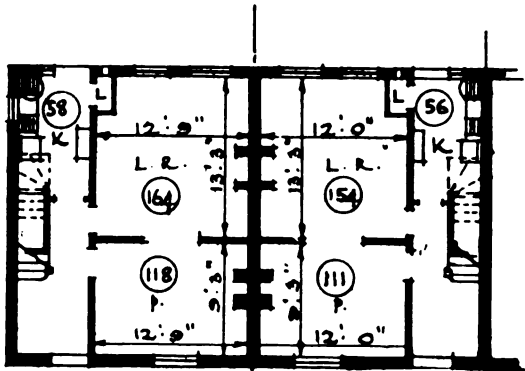
Buildings of three storeys:—

Flats of three or four rooms.	Living room and two or three bedrooms.
-------------------------------	--

In addition to the habitable rooms, each house or flat contains a kitchenette (in which there are a deep sink, a draining board, a gas cooker, a washing copper and shelving), a bath, water-closet, larder, dresser-cupboard, and storage for coal.

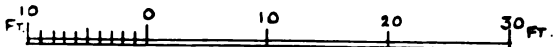


END INTER.
FIRST FLOOR PLAN.



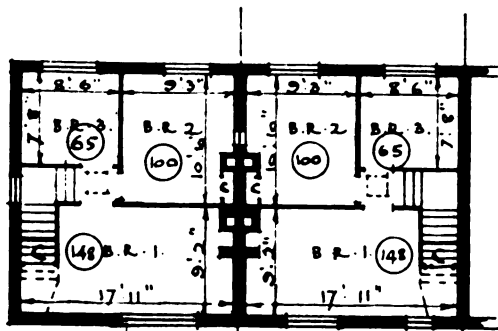
END INTER.
GROUND FLOOR PLAN.

END. INTER.
AREA OF BOTH FLOORS 874. FT SUP: AREA OF BOTH FLOORS 828 FT SUP:

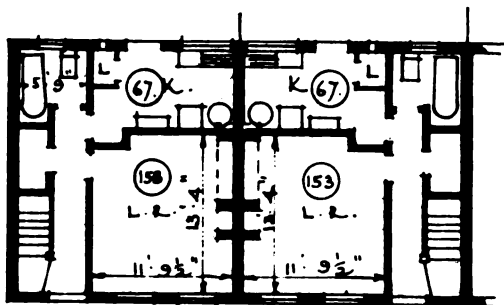


E. P. Wheeler, Architect to the Council

FIVE-ROOM HOUSES

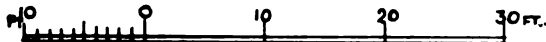


END INTER
FIRST FLOOR PLAN



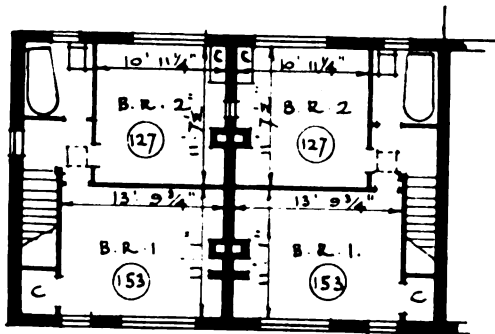
END INTER
GROUND FLOOR PLAN.

END INTER.
AREA OF BOTH AREA OF BOTH
FLOORS 722 FT. SUP. FLOORS 722 FT. SUP.

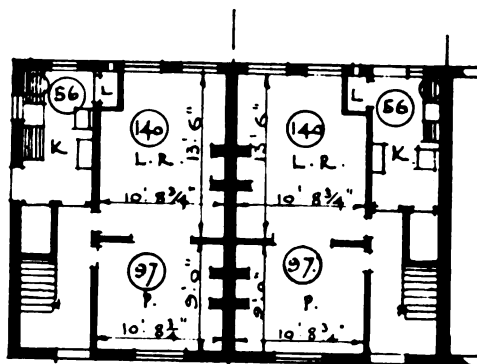


FOUR-ROOM HOUSES

E. P. Wheeler. Architect to the Council

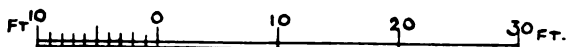


END INTER
FIRST FLOOR PLAN



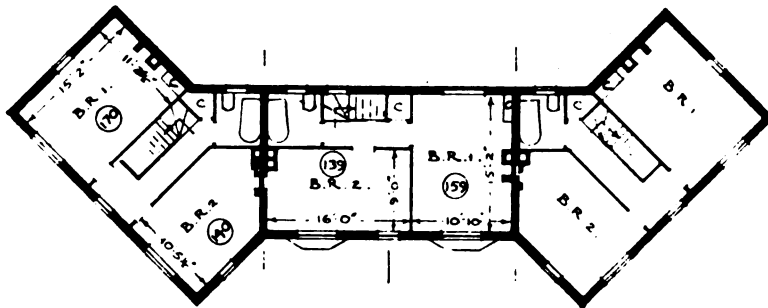
END INTER
GROUND FLOOR PLAN

END	INTER
AREA OF BOTH	AREA OF BOTH
FLOORS 772 FT SUP.	FLOORS 772 FT SUP.

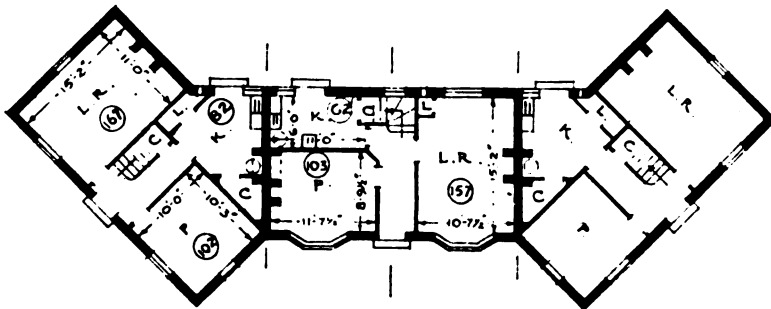
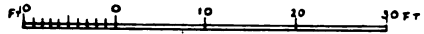


E. P. Wheeler, Archited to the Council

FOUR-ROOM HOUSES



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

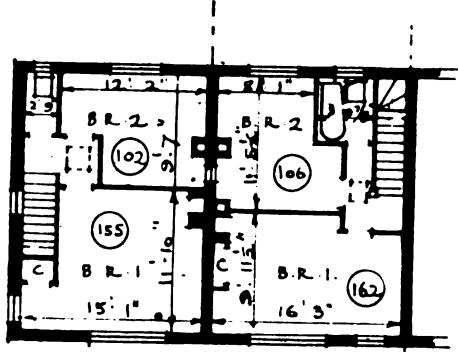
END
AREA OF BOTH
FLOORS 886 FT. SUP.

90°

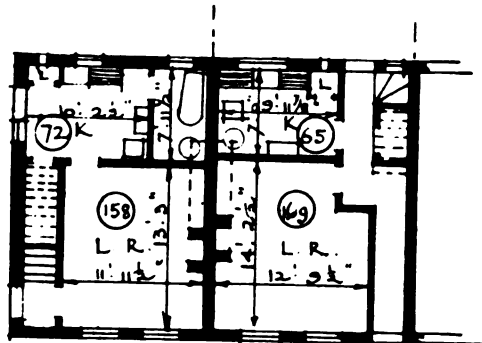
INTER.
AREA OF BOTH
FLOORS 828 FT SUP

E. P. Wheeler, Architect to the Council

FOUR-ROOM HOUSES



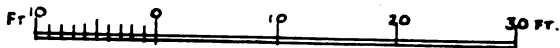
END INTER.
FIRST FLOOR PLAN.



END INTER.
GROUND FLOOR PLAN.

END.
AREA OF BOTH
FLOORS 650 FT SUP:

INTER
AREA OF BOTH
FLOORS. 702 FT SUP:



E. P. Wheeler, Architect to the Council

THREE-ROOM HOUSES

The approximate sizes of the rooms are as follows :—

Living room ...	...	150–170 square feet.
First bedroom ...	...	125–150 square feet.
Second bedroom ...	...	100–130 square feet.
Third bedroom ...	...	65–80 square feet.
Parlour ...	...	97–115 square feet.

Development and construction

Before the formation of roads, the construction of sewers and the erection of houses can be commenced, a considerable amount of negotiation and preliminary work is necessary.

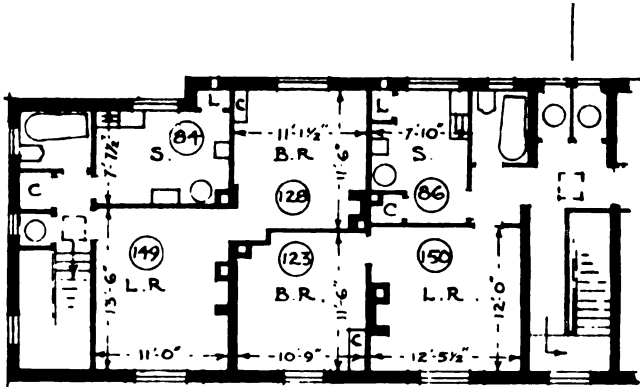
Within certain limits it is necessary to obtain the approval of the local authority in whose area the works are to be carried out, and on extensive sites two or more local authorities may be concerned.

The proposed drainage and sewerage arrangements frequently call for prolonged negotiations, particularly where there is an existing sewerage system or more than one independent system which have been designed before extensive development was contemplated.

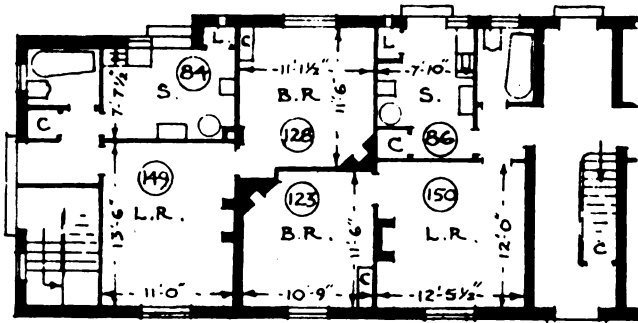
Arrangements have to be made with the authorities and companies concerned for the water, gas and electricity supplies. This often entails the provision of extensive new mains well in advance of building. The sequence of the work has to be planned to synchronise with the road construction.

Schools, churches, shops and recreational and other facilities have to be provided for.

In the period immediately following the War, having regard to the character and magnitude of the work, it was evident that the contractors entrusted with it must be such as had had experience of large public works, both of an engineering and building character, and also were in command of such an organisation as to leave no doubt of their ability to carry out the undertakings. The size of the contracts involved, the constantly fluctuating prices of labour and materials, and the unsettled condition prevailing in industry generally in the immediate post-war period, rendered it impossible to obtain acceptable tenders on a competitive basis in the manner customary before the War, and the line of action followed by the Council in the larger housing contracts was that of financing the undertaking and bearing the actual cost of the work, one master contractor only being engaged for each estate, he being remunerated by a fee for his services. This form of contract has since that time been found to be so useful owing to the speed with which the work could be started that it is still employed by the Council. The contract is called a "value-cost" contract, and provides that the contractor's fee shall be computed on the measured value of the work and shall be increased or decreased on a definite scale according as to whether the actual cost is less or greater than the measured value. It is particularly advantageous when circumstances arise which make it necessary to effect changes in the lay-out while the work is actually in progress. Under a contract at fixed prices a contractor might



FIRST FLOOR PLAN

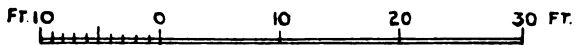


GROUND FLOOR PLAN .

END FLATS.
FLOOR AREA
430 FT. SUP. EACH.

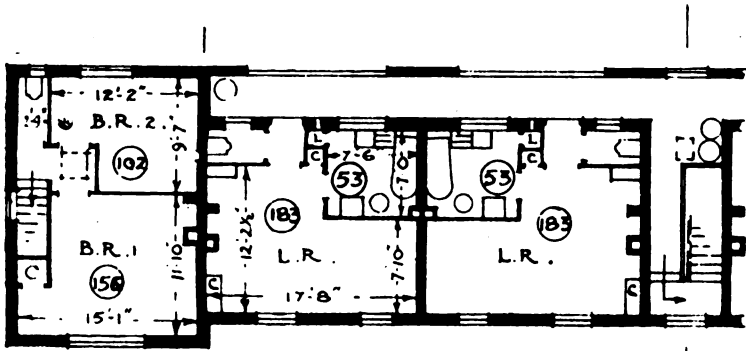
INTER FLATS.
FLOOR AREA
414 FT. SUP. EACH.

(EXCLUSIVE OF STAIRS)

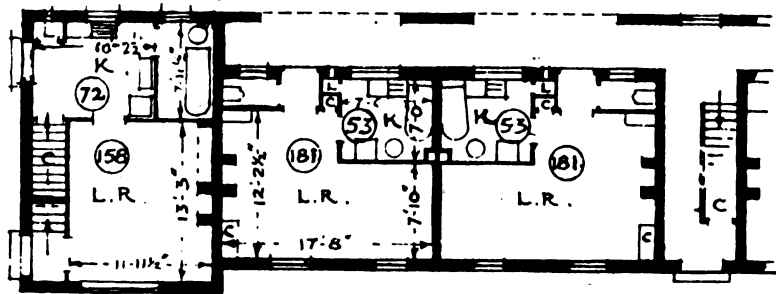


E. P. Wheeler, Architect to the Council

TWO-ROOM FLATS



FIRST FLOOR PLAN.



END COTTAGE

GROUND FLOOR PLAN.

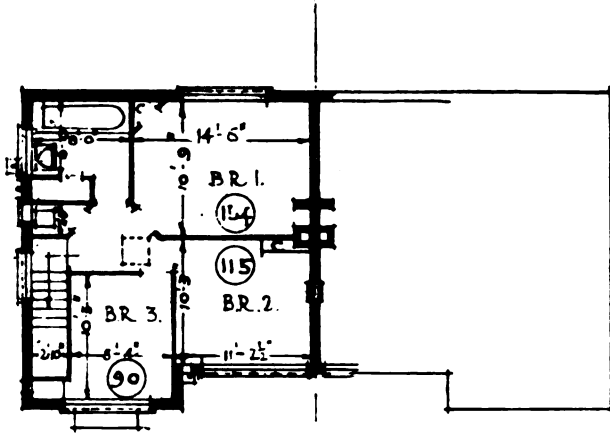
INTER FLATS
FLOOR AREA
268 FT. SUP. EACH
(EXCLUSIVE OF
STAIRS & BALCONIES)



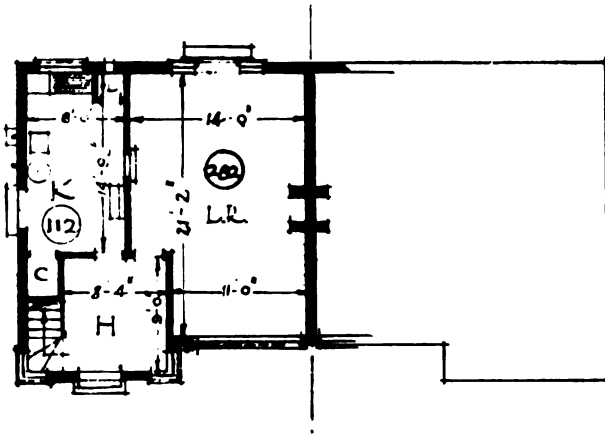
E. P. Wheeler, Architect to the Council

ONE-ROOM FLATS

(Note:—A cottage is provided at each end of the block)

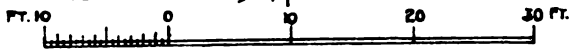


FIRST FLOOR PLAN.



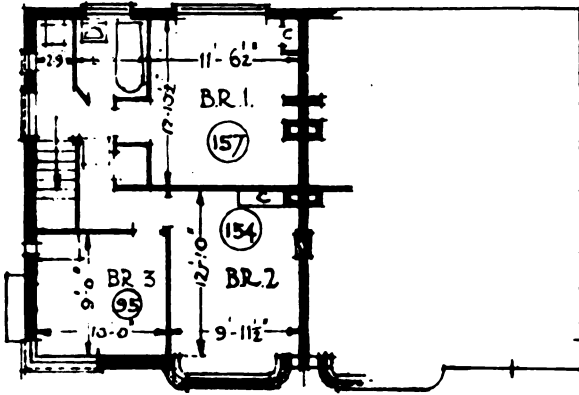
GROUND FLOOR PLAN.

AREA OF BOTH
FLOORS : 1029 FT SUPER

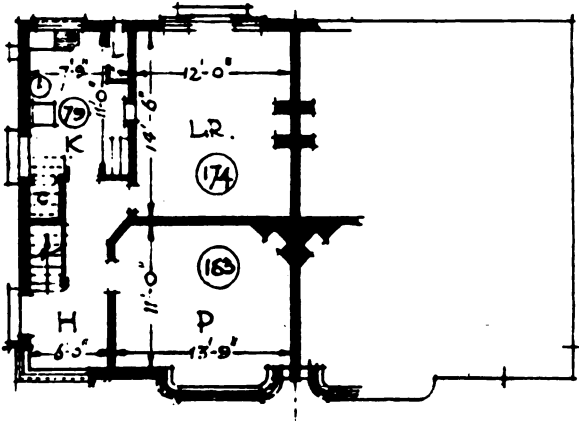


E. P. Wheeler, Architect to the Council

LARGER TYPE HOUSES



FIRST FLOOR PLAN



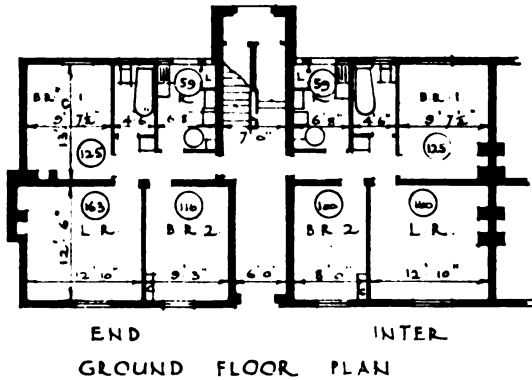
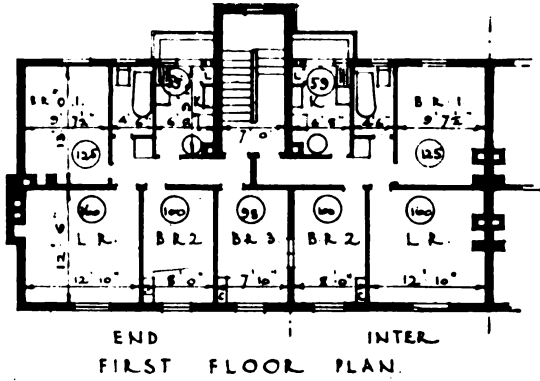
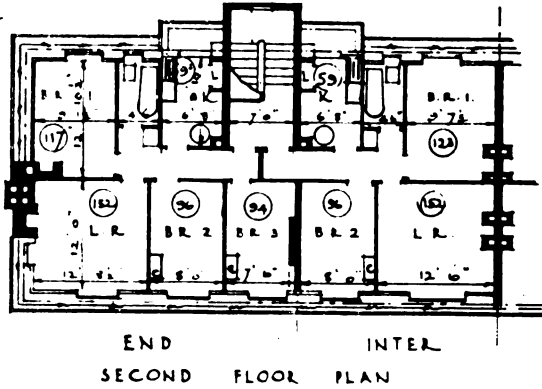
GROUND FLOOR PLAN.

AREA OF BOTH
FLOORS : 1065 TT SUPER

0 10 20 30 Ft.

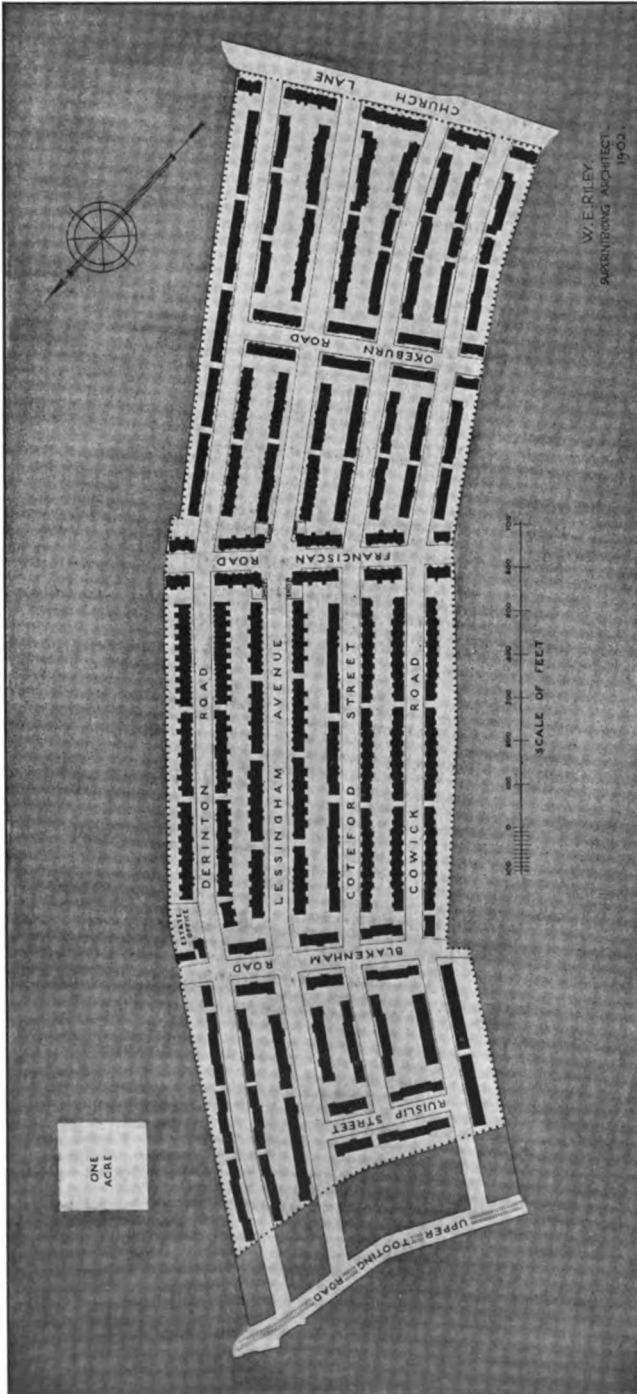
E. P. Wheeler, Architect to the Council

LARGER TYPE HOUSES



E. P. Wheeler, Architect to the Council

FLATS IN THREE-STOREY BUILDINGS



TOTTERDOWN FIELDS ESTATE

be justified in claiming considerable amounts for the loss of his profits due to the disturbance of his programme of operations. Under the "value-cost" contract such changes, when necessary, can for this reason be much more economically effected as such claims for disturbance do not arise.

Details of cottage estates

Details of the various cottage estates developed by the Council are given in the following pages.

TOTTERDOWN FIELDS ESTATE

Totterdown Fields estate, about 39 acres in extent, was acquired in 1900. It lies between Upper Tooting-road and Church-lane, to the south-west of Tooting-common and about half a mile from Tooting-junction Railway Station. It was developed in three sections. Building work was commenced in 1903 and continued until 1911. The accommodation provided was 54 two-room, 619 three-room, 413 four-room, 175 five-room houses and superintendent's quarters, making a total of 1,262 houses. The houses are of two storeys and are planned in terraces of not more than 20 houses with an open space from 12 to 20 feet wide between each terrace. They are set back 5 to 15 feet from the road and provided with separate gardens. The principal streets are 45 feet wide and are lined with plane trees. The other streets are 40 feet wide.

A lay-out plan of the estate is shown on page 129.

NORBURY ESTATE

The first estate purchased by the Council outside the County of London was that known as Norbury estate, situated to the west of the main road from Streatham to Croydon, and about a quarter of a mile from Norbury station (Southern Railway).

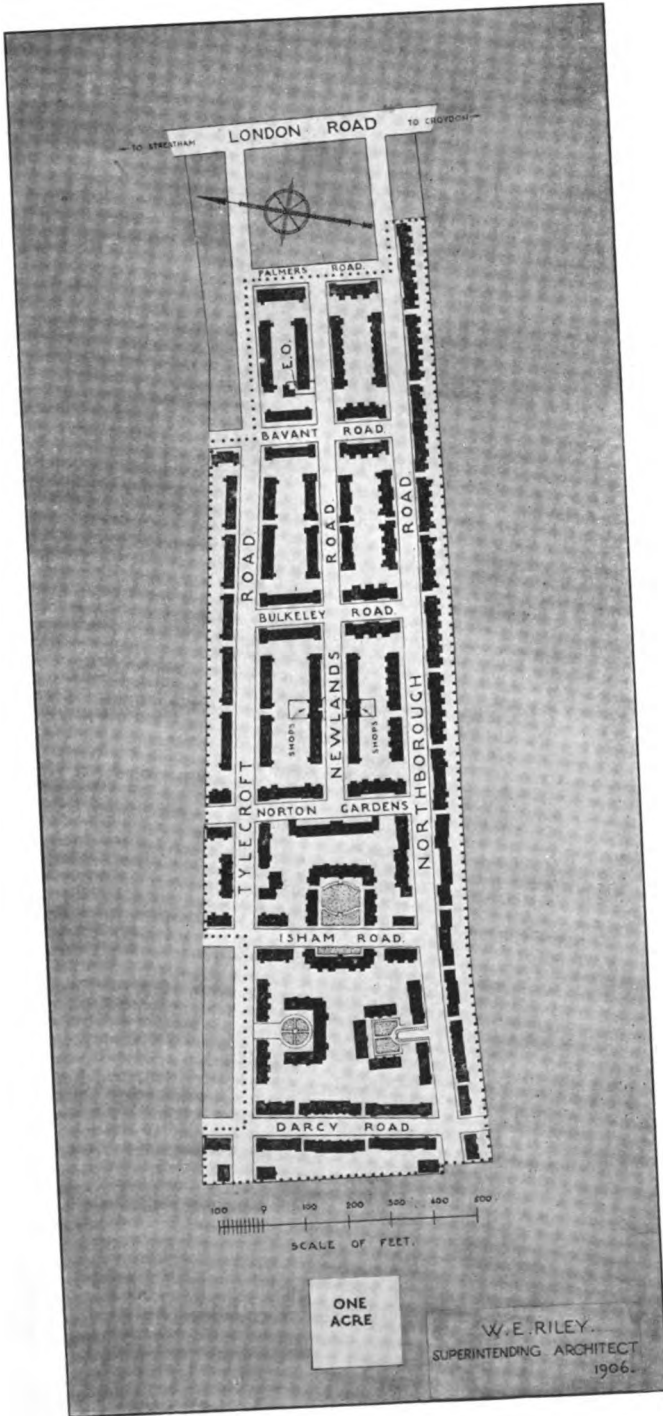
The purchase was completed in 1901, and the property comprised 30 acres. A small portion was afterwards sold, reducing the area to 28½ acres. 17½ acres were developed before the War by the erection, between 1906 and 1910, of 498 houses.

The development of the remaining 11 acres by the erection of a further 218 houses was commenced in 1920 and completed in 1922.

The total accommodation on the estate is 716 dwellings, and comprises 90 five-room, 402 four-room and 224 three-room lettings.

The cost of developing this estate was £219,000.

A lay-out plan of the estate is given on page 131 and a view of Northborough-road on the estate is shown on page 132.



NORBURY ESTATE

K



NORBURY ESTATE—NORTHBOROUGH ROAD

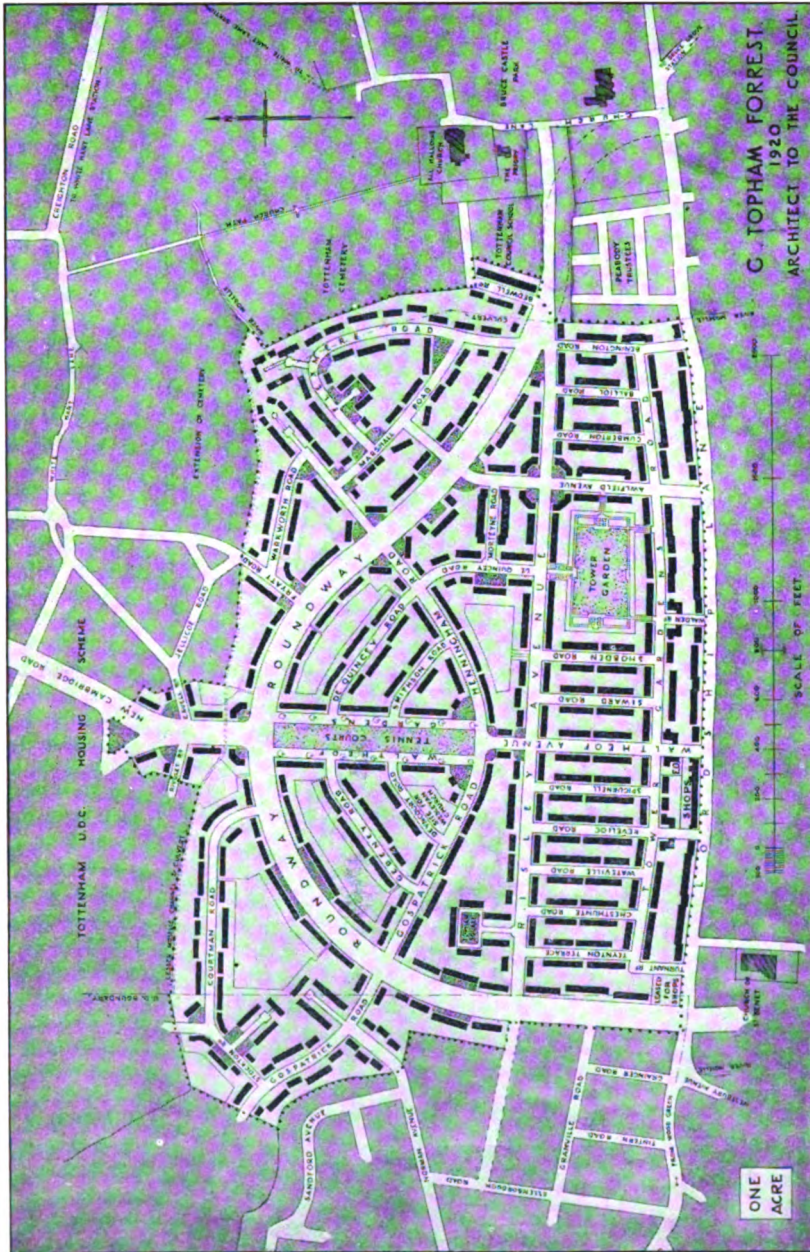
WHITE HART-LANE ESTATE

White Hart-lane estate is about 138 acres in extent, to the north of Lordship-lane in the Boroughs of Tottenham and Wood Green. The estate was acquired in 1901 and was partly developed before the War (between 1904 and 1915) by the erection of 963 houses almost wholly between Lordship-lane and Risley-avenue. Five shops with dwelling accommodation were erected in Lordship-lane.

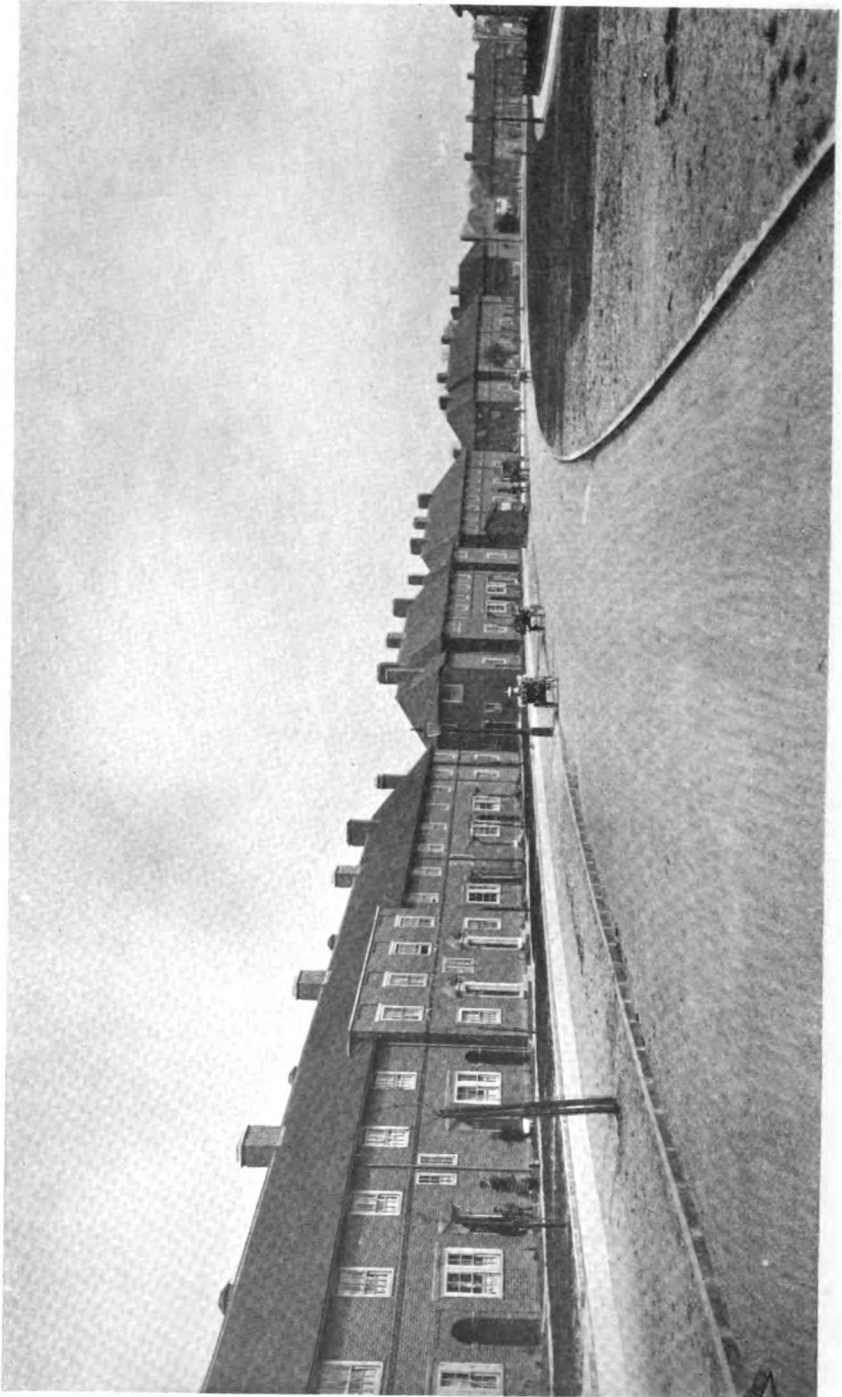
Building work was resumed in 1920 on an area of 56 acres and this was completed in June, 1923, and the remaining portions of the estate were completed between 1925 and 1927. The post-war houses provided under the Housing, Town Planning, etc., Act, 1919, are of a slightly larger area than those erected under the later Housing Acts. Included in the later development were four concrete houses built as an experiment, which were subsequently purchased by the Council and included in the estate. Further, the last 300 houses were constructed with concrete cavity walls on a system known as the "Easiform" system.

In addition, the Council has built on the estate dwellings for the rehousing of persons displaced by the first clearance on the Ware-street area (Shoreditch). These comprise seven three-storey blocks containing 36 four-room and 36 three-room flats in Topham-square and Risley-avenue.

In December, 1932, the Council approved the erection of an additional 29 three-room cottages to be utilised for rehousing



WHITE HART-LANE ESTATE



WHITE HART-LANE ESTATE—ROUNDWAY

purposes under the Housing Act, 1930, and the tender of Sir William Prescott and Sons, Limited, was accepted in May, 1933, the work being completed early in 1934.

The total number of dwellings on the estate, including the three-storey flats, is 2,230.

The various contractors were: John Mowlem and Company, Limited; F. and T. Thorne; Wilson Lovatt and Sons, Limited; John Laing and Son, Limited; Rowley Brothers, Limited; and Sir William Prescott and Sons, Limited.

The lay-out plan of the estate shows both pre-war and post-war development, and indicates, in a striking manner, the difference in planning of the two periods. In the pre-war section, houses are seen to be closely packed together in a grillage type of lay-out, whereas the post-war section, based on more modern principles, has been designed to give openness to the development and variety to the street views. In the post-war development about two acres of land were reserved for tennis courts and about nine-and-a-half acres for allotments.

A lay-out plan of the estate is given on page 133, and an illustration of Roundway on the estate on page 134.

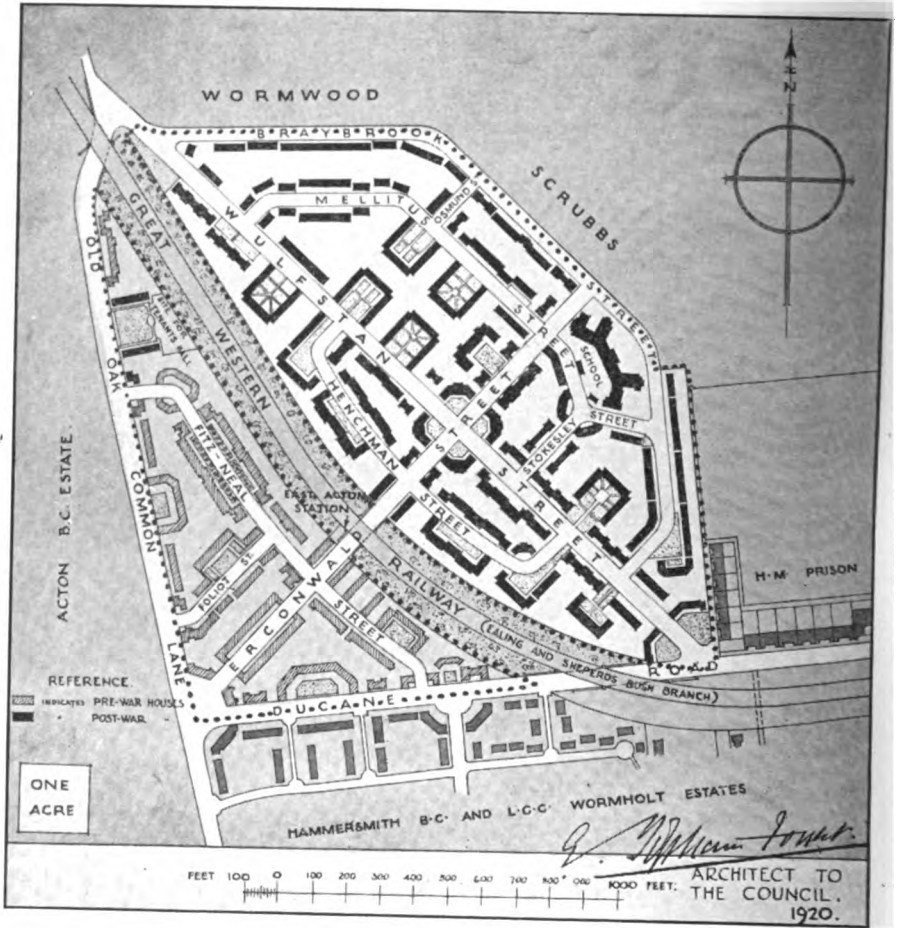
OLD OAK ESTATE

The purchase of Old Oak estate from the Ecclesiastical Commissioners was completed in 1905. The site then comprised about 54 acres, but the subsequent sale to the Great Western Railway Company of nearly eight acres reduced the area to 46 acres. The estate is bounded on the north by Wormwood Scrubs, an open space of 215 acres.

The section (14 acres in extent) to the west of the railway was developed in 1912-13 by the erection of 319 houses and flats and 5 shops.

The eastern section of the estate, on which roads and sewers were formed prior to the War, is about 32 acres in extent, and has been developed by the erection of 736 houses and two shops. Building work was commenced in 1920, and 722 houses and two shops were completed by 1922. The remaining 14 houses were built in 1927. The total accommodation on the estate is 1,056 lettings, comprising 228 five-room, 443 four-room, 341 three-room, 27 two-room, 16 one-room houses or flats, and superintendent's quarters.

The cost of developing the site was £666,000. A lay-out plan of the estate is given on page 136 and illustrations of portions of the estate are shown on pages 137 and 138.



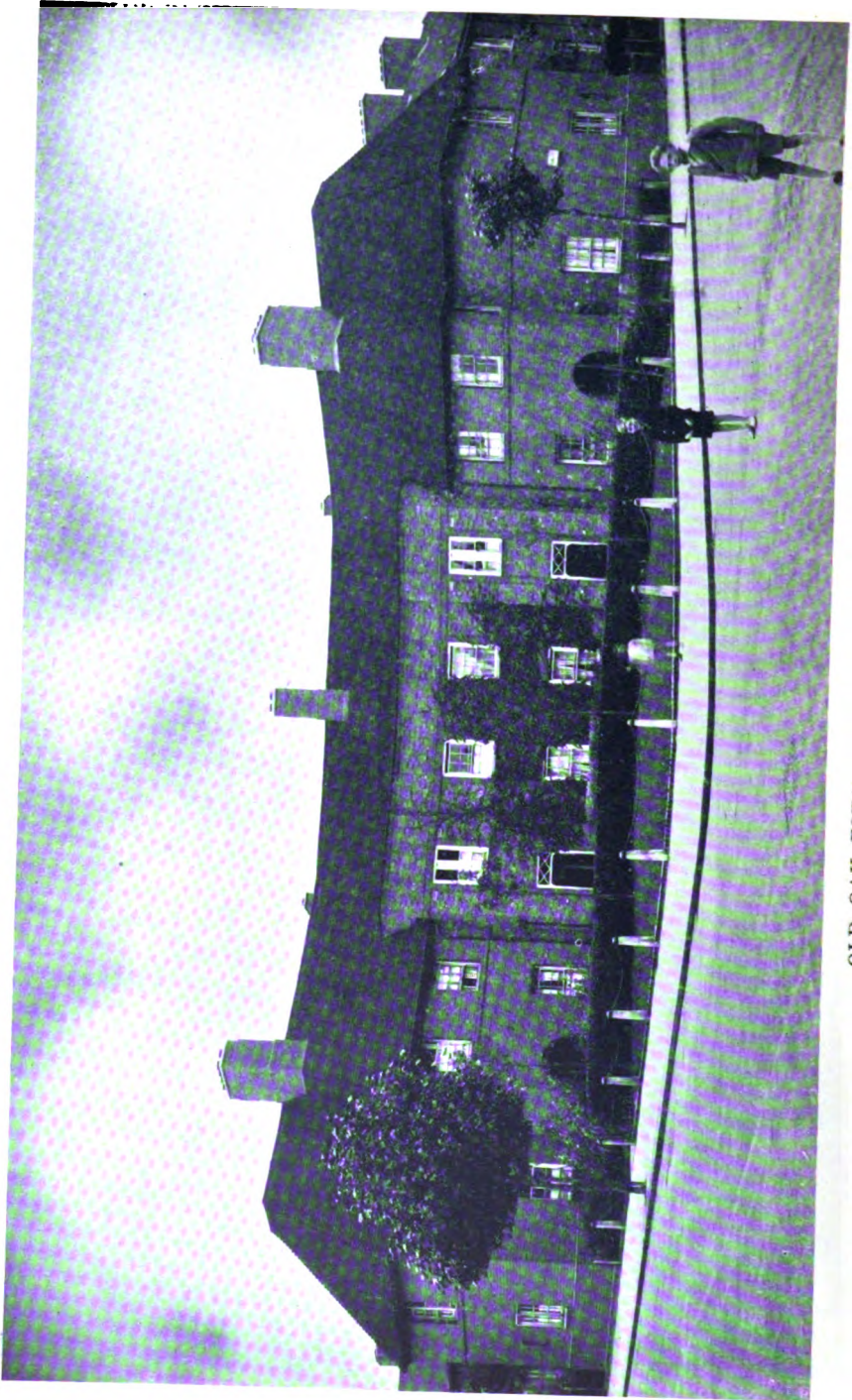
OLD OAK ESTATE



OLD OAK ESTATE—HENCHMAN STREET



OLD OAK ESTATE—WULFSTAN STREET



OLD OAK ESTATE—ERCONWALD STREET

ROEHAMPTON ESTATE

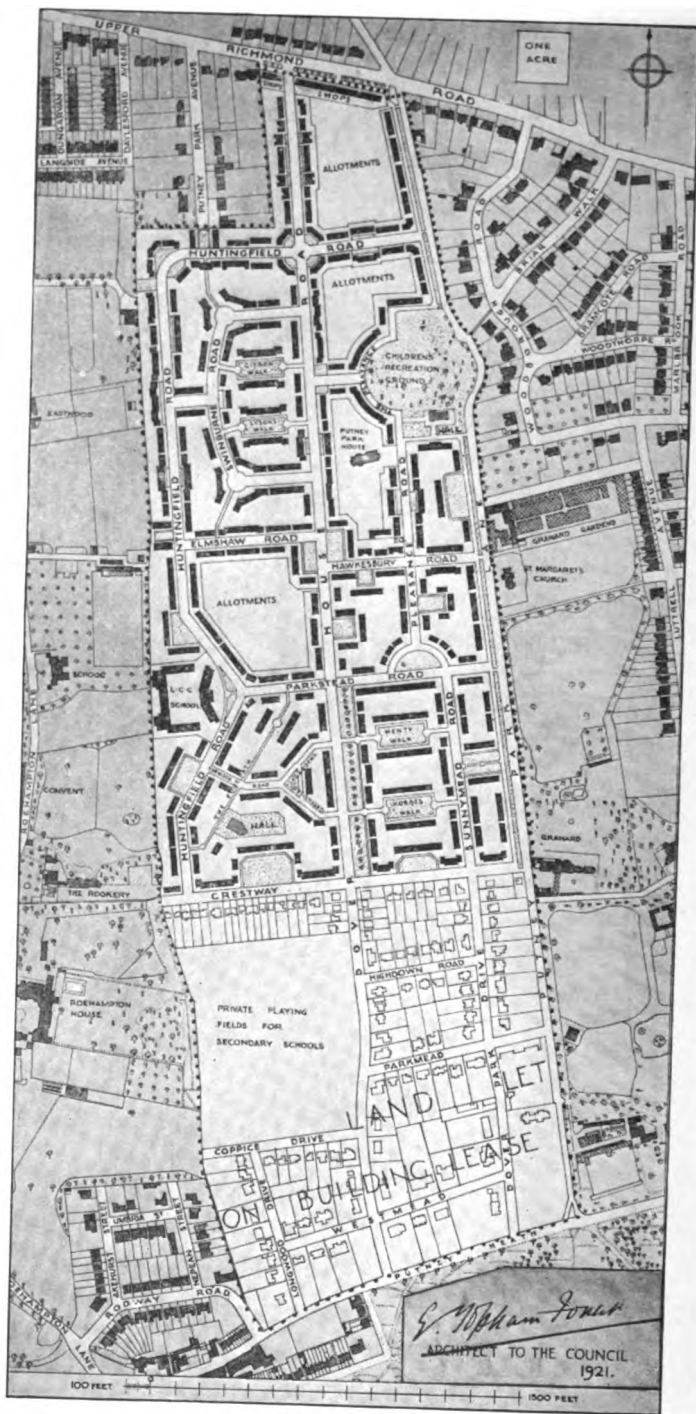
Roehampton estate, of about 147 acres, was the first acquired after the War by the Council for housing purposes; it adjoins Putney-heath and is within easy reach of Wimbledon-common and Richmond-park, and is well served by trains and omnibuses.

The estate was previously a private park and, with a view to preserving as much as possible the natural beauty of the land, special regard was paid to the retention of trees and the effect of this is seen in the preservation of the wooded character of Putney Park-lane and in a group of tall elms at the side of Dover House-road. Putney-park House, a mansion purchased with the estate, has been retained and is now used as a club house by the tenants, with tennis courts adjoining. A well-wooded piece of land of about $3\frac{1}{2}$ acres has been preserved as a recreation ground for children, and about $9\frac{1}{2}$ acres as allotments. An elementary school has been erected in Huntingfield-road, and shops have been provided by private enterprise on the Upper Richmond-road frontage.

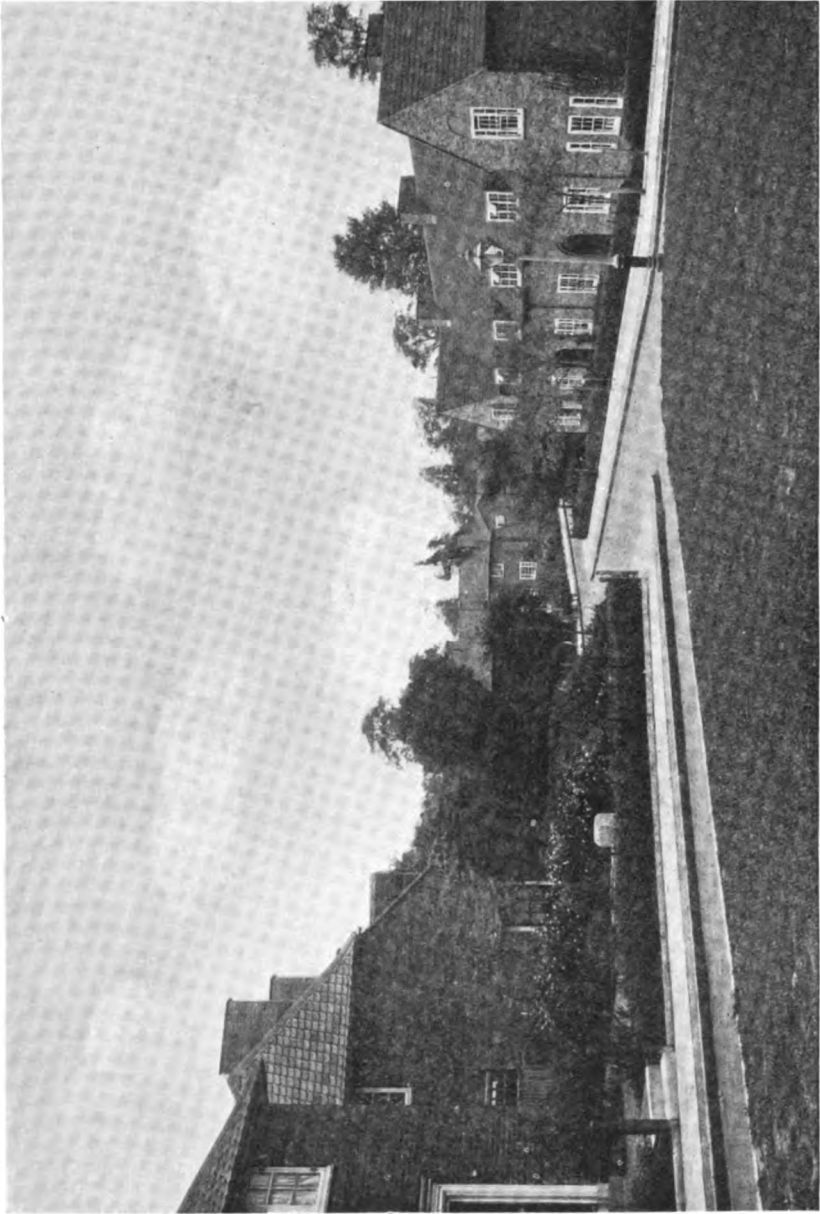
The roads and sewers were completed in October, 1921, by H. Woodham and Sons, and the construction of the houses was commenced in the autumn of 1920, but owing to several reasons, amongst which were high costs and failure of one contractor, the estate was not completed till April, 1927. The completion of the work was undertaken by the contractor for Becontree under his "value-cost" contract.



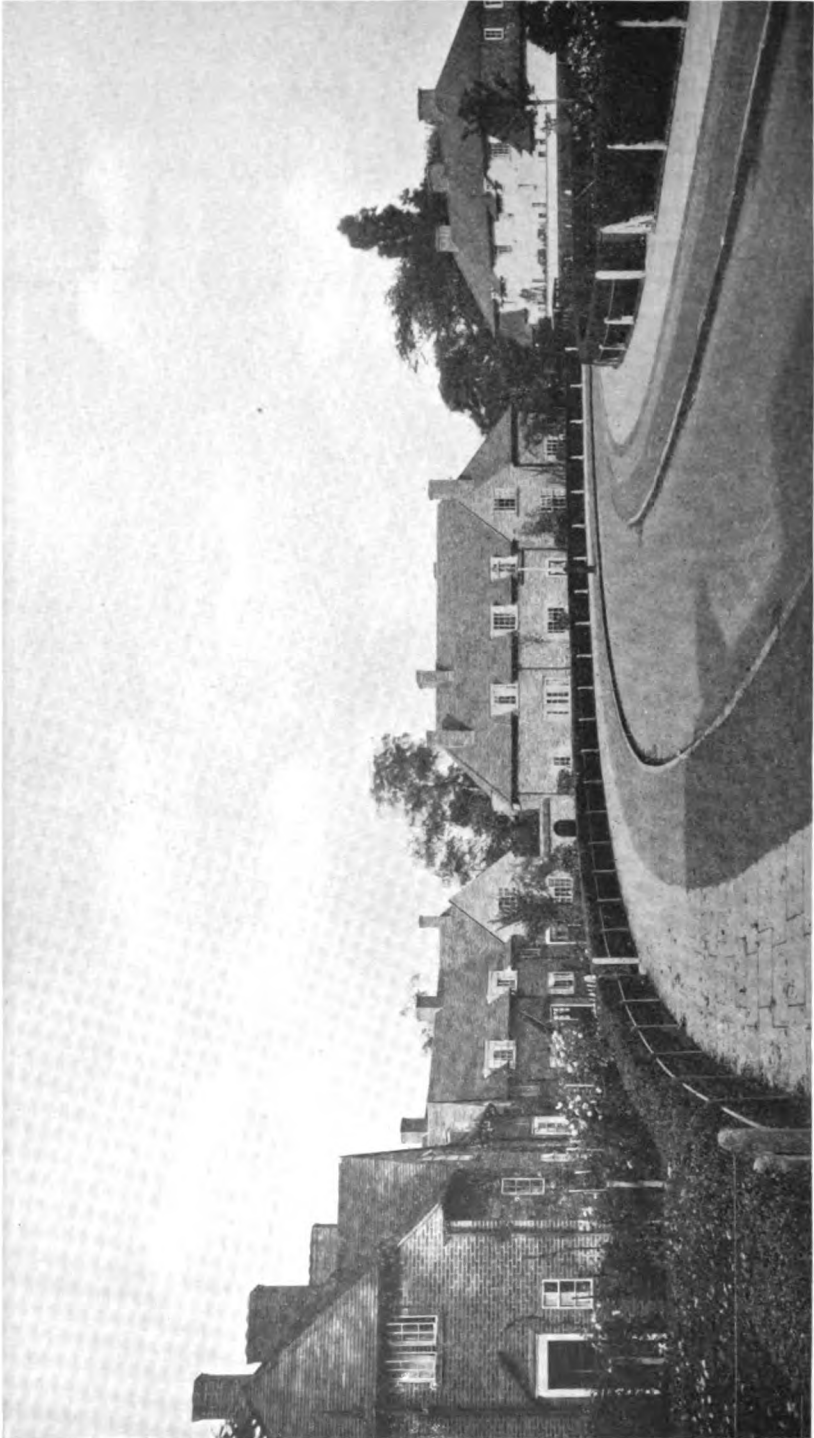
ROEHAMPTON ESTATE—THE PLEASANCE



ROEHAMPTON ESTATE



ROEHAMPTON ESTATE—TORWOOD ROAD



ROEHAMPTON ESTATE—HUNTINGFIELD ROAD

The total number of houses on the estate is 1,212, and comprises 322 five-room, 348 four-room non-parlour, 186 four-room parlour, and 262 three-room houses, together with 28 three-room and 66 two-room flats. Three illustrations of houses on the estate are given on pages 139, 141 and 142, and a lay-out plan on page 140.

BELLINGHAM (main portion)

The estate known as Bellingham is situated in Lewisham and lies between the mid-Kent and the Catford loop lines of the Southern Railway, and is well served by trams, omnibuses and trains. The northern portion of the site is practically level, but the ground rises fairly steeply between the centre of the estate and Southend-lane.

The lay-out of the estate was determined by the triangular shape of the site and its enclosure by railways on the east and west. A feature of the lay-out is the central open space, named Bellingham-green, which forms the focal point of six roads. Sites of about four acres in all adjacent to this open space were reserved for public buildings, such as churches, etc., and in Randlesdown-road shopping facilities and an improved licensed refreshment house have been provided. Two schools have been erected.

Building work was commenced in October, 1920, under a contract entered into with Sir Robert McAlpine and Sons on a "value-cost" basis, and by January, 1923, 2,088 houses and flats had been completed. These comprise 402 houses of five rooms, 111 of the four-room parlour type, 1,099 of the four-room non-parlour type and 188 of three rooms, together with 156 flats of three rooms and 132 flats of two rooms.

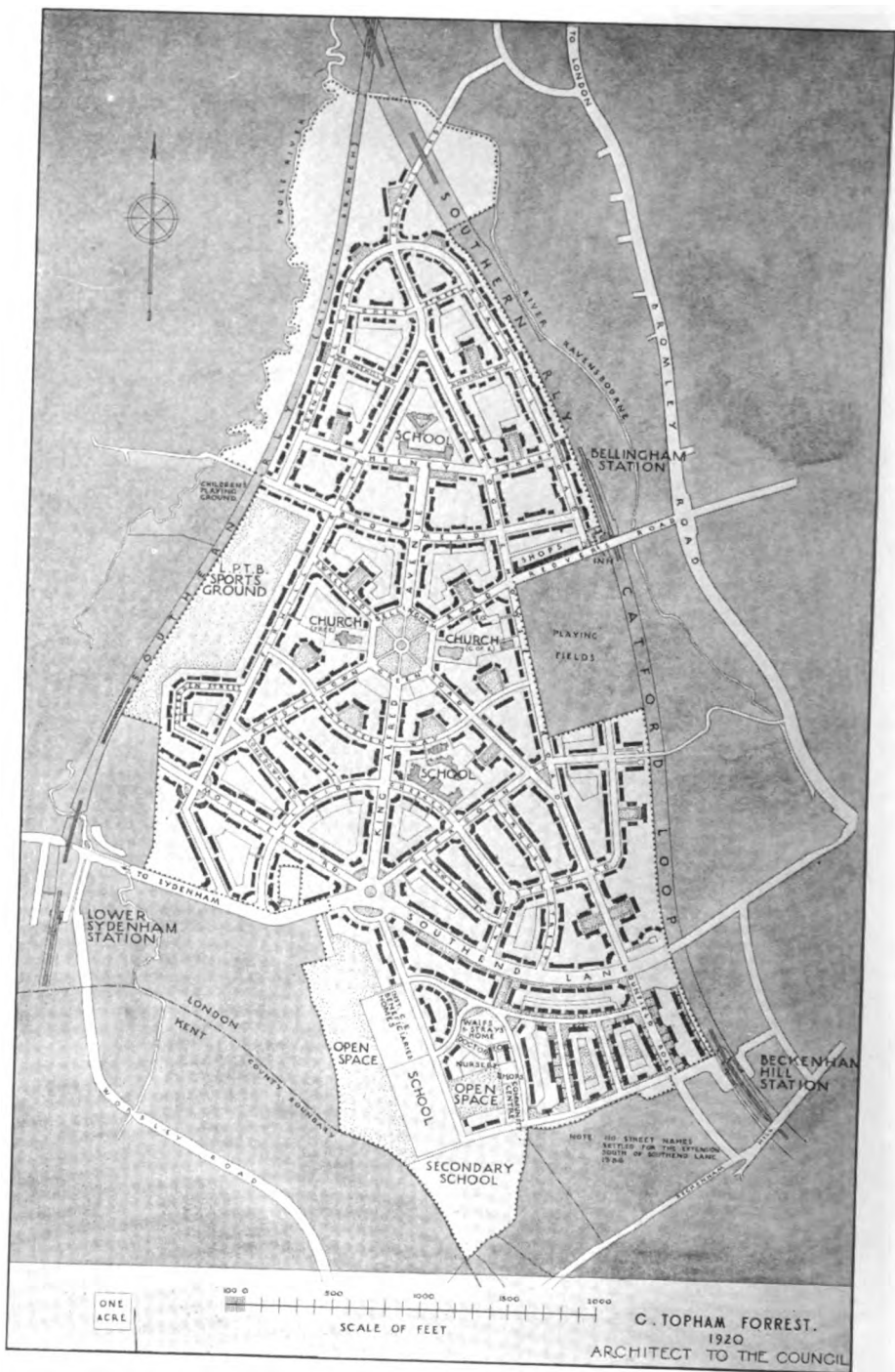
In addition to the 2,088 houses above referred to, six houses were built as an experiment by the Tibbenham Construction Company. The external walls of these houses consist of oak timber framing filled in with concrete and having a vertical damp course of asbestos sheets in the centre.

In December, 1928, Blackwell and Mayer commenced the construction of a further 32 four-room houses on certain undeveloped land, and these were completed in November, 1929, and in 1932, 6 shops with dwelling accommodation over were erected in Randlesdown-road by H. and J. Taylor. The total number of houses and flats on the estate, excluding dwellings over shops and including a superintendent's house, is 2,127.

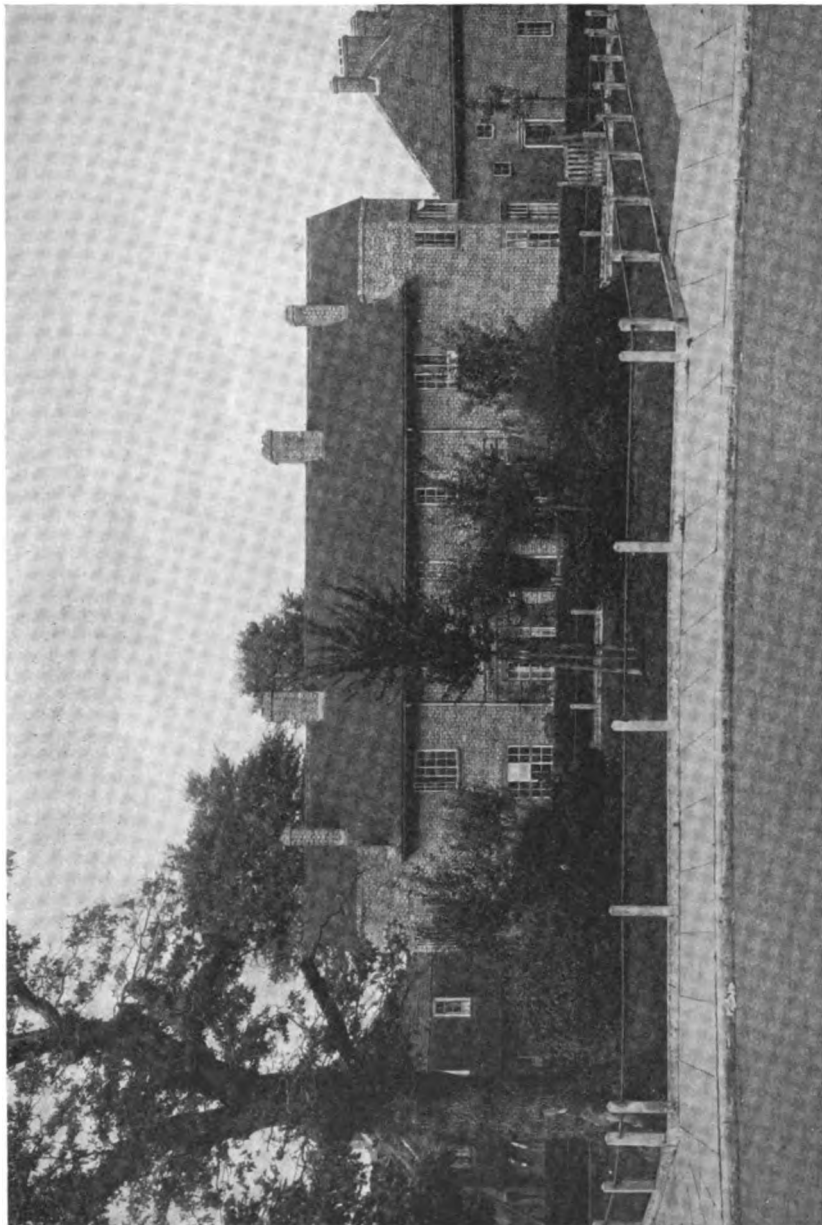
Certain of the street names on the estate are associated with King Alfred and his family, who owned land in the neighbourhood; others are derived from the names of ancient mills on the River Ravensbourne.

BELLINGHAM (extension)

In April, 1936, the Council decided that the land to the south of Southend-lane forming part of Bellingham estate, which had previously been let as a golf course, should be developed. This land has an area of 52 acres and building work is now proceeding under a "value-cost" contract by Higgs and Hill, Limited, concurrently with that at the Whitefoot-lane site at Downham.



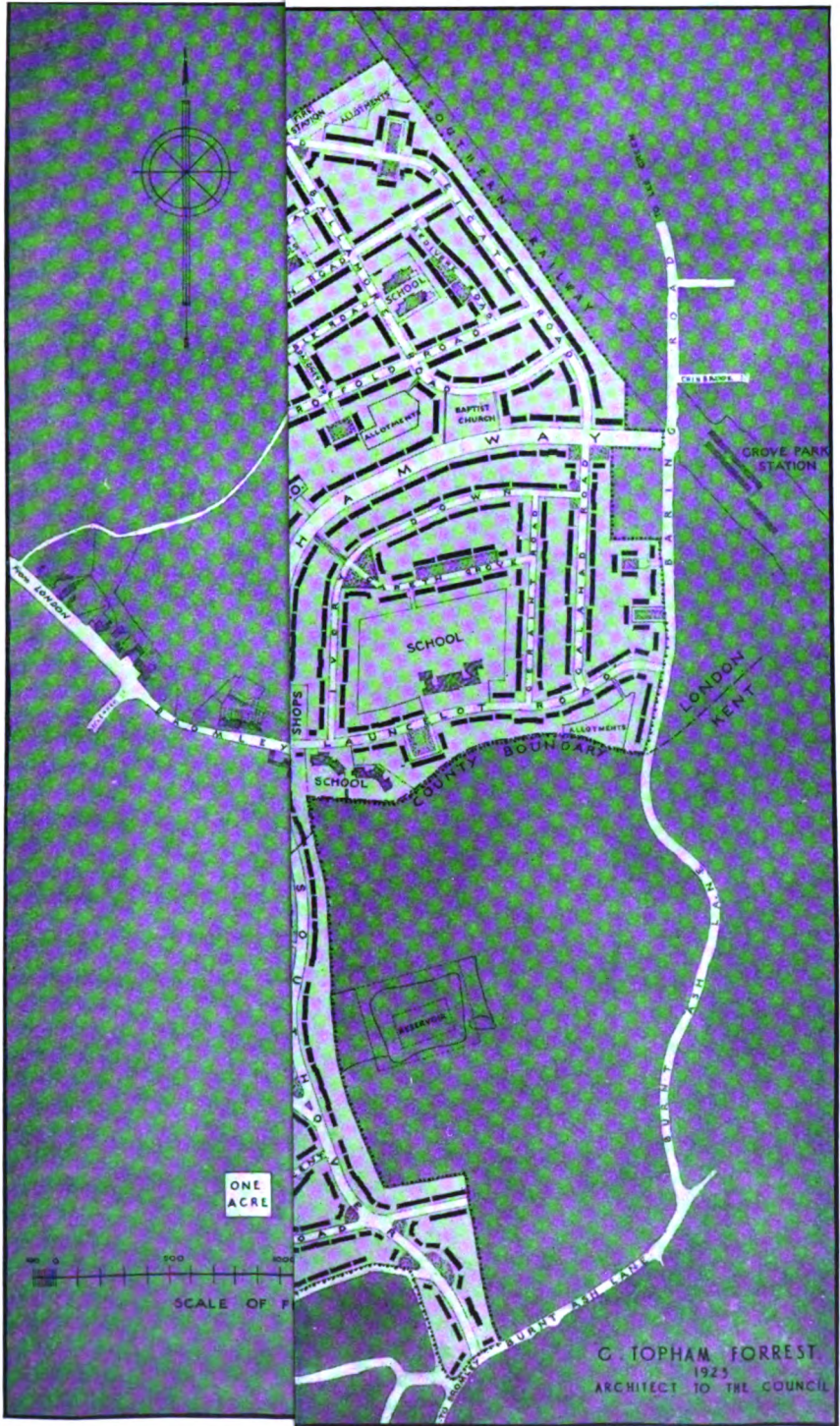
BELLINGHAM



BELLINGHAM—JUNCTION OF MOREMEAD ROAD AND KING ALFRED AVENUE



BELLINGHAM—JUNCTION OF FIRHILL ROAD AND MOREMEAD ROAD



To face p. 146]



The accommodation will consist of 28 five-room houses, 6 four-room parlour houses, 123 four-room non-parlour houses, 21 three-room houses, 112 four-room flats, 224 three-room flats, 16 two-room flats and 16 one-room flats in three-storey buildings, making a total of 546 dwellings.

The estimated cost of the work is £280,000.

About $11\frac{1}{2}$ acres of the site have been reserved for open spaces, sites of $9\frac{1}{4}$ acres for schools and an area of $5\frac{3}{4}$ acres for community centre, shops, etc.

A lay-out plan of both portions of the estate is given on page 144, and two illustrations of the estate on pages 145 and 146.

DOWNHAM

The estate known as Downham, the development of which was commenced in March, 1924, was completed in the early summer of 1930.

The total number of dwellings provided by the Council on the estate is 6,054. The majority are two-storey houses of brick construction, comprising 716 of five rooms (parlour type), 1,559 of four rooms (parlour type), 1,311 of four rooms (non-parlour type), and 2,060 of three rooms (non-parlour type). In buildings of two or three storeys there are 64 flats of four rooms, 128 of three rooms and 216 of two rooms. Each house and flat has a kitchenette and a bathroom in addition to the number of rooms mentioned. Four dwellings have also been provided for estate superintendents.

The estate is generously provided with open spaces, and as many as possible of the existing trees have been preserved and new ones planted. The estate is well served by trams, omnibuses and trains, and the tenants have ample means of transport to the central and south-eastern districts of London. Eight elementary schools, a central school and an open-air school have been provided and a site has been reserved for a secondary school. All the houses and most of the schools were built by Holland and Hannen and Cubitts, Limited, under a "value-cost" contract at a total cost of approximately £3,728,870. Sites were provided for churches, shops, doctors' houses and a licensed refreshment house.

In June, 1932, the erection of a medical centre was completed, which serves the combined purpose of a school medical treatment centre and a maternity and child welfare centre, the latter portion of the building being let at a suitable rent to the Lewisham Metropolitan Borough Council. The building comprises a lecture hall, waiting lobbies, medical rooms, two dental surgeries and a recovery room, nurses' room, lavatory accommodation for patients and staff, and caretakers' quarters and perambulator sheds, and provision has been made in the hall to enable cinematograph apparatus to be used for lectures.

Three illustrations of the estate are given: a lay-out plan facing page 146 and two street views on pages 148 and 149.



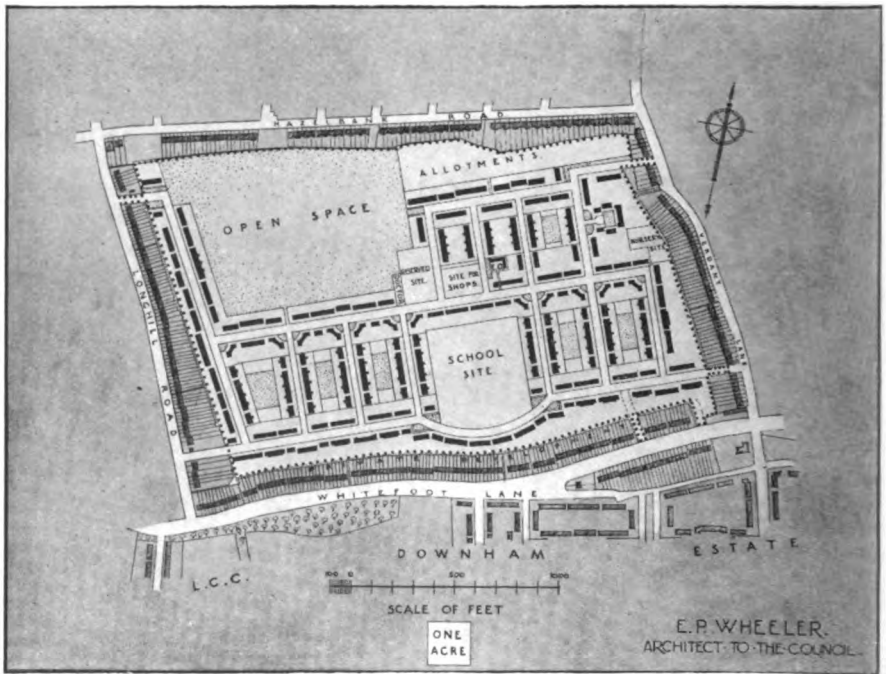
DOWNHAM—NO. 9, DOWDERRY ROAD



DOWNHAM—NOS. 109 TO 143, RANGEFIELD ROAD

WHITEFOOT LANE SITE

The Council on 17th December, 1935, decided to acquire a site on the north side of Whitefoot-lane and adjacent to the Downham estate. This site, which has an area of 78 acres, is now being developed under a "value-cost" contract by Higgs and Hill, Limited, concurrently with the development of the site at Bellingham (Southend-lane) which is just over a mile away. This additional site will contain 70 five-room houses, 44 four-room parlour houses, 316 four-room non-parlour houses, 84 three-room houses, 24 one-room flats, 64 two-room flats,



WHITEFOOT LANE SITE

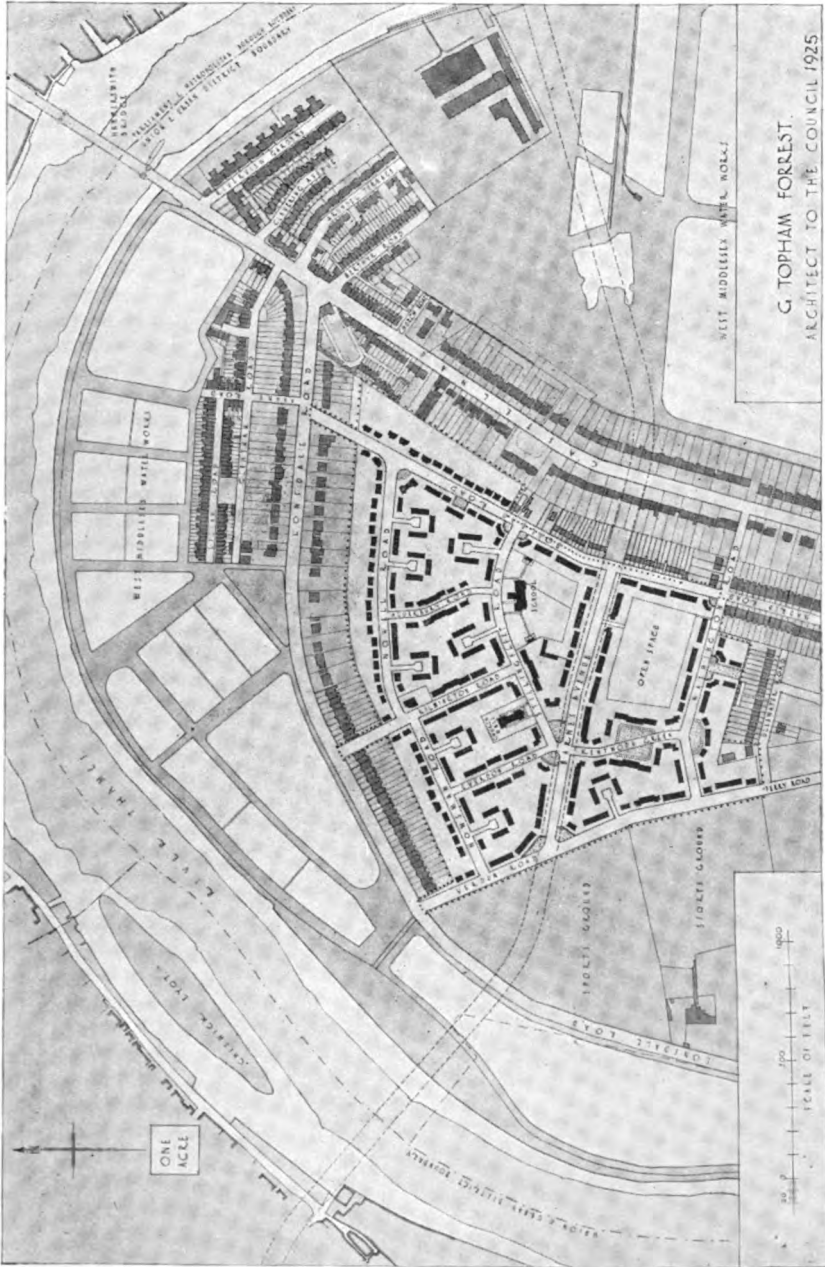
324 three-room flats and 162 four-room flats in three-storey buildings, making a total of 1,038 dwellings. 16 acres have been reserved for an open space, and land has also been reserved for a school site, a doctor's house, and other purposes.

The estimated cost of the work is £498,000.

A lay-out plan of the site is given above.

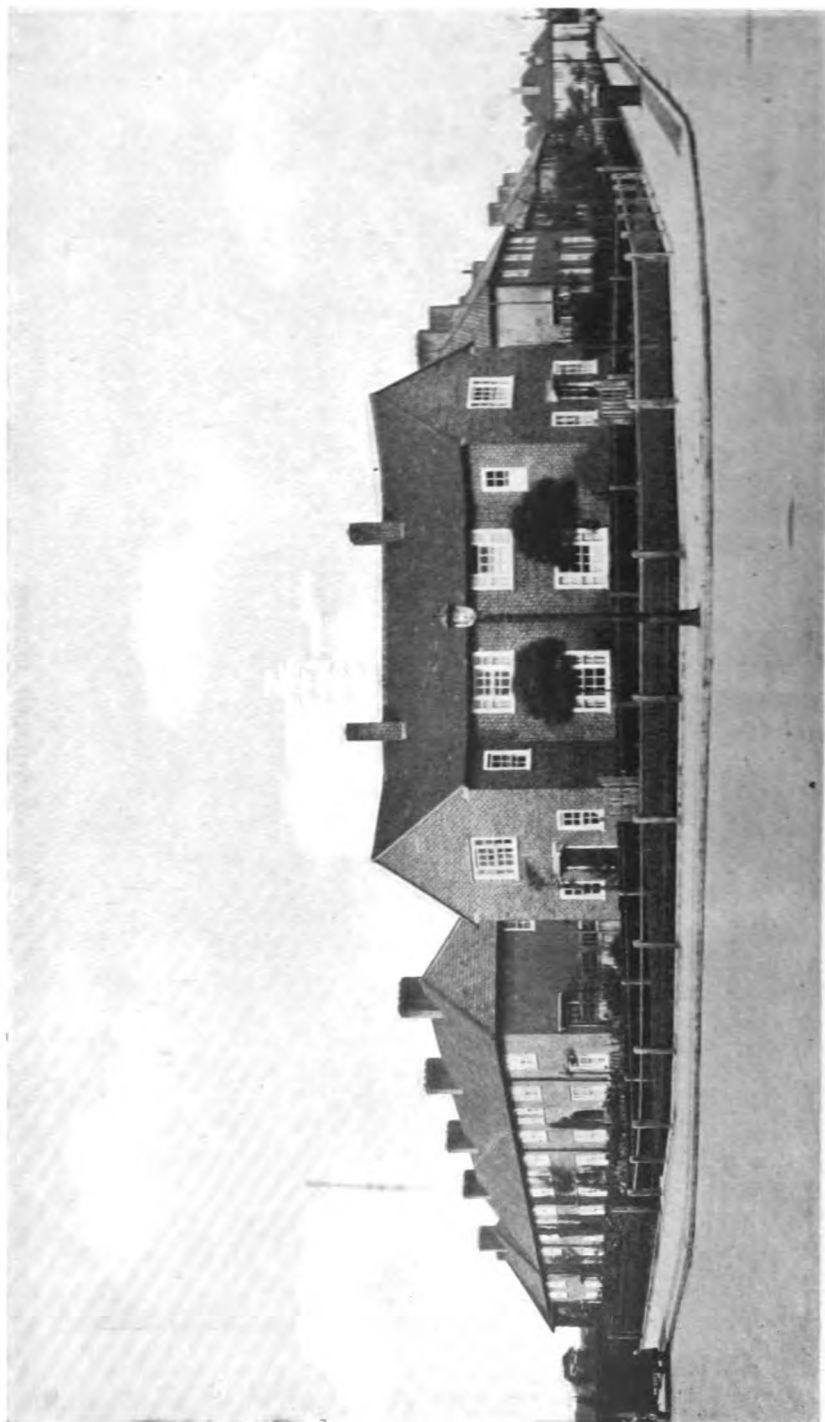
CASTELNAU ESTATE

The development of Castelnaud estate, situated in the Barnes peninsula, was commenced by the Council in 1925, and completed in the autumn of 1928. The estate, which is 51½ acres in extent, was acquired by the exercise of compulsory powers, and the houses were built under a "value-cost" contract by Henry Boot and Sons (London), Limited, on their special system of concrete construction

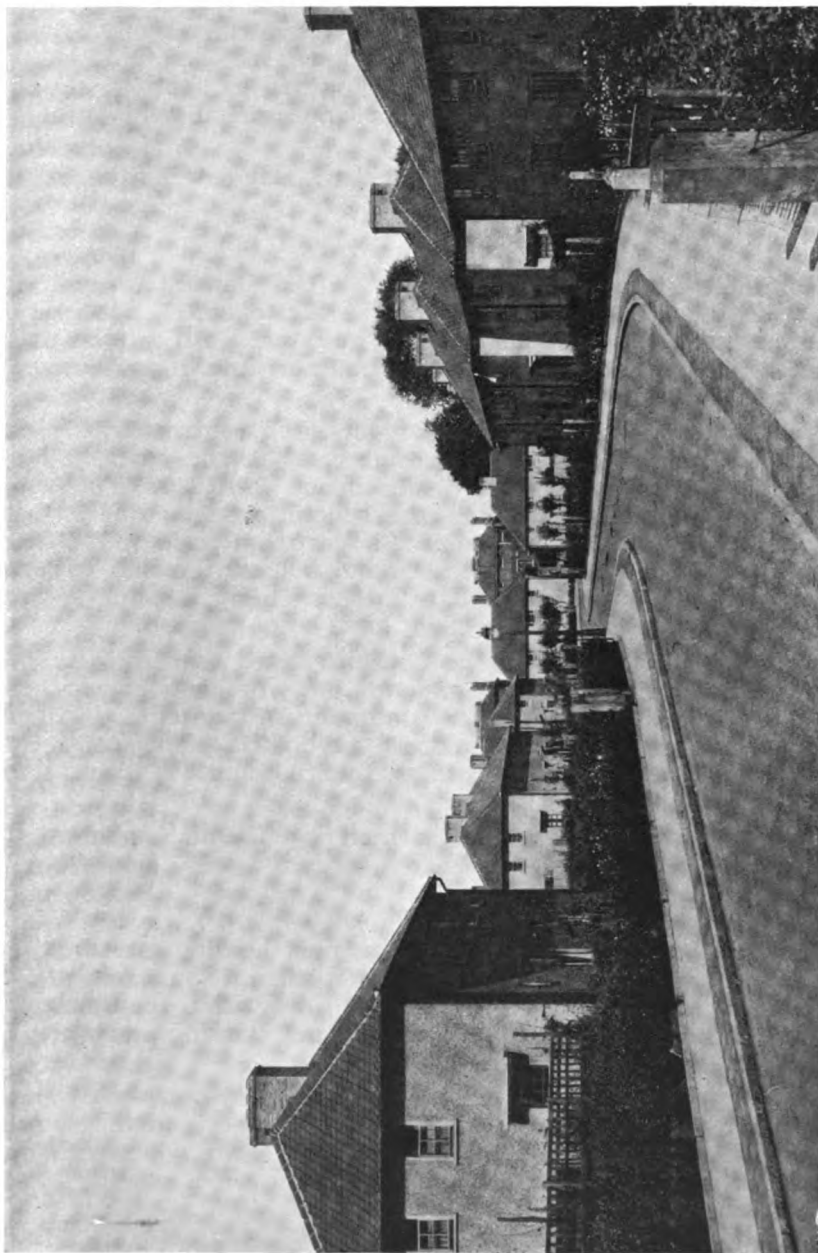


CASTELNAU ESTATE

G. TOPHAM FORREST.
ARCHITECT TO THE COUNCIL 1925.



CASTELNAU ESTATE—JUNCTION OF BARNES AVENUE AND EVERDON ROAD



CASTELNAU ESTATE—ALDERBURY ROAD

with cavity walls formed of concrete piers and panels manufactured on the site. The houses comprise 193 of three rooms, 122 of four rooms (non-parlour type), 177 of four rooms (parlour type), 151 of five rooms, and one of six rooms for the superintendent, or a total of 644 houses. As an experiment electricity was installed in 57 houses on the estate for cooking and heating, as well as lighting. In the remaining houses electricity is used for lighting, and gas is installed for cooking, etc.

Three illustrations of the estate are given: a lay-out plan (page 151), and two street views (pages 152 and 153).

WORMHOLT ESTATE

Wormholt estate adjoins the Council's Old Oak estate and the White City exhibition grounds, in the Metropolitan Borough of Hammersmith, and is about 68 acres in extent. An arterial road, formerly known as Western Avenue but now known as Westway, crosses the estate from east to west.

Work was commenced under a "value-cost" contract by Wilson, Lovatt and Sons, Limited, in December, 1926, and completed by June, 1928, the expenditure being about £446,200. The total number of dwellings, including the superintendent's quarters, is 783, and comprises 149 five-room, 231 four-room parlour, 148 four-room (non-parlour), and 195 three-room houses, together with 20 four-room and 40 three-room flats in three-storey buildings. Two schools have been erected and shops have been provided.

In addition to the above, the Council erected on certain vacant sites on the estate five blocks of four-storey dwellings of the type designed for letting at low rents containing 36 two-room, 48 three-room and 28 four-room flats, making a total of 112. The contractors for this work were Rowley Brothers, Limited, and the blocks were completed in April, 1934.

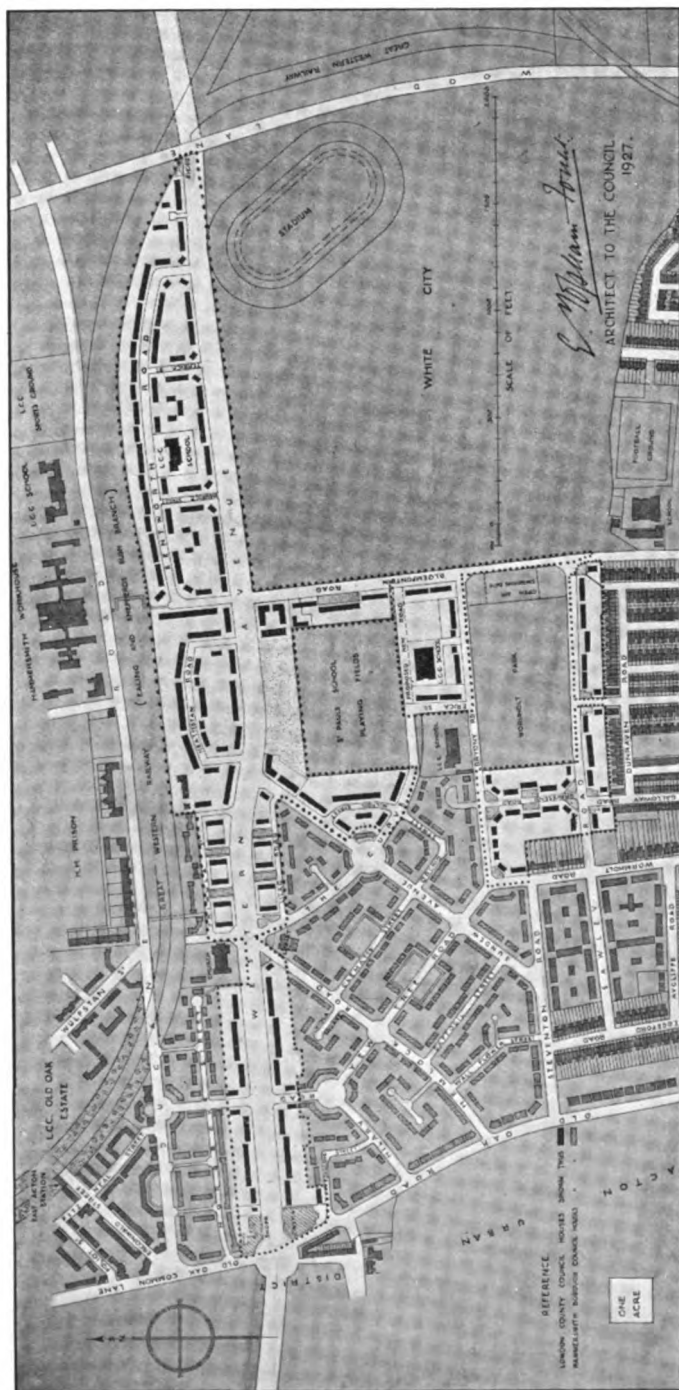
A lay-out plan of the estate is given on page 155, and a photograph of houses in Westway on page 156.

BECONTREE

Becontree, which is the largest municipal housing estate in the world, has an area of 2,770 acres or more than 4 square miles. It is about 10 miles from Charing Cross and lies within the County of Essex, partly in the Boroughs of Ilford and Barking and partly in the Urban District of Dagenham.

The site being roughly circular in shape, the lay-out was designed with a ring of wide roads near the circumference and others converging therefrom towards the centre of the estate, where sites for public buildings were provided. Where possible existing roads were retained.

Over 500 acres have been reserved for open spaces, playing fields, etc., including the large central open space (Parsloes Park) and broad open belts on the western and southern sides of the estate. Parsloes Park, which was formally opened by the Rt. Hon. Christopher



WORMHOLT ESTATE



WORMHOLT ESTATE—WESTWAY

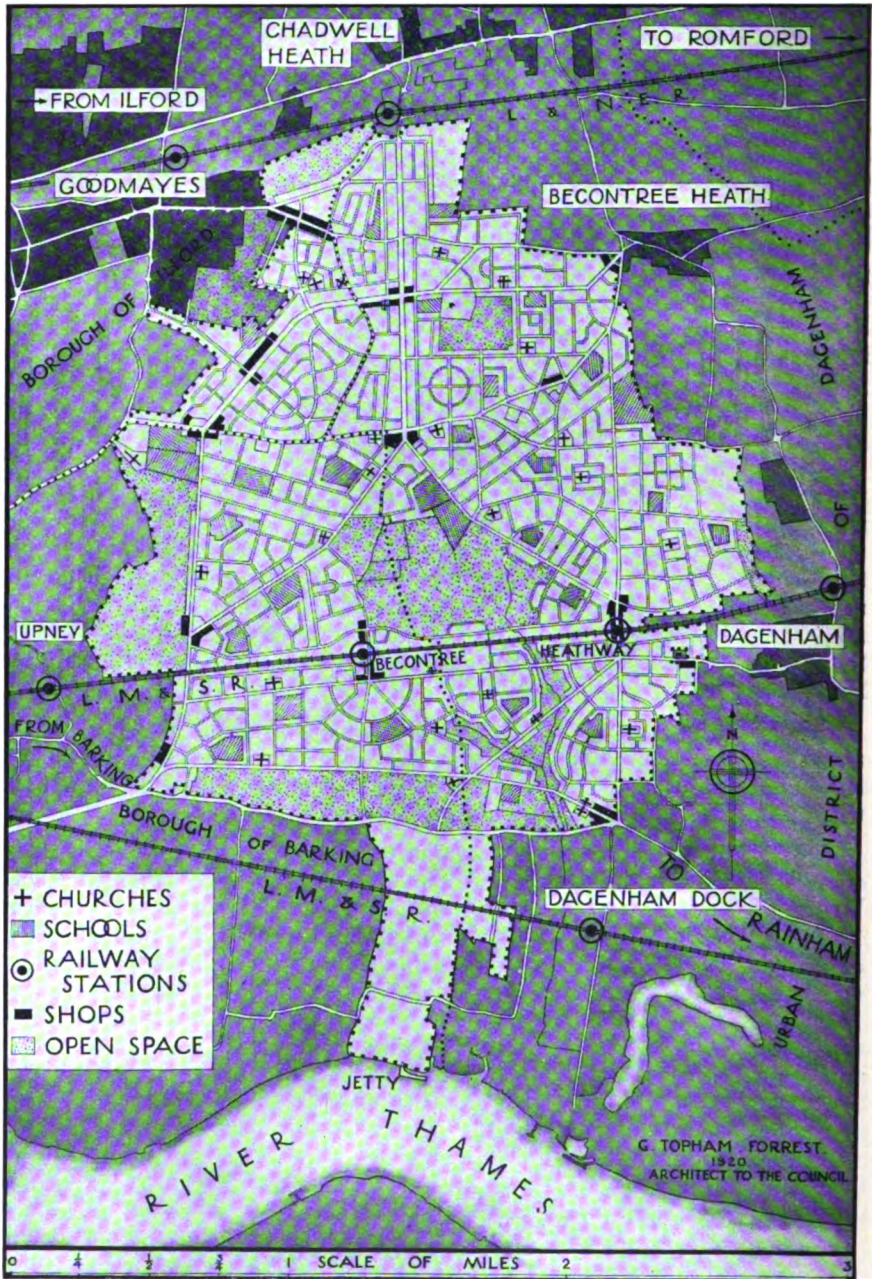
Addison, M.P., on 13th July, 1935, has an area of about 118 acres, and comprises about 86 acres laid out as a grass area, including a cricket-ground with a pavilion, and 32 acres forming an enclosed park, including a children's gymnasium, hard tennis courts and a bowling green. The land forming an open belt (about 116 acres) along the western boundary of the estate has been conveyed to the Barking Borough Council and has been laid out as a public park and playing fields known as Mayesbrook Park.

At the time of its acquisition, there was no railway station on the estate, but Chadwell Heath L.N.E.R. Station was just beyond the northern boundary, Dagenham Station on the L.M.S. Railway was about $\frac{1}{4}$ mile beyond the eastern boundary, and Dagenham Dock Station on the same railway about $\frac{1}{2}$ mile from the south-east corner. After some time the Council secured better travelling facilities to the estate. The L.M.S. Railway Company have built new stations, one near the point where Gale-street crosses the line, known as Becontree Station, and the other in Heathway, known as Heathway Station. This line passes through the southern half of the estate and has now been electrified. While there are no tramway services actually running to the estate, services are available at Chadwell Heath, just beyond the northern boundary. In addition the estate is served by omnibus services operating on nine different routes. The estate can also be reached by the London Transport motor-coach routes. The time of the average train journey from the central area of London to the estate is approximately half an hour.

Two plans are reproduced. One shows the whole of the estate, and the other indicates in some detail the lay-out of the whole of that portion (about 684 acres) which lies north of Ripple-road and within the Borough of Barking.

Tenders for the development of the estate were invited on a "value-cost" basis, and the Council decided to entrust the work to C. J. Wills and Sons, Limited, who commenced operations in September, 1920, and carried on continuously until March, 1934, although the rate of progress varied from time to time. The total number of houses provided under this contract was 138 six-room, 3,369 five-room, 5,085 four-room par our, 6,739 four-room non-parlour, 8,726 three-room houses and 19 five-room, 28 four-room parlour, 8 four-room non-parlour, 161 three-room and 745 two-room flats, together with 21 superintendents' quarters, a total of 25,039 dwellings, giving accommodation for about 112,570 persons. Taking the living accommodation over shops and other accommodation into consideration, the population is about 115,000. The total cost of the work under this contract was £13,455,170.

In order to provide for the needs of the population suitable sites were allocated for churches, schools, etc., and the following have been erected:—27 churches, 30 schools, 400 shops, 9 licensed premises, 14 doctors' houses, cinemas, clinics, libraries and a swimming pool.



BECONTREE



To face p

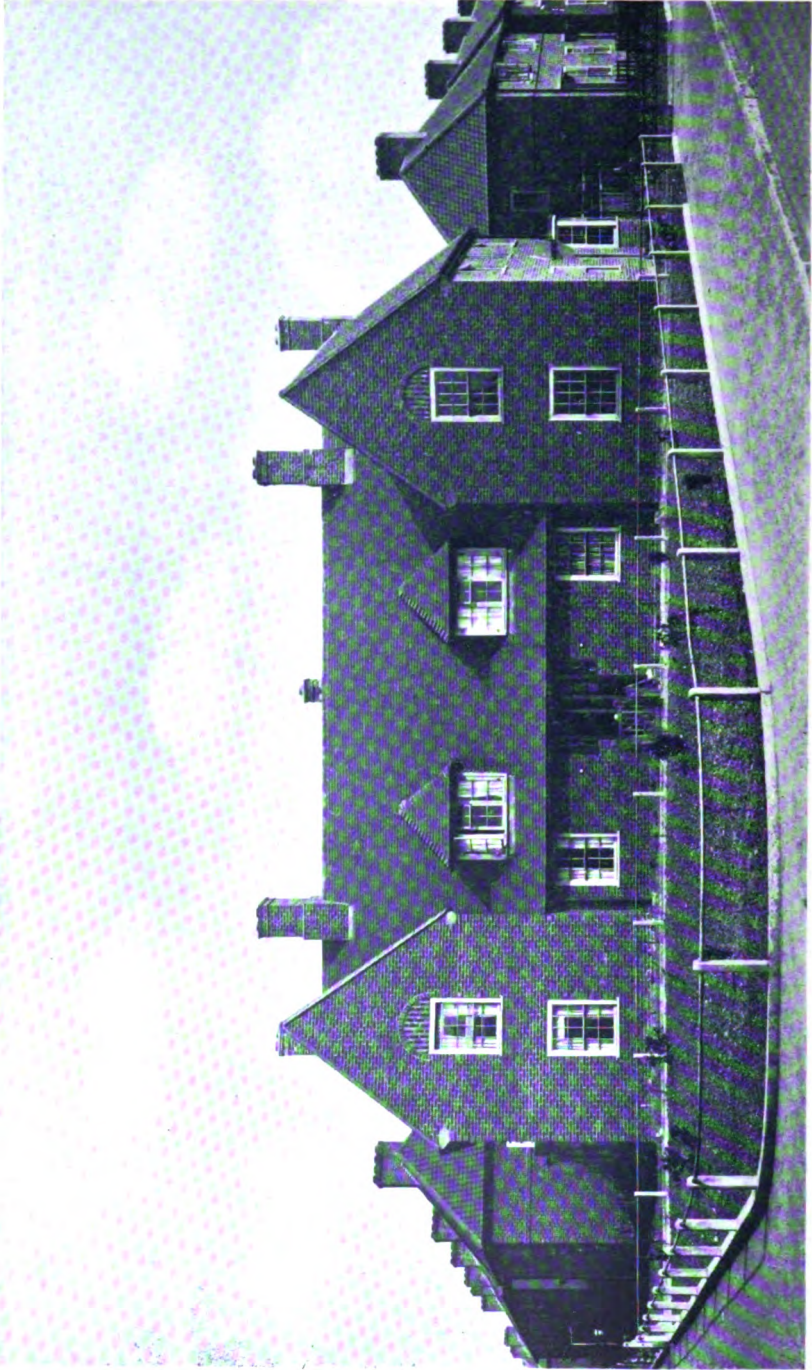
BECONTREE—NOS. 321 TO 347, HEDGEMANS ROAD



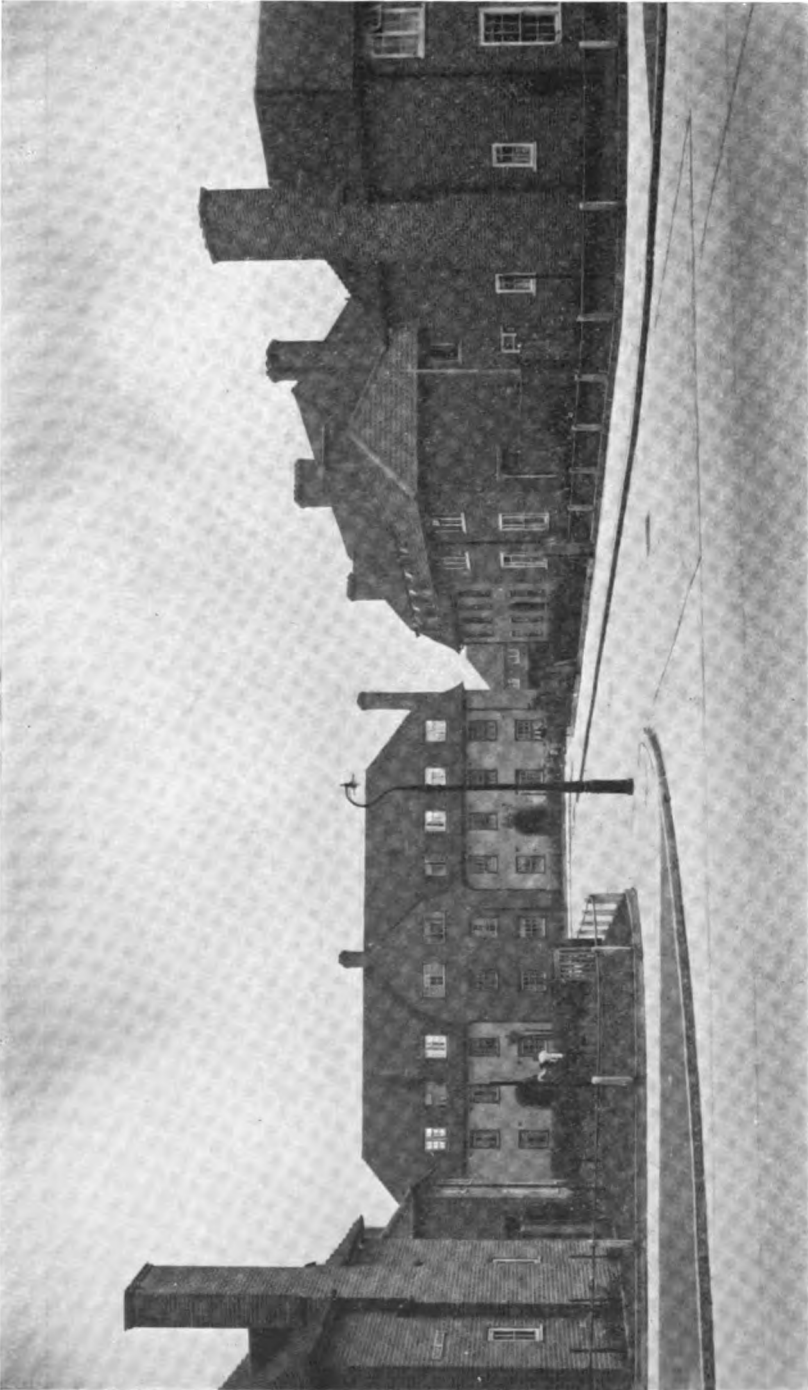


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BECONTREE—NOS. 321 TO 347, HEDGEMANS ROAD



BECONTREE—JUNCTION OF SPURLING ROAD AND IVYHOUSE ROAD



BECONTREE—THREE-STOREY FLATS, CASTLE GARDENS



BECONTREE—NEASHAM ROAD, LODGE AVENUE



BECONTREE—LARGER TYPE HOUSES IN GALE STREET



BECONTREE—JUNCTION OF LODGE AVENUE AND FITZSTEPHEN ROAD

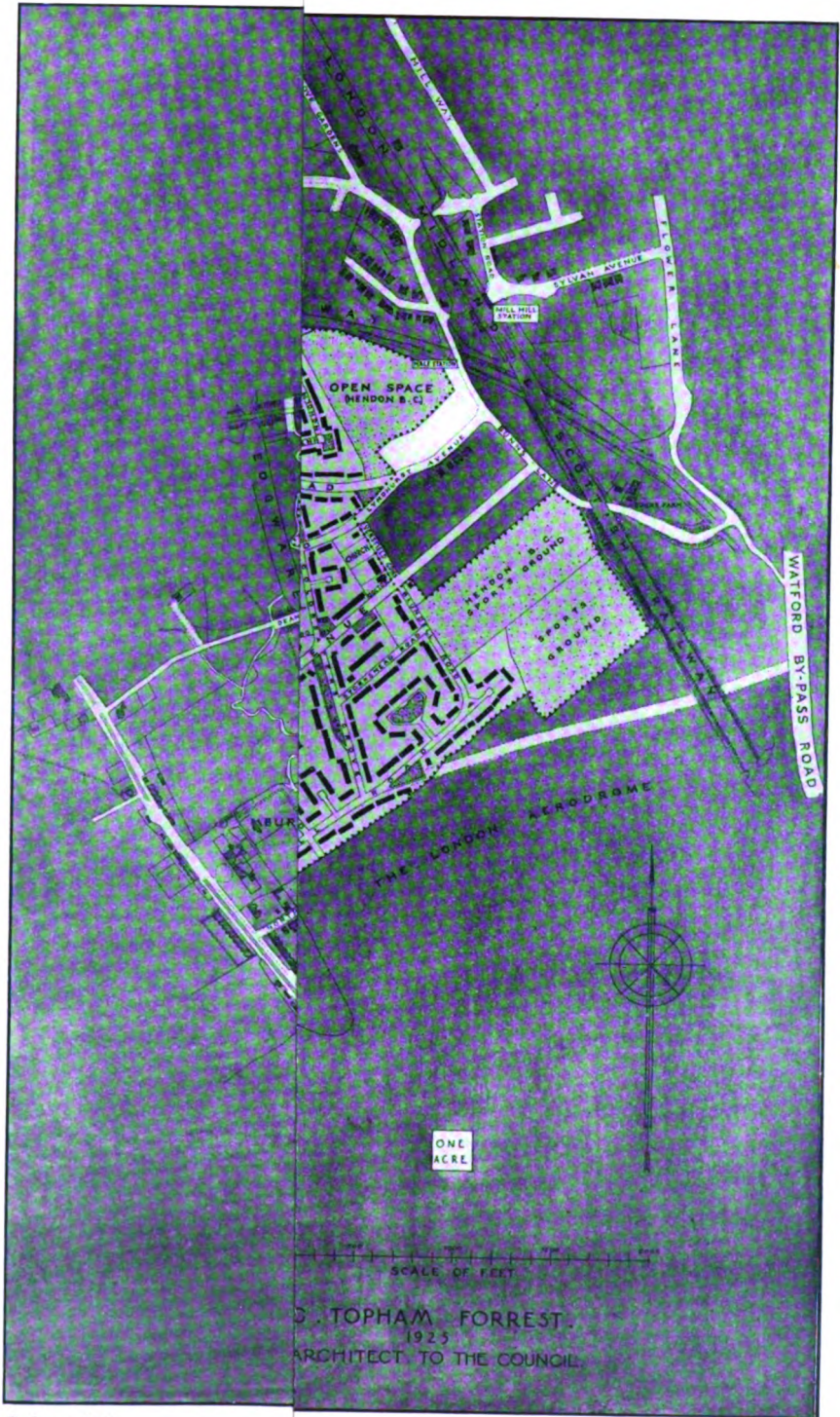
M



BECONTREE—LARGER TYPE HOUSES AT JUNCTION OF
GALE STREET AND WYKEHAM AVENUE

An out-patients' department of the King George Hospital at Ilford has been established on the estate, the site for which was leased to the hospital authorities at a nominal rent and a contribution of £6,500 towards the cost of the building was made by the Council. In addition the Council has made contributions amounting to £15,000 towards the capital cost of the main hospital and its extension at Ilford.

Since the completion of the main contract in 1934 the Council decided to proceed with the erection of houses on about 32 acres of the estate which had been reserved for development by private enterprise, and on a number of small scattered sites which had also been left unbuilt upon. The total number of houses to be provided on these sites is about 800. Contracts have been let for 696, and of these 567 had been completed by the end of January, 1937. The contractors for the erection of these houses are R. J. Rowley, Limited ;



To face p. 164]



Henry Boot and Sons, Limited; John Knox (Bristol), Limited; and M. J. Gleeson, Limited. The estimated cost is £356,959. It is hoped to proceed with a further 78 houses in the near future, the cost of which is estimated to be £40,900.

A special feature of this later development is the inclusion of a number of houses of a larger type for letting at remunerative rents to members of the working-classes who are able to pay more for housing accommodation than the tenants of houses of the normal type provided by the Council can generally afford.

In addition to the plans referred to above, illustrations of portions of the estate are given on pages 159 to 164.

WATLING ESTATE

Watling estate, about 386 acres in extent, lies to the east of Edgware-road and immediately to the north of the London aerodrome in the Borough of Hendon. The ground is undulating in character; it is well wooded and a stream, known as the Silk Stream, runs through it. The land along the banks of the Silk Stream has been kept open and forms, with the central open space, practically a continuous open space of about 45 acres extending from north to south and embodying the best of the natural amenities. In addition, 8 acres have been utilised for allotments and 28 acres for sports grounds.

The estate is self-contained, with its own schools, shops and churches.



WATLING ESTATE—SILKSTREAM ROAD

Building was commenced in January, 1926, and completed in the spring of 1930. The total number of dwellings provided was 4,020, comprising 667 five-room, 858 four-room (parlour), 927 four-room (non-parlour), and 1,215 three-room houses, together with 100 four-room, 140 three-room and 110 two-room flats and 3 superintendents' quarters. As regards construction, 1,974 of the dwellings are of brick, 1,330 have external walls of concrete, 252 are of steel and 464 are timber-framed houses, the two latter types being built during a period of shortage of bricks and bricklayers. The work was carried out by C. J. Wills and Sons, Limited, under a "value-cost" contract. The total cost of the work was about £2,285,000.

The streets on this estate bear either field names or names associated with the local history. The fact that the Manor of Hendon was for a considerable period in the possession of the Abbey of Westminster is commemorated by the use of the names of certain of the abbots.

In the autumn of 1935 the Council decided to erect on certain vacant sites 14 houses of the larger type mentioned in the case of Becontree. These were commenced in November, 1935, by Henry Boot and Sons, Limited, and completed in June, 1936.

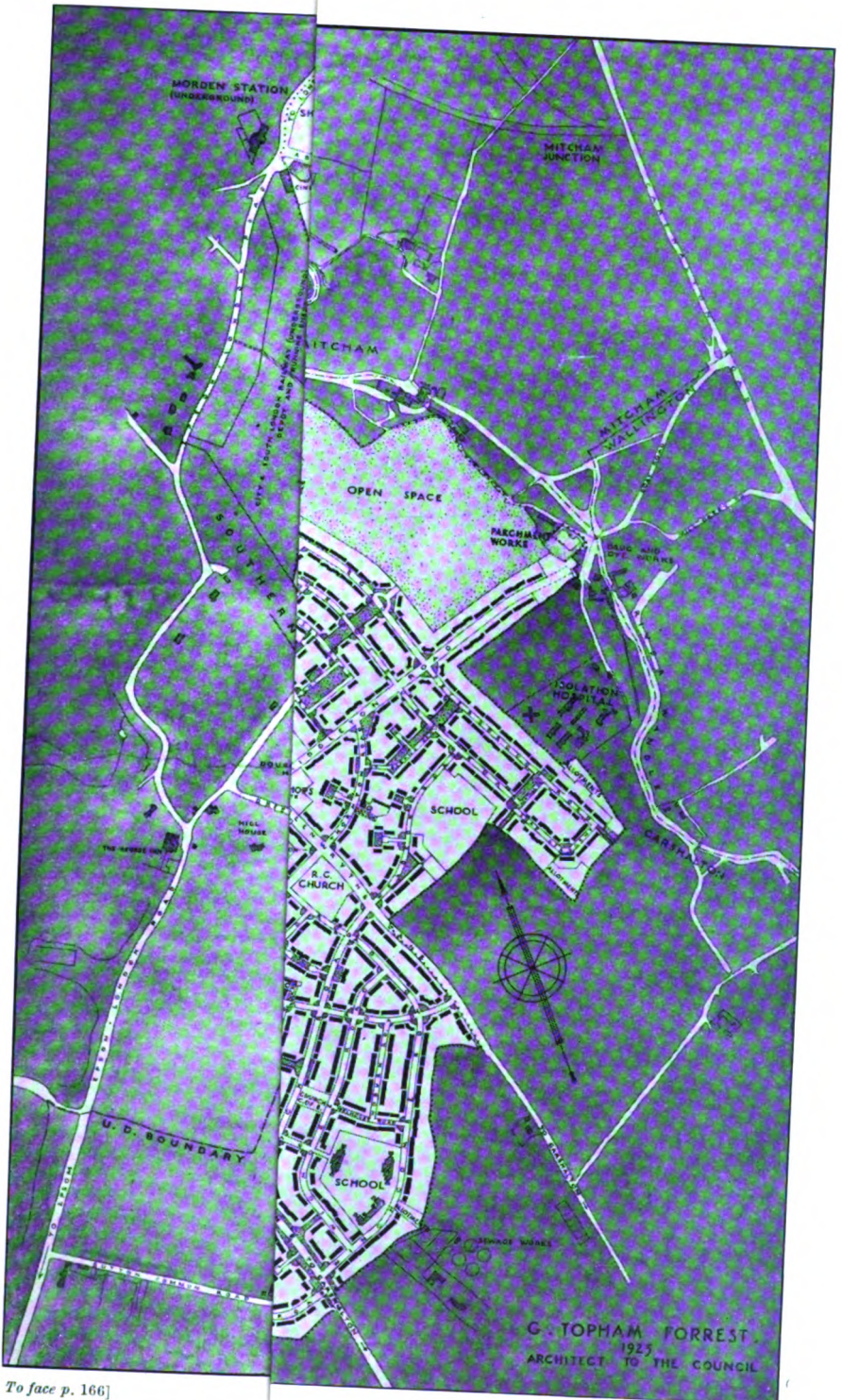
Two illustrations are given—a lay-out plan facing page 164 and a view of Silkstream-road on the estate on page 165.

ST. HELIER ESTATE

The area of the land comprised in St. Helier estate is about 825 acres. The estate lies mainly within the Urban District of Merton and Morden, and the Urban District of Carshalton, and to a small extent in the Borough of Sutton and Cheam. The greater part of the site is either level or gently undulating and is well wooded. Excellent travelling facilities have been provided by the extension of the underground railway to Morden and the building of a new station (St. Helier) on the Southern Railway, and there are ample omnibus services, whilst trams are within easy access at Mitcham.

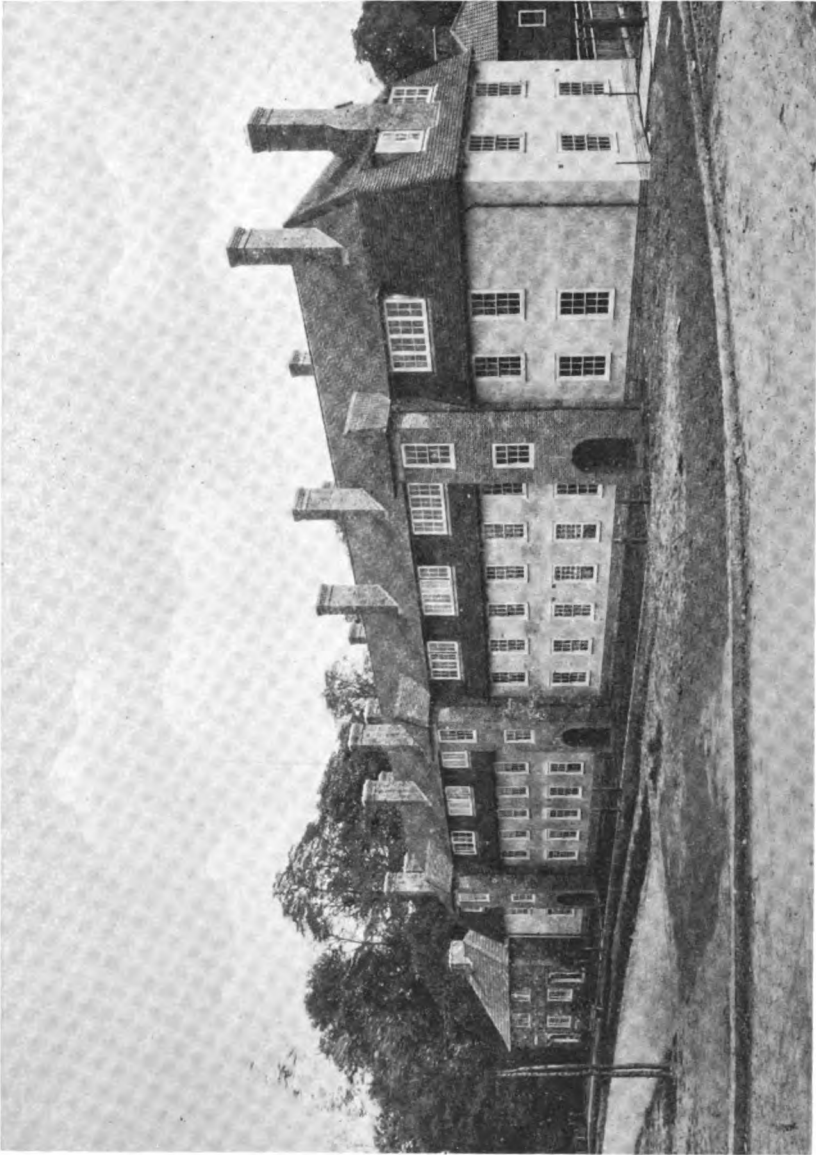
In all about 120 acres have been reserved for open spaces and playing fields, including a large central open space running across the whole width of the estate.

The Sutton by-pass arterial road had been constructed across the estate before the Council acquired the land, and that portion of it within the estate has been named St. Helier Avenue. It has a total width of 80 feet and, in addition, greens 15 feet wide have been provided and the houses have been built 15 feet behind these. In view of the use of this road for fast traffic, the number of cross roads has been limited to two. Roads 40 feet wide, parallel with the arterial road, have been constructed on the estate and the intervening land developed by means of *culs-de-sac*, so that by using the 40 feet roads, tradesmen may serve the majority of the houses fronting the arterial road. Certain existing roads were widened to 50 and 60 feet and Green-lane (a fine avenue) forms a central walk with carriage-ways on either side. Morden was at one time in the possession of

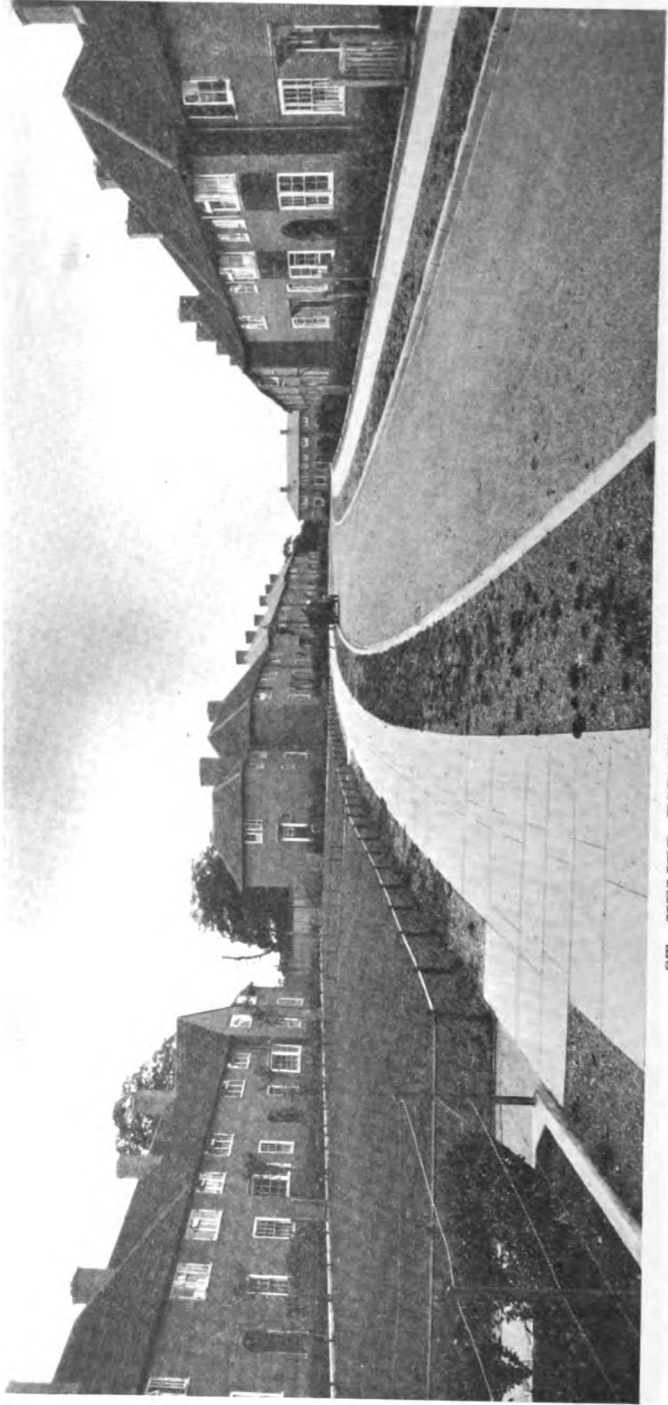


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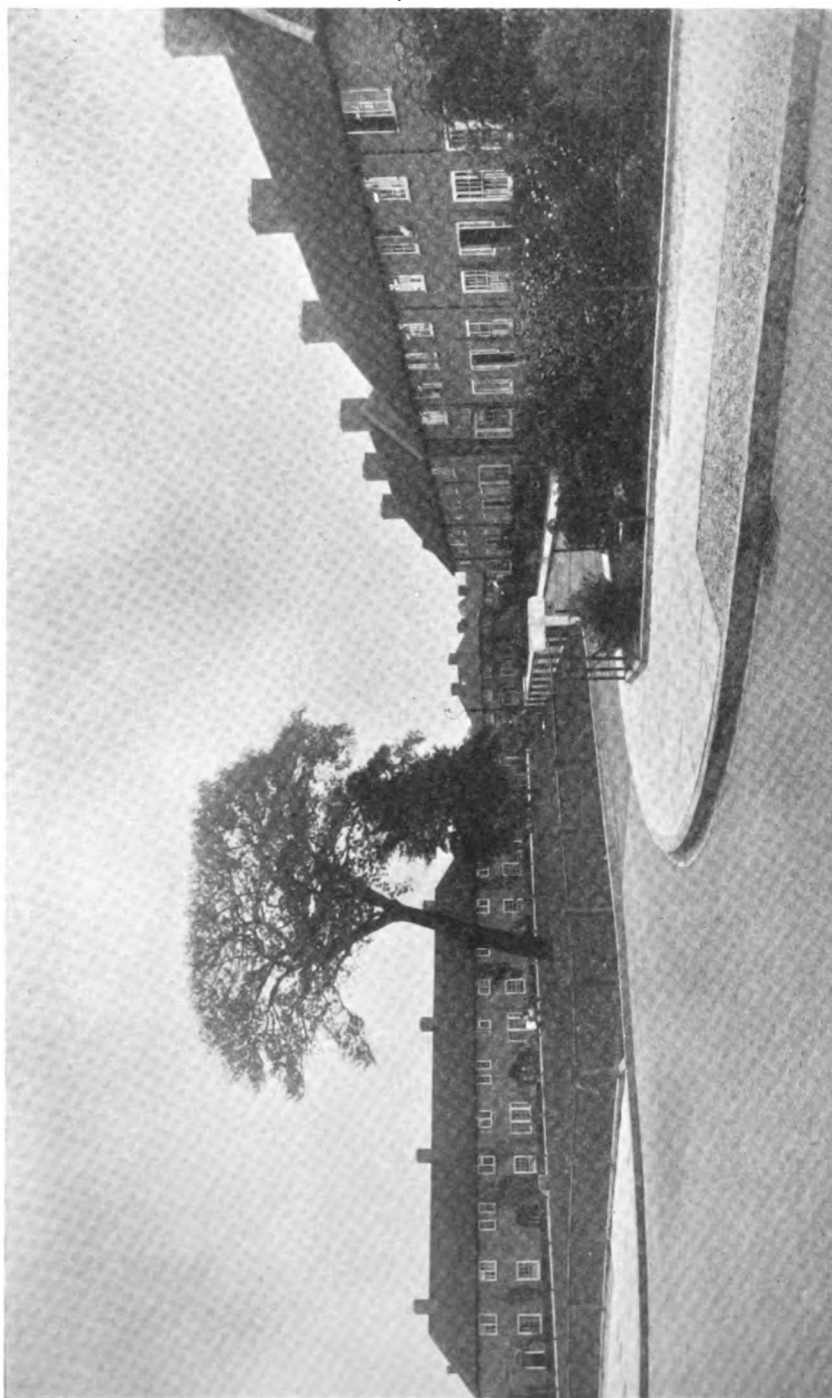




ST. HELIER ESTATE—NOS. 5 TO 39, ST. HELIER AVENUE—THREE-
AND FOUR-ROOM FLATS



ST. HELIER ESTATE—WESTMINSTER ROAD



ST. HELIER ESTATE—EVESHAM GREEN



ST. HELIER ESTATE—ABBOTSBURY ROAD



ST. HELIER ESTATE—ST. HELIER AVENUE

the Abbey of Westminster, and Merton was noted for its Priory (Merton Abbey) and the new streets on the estate have been named after abbeys in England and Wales.

The estate was developed in sections under a "value-cost" contract by C. J. Wills and Sons, Limited, and work was commenced in 1928 and completed in June, 1936. The estate is entirely self-contained, having its own shops, schools, churches, etc., and three licensed refreshment houses have been erected on land leased by the Council.

The total accommodation on the estate comprises 901 five-room houses, 1,552 four-room (parlour) houses, 2,963 four-room (non-parlour) houses, 3,107 three-room houses, 20 four-room flats, 36 three-room flats, 474 two-room flats, 8 one-room flats and 7 superintendents' quarters, a total of 9,068 dwellings. The total cost of the work was £4,078,500.

The Council in March, 1929, agreed to lease to the trustees of the Douglas Haig Memorial Homes at a nominal rent about 15 acres of land as a site for the erection of dwellings for the accommodation of disabled ex-service men and the widows of ex-service men, on condition that 90 per cent. of the tenants should be selected from applicants residing or employed in the county of London. Subsequently a further 9½ acres, to be used by the trustees in conjunction with the Housing Association for Officers' Families, was included in the lease.

A lay-out plan of the estate faces page 166 and illustrations of portions of the estate are given on pages 167 to 171.



MOTTINGHAM ESTATE—OFFENHAM ROAD



MOTTINGHAM ESTATE—DUNKERY ROAD



E.P. WHEELER.
ARCHITECT TO THE COUNCIL

MOTTINGHAM ESTATE.

MOTTINGHAM ESTATE

Mottingham estate, about 202 acres in extent, was acquired by the Council in 1931. Most of it is situated outside the County of London in the Urban District of Chislehurst and Sidcup, a small portion being in the Metropolitan Borough of Lewisham, and the Borough of Bromley. The site has frontages on the east to Chislehurst-road and Elmstead-lane and on the west to Marvels-lane opposite the Lewisham Metropolitan Borough Council's Grove Park housing estate. The site is undulating and includes Marvels Wood and Lower Marvels Wood. There are three railway stations within a short distance of the estate and an omnibus service passes the estate.

Open spaces of about 25½ acres have been provided by the retention of Marvels Wood and Lower Marvels Wood and an open space in Elmstead-lane. Provision has been made for the widening of Elmstead-lane and Chislehurst-road. Sites of about 7 acres have been reserved for commercial purposes, shops, cinema, refreshment house, etc., and there are sites for schools, church and doctors' houses.

The estate, when completed, will comprise 116 five-room, 116 four-room (parlour), 918 four-room (non-parlour), and 901 three-room houses, 24 one-room and 208 two-room flats, together with 36 three-room and 18 four-room flats in three-storey buildings.

The construction of the roads and sewers was commenced by direct employment of labour under the Council's Chief Engineer in August, 1934, and work on the houses was commenced in February, 1935, by Wilson Lovatt and Sons, Limited, and is still proceeding. It is anticipated that the estate will be completed by the end of 1937. A lay-out plan of the estate is shown on page 174 and two street illustrations on pages 172 and 173.

THORNHILL ESTATE

Thornhill estate was acquired by the Council in the autumn of 1934. It is about 46 acres in extent, but only about 20 acres is being used for housing purposes, the remainder having been set aside for an open space.

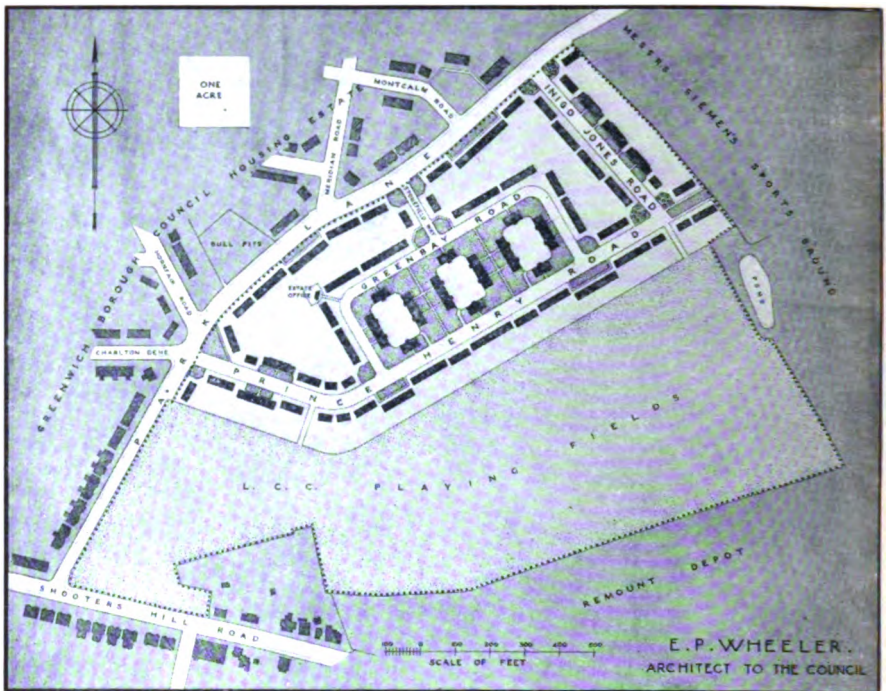
The estate is situated in Park-lane, off Shooter's Hill-road, and is in the Metropolitan Borough of Greenwich.

The roads and sewers were constructed by the direct employment of labour under the supervision of the Chief Engineer concurrently with the road and sewer work at the Mottingham estate referred to above.

The estate, when complete, will comprise 18 five-room, 16 four-room (parlour), 141 four-room (non-parlour), and 57 three-room houses, together with 36 four-room, 72 three-room, 32 two-room and 8 one-room flats, or a total of 380 dwellings. The three and four-room flats have been allocated for the abatement of overcrowding under the Housing Act, 1935.

The building work is being undertaken by Henry Boot and Sons, Limited, who commenced operations in November, 1935, and the estimated cost is £161,000.

A lay-out plan of the estate is given on page 176.



THORNHILL ESTATE

HANWELL ESTATE

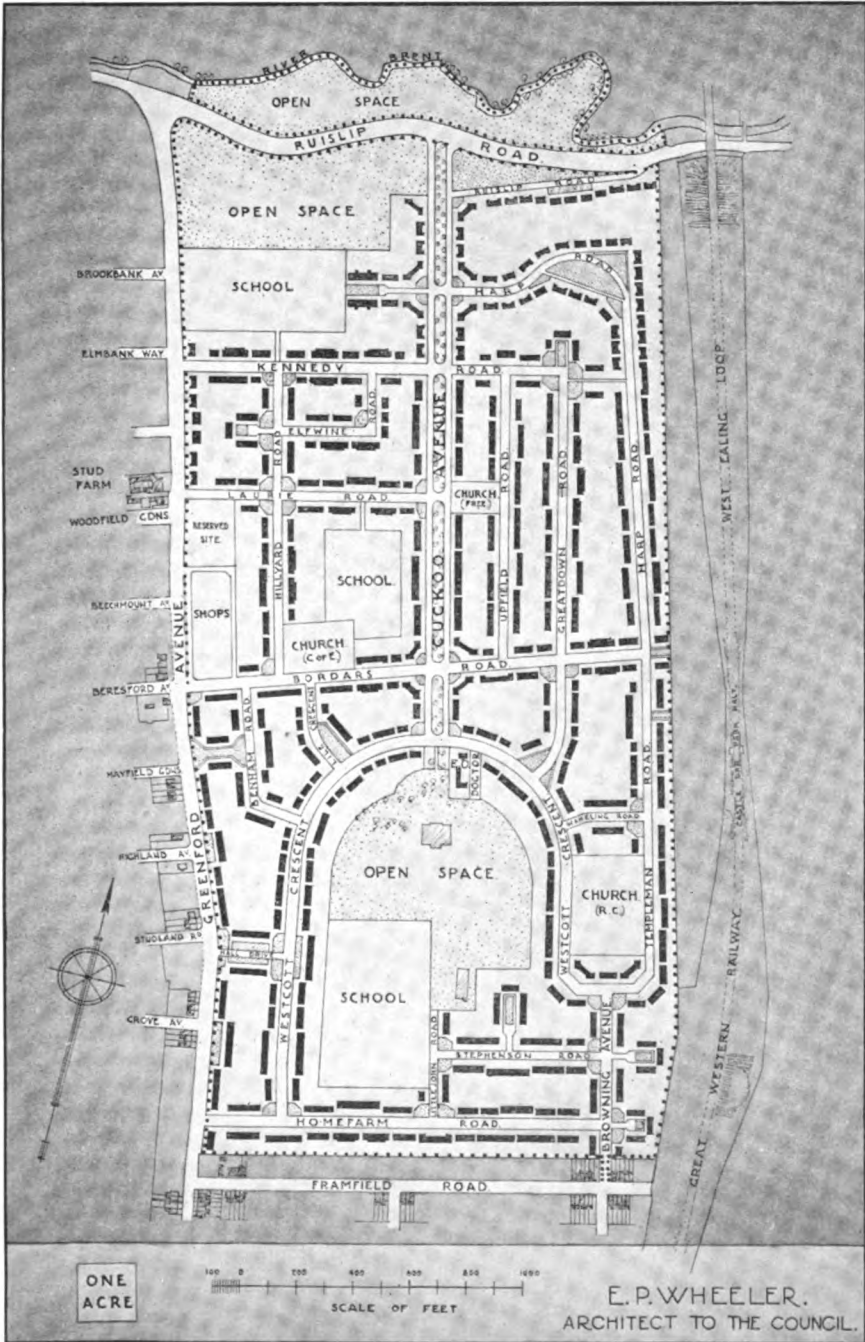
The Council in December, 1932, decided to close the Hanwell Residential School, which lies within the Borough of Ealing, and in February, 1935, it was agreed, in view of the difficulty experienced in obtaining sites for housing estates within a reasonable distance from the centre of London, to appropriate the site for housing purposes.

The site, which comprises about 140 acres, is rectangular in shape, with a gentle rise from the north towards the south, and possesses long frontages to Ruislip-road and Greenford-avenue. Adequate travelling facilities are provided by trains, omnibuses and trams.

The lay-out provides for most of the roads to run from north to south and from east to west, and allowance has been made for the widening of Ruislip-road and Greenford-avenue. An open space of about 9 acres has been reserved round the site of the former school buildings, and from this there will be a pleasant vista of long greens running to the northern boundary of the estate, with roads and houses on either side. The land between Ruislip-road and the river Brent has also been reserved as an open space.

Sites are provided for churches, schools, public buildings, and shops.

The total accommodation of the estate when complete will be 72 five-room, 70 four-room (parlour), 659 four-room (non-parlour) and 480 three-room houses together with 32 one-room, 144 two-room,



HANWELL ESTATE

16 three-room and 8 four-room flats. There will also be 82 four-room (non-parlour) and 24 five-room houses of the better type similar to those provided at Becontree.

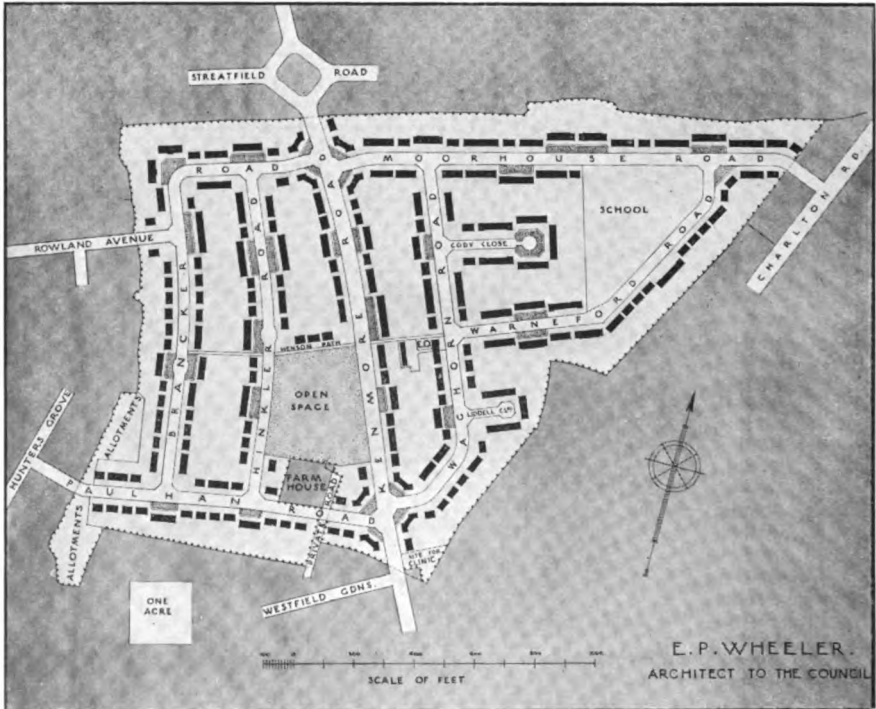
The development of the estate, including roads and sewers, has been entrusted to Unit Construction Company, Limited, on a "value-cost" basis, and work was commenced in December, 1935.

The total estimated cost of the development is £812,000.

A lay-out plan of the estate is on page 177.

KENMORE PARK ESTATE

Kenmore Park estate, comprising about 58 acres, which had been partially developed so far as roads and sewers were concerned, was acquired by the Council in 1935 on the understanding that the vendor would complete the roads and sewers to the satisfaction of the local authority and at his own expense. The estate is situated in the Harrow Urban District about a quarter of a mile to the north of Kenton-road and about midway between Kenton and Kingsbury stations on the L.M.S. and Metropolitan Railways respectively. There is a large shopping centre within easy reach of the estate, two large schools have been provided recently near the estate, and there is a public open space of about 30 acres within half a mile.



KENMORE PARK ESTATE

In addition to the two railway stations named, which are within easy access, there are two more within a reasonable distance, besides services of omnibuses along Kenton-road.

The lay-out provides for the reservation of an open space of $3\frac{1}{4}$ acres, 3 acres for a school site and about 1 acre for allotments.

The total number of dwellings to be provided is 653 and comprises 34 five-room, 33 four-room (parlour), 290 four-room (non-parlour) and 224 three-room houses together with 32 one-room and 40 two-room flats. A superintendent's house will also be provided.

The houses will be of the type usually provided on cottage estates, and the total cost of development is estimated at £280,500.

The development is being carried out by the contractor for the Hanwell estate (Unit Construction Company, Limited) as an extension of that contract and work is proceeding rapidly.

A lay-out plan of the estate is shown on page 178.

CHAPTER VIII

CITY OF LONDON CORPORATION

In the one square mile of the City of London, devoted as it is to commerce and having a comparatively small residential population, the housing question cannot be said to be acute, but the Corporation of the City of London has always recognised the responsibilities devolving on it as the local authority to safeguard the health and well-being of its citizens, and has taken advantage of its statutory powers to deal with any insanitary areas which have been found to exist.

Artizans' Dwellings, Stoney Lane

The first record of a housing scheme carried out in the City of London by the Corporation as the local authority occurs shortly after the passing of the Artizans' and Labourers' Dwellings Act of 1875 when the then Commissioners of Sewers for the City of London (subsequently merged into the Corporation of the City of London by the City of London Sewers Act, 1898), who were the local authority for the purposes of that Act, dealt with insanitary areas in Holiday-yard, Blewit's Building, Golden-lane and Petticoat-square, and erected on a portion of the cleared site five blocks of artizans' dwellings, each of five storeys and containing in all 36 shops and 241 tenements, at a cost, including clearance of the site, of £200,915.

Hutchison Street and Queen's Court, Vine Street, Minories areas improvements schemes

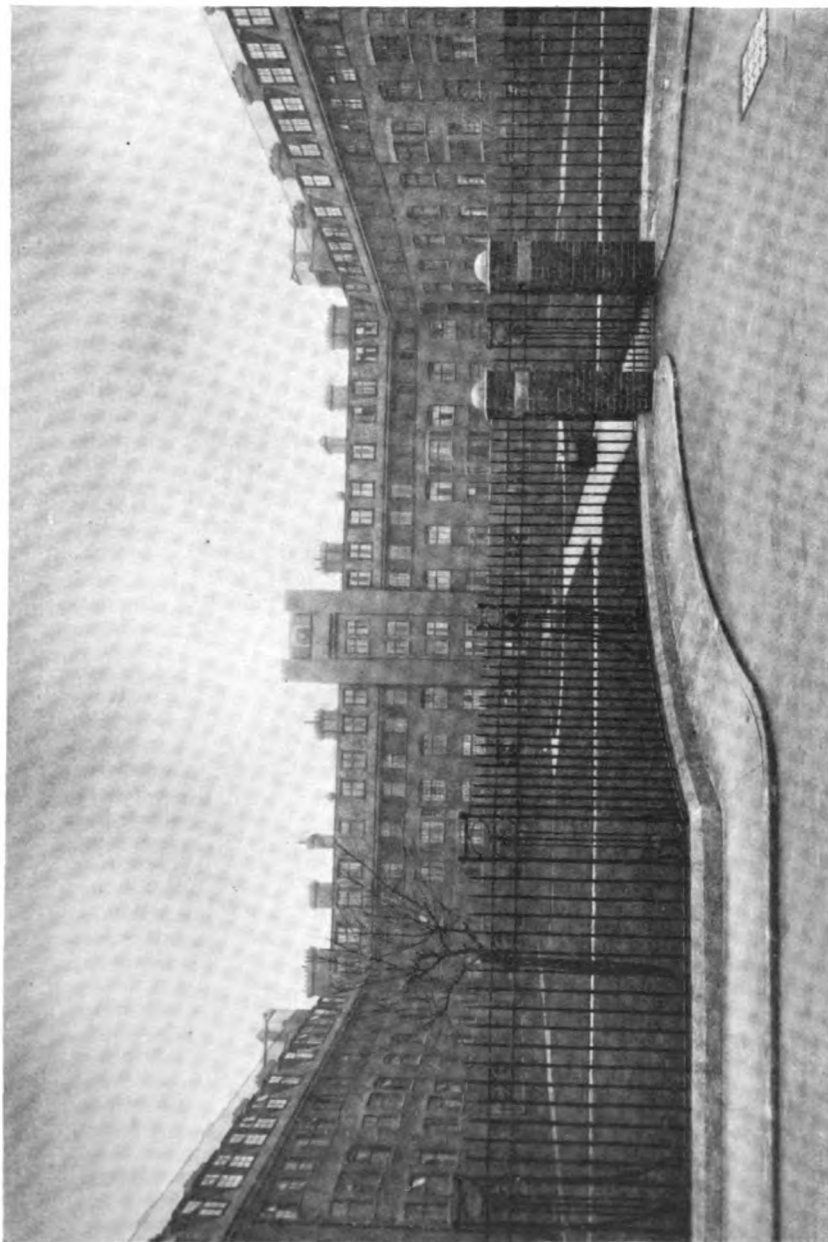
In 1919 the Corporation embarked on a clearance scheme for two insanitary areas, *viz.*, the Hutchison-street area and the Queen's-court, Vine-street, Minories area.

The Hutchison-street area comprised about two acres and included 151 houses and the number of persons to be rehoused was 885, of whom 250 had to be rehoused on the site.

The Queen's-court, Vine-street, Minories area, comprised 3,715 feet super and included 7 houses containing 72 persons.

These areas were dealt with under the Housing of the Working Classes Acts, and the necessary Orders sanctioning the schemes for the purpose were issued by the Minister of Health.

Two blocks of buildings known as Bearsted House and Dutton House were erected in 1926 and 1927 on part of the cleared site of the Hutchison-street area. These two blocks, the first containing 7 shops on the ground floor and 24 dwellings on three floors, and the second 8 shops on the ground floor and 16 dwellings on three floors, provided the requisite accommodation for rehousing on the site and, for the remainder of the persons displaced, a block known as Windsor House and containing 104 dwellings on five floors, was erected on a site in Shoreditch fronting Shepherdess-walk, Turner-place and Wenlock-road. A photograph of Windsor House is on page 181.



WINDSOR HOUSE, SHOREDITCH, ERECTED BY THE CORPORATION OF THE CITY OF LONDON

The total cost of the clearance of the Hutchison-street area, after deducting the sum realised from the sale of surplus land, and including the erection of Bearsted and Dutton Houses, road and sewer works, was £80,746 ; the scheme is State aided.

The cost of erection of Windsor House, *viz.*, £105,973, and the clearance of the Queen's-court, Vine-street, Minories area, *viz.*, £3,270, was borne entirely by the Corporation. The cleared site of the Queen's-court, Vine-street, Minories area was sold for a sum of £4,750.

Housing Scheme after the War.—Ilford; Avondale House, Old Kent Road; and Blake House, Hercules Road

At the conclusion of the War in 1918, the Government, after a survey of the housing needs of the country, introduced and passed the Housing, Town Planning, etc., Act of 1919. No need was apparent for the provision in the City of housing accommodation under this Act but the Corporation of the City of London felt that it was incumbent on it to take some part in the national effort, and with the intention of assisting in the provision of accommodation for persons employed in the City, a loan of £2,750,000 was raised, inquiries were instituted as to sites available outside the City for the erection of houses and eventually an estate at Ilford of about 270 acres was acquired on which it was proposed to build 2,000 houses. Certain premises were also secured for the erection of tenement buildings in fairly close proximity to the City, one site being in Hercules-road, Lambeth, and the other in Old Kent-road.

In the early part of 1920 contracts approved by the Minister of Health were entered into for the development of the first portion of the Ilford site, but after some progress had been made it became necessary to review the position in the light of the financial conditions then obtaining, and it was ultimately decided, with the approval of the Minister of Health, that the original scheme should be curtailed and only 221 houses should be built. The Corporation subsequently sold these houses and the surplus land, and private enterprise has since been responsible for the further development of the estate.

On the sites in Old Kent-road it was originally intended to erect eight blocks of dwellings but this scheme was also curtailed as the Minister of Health refused to allow the construction of more than three blocks on a portion of the site. These blocks, known as Avondale House, which cost £65,147, contain 48 dwellings on four floors. Part of the site was subsequently repurchased by the Bridge House Estates Committee of the Corporation, the original owners, and the remainder was acquired recently by the London County Council for housing purposes.

On the site in Hercules-road a four-storey block of 48 dwellings, known as Blake House, was erected at a cost of £75,962.

The Ilford scheme and the dwellings at Avondale House and Blake House are State aided, the contribution of the Corporation in respect of all the State-aided schemes being the produce of a rate of 1d. in the £.

Corporation and Viaduct Buildings

In addition to these housing activities the Corporation have, at various times, undertaken the erection of blocks of flats and dwellings for the benefit of the poorer classes of the community out of its own corporate funds. Between the years 1864 and 1880, the Corporation spent a sum totalling £59,783 on the erection of dwellings for the labouring poor at Corporation Buildings, Farringdon-road, and Viaduct Buildings, Holborn, where 183 and 40 flats respectively, were provided.

Sumner Buildings and Stopher House, Southwark

Much of the property acquired by the Corporation under the Corporation of London (Bridges) Act, 1911, for the purpose of building a new Thames bridge in the vicinity of St. Paul's Cathedral was in a derelict condition at the time of its acquisition. Subsequently, the proposal for a new bridge not having been proceeded with, a scheme for re-building certain property on the Southwark side of the river at the cost of the Bridge House Estates funds was decided upon. Two blocks each of 50 flats were accordingly erected in 1931 and 1932, on the site of property demolished in Sumner-street, at a total cost, including the site, of £126,115. A block of 45 flats was also erected in Silex-street in 1935 at a cost of £25,302, and a further block, containing 15 flats, is in course of erection on the same site, at an estimated cost of £11,000.

Market re-housing schemes

As the Market authority for London, the Corporation was responsible for the establishment of the Metropolitan Cattle Market at Islington and in connection therewith a block of dwellings, since sold to the Islington Metropolitan Borough Council for housing purposes, was erected by the Corporation out of its own funds in the years 1866-67 at a cost of £33,000.

Again, the development of Spitalfields Market as a wholesale fruit, flower and vegetable market to meet modern conditions and increased trade rendered necessary the erection of flats to house tenants displaced under the scheme of improvements carried out by the Corporation, and for this purpose a block of 49 flats was erected in 1923 in High-street, Shadwell, at a total cost of £45,000, and a further block of 87 flats in Adelina-grove, Mile End, in 1925, at a total cost of £95,500, the capital costs being met out of the proceeds of the loan raised by the Corporation for the development of the market.

CHAPTER IX

METROPOLITAN BOROUGH COUNCILS

Generally speaking, the twenty-eight Metropolitan Borough Councils (whose areas of jurisdiction, together with the City of London, make up the Administrative County of London, the area of jurisdiction of the London County Council) are, equally with the Council, local authorities under the Housing Acts within their respective areas, and this fact of course necessitates the closest co-operation between them and the Council.

Before the War, a limited amount of building and reconditioning was carried out by the Metropolitan Borough Councils under the Housing of the Working Classes Act, 1890.

The housing shortage at the end of the War and the creation of the State subsidy by post-war legislation increased the housing activities of the Metropolitan Borough Councils as well as those of the Council itself, and a considerable number of additional dwellings were provided under the early post-war Housing Acts. In recent years the activities have been directed, however, towards the clearance or improvement of unhealthy areas. The general principle adopted is that the Council undertakes the acquisition and clearance of the larger insanitary areas which normally form satisfactory re-housing sites and the Metropolitan Borough Councils deal with the smaller areas in their respective boroughs. There are, however, many variations of this arrangement and some of the Metropolitan Borough Councils have undertaken the clearance of extensive areas.

For meeting the housing needs of the County of London by the provision of accommodation outside the County, the Council is the local authority. In the case of the Hampstead Metropolitan Borough Council special powers were obtained to build outside the borough boundary, namely, at Cricklewood in the Borough of Hendon. On this site 168 flats and 122 houses have been erected. The estate was opened in October, 1935, by H.R.H. The Duke of Kent.

Arrangements with the Council as to allocation of accommodation

Under Part III of the Housing Act, 1925 (now incorporated in the Housing Act, 1936), the Council arranged that a proportion, not exceeding 50 per cent., of the new accommodation provided on cottage estates should be allocated to suitable applicants recommended by the several Metropolitan Borough Councils in proportions based upon existing conditions of overcrowding in such boroughs and, to a considerable extent, advantage has been taken of this scheme.

This was a general arrangement applicable to all the Metropolitan Borough Councils, and was distinct from the special arrangement whereby, in order to meet the needs of the more central and congested parts of London in the provision of new working-class accommodation, the Council allocated a definite number of houses on its estates to certain Metropolitan Borough Councils, on payment by them of a

fixed annual sum in respect of each house, towards meeting the loss on the county rate accruing therefrom.

Under this arrangement, the houses erected at Wormholt estate were allocated to the needs of the various west London boroughs.

In February, 1934, the Council decided to provide rehousing accommodation for a period of one year in respect of displacements by Metropolitan Borough Councils under the Housing Act, 1930, subject to their paying a sum equal to one-half the statutory rate contribution in respect of the dwellings

Many of the Metropolitan Borough Councils entered into agreements with the Council for the provision of such rehousing accommodation which, in many cases, was an essential corollary to the slum clearance operations of these Metropolitan Borough Councils and, in 1935, the Council decided to continue the arrangement indefinitely. Up to March, 1936, the Council had provided accommodation for 3,560 persons under this arrangement.

In certain cases where a Metropolitan Borough Council has provided rehousing accommodation for tenants displaced from slum areas by operations of the Council, a similar arrangement is made whereby the Council pays an annual contribution to the Metropolitan Borough Council concerned in respect of the families so rehoused.

Under the Housing Act, 1935, the duty of providing the new housing accommodation required for the abatement of overcrowding



W. S. Dresden, M.I.M. and Cy.E., late Borough Engineer and Surveyor

ST. JOHN'S ESTATE. (BATTERSEA METROPOLITAN BOROUGH COUNCIL)



W. S. Dresden, M.I.M. and C.E., late Borough Engineer and Surveyor

ST. JOHN'S ESTATE, BATTERSEA—ENTRANCE TO COURTYARD

was primarily the function of the Council and, this being the case, the Council in April, 1936, agreed that no payment should normally be required from the Metropolitan Borough Councils towards the statutory rate contribution in respect of such accommodation. The dwellings so provided are as a rule to be available for the use of the boroughs in general and are not allocated to any specific borough. Accommodation at Oaklands estate, Honor Oak estate, etc., has already been provided for this purpose.

Although the provision of the new accommodation for the relief of overcrowding is, as already stated, in the first place the duty of the Council, the Metropolitan Borough Councils can, if they so desire, also erect dwellings for this purpose. The Council has decided that in order to encourage such Metropolitan Borough Councils as desire to avail themselves of this arrangement, a contribution should be made of an amount equal to half the statutory rate contribution in respect of each dwelling so provided which qualifies for State grant.

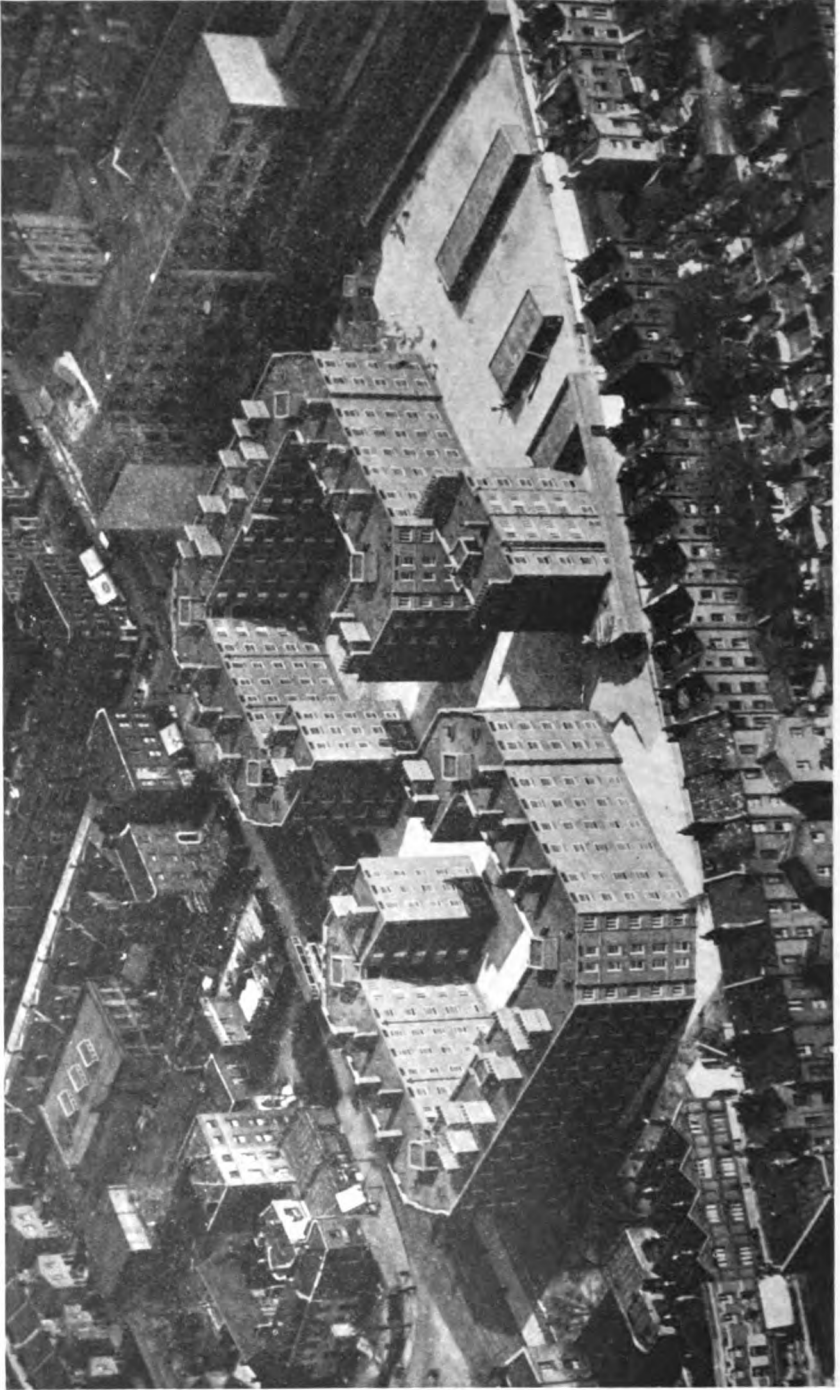
Accommodation provided

The undermentioned table shows the total accommodation provided by the City Corporation and the various Metropolitan Borough Councils under the various housing Acts up to 30th September, 1936.

Metropolitan Borough and City of London	Number of dwellings of					Total provided	
	1 room	2 rooms	3 rooms	4 rooms	5 rooms and over	Dwell- ings	Rooms
<i>Pre-War</i>							
Rehousing	50	492	307	16	—	865	2,019
Housing	322	840	791	389	56	2,398	6,228
Total	372	1,332	1,098	405	56	3,263	8,247
<i>Post-War</i>							
City of London	—	117	186	191	247	741	2,973
Battersea	—	26	292	202	45	565	1,964
Bermondsey	59	574	696	662	100	2,091	6,443
Bethnal Green	3	15	274	189	5	486	1,636
Camberwell	—	—	56	95	291	442	2,017
Chelsea	—	—	35	21	—	56	189
Deptford	—	—	6	73	167	246	1,145
Finsbury	2	23	276	134	13	448	1,477
Fulham	—	6	240	166	20	432	1,496
Greenwich	—	—	143	611	440	1,194	5,093
Hackney	16	86	428	166	104	800	2,736
Hammersmith	16	23	94	156	479	768	3,382
Hampstead	—	52	214	158	10	434	1,438
Holborn	—	—	83	9	—	92	285
Islington	—	56	438	299	104	897	3,142
Kensington	—	24	106	188	70	388	1,469
Lambeth	—	33	277	488	81	879	3,254
Lewisham	—	—	72	386	192	650	2,728
Paddington	—	4	4	—	—	8	20
Poplar	—	9	589	309	61	968	3,332
St. Marylebone	—	15	35	80	—	130	455
St. Pancras	—	53	277	221	8	559	1,862
Shoreditch	—	41	113	45	4	203	621
Southwark	—	85	142	59	—	286	832
Stepney	—	188	280	230	32	730	2,306
Stoke Newington	—	9	78	28	3	118	379
Wandsworth	1	6	420	963	513	1,903	7,695
Westminster	117	297	455	228	7	1,104	3,023
Woolwich	—	—	490	2,446	809	3,745	15,341
Total	214	1,742	6,799	8,803	3,805	21,363	78,733
Grand Total	586	3,074	7,897	9,208	3,861	24,626	86,980
Rehousing	143	1,588	2,511	1,516	160	5,918	17,727
Housing	443	1,486	5,386	7,692	3,701	18,708	69,253
Grand Total	586	3,074	7,897	9,208	3,861	24,626	86,980

Slum clearance

Prior to the War, about seven acres of unhealthy areas, involving a displacement of about 3,000 persons, were cleared by the City



Messrs. Joseph, Architects

POWELL HOUSE, HACKNEY (HACKNEY METROPOLITAN BOROUGH COUNCIL)

Corporation and the Metropolitan Borough Councils between them. A number of persons displaced by the operations were rehoused by the Council.

Under the post-war housing Acts (excluding the Housing Act, 1930) some 32 acres of unhealthy areas were cleared by the City Corporation and Metropolitan Borough Councils between them, involving a displacement of about 8,000 persons, some of whom were rehoused by the Council.

The largest of the schemes included in these activities was that carried out by the Hammersmith Metropolitan Borough Council in 1922 and known as the Southern Improvement Scheme. This scheme comprised some 9 acres and involved the displacement and rehousing of about 1,076 persons

The major portion of the slum clearance work carried out by the Metropolitan Borough Councils has been undertaken under the Housing Act, 1930, and the following table gives particulars of the schemes undertaken, or being undertaken, under this Act up to 30th September, 1936.

Metropolitan Borough	Number of areas declared	Number of working class		Number of rooms provided (a)
		Houses in areas and adjoining lands	Persons displaced or to be displaced	
Battersea	2	15	87	370
Bermondsey	51	2,046	12,274	5,551 (c)
Bethnal Green	7	117	588	317 (c)
Camberwell	41	275	1,156	316 (b)
Chelsea	1	53	218	—
Deptford	2	16	64	25 (c)
Fulham	10	111	715	100
Greenwich	8	192	915	544 (c)
Hackney	35	710	3,539	1,035 (c)
Hammersmith	10	139	592	—
Hampstead	3	23	106	—
Holborn	2	13	224	—
Islington	19	196	1,087	358
Kensington	13	179	1,098	292
Lambeth	3	219	1,640	245 (c)
Lewisham	17	144	488	112 (b)
Paddington	3	40	155	31 (c)
Poplar	21	174	1,112	538 (c)
St. Pancras	15	173	768	212
Shoreditch	7	64	313	70
Southwark	14	330	1,502	720 (c)
Stepney	12	261	1,613	260
Stoke Newington	8	106	437	319
Wandsworth	25	540	2,364	747
Westminster... ..	6	136	593	339
Woolwich	28	261	1,019	352
Total—1930 Act ...	363	6,533	34,667	12,853

(a) The accommodation includes rooms provided to rehouse persons displaced from three areas cleared by the London County Council in Battersea (two) and Greenwich (one) and also rooms provided under the Act for purposes other than rehousing persons displaced from clearance areas.

(b) Wholly provided by the London County Council.

(c) Partly provided by the London County Council.

Details of schemes

The Metropolitan Borough Councils, while using their discretion as to methods of construction, type of design, etc., give due regard to the amenities required to be provided for the various types of tenants. Some Metropolitan Borough Councils whose administrative areas fringe the banks of the Thames, or in which low-lying land predominates, such as Bermondsey, have many structural and costly problems to solve in the matter of foundations and building, and find it a structural necessity to use piled foundations often driven to a depth of 30 to 50 feet. This naturally increases the cost per room of the dwellings, often quoted in comparisons of costs, but misleading if all the varying contributory factors are omitted. Other considerations affect site and development costs, such as the presence of old and obsolete factories necessitating such things to be dealt with as disused tan pits, concrete beds for machinery, tidal basins and old drains and gas and water mains, etc.

The majority of the Metropolitan Borough Councils, when building in congested areas, erect five-storey blocks of dwellings with balcony entrances, the fourth and fifth floors consisting of maisonettes similar to the type of dwelling erected by the London County Council. Some Metropolitan Borough Councils, owing to restrictive sites, sometimes build up to six storeys, as the Stepney Metropolitan Borough Council is doing at the present time, in which case lifts have to be provided. Other Metropolitan Borough Councils prefer four storeys, with the third and fourth floors forming maisonettes, the opinion being that three storeys is sufficiently high for women and children to have to climb. In the more outlying districts of the county, where land is cheaper and the general height standard of buildings is lower, three- and two-storey dwellings are favoured.

The type of accommodation provided by the Metropolitan Borough Councils is generally similar to that of the London County Council. The finishings and amenities, however, vary from borough to borough; one Metropolitan Borough Council, for instance, may provide electric fires and others gas fires in all bedrooms, whilst others may provide a coal fire in one bedroom and none in the other bedrooms. Hot water supplies vary from coppers with pumps, to circulating systems from living room fires to sinks and lavatory basins. Wood floors, doors, architraves, etc., may be found in some, but in others, metal doors, windows, etc., and asphalte or rubber floors are provided to minimise the risk of vermin. Methods of dealing with refuse also vary; some Metropolitan Borough Councils prefer dust shoots and others bins.

In large housing schemes, perambulator and barrow sheds are usually provided in yards and drying rooms in roofs or yards, and in certain cases mortuary chapels have been erected, as in the case of the Council's Loughborough estate.

In the case of Metropolitan Boroughs whose areas are largely residential in character, and in which tracts of open land were formerly available, cottage estates have been developed. Camberwell,

Greenwich, Deptford, Lewisham and Wandsworth Metropolitan Borough Councils are examples, but the largest developments on these lines have been carried out by the Woolwich Metropolitan Borough Council whose boundary adjoins that of Kent. This Borough Council has one large estate (334 acres) completely developed at Eltham, known as Page estate, containing 2,306 houses of both parlour and non-parlour types and cottage flats, representing a capital expenditure of approximately £1,765,392.

The first 448 houses were erected by contract in 1920, but since 1923, development has been carried out by the direct employment of labour. The estate possesses two tenants' clubs, a welfare centre, four elementary schools, three churches, a shopping centre, a central children's playground of four acres and a public open space (Eltham Green) of over five acres. A public open space—Harrow Meadow (71 acres)—adjoins the estate.

This Metropolitan Borough Council is also developing Middle Park estate. The first section (276 acres) has been completed by the erection of 1,698 dwellings, and the second portion (100 acres), known as the Horn Park section, is at present in course of development, and will eventually contain approximately 750 dwellings. Open spaces, schools, churches, shops, etc., are all provided for in the schemes of development.



H. W. Tee, M.I.M. and Cy.E., Borough Engineer and Surveyor

**PORTION OF MIDDLE PARK ESTATE (WOOLWICH METROPOLITAN
BOROUGH COUNCIL)**



H. W. Tee, M.I.M. and Cy.E., Borough Engineer and Surveyor

**DWELLINGS—MIDDLE PARK ESTATE
(WOOLWICH METROPOLITAN BOROUGH COUNCIL)**

Illustrations are given above and on page 191 of portions of Middle Park estate.

It is impossible in a volume of this nature to give an account of the housing work carried out by each of the twenty-eight Metropolitan Borough Councils, many of whom have carried out and are carrying out a considerable amount of housing work. In addition, however, to Woolwich Metropolitan Borough Council, mention of the work carried out by a Metropolitan Borough Council in the more central portion of the County, namely Bermondsey, may be of interest.

The Bermondsey Metropolitan Borough Council erected in pre-war days 224 dwellings. Since the War it has erected 2,009 dwellings and has in course of erection a further 444 dwellings. In addition, plans

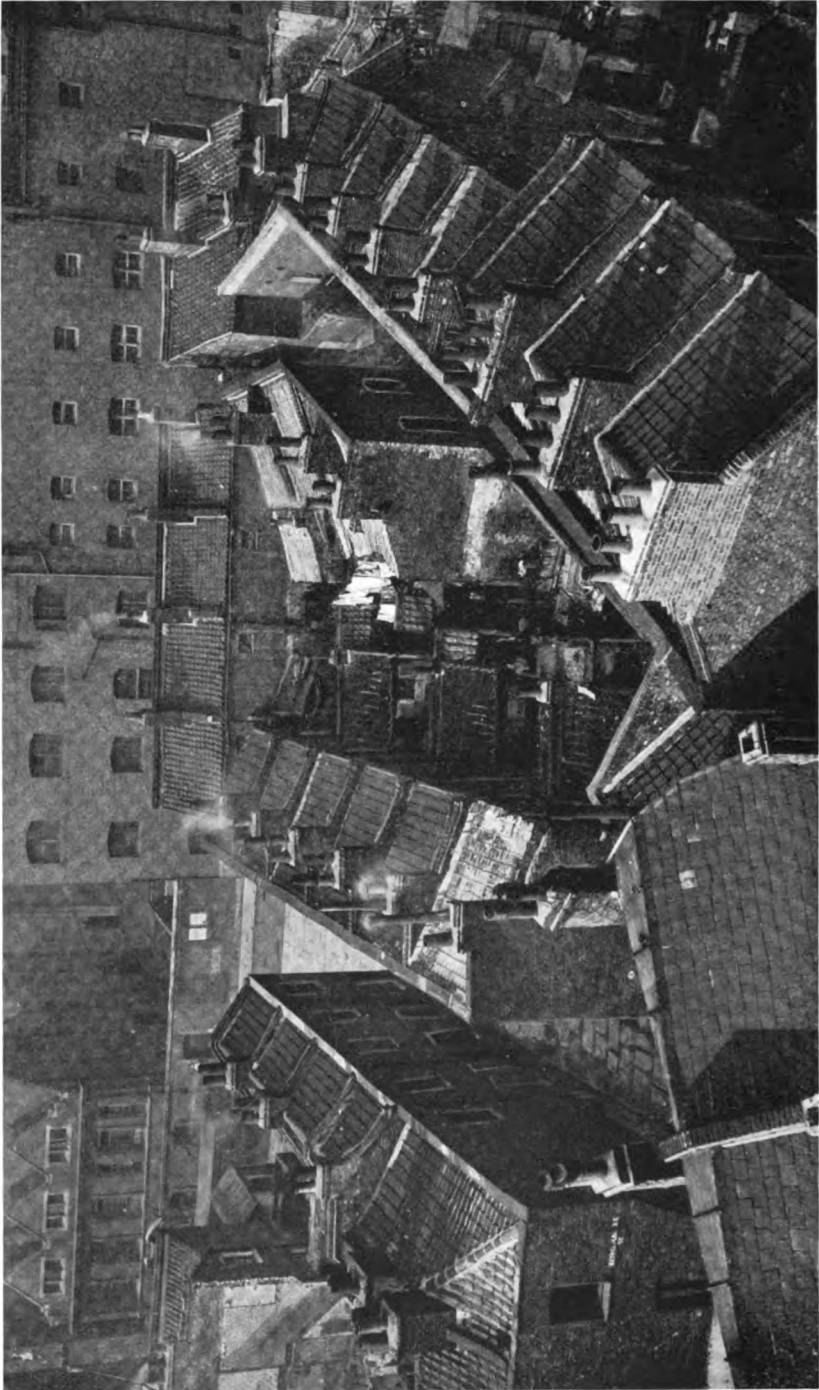


HOUSES IN THE VAUBAN STREET AREA—BEFORE CLEARANCE
BY BERMONDSEY METROPOLITAN BOROUGH COUNCIL

are being pressed forward and new schemes and proposals sanctioned for the provision of approximately a further 1,000 dwellings.

The Borough Council has adopted a scheme whereby tenants in its dwellings can be supplied with domestic furniture at a small weekly charge spread over a maximum period of three years.

The Borough Council has declared 51 separate slum clearance areas with an aggregate area of approximately 42 acres, necessitating the demolition of 1,997 dwellings and the displacement of 12,127



BETHEL PLACE AREA.—BEFORE CLEARANCE BY BERMONDSEY METROPOLITAN BOROUGH COUNCIL



H. Tansley, F.R.I.B.A., Borough Architect

**SURREY HOUSE, ROTHERHITHE STREET
(BERMONDSEY METROPOLITAN BOROUGH COUNCIL)**



H. Tansley, F.R.I.B.A., Borough Architect

**BLOCK 3, MEAKIN ESTATE
(BERMONDSEY METROPOLITAN BOROUGH COUNCIL)**

persons. Thirty-four acres have already been cleared and approximately 1,300 dwellings closed or demolished. In addition, 51 individual dwellings have been closed and demolished under special demolition orders, and in ten cases parts of houses have been closed as unfit for human habitation.

Now that a number of housing estates are nearing completion, the Borough Council is availing itself of the provisions of the Housing Act to provide for the social amenities of its tenants by way of playground facilities and apparatus for the children, and facilities for the recreation of adult tenants. All the Borough Council's building operations in connection with housing work are carried out by the direct employment of labour.

The illustrations on page 195 are of Surrey House (Rotherhithe-street) and Block 3 (Meakin estate), erected by the Bermondsey Metropolitan Borough Council. Photographs are also given on pages 193 and 194 of parts of Vauban-street and Bethel-place areas cleared by the Bermondsey Metropolitan Borough Council.

The undermentioned illustrations are representative of the buildings erected by the various Metropolitan Borough Councils:—

The photographs on pages 185 and 186 illustrate St. John's estate (containing 272 dwellings), which was erected by the Battersea Metropolitan Borough Council in 1931-33.



C. T. Fulcher, M.I.M. and Cy.E., Borough Engineer and Surveyor

HALLEY HOUSE, PRITCHARD'S ROAD (SHOREDITCH METROPOLITAN BOROUGH COUNCIL)



Albert J. Thomas, F.R.I.B.A.

**KENNISTOUN HOUSE, LEIGHTON ROAD (ST. PANCRAS
METROPOLITAN BOROUGH COUNCIL)**

Powell House, shown on page 188, was erected by the Hackney Metropolitan Borough Council. The building, which was opened in May, 1934, is so named through the association of the site with the Baden-Powell family who at one time owned the site. The exterior of the building is carried out in rustic fletton bricks, and the window sills are adaptable for the provision of window boxes. Halley House, illustrated on page 196, was erected by the Shoreditch Metropolitan Borough Council. The building occupies the site of nine old cottages in Pritchard's-road. The area was cleared by the London County Council on behalf of the Metropolitan Borough Council in conjunction with the County Council's larger Teale-street clearance area adjoining. The building provides 10 two-bedroom and 10 three-bedroom dwellings, each with living-room, kitchen and separate bathroom, etc. A flat roof provides a playing ground and drying space. The building is erected on concrete pile foundations driven to an average depth of 30 feet.

The illustration above is of Kennistoun House, containing 64 dwellings erected by the St. Pancras Metropolitan Borough Council. Bellamy and Moreton Houses and a portion of Magdalen Park estate, erected by the Wandsworth Metropolitan Borough Council, are illustrated on pages 198-9.



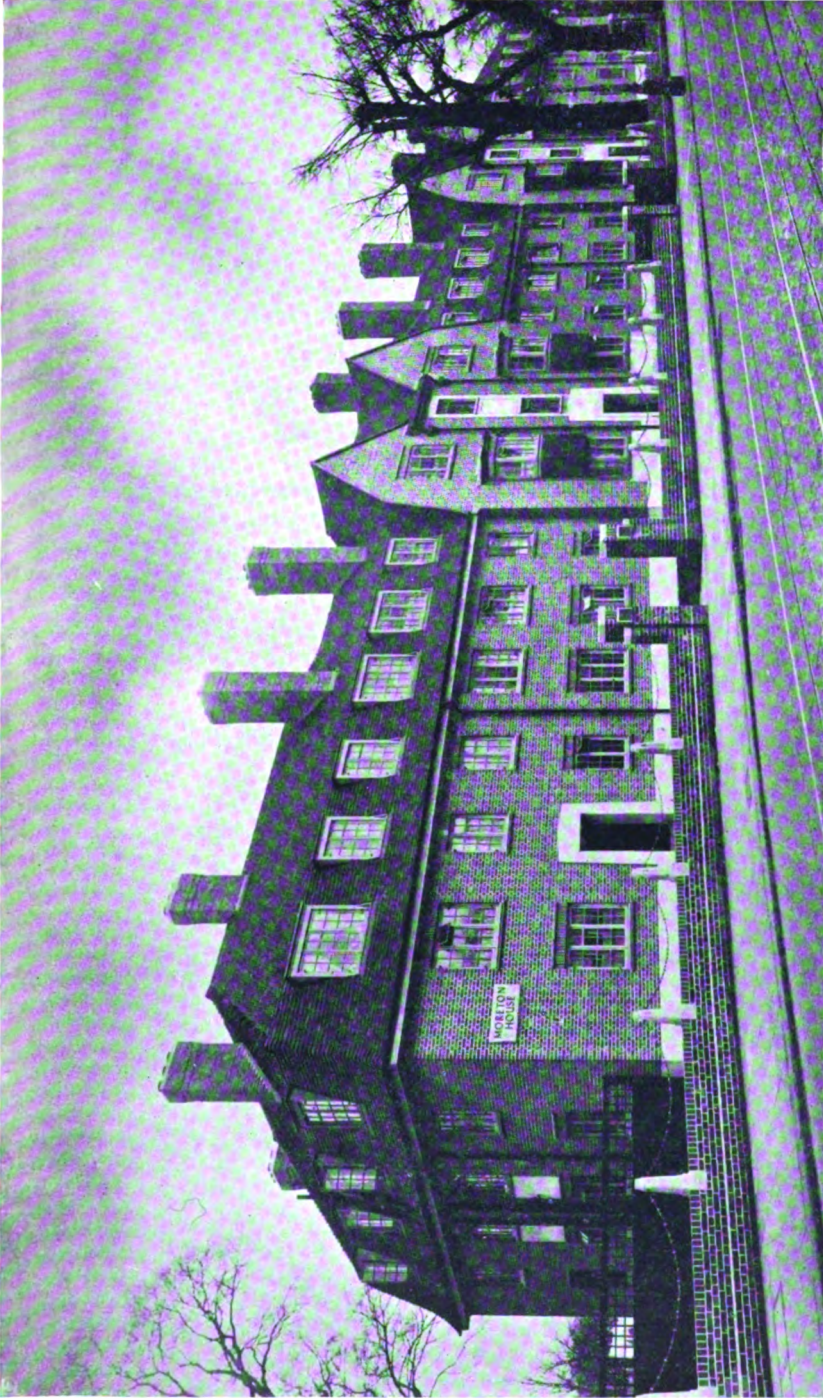
R. Mountford Pigott, F.R.I.B.A.

TYPICAL DWELLINGS, MAGDALEN PARK ESTATE (WANDSWORTH METROPOLITAN BOROUGH COUNCIL)



R. Mountford Pigott, F.R.I.B.A.

BELLAMY HOUSE, GARRATT LANE (WANDSWORTH METROPOLITAN BOROUGH COUNCIL)



G. L. Elkington, F.R.I.B.A.

MORETON HOUSE, GARRATT LANE (WANDSWORTH METROPOLITAN BOROUGH COUNCIL)

CHAPTER X

HOUSING ASSOCIATIONS

It is not the purpose of this Handbook to discuss the work of all the various forms of private enterprise engaged in the provision of working-class dwellings in London but merely to give some indication of the work accomplished from the time when the deplorable housing conditions of the poorer classes in London first attracted the attention of a handful of zealous reformers. Previous chapters deal with municipal housing, whilst this chapter deals with (a) Philanthropic trusts, (b) Agencies of a semi-philanthropic character and (c) Housing companies providing working-class dwellings for letting, but organised on commercial lines.

Local authorities are empowered by the various Housing Acts to provide financial assistance to what are now termed "Housing Associations." Housing Associations are defined in the Housing Act, 1936, as any society, body of trustees or company established for the purpose of, or amongst whose objects or powers are included those of, constructing, improving or managing, or facilitating or encouraging the construction or improvement of, houses for the working classes, being a society, body of trustees or company who do not trade for profit or whose constitution or rules prohibit the issue of any capital with interest or dividend exceeding the rate for the time being prescribed by the Treasury, whether with or without differentiation as between share and loan capital.

Co-operation between the London County Council and Housing Associations

The Council has entered into agreements with Housing Associations under the various Housing Acts with a view to assisting financially the operations of such associations in providing new accommodation for the working classes or for rehousing in connection with the clearance of unhealthy areas.

Under these arrangements the Council approves the rents to be charged and in the case of dwellings provided under the Housing Act, 1930, the accommodation is to be available for a period of years for tenants nominated by the Council.

The Housing Act, 1935, gave the Council power to make arrangements with Housing Associations for the provision of accommodation for the abatement of overcrowding.

The circumstances in which Housing Associations co-operate with the Council vary greatly. Some Associations have undertaken the whole operation of acquisition and clearance of unhealthy areas and the provision of the necessary rehousing accommodation. This method was found sometimes to lead to practical difficulties and is generally only adopted when the plan of operations is clear at the outset. The more general method adopted is for the Council itself to acquire and demolish the old property and secure the closing of public rights of way necessary for the suitable redevelopment of the

area, and sell or lease the cleared site to the Housing Association which provides and maintains the necessary dwellings and receives the appropriate contribution from the Council in addition to the State grant. Sometimes an Association acquires and develops a building site and the new accommodation is utilised for rehousing purposes in connection with any displacements by the Council under the Act. A number of Housing Associations have made similar arrangements with certain of the Metropolitan Borough Councils.

Description of certain of the Housing Associations

The following particulars of some of the pioneer undertakings and their later descendents operating in London is given, not by any means as an exhaustive list, but as an example of the work carried out by Housing Associations.

The philanthropic trusts operating in London are five in number as follows :—

The Peabody Trust.—This Trust was founded by Mr. George Peabody, an American citizen who came to London in 1837. In 1862 he created a fund which by various donations and bequests had increased to £2,946,854 by 31st December, 1935.

The first block of dwellings erected by the Trust was in Commercial-street, Spitalfields, opened on 29th February, 1864.



Victor Wilkins, F.R.I.B.A.

HAMMERSMITH ESTATE OF THE PEABODY TRUST



Victor Wilkins, F.R.I.B.A.

HAMMERSMITH ESTATE OF THE PEABODY TRUST—
INTERNAL COURTYARD

At the end of 1935 the Trust had provided in London 835 houses, 7,187 block dwellings and 7 shops with 56 rooms attached. The mean population of these dwellings during the year was 24,245. The rents at certain of the estates include the provision of coal.

The photographs on this page and on page 201 illustrate the Trust's Hammersmith estate.

The Trust is at present proceeding with the erection of 341 dwellings at St. John's Hill, Clapham Junction, of which 179 are finished, and at Dalgarno-gardens, North Kensington, where 128 lettings are nearing completion.

The Guinness Trust.—This Trust was formed in November, 1889, by Sir E. C. Guinness (the first Earl of Iveagh). The present capital of the Trust is £879,895. The first buildings were erected in 1891 at Brandon-street, Walworth, consisting of nine blocks containing 190 dwellings. The illustration on page 203 shows the latest blocks of dwellings to be opened, namely, at Stamford Hill. The estate consists of 12 blocks containing 400 dwellings on a site of about 6½ acres opposite the Council's Stamford Hill estate. Other post-war dwellings have been completed at Kennington Park-road, Southwark, and King's-road, Chelsea, each containing 160 dwellings. The trustees are also purchasing a site of approximately six acres at Loughborough Park for further developments.

*Messrs. Joseph, Architects*

STAMFORD HILL ESTATE OF THE GUINNESS TRUST

On 31st December, 1935, there were 10,566 persons living in the Trust buildings in 3,283 dwellings.

Club and common rooms have been provided at seven of the earlier buildings, as well as common laundries and baths. The post-war buildings have fixed baths in either sculleries or bathrooms.

In the case of pre-war dwellings, the rents include chimney sweeping and use of venetian blinds, drying rooms and hot water supply from taps in the yards.

The Sutton Dwellings Trust.—This Trust dates from 1900 and was founded by the late Mr. William Richard Sutton, founder of Sutton & Company, Limited, the carriers. The Trust deed provided that dwellings erected were to be let to the lower wage-earning classes at such rents as the trustees might determine, but below the full rents which could be obtained.

The capital of the Trust at 31st December, 1935, was £3,809,302. As from December, 1926, the Trust has been managed by a board of trustees nominated by the Minister of Health, the Council, the Association of Municipal Corporations, etc. The present representative of the Council is Lieut.-Col. Sir Cecil B. Levita, K.C.V.O., C.B.E., D.L., J.P.

Altogether the Trust has erected or is erecting in London 2,168 dwellings containing 5,382 rooms. The first block of dwellings erected by the Trust was in James-street, Bethnal Green, in 1909,



Messrs. Henry Tanner, F./F.R.I.B.A.

GROUP OF BUILDINGS, SUTTON WAY, DALGARNO GARDENS,
KENSINGTON (SUTTON DWELLINGS TRUST)

and the latest block (containing 642 dwellings) is at St. Quintin-park, North Kensington. The photograph above shows an estate erected by the Trust in Dalgarno-gardens, Kensington.

The inclusive rents of the Trust's dwellings vary from 8s. 4d. a week for pre-war one-room flats at Cale-street and Elystan-street, Chelsea, to 25s. a week for five-room, post-war flats at Upper-street, Islington.

The Samuel Lewis Trust.—The capital of this Trust at the present time is £538,673.

The first block of dwellings erected was at Liverpool-road, Islington, opened in 1909. Seven other blocks of dwellings have since been erected in various parts of London. The dwellings belonging to the Trust comprise 2,097 flats (excluding superintendents' and porters' quarters) containing 8,699 rooms besides perambulator and cycle sheds.

The Trust, in common with the other housing Trusts, provides housing accommodation for poor working folk, irrespective of religious or political creed.

The average weekly rent of each room (excluding the kitchens, sculleries and bathrooms) is 3s. 2d., including chimney sweeping and the use of venetian blinds. The illustration on page 205 is of the Trust's Amhurst-road estate.



Messrs. Joseph, Architects

AMHURST ROAD ESTATE OF THE SAMUEL LEWIS TRUST

The Aubrey Trust.—This Trust, which is a private and family matter, was founded on 4th February, 1931, by three sisters, the Misses Alexander, residing in Kensington.

To date, 30 dwellings have been provided at Orchard House, Hammersmith, and 15 dwellings at Oswin House, Hammersmith. In addition, old houses have been acquired and reconditioned in various parts of Kensington and let at low rents. Photographs are given on page 206 of Orchard House. Any surplus money accumulating, after the costs of repairs and management, etc., are deducted, is paid into the Trust for future operations.

The Trust does not confine its activities solely to housing, but caters for the social life of its tenants and has established two community centres—The Quest and The Venture—and a hostel for young women.

Examples of two of the earlier, and three of the more recently formed, semi-philanthropic societies are given below.

The Metropolitan Association for Improving the Dwellings of the Industrious Classes.—This society was formed in 1841, on a self-supporting basis, and shares to the extent of £20,000 were taken up, dividends being limited to 5 per cent. A Royal Charter was obtained in 1845.

The first block of dwellings of the non-balcony type were erected at Pancras-square in 1846, accommodating 110 families. They



Victor Wilkins, F.R.I.B.A.

**ORCHARD HOUSE, WORMHOLT ROAD, SHEPHERD'S BUSH
(AUBREY TRUST)**



Victor Wilkins, F.R.I.B.A.

ORCHARD HOUSE (INTERNAL COURTYARD)

were subsequently remodelled and balconies added. The dwellings are illustrated on page 208. The building cost of these dwellings was equivalent to £43 a room.

This building was visited on 4th July, 1848, by H.R.H. the Prince Consort, who expressed his pleasure at the "improved" arrangements. One of the grounds on which he based his opinion was the fact that every dwelling had its own water supply, a definite improvement upon the conditions generally prevalent, the usual water supply being the communal pump.

Altogether the Association has provided 1,260 dwellings mostly in the central metropolitan boroughs. No buildings have been provided in recent years.

The Society for Improving the Conditions of the Labouring Classes.—This Society was founded in 1830 as an allotment society and reconstructed in 1850 under its present title and incorporated by Royal Charter; its first President was H.R.H. the Prince Consort, who was succeeded by the seventh Earl of Shaftesbury.

The first building erected was in 1844 off Pakenham-street, St. Pancras, consisting of 9 three-room, 14 two-room, and 30 one-room dwellings. The cost of the site was £1,045, and the outlay on buildings, £5,325. A photograph of the building is shown on page 208. The building was limited in height owing to site conditions. On the expiration of the lease the dwellings passed out of the hands of the Society.

The latest dwellings to be completed are York House, Park-place, Lambeth; and Kent House, Old Kent-road, Camberwell, in 1935-36.

In addition, the Society erected the first common lodging houses for men and women in London.

It is interesting to learn that in designing the Streatham-street Flats, Bloomsbury, one of the earliest buildings to be erected by the Society, galleries, known to-day as balconies, were introduced, the reason being that "the tenements being rendered separate dwellings and having fewer than seven windows in each, it is confidently submitted are not liable to the window tax." An attempt was made to levy this tax, but on appeal to the High Court judges, the exemption of these houses was established, and eventually the tax was repealed in 1851.

The Church Army Housing, Limited.—This Housing Association was founded in November, 1924, as the result of a women's demonstration at the Queen's Hall to "call for more energetic action in dealing with the housing problem."

The Association's activities are not confined to London but extend to the provinces. In London the Association has erected some 215 dwellings.



DWELLINGS ERECTED IN 1846 BY THE METROPOLITAN ASSOCIATION



DWELLINGS ERECTED IN 1844 BY THE SOCIETY FOR IMPROVING THE
CONDITIONS OF THE LABOURING CLASSES

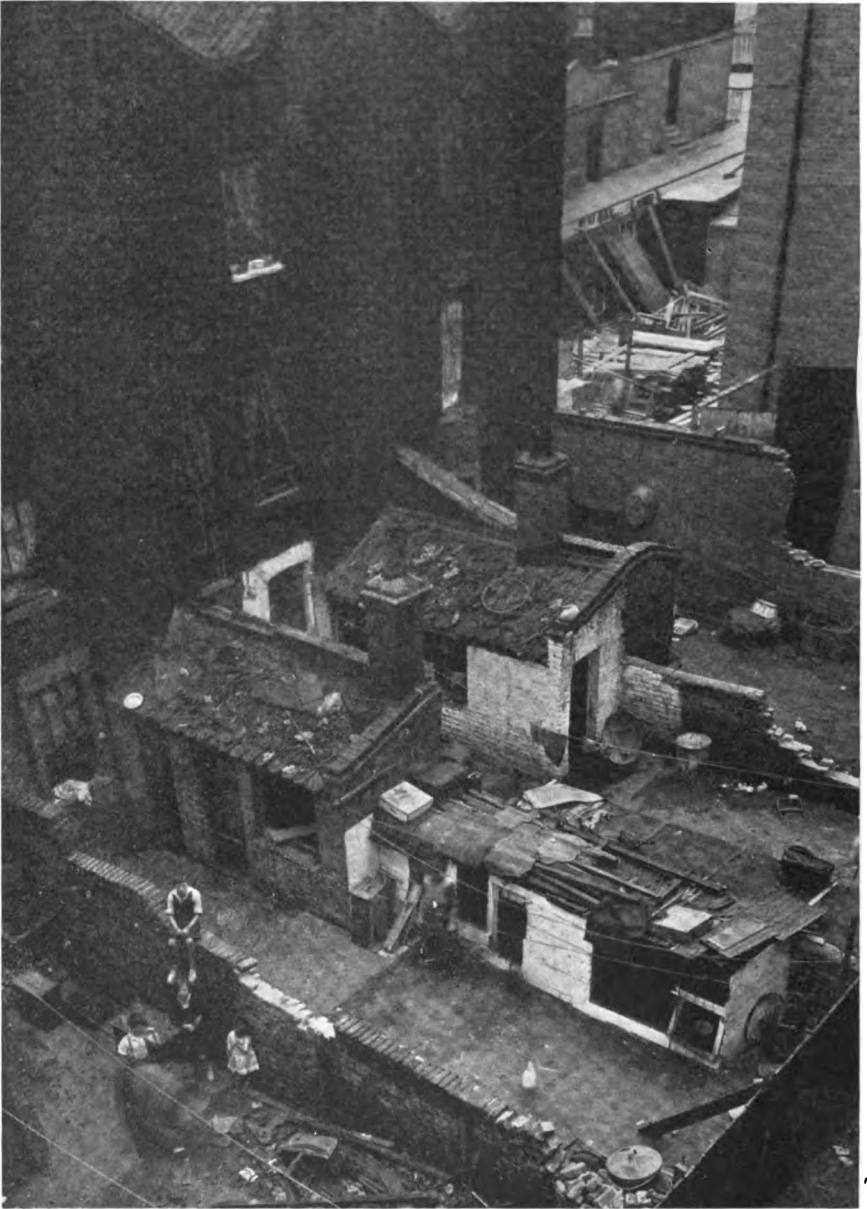
The Association has recently erected a block of dwellings at the corner of Basing-place and Victoria-road, Camberwell, on a site leased from the Council at a nominal rental.

St. Pancras House Improvement Society, Limited.—This Housing Association was founded as a public utility society in 1925 and owes its inception to the late Father Basil Jellicoe and a band of voluntary social workers. The Society began its building operations with the acquisition of eight houses in Gee-street, Somers Town, which were reconditioned to house 22 persons. It next acquired and cleared an adjoining site in Drummond-crescent containing 69 dilapidated and insanitary houses and erected a block of dwellings (St. Mary's Flats) providing 50 tenements. Other dwellings have been erected making 355 in all. The Association has also provided two nursery schools, and a community centre in memory of Basil Jellicoe.

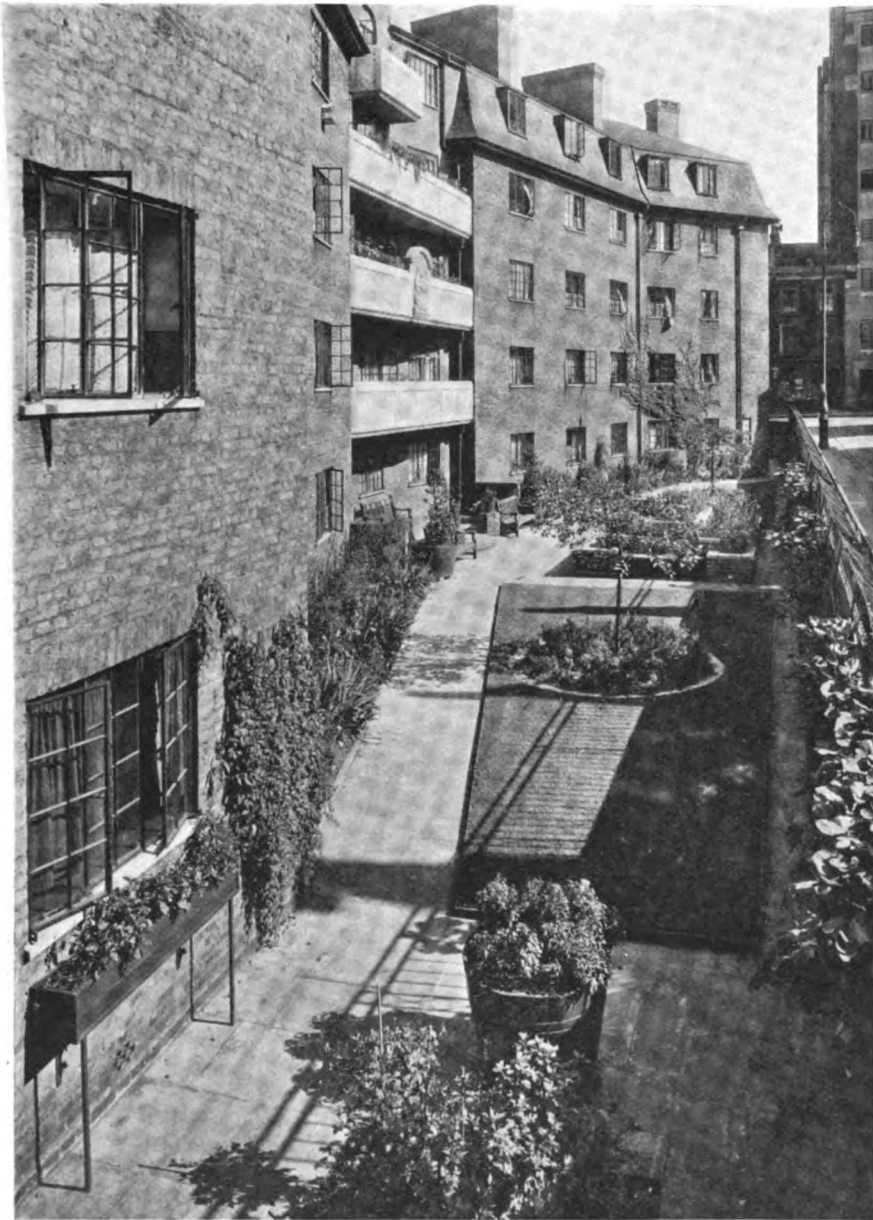
The photograph below and on page 210 illustrate part of an area in Somers Town cleared by the Association. The illustrations on pages 211 and 212 are examples of the work of the Association.



PART OF AN AREA IN SOMERS TOWN BEFORE CLEARANCE BY THE
ST. PANCRAS HOUSE IMPROVEMENT SOCIETY, LIMITED



**ANOTHER PART OF AN AREA IN SOMERS TOWN BEFORE CLEARANCE
BY THE ST. PANCRAS HOUSE IMPROVEMENT SOCIETY, LIMITED**



Ian B. Hamilton, F.R.I.B.A.

**ST. MARY'S FLATS IN DRUMMOND CRESCENT ERECTED BY
THE ST. PANCRAS HOUSE IMPROVEMENT SOCIETY, LIMITED**

P



Jan P. Hamilton, F.F.I.B.A.

ST. NICHOLAS HOUSE, ST. PANCRAS, ERECTED BY THE
ST. PANCRAS HOUSE IMPROVEMENT SOCIETY, LIMITED

Kensington Housing Trust, Limited.—The total number of tenancies belonging to the Trust at 31st December, 1935, was 326, with a population of 1,729 persons. The Trust are at present proceeding with the erection of some 30 dwellings on a site in West-row and Kensal-road, Kensington; a site in Bramley-road, Kensington, is also being developed. The newer dwellings are supplied with unlimited hot water, centrally heated by automatic, self-stoking boilers, such amenity being included in the rent.

The photographs on pages 214 and 215 show Queen's-gate and St. Peter's Houses, Silchester-road, Kensington, built in 1931.

Particulars are given below of two of the commercial housing companies included in the third category referred to above.

The Improved Industrial Dwellings Company, Limited.—This company was formed in 1863 by Sir Sydney Waterlow. The company erected its first block of dwellings in 1863 at Stepney. It also cleared several areas in Islington, St. Marylebone, Southwark and Westminster in conjunction with the Metropolitan Board of Works. The total number of dwellings erected in London by the Company to the present time is 5,940.

The Four Per Cent. Industrial Dwellings Company, Limited.—The first dwellings erected by this Company were Charlotte de Rothschild Dwellings, Spitalfields, E.1, in 1887, and consists of 477 tenements. Altogether the Company have provided 1,913 tenements, containing 4,951 rooms.



Sir John Burnet, Tait and Lorne, Architects

EVELYN COURT, AMHURST ROAD, HACKNEY, ERECTED BY THE FOUR PER CENT. INDUSTRIAL DWELLINGS COMPANY, LIMITED

The photograph above is of Evelyn Court, Amhurst-road, Hackney (1,125 tenements) opened in 1934. The Company also own commercial property.

Ecclesiastical Commissioners, and Duchy of Cornwall

Outside the scope of Housing Associations, mention of the housing work undertaken by the Ecclesiastical Commissioners and the Duchy of Cornwall may be of interest.

These two bodies own a large amount of property in London which in the course of years has become worn out and below the accepted standards of to-day. As opportunity has offered itself, much work has been done to provide working-class accommodation.

The Ecclesiastical Commissioners.—The Ecclesiastical Commissioners, constituted in 1836, consists of the two Archbishops and 40 Bishops of the Established Church together with the Deans of Canterbury, Westminster and St. Paul's, and high officials of State and public laymen.



Messrs. T. Smith-Shearer and S. Cameron-Kirby, Architects

**QUEEN'S GATE HOUSE, KENSINGTON, ERECTED BY
THE KENSINGTON HOUSING TRUST, LIMITED**



Messrs. T. Smith-Shearer and S. Cameron-Kirby, Architects

**ST. PETER'S HOUSE, KENSINGTON, ERECTED BY THE
KENSINGTON HOUSING TRUST, LIMITED**

The Commissioners own large estates in various parts of the country, which were formerly vested in the Archbishops and Bishops. A large portion of these estates are subject to long term leases and it is only as such leases have expired that it has been possible to embark upon housing operations.

Between 1894 and 1909, the Commissioners erected in London, 1,192 dwellings, including cottages, and, since the war to date, a further 289 have been erected. Additional schemes in hand will provide 686 dwellings, some of which are in course of erection.

The work in hand represents an estimated expenditure of £500,000, which the Commissioners regard as an investment of capital, made (a) in order to carry out a deliberate policy of accepting the responsibilities of good and enlightened ownership and (b) to meet the need for providing inexpensive housing accommodation in the various areas periodically returning to their control. At the same time they realise that they cannot look for a return on the capital expended of more than 3 per cent.

It is interesting to record that the Commissioners were the first body to employ women managers, and Miss Octavia Hill acted for them from 1884 until her retirement in 1912, shortly before her death.

The Ethelm-street, Lambeth; Andover-place, Paddington; Barn-street, Stoke Newington; and Golden-place, Southwark, schemes, are being carried out in conjunction with the Council.

The Duchy of Cornwall.—The interest of his former Majesty King Edward VIII in the housing of his poorer subjects is well known by his public speeches, but little is known of his practical interest when, as Prince of Wales, he commenced the redevelopment of the London estate of the Duchy, chiefly around the Oval, Kennington, affording an interesting example of enlightened housing and estate development which has been quietly going on for a quarter of a century.

The Duchy own three estates in London, all of which are in the Metropolitan Borough of Lambeth and as long term leases have terminated, the obsolete houses have been demolished and new houses or blocks of dwellings have either been built by the Duchy or the land sold or leased to the Council or the Lambeth Metropolitan Borough Council for similar development, some 18 acres of land having been disposed of in this way. The actual amount of rebuilding carried out by the Duchy is as follows:—1905–1913, 187; 1914–1916, 167; 1922–1926, 188; making a total of 542 dwellings.

Amongst the buildings erected of particular interest are the Old Tenants' Hostel and Newquay and Trevose houses at Kennington.

The former, erected in 1914, was designed by Professor Adshead. It consists of a two-storey group of 48 one-room and two-room dwellings, grouped round a central courtyard, laid out with



Louis De Soissons, F.R.I.B.A.

NEWQUAY HOUSE, KENNINGTON, ERECTED BY
THE DUCHY OF CORNWALL



Louis De Soissons, F.R.I.B.A.

NEWQUAY HOUSE, KENNINGTON—INTERNAL COURTYARD

grass and crazy paving. The rents of these flats vary from 4s. to 8s. a week inclusive of rates and electric lighting, and the accommodation is restricted to retired Royal servants and old tenants of the Duchy.

Newquay and Trevoze Houses were erected in 1933, and they contain between them 92 dwellings subsidised under the Housing Acts, 1923-24. Two photographs of Newquay House are shown on page 217.

The Duchy has also disposed of certain sites to philanthropic organisations on specially favourable terms for building purposes as follows :—The Cornwall Babies' Hostel—run under the auspices of St. Thomas's Hospital; the Red Triangle Club—one of the Y.M.C.A. branches; the Christchurch United Boys' Club at Kennington Oval; the Cornwall Men's Club; and the Lambeth Branch of the Personal Service League.

CHAPTER XI

COUNCIL'S DWELLINGS—LETTING AND MANAGEMENT

Administration

Consequent on the great expansion of the Council's housing activities following on housing legislation passed in recent years, the amount of work connected with the administration of the Council's dwellings has considerably increased. Before the commencement of the War in 1914, the number of dwellings on the Council's housing estates was approximately 9,980, and, in addition, 1,875 cubicles had been provided in three lodging houses for men.

At the end of December, 1936, the number of dwellings on the estates was approximately 78,680, and by the end of March, 1937, the number had increased to 80,532, or over eight times the number before the War. In addition, there are the 1,875 lodging house cubicles and 3,304 miscellaneous lettings, such as shops, workshops, allotments, etc.

The annual rent roll at the end of December, 1936, was about £3,094,000, and the population of the Council's houses and flats was nearly 346,200 persons. These figures give some indication of the complexity and magnitude of the work of management of the Council's housing estates.

Altogether there are belonging to the Council 116 housing estates, situated in different parts of the County of London and in localities adjacent to the County.

The estates may be divided into two categories :—

- (1) 28 large estates, 24 of which are each in charge of a resident superintendent, the other four being divided on account of their size into 35 sections each in charge of a resident superintendent, and
- (2) 88 smaller estates supervised directly from the head office but having resident caretakers.

Of the large estates, 16 consist of cottage property while the remainder are composed of block dwellings. The estates are administered from the head office, where all questions of principle are dealt with. At Becontree, where there are 25,574 dwellings, the collection of rents and the carrying out of repairs and other miscellaneous duties are directly supervised by a local officer, specially delegated from the head office, who resides on the estate and is assisted by a local office staff. This is in the nature of a district office which relieves the central office of much of the detail work. In addition to this staff there were, on 31st December, 1936, 21 resident superintendents and 38 estate clerks working in estate offices, situated on the various sections of Becontree, where the tenants pay their rents and arrangements are made for the execution of minor repairs.

At other large cottage estates, viz. : Downham, where there are four estate offices ; Watling, where there are three estate offices ; and St. Helier, where there are seven estate offices, each office is in charge of a superintendent, one of whom at each estate is responsible for dealing with any general questions of local management on the estate.

At the smaller cottage estates (with the exception of one estate with only 380 dwellings) and some of the block-dwelling estates there are resident superintendents with the necessary estate office staff. At each of the remaining estates or individual blocks of dwellings there is a resident caretaker in local charge. On some of these the caretaker is employed wholtime as such, but on others where this is unnecessary he is partly employed in carrying out decorative repairs. As a result of the large increase in the extent of the Council's housing work, it has become necessary to decentralise more of the work from the head office by arranging small estates and individual block dwellings in groups, each group being placed in charge of a superintendent, and it is also proposed to establish two strict offices on the lines of that at Becontree to supervise other outlying groups of estates.

The men's lodging houses are in charge of a resident superintendent in each case, who is assisted by porters, bedmakers, laundresses, etc. These superintendents, in addition to being responsible for the management of the lodging houses, carry on a catering business in order that lodgers may be able to obtain good food, cooked and uncooked, on the premises at cheap rates in accordance with a tariff approved by the Council. Each lodging house has a barber's shop and a bootmaker's shop for the convenience of the lodgers.

The total number of the housing estates staff employed locally at the various estates at the end of December, 1936, was 60 superintendents, one of whom is a woman, 127 estate clerks, 34 full-time caretakers, 57 workmen caretakers, 2,340 maintenance workmen, 105 stokers, porters, etc., and 155 bedmakers and other women employees.

In connection with the work of rehousing families displaced from slum-clearance areas the Council employs a special staff of women assistants. These assistants, who are experienced in dealing with the social problems of the poorer classes, arrange for the removal of families from slum areas into the available accommodation on the Council's estates, and keep in touch with them for a period of at least six months after being rehoused with a view to giving advice on any matters which may arise and reporting upon the response made by the families to their better environment. In those cases where it is felt that the families have not sufficiently responded to the new conditions, the lady visitors continue to keep in touch with such families.

Rents

In order to appreciate fully the practice relating to the fixation of rents followed by the Council throughout its operations for the provision of new accommodation, it is necessary to go back to the

earliest developments. It was possible, prior to 1914, for the Council to provide accommodation and fix rents not in excess of those charged for comparable accommodation in the neighbourhood, without involving any charge on the rates. The comparison was always with other existing working-class accommodation.

During the War, and since its close in 1918, various Rent Restrictions Acts have operated under which the pre-war net rents of properties have been maintained with certain increases permitted by the post-war statutes, except for those dwellings which have legally passed out of control.

The present net rents of all the Council's dwellings provided before August, 1914, are the pre-war rents, exclusive of rates and water charges, plus the increase permitted by the Rent Restrictions Acts.

The rents of the Council's properties erected since the War have continued to be based on rents charged for existing controlled accommodation, that is to say, the basis of fixation has been that of a controlled rent standard and not that of lettings at much higher rents than controlled lettings. Neither the cost of building nor the rate of interest to be borne on the capital expenses have been taken into consideration. To do so would result in inequality and an absence of uniformity of rents, due to variations in the cost of development of the estates. Due weight has, however, been given to improved amenities and sizes of rooms, etc., in the post-war dwellings as compared with the pre-war accommodation, whilst on certain estates, dwellings with a reduced standard of finish have been provided to let at specially low rents, and, since 1934, the special factor of the wage level of the average family rehoused from clearance areas, referred to below, has been taken into account.

Under section 85 (5) of Housing Act, 1936, local authorities in fixing rents are required to take into consideration the rents ordinarily payable by persons of the working classes in the locality. Thus the principle of comparison with rents of working-class accommodation in the neighbourhood is recognised by statute.

In May, 1929, the Council reviewed the rents in operation at its cottage estates and came to the conclusion that on the merits of the case and on general and economic grounds, a reduction of rents was needed at Becontree. The main grounds for this decision were (i) the distance of Becontree from London and consequent higher cost of travelling involved for tenants whose places of employment are in London; (ii) the large proportion of tenants at Becontree who have come from overcrowded conditions in London and have been required to take accommodation suitable to the needs of their families at rents which are necessarily higher than those they were previously paying; (iii) the generally lower rent level in the surrounding neighbourhoods.

The Council, therefore, as from and including 1st July, 1929, reduced the rents, exclusive of rates and water charges, of all the houses and flats at Becontree in each case by 1s. 6d. a week.

Since 1929, the Council has from time to time given further consideration to the question of rents generally on its cottage estates and has made the following reductions on general and economic grounds in the rents as originally fixed :—

Downham	1s. 6d. a week (1s. in July, 1930, and 6d. in April, 1932).
Watling estate	1s. 6d. a week (1s. in January, 1931, and 6d. in April, 1932).
Becontree	6d. to 1s. a week in January, 1933, making, with the reduction in 1929, a total reduction of 2s. to 2s. 6d. a week.
St. Helier estate and Castelnaud estate	1s. 6d. a week for five-room houses and four-room (parlour) houses and flats, 1s. 3d. a week for four-room non-parlour houses and flats and three-room houses and flats, 1s. a week for two-room flats, and 6d. a week for one-room flats, in June, 1933.
Bellingham	6d. a week as from 31st August, 1936.

In arriving at its decisions to make the above-mentioned reductions, the Council has had regard to the total inclusive amounts payable by the tenants, including such items as local charges for rates and water, and to the cost of travelling to and from the central areas of London and other places of employment, as in the case of the previous reduction at Becontree.

In view of the estimated financial results of operations under the Housing (Financial Provisions) Act, 1924, and also of the special reductions made in the rents of block dwellings erected for rehousing families from clearance areas, referred to below, the Council decided in 1934 to make the undermentioned reductions on block dwelling estates developed under the 1924 Act :—

Glebe estate	3s. 3d. a week.
China Walk estate...	3s. ..
Broxholme House ...	2s. 6d. ..
Kingshold estate ...	2s. ..
Stamford Hill estate	2s. ..
Streatham Hill estate	2s. ..
Stockwell Gardens	1s. 9d. ..
estate	
Loughborough estate	1s. 6d. ..
Clapham Park estate	1s. 6d. ..

The Housing Act, 1930, and the Housing Act, 1935, contained provisions authorising a local authority to charge differing rents for accommodation provided under the various Housing Acts or to grant to the tenant of any house rebates from rent, but the

method of doing so was left to the local authority. Up to the present the Council has not, however, adopted any system of rent rebates, but in order to meet the needs of the poorer tenants special types of accommodation to be let at low rents have been designed and built. In 1934 the Council decided to take into consideration the wage level of the average family rehoused from clearance areas and special reductions ranging from 6d. to 4s. 3d. per week were made in the rents of dwellings provided for this purpose. Rents for new accommodation for rehousing purposes have continued to be fixed on this reduced basis. To the extent to which this reduced basis operates, a departure is made from the usual basis of the controlled rent standard previously referred to.

Certain dwellings are occupied by midwives, nurses or persons carrying on from the dwellings a trade, business or minor profession, and a special charge of 10s. a month is made for the privilege of exhibiting a plate or advertising. This charge is in addition to the normal rent of the dwelling.

Dwellings occupied by ministers of religion or social workers, preferentially accommodated, carry a rent of 2s. 6d. a week more than the normal rent, while for dwellings specially let to doctors or dentists a remunerative rent is charged in each case. A number of larger type houses to let at remunerative rents have been provided at Becontree, Hanwell and Watling estates for better paid working-class families.

Prior to the War, it was the general practice to fix rents at figures which included the net rents, rates and water charges, and no variation was made to correspond with alterations in the amount of rates and water charges actually payable. Since the War, however, the Council has fixed net rents only and an amount to cover the rates and water charges is added and collected weekly with the net rents. This added amount is subject to variation in the event of an increase or decrease being made in the amount of the rates and water charges. In accordance with the provisions of the Rent Restrictions Acts, similar variations are also made in the case of pre-war properties.

All rents of dwellings, except special lettings at remunerative rents, are payable weekly in advance. The collection of these weekly rents is organised and controlled from the head office at the Old County Hall, but the actual collection is, of course, local and takes two forms. On the cottage estates and some of the larger block dwelling estates the tenants pay their rents at the local estate offices situate on the estate, while at small block dwellings the rents are collected from door to door by rent collectors who are mainly attached to the head office. Owing to its growth experiments are being made with a view to decentralising some of the rent collecting work. Charts and records are kept to show from week to week the general state of the rent position at each estate. During the year 1935-36, the irrecoverable arrears on the whole of the Council's estates were approximately 0·092 per cent. of a total rental of £2,709,839.

Letting or Allotment of Accommodation

Ordinarily a landlord will select the most suitable applicants for all vacant accommodation. In the case of the Council's housing estates special considerations are involved in the selection of tenants and letting takes the form rather of allotment of accommodation.

All applications for dwelling accommodation on the Council's housing estates are dealt with by the head office staff at the Old County Hall. In the earlier days of the Council's housing operations the demand for dwellings was generally not pressing owing to the fact that there was sufficient vacant accommodation to enable persons desiring fresh accommodation to pick and choose. Consequently the Council's practice was to accept tenants strictly in the order in which their applications were received, subject to references being satisfactory. Subsequently many modifications in this system were made in order to meet the changing circumstances and the new conditions which have arisen. At the present time there are in operation a number of regulations made generally with a view to securing that vacant accommodation is allotted to those applicants who most need it, and to facilitate the various housing operations of the Council. All accommodation is strictly rationed, no applicant being allowed to become the tenant of more rooms than he needs, having regard to the sex and ages of the members of his family, and to the bedrooms required. In no circumstances is the number of persons to be accommodated permitted to exceed that prescribed by the Housing Act, 1935. In special circumstances larger accommodation may be allotted on the understanding that preferential treatment shall not be given to the detriment of other applicants. No applicant is accepted in any circumstances where it appears that he and his family are adequately housed or have sufficient means to secure accommodation provided by private enterprise. On the other hand, existing tenants, who by reason of changes in their family are found to be in occupation of more accommodation than they need, are, when not protected by the Rent Restrictions Acts, asked to remove or transfer to a smaller house or flat on the Council's estates, while tenants whose means are considered to be greater than would justify their remaining as tenants of dwellings subsidised out of public funds are also asked to vacate and obtain accommodation elsewhere. No person residing alone is accepted as a tenant except for a one-room flat, and not more than two rooms are allotted to a married couple without children or to two persons of the same sex living together.

In consequence of the acceleration of operations under the Housing Act, 1930, involving the displacement of many families, to whom first consideration in the allocation of accommodation is given, and the need for accommodation for the abatement of overcrowding, it is becoming increasingly difficult to satisfy the demand from other applicants, unless they are prepared to live on one of the cottage estates, such as Becontree, Bellingham, Hanwell, Mottingham, Roehampton or St. Helier.

With the exception of special lettings to doctors or ministers of religion and social workers, etc., and the larger type houses let at remunerative rents, only applicants resident in the County of London are eligible for accommodation on the Council's estates. In the case of Becontree, however, where there are 25,574 dwellings, and a population of about 115,500, temporary relaxations in the letting regulations have been made and, subject to the demand from London applicants being satisfied, applications can now be entertained from persons living and working outside London for all accommodation except on the Barking section of the estate. Preference in letting is always given to London applicants.

Repairs

Repairs to the Council's dwellings and the maintenance and upkeep of greens, gardens and other open spaces on the estates are, in the main, carried out by the regular staff, but when necessary in the interest of economy or expedition contractors are employed on work of a special nature. The number of workmen at the end of December, 1936, was 2,340, of whom about 700 were employed at Becontree. The workmen are employed in groups under the general direction of the head office and local direction of estate superintendents on the larger estates, and foremen when groups of workmen are engaged on repair works in various central districts. The following table, indicating the expenditure incurred, shows how the repair work has increased since the year 1912-1913 :—

Year ended 31st March	Expenditure £
1913	22,952
1918	13,212
1923	50,234
1928	126,421
1933	284,664
1934	305,042
1935	399,713
1936	481,248

The average annual cost of repairs per dwelling over a period of years is shown below :—

Year ended 31st March	State Assisted Schemes			Non State-Assisted Schemes		
	Actual expenditure on repairs during year	No. of dwellings at end of year	Average annual cost of repairs per dwelling	Actual expenditure on repairs during year	No. of dwellings at end of year	Average annual cost of repairs per dwelling
	£		£ s. d.	£		£ s. d.
1930	152,846	37,428	4 1 8	53,074	10,248	5 3 6
1931	225,035	41,836	5 7 7	58,688	10,249	5 14 6
1932	286,061	47,701	4 18 11	56,445	10,287	5 9 10
1933	227,667	51,525	4 8 4	56,997	10,274	5 11 0
1934	247,127	54,780	4 10 3	57,915	10,232	5 13 0
1935	341,529	57,004	5 19 9	58,184	11,543	5 0 10
	Dwellings comprised in Housing Revenue Account No. 1			Dwellings comprised in Housing Revenue Account No. 2		
1936	364,537	62,616	5 16 5	66,711	10,363	6 8 9

Reference is made in Chapter XII (page 236) to the provisions of the Housing Act, 1935, requiring local authorities to set up a Consolidated Housing Revenue Account in respect of all post-War housing operations, and to the consequent division of the housing accounts of the Council into two parts, known respectively as Housing Revenue Account No. 1, and Housing Revenue Account No. 2.

It will be seen that the average cost of repairs per dwelling for the year 1935-36 was £5 16s. 5d. for dwellings in Housing Revenue Account No. 1, and £6 8s. 9d. for dwellings in Housing Revenue Account No. 2.

The actual cost of repairs to the Council's dwellings each year is not charged directly as an item of the expenses of management, but is charged through the Repairs and Renewals Fund. This fund is credited each year with sums based on estimates in respect of the various groups of dwellings with a view to the building up of a fund to be utilised in later years when repairs will be heavier.

Licensed Premises on Cottage Estates

The Council's policy with regard to licensed premises on its larger housing estates is that they shall be *bona fide* refreshment houses and places of social intercourse and entertainment under proper conditions and under due control. For this purpose the Council requires that any such house shall be for the sale of food and alcoholic and non-alcoholic liquors to the public for consumption on and off the premises, on approved terms and conditions, including a provision that the house shall be available for the general entertainment and refreshment of the population, and that persons employed on the premises shall not have any direct pecuniary interest in encouraging the sale of alcoholic liquor. It is the practice of the Council, whether the refreshment house is a new one or is in substitution for old premises such as a small beerhouse, to retain the freehold of the site. In most cases offers have been invited by advertisement from refreshment contractors, caterers, licensed victuallers, brewery companies and any others for a 99 years' lease of a site, on the basis of a premium and a fixed ground rent, for the erection, on the conditions laid down, of a building of which plans have to be approved by the Council. The Council in considering the offers received has been mainly influenced not by the amount of the premium offered but by the character and planning of the building proposed to be erected. An agreement for a lease is entered into, and the lease is granted if and when the prospective lessees obtain the requisite licence from the licensing justices.

So far the main features of the licensed houses provided on the larger estates of the Council are as follows:—A central portion for the sale of alcoholic and non-alcoholic liquor and refreshments; a restaurant, social and entertainment hall; and a non-alcoholic refreshment room with a separate entrance.

In pursuance of the policy outlined above, the Council has, on its

larger estates, allocated sites for licensed refreshment houses, and the relation between the number of licensed houses and the population is indicated in the following table :—

Estate	Approximate area (acres)	Number of houses	Approximate population	No. of sites for refreshment houses
Becontree	2,770	25,574	115,500	6
Bellingham	252	2,127	10,000	1
Downham	522	6,058	20,000	1
Watling	386	4,034	19,000	1
St. Helier	825	9,068	40,000	3
Mottingham	202	2,352 ^{Estd.}	11,000 ^{Estd.}	1

In determining the number of sites to be allocated for the erection of licensed premises, the Council acts merely as freeholder and in no sense attempts to fetter the discretion of the licensing justices. Regard, however, is had to the existing facilities around the housing estates and this necessarily influences the number of sites to be allocated on the estate itself.

The following particulars of Downham Tavern, which was opened in May, 1980, are of interest. The main features are—two lounges on the ground floor (43 feet by 40 feet and 53 feet by 40 feet) used as luncheon room and public lounge respectively. The counters in the serveries connected with these rooms are screened off with glazed partitions and the public have no direct access to the counters. Refreshments are served to customers seated at the tables. There is on the ground floor a recreation hall (61 feet square) suitable for the entertainment of about 200 persons at dinners or about 800 at concerts, etc., which opens on to a terrace facing the garden at the rear. There is also a dining and recreation hall (61 feet square) on the first floor with a roof garden over it. The remainder of the first floor is utilised for kitchen and staff quarters. The garden is of sufficient area for bowls and tennis.

It is the practice in the letting of land on building lease, other than that leased as a site for a licensed refreshment house, to impose a restriction that the lessee shall not, without the consent of the Council, apply to the justices for a licence for the sale of excisable liquors, and as regards shops on housing estates the Council has given consent to such application in three cases only, all at Becontree.

Community Associations

On certain of the larger cottage estates Community Associations have been formed and centres have been erected on sites leased by the Council to the National Council of Social Service at nominal rents. The estates where centres have so far been erected are Downham, St. Helier and Watling.

These Community Centres are intended to supply, on the new estates, facilities for the social, educational, cultural and recreational activities of the tenants. They comprise a large hall for lectures,

dances or meetings and several smaller rooms which are used by horticultural, debating, dramatic and other local societies. Constituent bodies having a voice in the management of a typical Community Centre include local authorities, churches, nursing associations, athletic clubs and local political associations as well as representatives of the tenants' various organisations.

The Council has also let to the St. Helier Community Association for similar purposes the greater part of a large house which was purchased with the land forming St. Helier estate. An arrangement has recently been made with the Mottingham Community Association for a similar letting of part of a large house on the Mottingham estate. At Hanwell estate parts of the old Poor Law School have been left standing as possible buildings for a Community Centre and juvenile work.

Gardens, Greens, etc.

At the cottage estates the Council, at its own expense, plants and maintains the hedges that are generally placed in the front gardens of houses immediately against the footways, and maintains creepers growing on the front walls of the houses. On the estates developed since the war suitable areas are laid out by the Council as greens and shrubberies, and the upkeep of these has also been undertaken by the Council. Large numbers of trees, both ornamental and of forest type, are planted in suitable positions. As far as possible, similar action is taken at block-dwelling estates.

On several estates playgrounds fitted with swings, roundabouts and other appliances have been provided for children's recreation. Similar playgrounds are also being provided on many of the block dwellings estates now under construction.

At all the cottage estates, whether developed before or since the War, the houses are provided with front and back gardens of varying sizes, and under the terms of the tenancy agreement tenants are required to keep the front gardens in a neat and cultivated condition. On most of the estates the tenants have formed local garden societies, with the object of assisting members in the cultivation of their gardens. These societies have made a practice of holding competitions among the members, and prizes have been awarded by them for both vegetable and flower cultivation.

For several years the Council has made grants towards providing prizes for the best-kept front gardens at cottage estates, and for window-box competitions at block-dwelling estates, and towards the expenses of judging the competitions at the various estates.

In 1929 the Council agreed to an increased scale of prizes and of grants to local garden societies and to the London Gardens Guild for judging; and in 1931 the scheme was enlarged to provide for the award of a silver challenge cup for the best front garden at each cottage estate and for three such cups at Becontree. The tenant of the house with the best of the cup-winning gardens receives in



SIX MILES FROM CHARING CROSS
A TENANT'S GARDEN AT ROEHAMPTON ESTATE

addition the championship cup, and a special cup is also awarded to the tenant whose garden is placed second. These cups are held for a period of one year, but each recipient is also awarded a small silver model, which is retained.

There are in addition money prizes, and the London Gardens Society awards a championship challenge shield.

All front gardens on the estates are considered, and no entry forms or other formalities are required.

The standard of cultivation of the gardens on the Council's estates encouraged by the competition, is steadily improving, and does much to add to the appearance of the estates.

Provision has been made on the Council's post-war cottage estates for open spaces, and in this connection special mention should be made of Becontree, where, in addition to extensive open belts on the southern and western sides of the estate and other open spaces (118 acres), a large area in the centre of the estate, known as Parsloes Park, has been provided (see page 154).

CHAPTER XII

HOUSING FINANCE

Generally

The financial history of the Council's housing activities falls naturally into two distinct periods divided by the Great War. In the pre-war period, working-class dwellings, as such, were expected to be financially self-supporting, although, as explained later, equilibrium could not be achieved in many cases without burden on the rate-payer in other directions.

After the War, when it was necessary to overtake enormous arrears arising from the virtual cessation of housing activities during the period of hostilities, it became impossible for local authorities owing to high interest rates and building costs to provide new working-class housing accommodation to be let at reasonable rents without imposing a strain on local finances which they were quite unable to bear except with very substantial assistance from the State.

Pre-war housing—Housing values of sites

The Council's predecessors, the Metropolitan Board of Works, in carrying out improvements and clearance operations were not empowered to erect the necessary dwellings for displaced persons. The cleared sites were disposed of to dwellings companies and others with the obligation to erect working-class dwellings thereon. Such sites were sold at written-down figures, assessed on the basis of the obligation attaching to them.

The difference between the cost of the site and the price (described as the "housing value") obtained from the dwellings company was regarded by the Board as an expense of clearance of an unhealthy or improvement area. The total cost (commercial value) of the sites disposed of in this manner by the Board was £727,535, of which £329,922 was recovered from companies, the balance (£397,613) being charged to the respective clearance or improvement schemes.

Soon after the Council succeeded the Board in March, 1889, further legislation imposed the duty of providing rehousing accommodation in connection with its clearance of unhealthy areas, but the accounts of the dwellings so erected by the Council were charged only with the housing value of the sites, the balance of capital cost being treated as part of the expense of clearance, following the policy of the late Board. In this way it was possible, on the whole, to let the dwellings on a self-supporting basis.

Including additional accommodation provided by the Council, as well as slum and other rehousing, its dwellings as a whole showed a surplus of £15,877 for the year 1913-14. Had the dwellings account been charged with the full cost of expensive sites in central areas instead of housing value only, the result would have been a deficiency of about £24,000.

At 31st March, 1914, about 9,800 dwellings, equivalent to some 28,000 rooms, had been completed at a cost of just over £3,000,000.

Post-war housing—Subsidies

Clearance of unhealthy areas and provision of cottage estates had involved the Council and its predecessors in total capital outlay of nearly £5,600,000 up to March, 1914, but in the seventeen years following the conclusion of the War the Council has spent on the same purposes no less than £41,600,000, on which the average rate of interest payable is 4·6 per cent.

With post-war conditions precluding, for reasons already explained, any hope of making new dwellings self-supporting, it was inevitable that local authorities should look to the State to assist in defraying the annual losses which it was clear would result from the extensive obligations they now had to assume. This, of itself, entailed fresh legislation.

The principal Acts which have governed post-war housing finance, and the State subsidies provided, have been as follows :—

1919	(The 'Addison' Act)	Additional houses Slum clearance and rehousing	Annual loss in excess of a rate of 1d. in the £ during loan period.
1923	(The 'Chamberlain' Act)	Additional houses Slum clearance and rehousing	£6 (for later houses £4) a house a year for 20 years. 50 per cent. of approved annual deficiency during loan period.
1924	(The 'Wheatley' Act)	Additional houses	£9 (for later houses £7 10s.) a house a year for 40 years.
1930	(The 'Greenwood' Act)	Slum clearance and rehousing	45s. a year a person displaced and re-housed in new accommodation (70s. in the case of expensive sites) for 40 years.
1935		Relief of over-crowding, Re-development areas	Annual sum a dwelling (on sliding scale varying with cost of sites) for 40 years, except in case of relatively cheap sites.

The following table relates the Council's post-war housing capital expenditure to the various schemes of State assistance :—

	Capital expenditure to 31st March, 1936	No. of dwellings completed at 31st March, 1936
	£	
Act of 1919	9,798,539	9,447
„ 1923	4,217,497	6,275
„ 1924	21,271,784(a)	39,439
„ 1930	3,820,733	4,375
„ 1935	171,464	18
Non-assisted	2,357,453	3,418
	41,637,470	

(a) Cottage estates £19,933,235 ; Block dwellings in central areas £1,338,549.

Except for certain slum clearance schemes in course of completion under the terms of the Act of 1923, operations ranking for State assistance under the three first-mentioned Acts have been finished. The provisions governing State assistance towards current operations under the Acts of 1930 and 1935 are now embodied in the Housing Act, 1936, which consolidates most of the permanent or quasi-permanent provisions of the earlier Acts.

Owing to the different forms assumed by State assistance during the last eighteen years, it has proved impracticable so far to unify the various subsidies on a common basis, and they still preserve their separate identities in the consolidation of housing accounts recently effected by the Housing Act, 1935.

The successive variations made in the forms of the subsidies as post-war housing progressed indicate clearly the gradual trend in Government policy of transferring the risks of the future to the shoulders of local housing authorities and of limiting its own liability to a definite term of years.

In 1919 the Government decided to encourage the housing efforts of local authorities by limiting, to the amount of the produce of a rate of a penny in the pound, the extent of their annual liability for deficiencies. It was always intended that, as soon as schemes under the Act of 1919 were completed, a measure of stabilisation should be applied to the State subsidy under that Act, but only four years had elapsed when, following a recommendation of the Departmental Committee on the High Cost of Building Working-class Dwellings that State assistance towards housing in future should be a percentage only of the total deficit, the existing form of subsidy was limited to schemes approved up to 1921, and the principle of equal financial partnership between the State and local authorities was introduced by the Act of 1923 in regard to deficiencies on slum clearance schemes. In regard to the provision of additional dwellings (as distinct from slum rehousing) this Act went further, and, whilst maintaining the theory of equal partnership, it limited the State assistance for the first time to a definite period (twenty years) and also fixed the assistance at a definite sum for each dwelling, leaving local authorities to be responsible for future contingencies in regard to houses erected by themselves.

The main reason given for this change of policy on the part of the Government was that local authorities were unfettered as to the rents they could charge for their dwellings and that a very substantial number of houses was expected to be provided by private enterprise with the same aid as was available for dwellings erected by local authorities.

When in 1924 Government policy directed itself to further encouraging the progressive supply of working-class houses by local authorities in preference to private enterprise, the State made itself liable for two-thirds of the estimated loss, instead of one-half as under the 1923 Act, and certain conditions as to rents were imposed. In theory the Act of 1924 secured local authorities against immediate risk of incurring excessive losses under this Act by empowering them to pool all dwellings for purposes of rent fixation.

With the advent of the special campaign against the slums under the Act of 1930, local authorities were made responsible for the same estimated amount of loss a dwelling as under the 1924 Act, with a somewhat similar provision for pooling of dwellings for rents purposes, but the State subsidy was increased considerably in order to cover the additional loss resulting from the relatively low rents obtainable from rehoused slum dwellers. Whilst local authorities' contributions continued to be based on the numbers of dwellings provided, the State subsidy was now based on the number of individuals provided for in the new dwellings, with the result that the ratio of State subsidy to rate contribution is over 4 : 1 in the case of most of the Council's operations under this Act. The Act of 1930 introduced the principle—which was to be developed considerably in the succeeding Act of 1935—of offering a higher subsidy where the approved cost of the land used for rehousing exceeded £3,000 an acre.

The Act of 1935, which subsidised primarily operations for the relief of overcrowding and for the redevelopment of areas of unsatisfactory property on a comprehensive scale, went much further to meet the special circumstances of London and other large cities where land is very dear, because it graduated State assistance according to the cost of the sites used for rehousing, starting with a basic annual subsidy of £6 a dwelling for 40 years as regards sites costing between £1,500 and £4,000 an acre when redeveloped, and increasing the subsidy by £1 a dwelling for each additional £1,000 or part of £1,000 up to £6,000 an acre, and thereafter by £1 a dwelling for each additional £2,000, or part of £2,000. On the other hand, local authorities' statutory contributions towards the loss were made half that of the State, so that as the State contribution rose, local authorities' contributions rose also. The principle of a 2 : 1 relationship between the contributions made by the State and the ratepayer under the Act of 1924, which was departed from under the Act of 1930, was thus renewed under the Act of 1935.

For accommodation erected under the Act of 1935 on sites costing not more than £1,500 an acre, a smaller State subsidy may be granted at the discretion of the Minister of Health, for twenty years only. In deciding as to a local authority's eligibility for this subsidy, the Minister is required to have regard to its existing and prospective housing burdens in relation to financial resources. At the present time the estimated annual deficiencies (for 20 years) on the Council's operations at cottage estates, where the cost of land is lower than at block dwelling estates, vary from £10 2s. 3d. a dwelling at Mottingham, to £4 17s. 6d. at Hanwell.

Revision of subsidies

As already shown, the State subsidy under the Act of 1919 was withdrawn except for schemes approved or houses included in tenders up to 14th July, 1921.

The State subsidies for additional houses under the Acts of 1923 and 1924 were reduced for houses completed after 30th September, 1927, as indicated in the foregoing table. The subsidy under the

former Act was abolished for any houses completed after 30th September, 1929. In the case of the 1924 Act, subsidy was eventually limited to houses covered by proposals submitted to the Minister by 7th December, 1932, but a concession was made to the Council as regards certain houses completed by 30th June, 1934.

The Act of 1930 provided for a review of the amount of the subsidy by the Minister of Health after 1st October, 1933, and for further reviews at triennial intervals thereafter. The Minister, however, has refrained from taking action yet in this direction and the Housing Act, 1935, postponed the first review until October, 1937, so that the present subsidies are assured for all houses erected under the Act of 1930 and 1935 up to 31st March, 1938.

Control of housing expenditure

Reference is made in Chapter VII to the Council's policy of enlisting the services of master contractors for the development of large cottage estates such as Becontree and Bellingham. The Council financed the work and paid the whole of the cost, the contractor receiving a fee by way of percentage of cost. Later this method was varied, unit prices being agreed in advance with the contractor for roads and sewers, and a lump sum price for houses.

The total work done was priced out at these rates and called the "value." The contractor was paid a standard fee by way of percentage on this figure. In addition, if the total actual cost was less than the value the contractor was paid a bonus. If cost exceeded value, his fee was diminished.

This method was also used for the development of Downham, and Watling, Castelnau, Wormholt, St. Helier, and other cottage estates.

Block dwelling estates have been developed under ordinary fixed price contracts.

In the earlier post-war years, when local authorities' annual liabilities for losses were strictly limited, the control exercised by the Minister of Health over housing schemes was detailed and rigorous, and extended to supervision and criticism of site and building costs, rents and outgoings, with consequential disallowance of items of expenditure in many cases. Limits were imposed on the amounts to be charged for supervision and to be transferred to the Repairs Fund, the Minister's allowance as regards the latter being lower than the Council and many other local authorities considered necessary to equalise the expenditure on repairs over the life of the dwellings. As State assistance under the later Housing Acts was gradually changed in character so as definitely to limit the amount of the contribution towards each house or flat, the extent of detailed financial control by the Minister of Health over local authorities' housing operations tended to be reduced.

With the exception of loan charges on capital expenditure, all factors involved in the computation of the annual loss on the Council's operations under the Act of 1919 have been recently stabilised by agreement with the Minister of Health and a similar process is

contemplated for slum clearance and rehousing operations under the Act of 1923 as soon as the appropriate time arrives.

Cost of sites in central areas

It is not perhaps generally realised how large a proportion of the total cost of rehousing in central areas in London is represented by expenditure on acquisition of the site. The following figures which relate to actual areas in course of clearance and development by the Council serve to demonstrate how large a proportion of the total cost of each new dwelling erected on the areas is represented by the cost of the land.

Estate	Capital cost per dwelling		Total
	Buildings	Site	
	£	£	£
A	435	122	557
B	456	126	582
C	425	198	623
D	570	361	931
E	573	375	948

The site cost shown above is the full expense of acquisition, the term "housing value" (see page 231) having lost significance in post-war years. In post-war years it has usually been impossible for the rents to cover the loan charges on the cost of buildings, leaving no margin towards meeting loan charges on the cost of site.

Consolidation of housing accounts

The Act of 1935 required the establishment, as from 1st April, 1935, of a Consolidated Housing Revenue Account to which must be carried the annual transactions in respect of virtually all post-war housing operations of the Council.

The Council's Housing Accounts are consequently divided into two parts, *viz.*, (1) the statutory Revenue Account comprising all the Council's own post-war activities under the Housing Acts (Housing Revenue Account No. 1), and (2) a section relating mainly to the Council's pre-war housing operations and other items which have to be excluded from the statutory Revenue Account, *e.g.*, contributions to schemes of Metropolitan Borough Councils, housing associations, etc. (Housing Revenue Account No. 2).

It is no longer necessary for the Council to record separately the financial results of housing operations according to the individual Housing Acts (1919, 1923, 1924, 1930, etc.), under which they have been subsidised. The transactions relating to the houses at Becontree, for example, will in future be shown *in toto* instead of under four different Acts as hitherto. Having, with the acquiescence of the Minister of Health, followed throughout a more or less uniform policy in fixation of rents, the Council was unaffected by the unification of conditions which the Act introduced in this regard, but the simplification of accounts resulting from consolidation is an administrative advantage of some importance.

All State subsidies receivable on the conditions set out in the 1935 Act are credited to the statutory Revenue Account and are contingent on the Council making prescribed contributions to this Account from the rates. Until the institution of the new Account

in 1935-36 the Council's policy was to charge the rates with the balance of the actual deficiency for the year on each subsidy scheme after crediting the relative State assistance.

The statutory rate contributions to be made by the Council to the new Account are as follows :—

Assisted (1919) scheme.—Produce of a rate of 1d. in the £, plus loan charges on any capital expenditure which the Minister of Health has refused to allow to rank for State assistance.

Assisted (1923) scheme.—

(a) Clearance and rehousing—Amount equal to State assistance, plus loan charges on non-ranking capital expenditure.

(b) Additional accommodation—Amount equal to State assistance (£6 a house for 20 years).

Assisted (1924) scheme.—£4 10s.(or £3 15s.) a dwelling for 40 years.

Assisted (1930) scheme.—£3 15s. a dwelling for 40 years.

Assisted (1935) scheme.—One half the amount of the State assistance a dwelling for 40 years.

Whilst the Act of 1935 prescribed that certain of the rate contributions should be paid into the Account over a term of sixty years from the completion of the dwellings, the Minister of Health, having regard to the Council's practice of spreading loan charges on the uneconomic housing expenditure (*viz.*, the capital equivalent of the State assistance and the prescribed rate contribution) over the same period as the State assistance is payable, has agreed that the Council's rate contributions shall also be provided over the same period as the subsidy, so that the houses and dwellings may be self-supporting at the end of the subsidy period. In aggregate, the same extent of rate contributions is made, but the arrangement avoids the necessity for keeping a Housing Equalisation Account which the Act would otherwise require to be set up.

The new consolidation provisions have little, if any, effect on the amount of the burden falling on the London ratepayer of to-day, because they do not increase the amount of the State assistance towards existing operations, and, after the prescribed rate contributions have been made, any deficit on the statutory Revenue Account must be met, without limit, out of the rates in the financial year in which the deficit arises. This is called the "additional contribution." Consolidation will, however, effect some variation of the relative burdens which have hitherto fallen on the general and special county rates.

If, in total, the standard contributions for any one year prove to exceed the actual deficit, the surplus may be applied first to reimburse the rates any "additional contributions" made to meet deficits on the statutory Revenue Account during the preceding four years. At quinquennial intervals, commencing at March, 1940, however, the position of the statutory Revenue Account must be reviewed. Any surplus remaining after the rates have been reimbursed, any "additional contributions" may, with the consent of

the Minister of Health, be transferred to the Housing Repairs Account (which is the new statutory name for the Council's former Repairs and Renewals Fund), or it may be carried forward to the statutory Revenue Account of the next financial year. Any surplus not disposed of in one or other of these ways must be divided between the Council and the Minister of Health in proportion to the relative total contributions from the rates and the Exchequer during the five years ending on the date in which the surplus is shown.

The annual charge on the rates

The Council's accounts for the year 1935-36 show that, after crediting the Housing Account with State subsidies totalling £820,386 and statutory rate contributions of £484,706, an "additional contribution" of £31,854 was required from the rates.

The possibility of effecting equilibrium between annual losses and the statutory amounts of assistance from public funds is to some extent outside the Council's control. Much depends on the amount of subsidised and non-subsidised housing carried out, the types and density of dwellings, variations in cost of land and buildings, the prevailing rate of interest, the general level of rents, and the probability of continuance of State subsidies at their present level. In the years immediately ahead allowance must also be made for the loss arising from development operations prior to the completion of dwellings, during which period there is no income from rents or from the Exchequer, and no statutory contributions have to be made from the rates.

The Council's commitments

By requiring each local authority to survey the extent of slum areas within its locality, to clear these areas and to provide the necessary rehousing within a period originally intended by the Minister of Health to be limited to five years, the Act of 1930 imposed on the Council, in common with other local authorities, a huge financial commitment. In view of the size of the problem in London a period of ten years was envisaged for its solution, as explained at more length in Chapter II, and it was estimated that a total outlay of not less than 35 million pounds would be involved.

Before, however, the slum clearance programme under the 1930 Act had been long under way, the Act of 1935 placed a further financial burden on local housing authorities by making them responsible for providing the additional houses necessary to abate overcrowding under that Act.

As explained in Chapter V, however, the problem of abatement of overcrowding is partly one of re-allocation of existing housing accommodation, and no reliable indication can yet be given of the numbers of new dwellings which the Council will need to build before overcrowding under existing standards will have been eliminated. Whilst no estimate of the capital cost of the programme for the abatement of overcrowding can be given, much will depend on the relative extent to which the new dwellings have to be provided in the central areas and on the outer cottage estates.

The 1935 Act also empowered local authorities to deal with large areas of unsatisfactory housing character by means of redevelopment procedure, the adoption of which in London, to any considerable extent, will involve further very large expenditure.

It is proposed to deal experimentally with an area of about 46 acres in Bethnal Green as a redevelopment area, at an estimated capital cost of some £1,750,000, but this figure covers some outlay which would otherwise be incurred under the slum clearance and overcrowding programmes, and until experience has been obtained of redevelopment procedure it is not possible to assess the financial consequences. These proposals are discussed in detail in Chapter IV.

Pre-war and post-war housing in total

The aggregate capital expenditure by the Council and its predecessors on housing operations of every kind up to 31st March, 1936, had amounted to £47,669,424 and the net debt outstanding at that date was £43,045,987. Commitments in prospect may well exceed the aggregate expenditure to date. But, though the imposing figures of capital outlay on housing have been and will remain a serious problem in relation to financing requirements, the net annual burden on the rates is relatively small. The total charge which housing imposed on the county rate in 1935-36 was £449,827, equivalent to about 2d. in the £. Including operations by the City Corporation and Metropolitan Borough Councils, this annual charge would have been increased to about 3d. in the £ if spread over the whole county.

Financial relations between the Council and Metropolitan Borough Councils

Various Housing Acts have empowered the Council on the one hand, and the City Corporation and the Metropolitan Borough Councils on the other, to make mutual contributions towards expenses incurred in connection with any of their housing activities, including schemes for the relief of overcrowding and for dealing with redevelopment areas.

It has already been mentioned that the Act of 1919 limited to the net produce of a rate of 1d. in the pound the annual liability of the London ratepayer towards meeting deficiencies on schemes carried out under that Act. The City Corporation deals direct with the Government as regards its deficiencies under the Act which, however, provided that the whole of such deficiencies on schemes carried out by Metropolitan Borough Councils should be refunded to them by the Council, which consequently retains the whole of the State subsidy under the Act. But under mutual arrangements, as explained in Chapter IX, the Council also makes annual contributions to Metropolitan Borough Councils in respect of their operations under the Acts of 1923, 1924, 1930 and 1935. Conversely, certain Metropolitan Borough Councils make contributions to the Council in respect of new accommodation provided by the Council and specially reserved for persons whom they themselves have displaced but cannot rehouse.

The amount of the Council's assistance under the Acts of 1923 and 1924 was expressly contingent on the extent of the ascertained deficiencies, but, as operations of Metropolitan Borough Councils under these two Acts are now completed, the Council's contributions, which run for the same periods as the State subsidies, are virtually stabilised.

As regards the clearance of the smaller slum areas by Metropolitan Borough Councils under the Act of 1930 the Council makes a fixed contribution of one-half the statutory rate contribution (at present £1 17s. 6d. a dwelling for 40 years) in approved cases. A similar contribution is expected from Metropolitan Borough Councils in cases where rehousing obligations of their own schemes are satisfied by the Council.

With regard to the relief of overcrowding, the Housing Act, 1935, placed on the Council the onus of providing the accommodation required, but Metropolitan Borough Councils may, with the Council's concurrence, provide the necessary rehousing themselves. In such cases the Council has decided to be responsible for one-half of the statutory rate contribution required under the Act. Normally no contribution towards meeting deficiencies is expected from Metropolitan Borough Councils in cases where the Council itself provides the accommodation, unless any houses are specifically reserved for a Metropolitan Borough Council at one of the Council's cottage estates, in which event a contribution of £1 17s. 6d. a dwelling for 40 years is required.

The expenditure by the Council in the year 1935-36 on supplemental contributions to Metropolitan Borough Councils amounted to £16,378.

Assistance to private enterprise

No State grants are now payable direct to private enterprise, but in approved cases where assistance has been granted by the Council, whether by way of lump sum (a form of assistance which was only payable under the Act of 1923 and has long ceased) or periodic contribution, the State makes annual grants to the Council not exceeding the amounts which it would have paid had the Council itself provided the accommodation. These sums are transmitted by the Council to the persons providing the houses.

An aggregate of £152,762 has been paid by the Council in capital grants to private enterprise under the Act of 1923, but the annual grants in 1935-36 amounted to £2,558 only. Annual grants by the Council under the Act of 1924 amounted to £11,429 in 1935-36 and are payable almost entirely to public utility societies and philanthropic bodies.

Under the Act of 1930, housing associations (which include the bodies formerly known as public utility societies) carrying out schemes of rehousing approved in all respects by the Council receive, in addition to the equivalent of the State grant, supplemental contributions from the Council towards the estimated annual loss up to a limit of £1 17s. 6d. a dwelling for 40 years. These contributions

are subject to review in the light of any permanent alteration in circumstances as revealed by the audited accounts. Schemes had been approved up to 31st December, 1936, for the provision of 1,331 dwellings by housing associations, etc., in connection with the slum clearance programme, with financial assistance from the Council.

The total amount of the Council's grants to housing associations, etc., in the year 1935-36 was £18,716.

Guarantees of advances by building societies

Under the Housing (Financial Provisions) Act, 1933, which abolished the State grants under the Act of 1924 for any further houses erected, local authorities are empowered to guarantee repayment of portions of advances made to private persons by building societies for the erection or acquisition of houses. Up to the present no assistance has been granted by the Council by way of guarantee.

Loans to Metropolitan Borough Councils, Housing Associations and private persons

Under powers conferred at the time by the Housing (Additional Powers) Act, 1919, the Council decided in 1920 to issue local bonds carrying interest at 6 per cent. for the financing of housing schemes. This high rate of interest, which was fixed by the Treasury, had to be offered owing to the condition of the money market. As a result £3,955,605 was then raised, and the net proceeds were passed over to Metropolitan Borough Councils to finance their housing operations. The bonds were issued for relatively short terms, and a large proportion has now been repaid or converted into bonds bearing lower rates of interest.

Apart from this sum, over £6,000,000 has been advanced by the Council to Metropolitan Borough Councils for housing purposes since the War out of other resources. Since April, 1934, the rate of interest charged on such loans for housing schemes has been $\frac{1}{2}$ per cent. lower than on loans for other purposes.

Under the Housing Acts, 1925 to 1935, the Council has advanced to housing associations sums amounting up to March, 1936, to about £550,000 for the erection of dwellings. Loans have been made to thirteen bodies, and in some cases have covered more than one scheme. The present rate for advances is $3\frac{1}{2}$ per cent.

The Housing Acts, 1923 to 1935, empowered the Council to make advances to private persons for the purchase or building of new houses. Advances must not exceed 90 per cent. of the Council's valuation of the properties concerned, which are generally situate within the county. In a few cases, also, advances have been made to builders to enable them to erect houses for sale or for letting at rents approved by the Council. The total advances under the Housing Acts to private persons and builders up to 31st March, 1936, amounted to £4,411,630.

Under the Small Dwellings Acquisition Acts, the Council has also made advances to persons desiring to acquire houses for occupation. Advances of this nature were first authorised under the Act of 1899 but comparatively few applications were received up to 1923, since when nearly £800,000 has been advanced.

The maximum period for repayment of advances to private persons is: 20 years under the Housing Acts and 30 years under the Small Dwellings Acquisition Acts. The rate of interest on current advances is 3½ per cent. Some Metropolitan Borough Councils have adopted the Small Dwellings Acquisition Acts and in these boroughs advances under these Acts may be made by the Borough Council only and not by the London County Council.

Aggregate housing capital expenditure

*Late Metropolitan Board of Works and London County Council
from 1856 to 1936.*

	£
Aggregate expenditure to 31st March, 1914	5,585,075*
Expenditure in year 1914-15	136,150
" " 1915-16	63,224
" " 1916-17	21,835
" " 1917-18	3,992
" " 1918-19	547
" " 1919-20	150,520
" " 1920-21	1,645,624
" " 1921-22	4,731,070
" " 1922-23	2,247,108
" " 1923-24	903,719
" " 1924-25	1,363,918
" " 1925-26	2,505,280
" " 1926-27	3,613,563
" " 1927-28	5,547,197
" " 1928-29	3,220,891
" " 1929-30	2,042,941
" " 1930-31	2,835,618
" " 1931-32	3,161,304
" " 1932-33	1,274,860
" " 1933-34	1,466,127
" " 1934-35	2,022,113
" " 1935-36	3,126,748
" " 1936-37	4,750,000†
Total	52,419,424

* Working-class Dwellings £3,021,913, Clearance (less credits for housing values of sites) £2,563,162.

† Partly estimated.

CHAPTER XIII

TRANSPORT IN RELATION TO HOUSING

It will be appreciated that the provision of cheap travelling facilities for persons of the working classes and others who need to travel daily to work is a matter of great importance from the housing point of view, particularly in an area of the size of Greater London. The existence of such facilities enables workers to live at a distance from their work in open and healthy surroundings, and thereby relieves the pressure on central areas.

Daily movement to reach place of employment

At the Census of 1921 particulars were obtained of the relationship between place of residence and place of employment, but similar information was not obtained at the Census of 1931. The figures for 1921 showed that of the total of 2,173,691 occupied persons resident in the Administrative County of London (including 251,438 with no fixed workplace or workplace not stated), 960,396 worked in London outside the Metropolitan Borough in which they resided, and that 96,658 went outside London to work, 68,051 of the latter going to Outer London districts (that is, outside London but within the Metropolitan Police District). The inward movement to London amounted to 607,937, including 474,865 from Outer London districts. These figures give some indication of the numbers of persons who, in 1921, found it necessary, in order to reach their place of employment, to make a journey daily within the County or across the County boundary.

Since 1921 there has been an outward movement of population from the County, and the Census figures show that, in the period 1921-31, this movement resulted in London's population decreasing by about 330,000. The outflow was no doubt mainly to Outer London, the population of which increased by migration during the period by about 600,000. Members of many families which move from London to Outer London continue to work in London and it seems that the number of persons crossing the County boundary daily to work in London has increased considerably since 1921.

It may be mentioned, too, that of the 63,000 dwellings provided by the London County Council since the War up to 31st March, 1936, about 41,500 or two-thirds were built in Outer London, and that in most cases these out-county dwellings were occupied by London families, many of whose wage earners continued to be occupied in London.

It will be convenient to refer to the travelling facilities available to workers under the heads of (1) railways, (2) tramways and trolley-buses, and (3) omnibuses and coaches. Except as regards the suburban lines of the trunk railways, the passenger transport services in an area extending considerably beyond the Metropolitan Police District have since 1st July, 1933, been in the hands of the London Passenger Transport Board, created by the London Passenger Transport Act, 1933.

Railways

The suburban branches of the main line railways and the railways of the London Passenger Transport Board provide the means of transport most utilised by persons who have to travel several miles to reach their places of employment.

Since the War the main line railway companies have not constructed any considerable length of new line in the London area, the chief additions being the Wimbledon to Sutton line (5½ miles) opened by the Southern Railway Company in 1929 and 1930, and the Ealing and Shepherd's Bush line (4¼ miles) of the Great Western Railway, opened in 1920 as an extension of the Central London Railway. The services have, however, been much improved, particularly as the result of electrification of the lines. This applies especially to the Southern Railway, the London suburban lines of which are now wholly electrified, the change from steam to electric traction having been carried out mainly since the War. Also, following the construction of additional tracks by the London and North Western Railway Company (now absorbed in the London Midland and Scottish Railway Company), through electric trains from Watford to the Bakerloo tube commenced running during the War, and electric trains from Watford commenced running to Euston in 1922. The London Midland and Scottish Railway Company has also constructed new tracks, which have enabled through electric trains to be run since 1932 from Upminster to Barking and thence to Bow and over the Metropolitan District line to Central and West London. Similarly the construction by the Great Western Railway Company of the Ealing and Shepherd's Bush line above referred to enables a through service of electric trains to be run from Ealing Broadway via the Central London Railway to Liverpool Street.

The extensions of the tube railways carried out since the War include the following :—

	<i>Miles</i>
1923-4 Golders Green to Edgware	4·7
1926 Clapham Common to Morden	5·2
1932-3 Finsbury Park to Cockfosters	7·7

In addition, following the reconstruction of the City and South London Railway, the construction of new connecting lines, etc., through services over different branches of the London Underground Railways have been introduced, among which the following may be mentioned :—

- 1924 Between the City and South London Railway and the Hampstead tube (London Electric Railway) via extension from Euston to Camden Town.
- 1926 Between the City and South London Railway and the Hampstead tube via Kennington extension.
- 1932 By Piccadilly line trains (London Electric Railway) over the Metropolitan District Railway to South Harrow via Hammersmith.

- 1933 By Piccadilly line trains over the Metropolitan District Railway to Northfields (and subsequently to Hounslow) via Hammersmith.
- 1933 Extension over the Metropolitan Railway from South Harrow to Uxbridge, of the through service of Piccadilly line trains running over the Metropolitan District Railway to South Harrow via Hammersmith (above referred to).

As regards the Metropolitan Railway, the Rickmansworth-Watford line, which lies outside the Metropolitan Police District and is vested jointly in the Metropolitan and the London and North Eastern Railway Companies, was opened in 1925, and an extension from Wembley Park to Stanmore was opened in 1932.

It will be seen, therefore, that on the railways as a whole in the London area considerable improvements have taken place since the War. These changes have been made either with a view to opening up new areas or have been necessitated by housing development along the line of existing railways, and are thus closely connected with the housing question.

As regards fares, schedules of standard fares on the four main line railways were approved by the Railway Rates Tribunal under the Railways Act, 1921, on 6th July, 1927. The standard fares are maxima, and in practice lower fares are often charged.

The standard charges for ordinary (third class), workmen's and season tickets (third class) are as follows :—

Ordinary fares—

Third class	1½d. a mile
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Workmen's fares—

For each return journey where the single journey does not exceed 1 mile	2d.
For the next 3 miles (single)	...	...	1d. a mile
For the next 6 miles (single)	...	...	¾d. a mile
For the next 10 miles (single)	...	...	½d. a mile
For the remainder of the distance	...	...	¼d. a mile

(For both ordinary and workmen's fares fractions of a mile consisting of one-half or less (single) are to be reckoned as half a mile and fractions of a mile exceeding one-half are to be reckoned as one mile.)

Season ticket rates—3 months third class—

	£	s.	d.
Up to 1 mile	1	0	0
For the next 2 miles	7	6	a mile
For the next 7 miles	5	0	a mile
For the next 5 miles	4	6	a mile
For the next 15 miles	3	0	a mile

(Fractions of a mile consisting of less than one-half are to be disregarded and fractions of a mile consisting of one-half or more are to be reckoned as one mile.)

The standard fares thus fixed for various distances are given in the following table :—

	Ordinary 3rd Class return fare	Workman's return fare	Third class season ticket				
			3 months		Average daily cost assuming 75 return journeys per quarter		
	s. d.	s. d.	£	s.	d.	s.	d.
1 mile	0 3	0 2	1	0	0	0	3·2
2 miles	0 6	0 3	1	7	6	0	4·4
3 "	0 9	0 4	1	15	0	0	5·6
4 "	1 0	0 5	2	0	0	0	6·4
5 "	1 3	0 6	2	5	0	0	7·2
6 "	1 6	0 6½	2	10	0	0	8·0
7 "	1 9	0 7½	2	15	0	0	8·8
8 "	2 0	0 8	3	0	0	0	9·6
10 "	2 6	0 9½	3	10	0	0	11·2
12 "	3 0	0 10½	3	19	0	1	0·6
14 "	3 6	0 11½	4	8	0	1	2·1
16 "	4 0	1 0½	4	15	6	1	3·3
20 "	5 0	1 2½	5	7	6	1	5·2
24 "	6 0	1 3½	5	19	6	1	7·1
30 "	7 6	1 5	6	17	6	1	10·0

On the Metropolitan Railway the maximum fares are the standard fares fixed by the Railway Rates Tribunal for the main line railways. This railway did not in 1921 form part of the Underground system which then comprised the tube railways and the Metropolitan District Railway, and it was treated specially in the Railways Act, 1921.

On the tubes and Metropolitan District Railway, the maximum ordinary fare is 1d. a mile, and workmen's tickets are issued at the ordinary single fare for the return journey, with a minimum of 3d. Season ticket rates are as a rule below the standard rates applying to the main line railways. Generally speaking, fares on the Underground system compare favourably with those charged on the main line railways in the London area.

Cheap day tickets available after 9.30 or 10.0 a.m. at substantial reductions down to single fare for the return journey are issued from many suburban stations to central London and provide cheap transport for occasional journeys by local residents travelling after the peak traffic is over.

Tramways and trolley buses

The London Passenger Transport Board's policy is to substitute trolley buses for tramways, continuing the policy of the Underground Company on its London United Tramways, on the Twickenham-Teddington section of which the trolley bus was introduced in 1931. Since then other routes have been converted and the Board has obtained powers to substitute trolley bus routes for tramways on nearly all the out-county routes in its area, on out-lying routes in the west of London, and on routes running to Central London from the North and North-West. Statutory obligations relating to fares applying to tramways are transferred to the substituted trolley buses.

The fares charged were maintained when the tramways were transferred to the Board and, generally speaking, have not since been altered. On those tramways which previously belonged to the London County Council, the ordinary fares charged are at the rate of 1d. for about 1·2 miles, but for the longer distances they are at a lower rate, and return tickets are issued at less than double the single fares. The workmen's fares are 2d., 4d. and 6d. return, these being with some exceptions the ordinary fares for the single journey. Cheap midday fares are also charged. On the other tramway systems transferred, ordinary and workmen's fares were charged on somewhat similar lines.

The tramways provide travelling facilities for workmen at somewhat cheaper rates than the railways, but for the longer distances this is offset by the extra time taken for the journey.

Omnibuses and coaches

Omnibuses carry about double the number of passengers carried by tramways and trolley buses in the London area, but a large number are short distance passengers in the central area. On the omnibuses the same ordinary single and return fares and cheap midday fares are generally charged as on the tramways along the same routes, but where there are no tramways return and cheap midday tickets are not issued and the single fares are generally on the basis of 1d. per mile. Workmen's tickets are not issued. Omnibuses provide, however, a valuable means of transport for persons who do not have to reach their workplaces by 8 a.m., after which hour they cannot, as a rule, make the forward journey with workmen's tickets on the railways or tramways.

Coaches also provide a means of transport for persons who have to travel considerable distances.

Proposed transport improvements

By agreement between the London Passenger Transport Board, the London and North Eastern Railway Company and the Great Western Railway Company, an extensive programme of railway and other transport improvements in the London area is to be carried out, and by the London Passenger Transport (Agreement)

Act, 1935, the Treasury is authorised to guarantee securities up to £40,000,000 to be issued in respect of the scheme of improvements.

The programme referred to, which is to be carried out within five years from 30th September, 1935, covers the following main proposals :—

(1) The electrification of the London and North Eastern Line from Liverpool-street to Shenfield, and also of the Loughton and Grange-hill Loop branches, and the construction of a tube railway extending the Central London Railway from Liverpool-street to connect with the Loughton and Grange-hill Loop lines.

(2) The electrification of the London and North Eastern Railway suburban lines from Finsbury Park to Edgware, High Barnet and Alexandra Palace, and the extension of the Highgate tube to Finchley and of the Northern City tube for a short distance at Finsbury Park to connect with these electrified lines.

(3) The construction and electrification of two additional tracks to the Great Western Railway from North Acton to Ruislip.

The Government guarantee also covers the re-alignment of tracks and improvements to stations on the Metropolitan Railway between Finchley-road and Harrow, the construction of a tube railway connection between Finchley-road and Baker-street connecting the Metropolitan Railway main line with the Bakerloo tube, and the reconstruction of the junctions and station at Aldgate East, which will enable trains from the Metropolitan line, in addition to those already running from the District line, to be projected to Barking and Upminster, as well as the substitution of trolley buses for tramcars on not less than 148 route miles of tramways.

In addition, the London Passenger Transport Board has obtained power to widen the tracks between Harrow and Rickmansworth, and it is proposed to extend the electrified line, which at present ends at Rickmansworth, as far as Amersham.

The carrying out of this programme will improve the facilities available from certain districts already developed, and it should tend to prevent families returning to the congested central area rather than suffer daily the discomfort and inconvenience of the journey to and from London under present conditions. From the housing point of view, however, its effect in leading to the development of some new areas is of greater importance.

Cost of transport from the Council's principal cottage estates

In order to give some indication of the expenditure which may have to be incurred for travelling, the daily workmen's return fares and three-monthly season ticket rates on the railways to the central area

from the London County Council's principal cottage estates, both inside and outside the County, are shown in the following table :—

Railway Fares

From	To	Distance	Workmen's return fare	Season ticket rate (3 months, 3rd Class)
		Miles	d.	£ s. d.
BECONTREE.				
Barking ...	Fenchurch-street (or Mark-lane).	7½	8	2 16 9
Becontree ...		9½	9½	3 1 3
Dagenham		11¼	10½	3 5 6
Chadwell-heath ...		Liverpool-street	10	10	(a)3 11 3
BELLINGHAM.				
Catford ...	Victoria ...	8	8	3 0 0
Bellingham		9	9	3 7 0
Catford-bridge ...	London-bridge	5½	6½	3 0 0
"	Charing Cross	7¼	8	3 0 0
CASTELNAU.				
Hammersmith ...	Charing Cross	5¼	4	2 2 6
DOWNHAM.				
Grove-park ...	London-bridge	7	8	3 10 0
"	Charing Cross	9	9	3 10 0
NORBURY.				
Norbury ...	Victoria ...	7½	8	2 15 0
"	London-bridge	9	9	3 3 0
OLD OAK.				
East Acton ...	Oxford-circus	5½	5	2 8 0
"	Bank ...	7¼	7	2 15 6
ROEHAMPTON.				
Barnes ...	Waterloo ...	7	7½	2 15 0
ST. HELIER.				
Morden ...	Charing Cross	9	6	3 2 6
"	Bank ...	9½	6	3 2 6
St. Helier ...	Holborn-viaduct	13¼	8	3 3 9
TOTTERDOWN-FIELDS.				
Trinity-road ...	Charing Cross	6	5	2 10 0
"	Bank ...	6¼	5	2 12 6
WATLING.				
Burnt Oak ...	Charing Cross	10	7	3 2 6
Mill Hill ...	St. Pancras...	9¼	—	3 1 3
WHITE HART-LANE.				
White Hart-lane	Liverpool-street	7¼	7	(a)2 17 9
Bruce-grove		6½	7	(a)2 11 3
Noel-park and		7¼	7	(a)2 15 3
Wood-green				
Wood-green ...	Piccadilly-circus	7	6	3 2 6
WORMHOLT.				
Wood-lane ...	Oxford-circus	4	4	1 17 6

(a) 2nd Class.

From Bellingham, Downham, Norbury, Totterdown-fields and White Hart-lane, the central area can be reached by tramway, the workmen's fare being 6d. return and the ordinary fare 8d. or 9d. return. The journey takes about ¾ hour.

Omnibus services run from the neighbourhood of all the cottage estates to the central area. The cost of a return journey by omnibus to the central area from the above-mentioned estates not served by tramways is not less than 8d.

Action taken by the London County Council

The London County Council has frequently taken action with a view to obtaining cheap travelling facilities both for the public generally and with special regard to the needs of tenants on its housing estates. It was mainly instrumental in securing, by the judgment of the Railway Rates Tribunal in 1927, a considerable reduction in the railway companies' proposed standard workmen's fares. As regard its own estates, the extension from Barking to Upminster of the Metropolitan District Railway service across the Becontree Estate may be mentioned as having been secured largely as a result of pressure by the Council. The question of transport facilities and fares is closely watched, and representations are made by the Council from time to time for such improvements as are considered to be necessary or desirable.

APPENDIX I

HOUSING ACT, 1936—SUMMARY OF THE ACT

The Housing Act, 1936, which came into force on 1st January, 1937, reproduces in a consolidated form the permanent law relating to the housing of the working classes in England and Wales. Certain financial and other provisions relating to State-assisted housing schemes which have been brought to a close, and some other minor provisions, are not incorporated in the Act and are left outstanding. The following is a brief summary of the principal provisions of the Act, which consists of eight Parts (191 sections) and 12 Schedules. Copies of the Act may be purchased from H.M. Stationery Office, Adastral House, Kingsway, London, W.C.2, or through any bookseller at the price of 3s. a copy.

Part I—Local authorities for the purposes of the Act

Generally throughout the country the local authorities are the councils of the boroughs, urban districts and rural districts. The local authority for the City of London is the Common Council, and elsewhere in the Administrative County of London the local authorities are the London County Council and the Metropolitan Borough Councils as indicated hereafter.

Part II—Repair, maintenance, etc., of houses

The letting of a house in the Administrative County of London at a rent not exceeding £40 a year (elsewhere £26) places on the landlord an obligation to keep the house in all respects fit for habitation (section 2), and it is the duty of the local authority to cause an inspection of its district to be made from time to time with a view to ascertaining whether any house is unfit (section 5).

The local authority is empowered to make by-laws with respect to working-class houses for the purpose of securing compliance with sanitary and other specified conditions (section 6). In the Administrative County of London (other than the City of London) the London County Council is the authority for making such by-laws, which are administered by the Metropolitan Borough Councils (with the exception of by-laws for securing stability, and the prevention of and safety from fire, which are administered by the County Council)

In dealing with individual unfit houses, the local authority is required to classify them as being repairable at a reasonable cost, or as not being so repairable. In the former case (sections 9 and 10) the person having control of the house is to be required to repair it to render it fit for habitation or the local authority may do so in his default and recover the cost from him. In the latter case (section 11) the local authority is empowered to order the demolition of the house, but may accept an undertaking from the owner either that the house shall cease to be used for human habitation or that he will, within a specified time, carry out such works as will, in the opinion of the local authority, render it fit. In default of the owner the local authority may itself demolish the house.

A local authority may make a closing order in relation to part of a house or in relation to any underground room which is deemed to be unfit for habitation (section 12).

In the above matters, the owner of the house has a right of appeal to the county court against any notice or order, etc., of the local authority (section 15).

The demolition of a building to which a demolition order or a clearance order (under Part III of the Act) applies must be deferred if the local authority notifies the owner that it intends to cleanse the building from vermin before it is demolished (sections 17 and 26).

The erection of back-to-back houses is prohibited, but tenements in a building may be placed back-to-back if effective ventilation to all the habitable rooms is secured to the satisfaction of the medical officer of health (section 22).

In the Administrative County of London (other than the City of London) the Metropolitan Borough Councils are the authorities for administering the provisions of the Act relating to individual unfit houses.

*Part III—Clearance and redevelopment**(a) Clearance areas*

A local authority is empowered to deal with an unhealthy area (or "slum") by requiring the owners to demolish the unfit houses or by itself acquiring and demolishing them. In the first instance, the local authority is required to declare the area to be a clearance area, that is to say, an area in which all the houses are unfit for human habitation or dangerous or injurious to health, and in which the conditions can most satisfactorily be dealt with by the demolition of all the buildings (section 25).

If the local authority decides to purchase the lands in a clearance area, adjoining lands may be added to secure a suitable site for redevelopment (section 27). Purchase may be effected by agreement or, failing agreement, the properties may be acquired compulsorily by means of a compulsory purchase order (section 29).

Clearance orders and compulsory purchase orders require confirmation by the Minister of Health. If there are objections to an order, a public local inquiry is required to be held before confirmation. An order when confirmed does not become operative until six weeks have elapsed, during which period any person aggrieved may appeal to the High Court against its validity.

Where houses have been demolished under a clearance order, the local authority may impose such conditions as it thinks fit in regard to the subsequent user or redevelopment of the cleared site (section 26). If at any time after the expiration of 18 months from the date on which the order became operative the site has not been or is not in process of being developed by the owner, the local authority may acquire the land compulsorily (section 32).

Land in or adjoining a clearance area purchased by a local authority may be utilised for the erection of working-class dwellings or for any other purpose for which the local authority is authorised to acquire land, or may be sold or leased or exchanged for other land (section 30).

(b) Redevelopment areas

Local authorities of towns are empowered to deal with extensive areas which it is expedient to redevelop as a whole. It is the duty of a local authority to declare as a redevelopment area any area in its district with regard to which it is satisfied as a result of an inspection that the following conditions exist :— (a) that the area contains 50 or more working class houses ; (b) that at least one-third of the working-class houses in the area are overcrowded, or unfit for human habitation and not capable at reasonable expense of being rendered so fit, or so arranged as to be congested ; (c) that the industrial and social conditions of the local authority's district are such that the area should be used to a substantial extent for rehousing ; and (d) that it is expedient in connection with the provision of housing accommodation that the area should be redeveloped as a whole (section 34).

Such an area may include properties which the authority cannot, or does not propose to, interfere with in any way, *e.g.*, railway property, churches or properties belonging to private owners the user of which it is not proposed to change.

When the resolution declaring an area to be a redevelopment area has been passed, a copy of the resolution and a map of the area have to be sent to the Minister of Health, a notice as to passing of the resolution has to be published and the map is to be open to public inspection. Subsequently (within six months unless the Minister extends the period), a redevelopment plan has to be submitted to the Minister for approval (section 35). This plan has to show the manner in which it is intended that the area as defined on the map should be laid out and the land therein used, whether for existing purposes or for purposes requiring the carrying out of redevelopment thereon, and in particular the land intended to be used for the provision of dwellings for the working classes, for streets and for open spaces. Before a redevelopment plan can be approved by the Minister notices have to be published and the plan made open to inspection, and, if any objections are made, a public local inquiry must be held.

Once the plan has been approved by the Minister, it rests with the local authority to secure that the redevelopment shown on the plan is carried out. The work of constructing new streets and providing new housing accommodation and open spaces will normally be carried out by the local authority, but the

remaining development (*e.g.*, industrial or commercial) will, in the normal course, fall to be carried out by private enterprise. The local authority may make arrangements whereby the existing owners of land in the redevelopment area, or other persons, undertake to carry out the industrial or commercial redevelopment, or in a case where no change of user is contemplated, to continue the existing use of the land in accordance with the plan. In so far as such arrangements have not been made, it is the duty of the local authority to purchase the land in the area by agreement, or to submit compulsory purchase orders for the acquisition of the property. Land in a redevelopment area purchased by a local authority may be sold, leased or exchanged for other land, subject, as regards land in the redevelopment area, to conditions for securing that it shall be redeveloped or used in accordance with the redevelopment plan (section 36).

(c) General provisions as to clearance and redevelopment areas

No compensation is payable to an owner who is required to demolish a house under a clearance order (or a demolition order under Part II of the Act), but the Minister of Health has power to direct the local authority to make a limited payment to the person responsible for maintaining a house covered by a clearance or compulsory purchase order if, notwithstanding inherent defects, the house has been well maintained (section 42). Where a local authority buys houses unfit for habitation under a compulsory purchase order, the compensation payable is the value of the site cleared of buildings. The price paid for other property in or adjoining a clearance area or other property in a redevelopment area is market value, subject, however, to deductions if the rental value of the premises is enhanced by reason of their being used for illegal purposes, or being overcrowded, or if the premises are in a defective state of sanitation or are not in reasonably good repair (section 40). The local authority may make allowances to persons displaced or to retail traders who suffer personal hardship on account of clearance operations (sections 18 and 44).

Before taking any action in relation to a clearance or redevelopment area which necessitates the displacement of persons of the working classes, the local authority is required to carry out such rehousing operations as the Minister of Health may consider to be necessary (section 45).

Public rights of way may be extinguished by an order of the local authority, subject to the approval of the Minister of Health. Due notice has to be given and, if objection is made to the order, a public local inquiry must be held (section 46).

Sections 50 to 52 provide for the exclusion from future operations under Part II or Part III of the Act land which is redeveloped or houses which are reconditioned by the owners to the satisfaction of the local authority. In the case of reconditioning, the exemption operates only for a limited period of from five to ten years, as certified by the local authority.

In the Administrative County of London (other than the City of London) the London County Council and the Metropolitan Borough Councils are local authorities for the purposes of the provisions of the Act relating to clearance areas, but the County Council may elect itself to deal with any particular area. The County Council is the authority for redevelopment areas, but any such area may, with the assent of the County Council, be dealt with by the Metropolitan Borough Council concerned.

A local authority (in the City of London, the Common Council; and elsewhere in the Administrative County of London, a Metropolitan Borough Council) may, subject to compensation to the owner, order the demolition of an obstructive building, that is a building which by reason only of its contact with, or proximity to, other buildings is dangerous or injurious to health (section 54).

Part IV—Abatement of overcrowding

Under the Act, overcrowding is an offence punishable by fine against the occupier who causes it and the landlord who permits. The standard of accommodation for determining overcrowding consists of two parts (section 59). The

first aims at securing the proper separation of the sexes ; the second prescribes the maximum number of persons who may be permitted to sleep in a dwelling-house, the permitted number being fixed in relation to the number and sizes of rooms in the house (section 58). Details are given on pages 5, 7 and 8.

The overcrowding provisions of the Act come into force on dates fixed by the Minister of Health ("appointed days") and the Minister may fix different dates for different purposes and for different localities (section 68).

The Act contains safeguards to protect an occupier or a landlord against a charge of having caused or permitted overcrowding in certain circumstances over which he has no control (section 59). Generally speaking, an offence will not have been committed if overcrowding existing on the appointed day is not increased. The occupier of an overcrowded house will, however, be guilty of an offence if he fails to accept an offer of suitable alternative accommodation or fails to take reasonable steps to secure the removal of a lodger or other person not being a member of his own family. Where fresh overcrowding does occur, the landlord or his agent must notify the local authority within seven days after the fact becomes known to him (section 64).

To meet exceptional conditions in any district, the Minister of Health may, by order operating for a term not exceeding three years, modify the overcrowding standard in relation to particular types of houses (section 60). In special circumstances a local authority may by licence authorise the occupation of a house for a limited period by a number of persons in excess of the permitted number as may be specified in the licence (section 61).

Every landlord is required to insert in the rent book or other similar document a summary of the provisions of the Act relating to overcrowding and a statement of the maximum number of persons permitted to sleep in the house (section 62).

Each local authority is required to make an inspection of its district for the purpose of ascertaining what dwelling houses are overcrowded (section 57); and it is the duty of each local authority to submit to the Minister of Health proposals for the provision of new dwellings for abating the overcrowding disclosed by the survey.

As regards the Administrative County of London (other than the City of London), the duties of making the survey, and of enforcing the overcrowding provisions of the Act, devolve on the Metropolitan Borough Councils, and the duty of providing the additional accommodation required is placed on the London County Council, although the Metropolitan Borough Councils may themselves submit proposals to the County Council for the provision of accommodation for the purpose (section 69).

The London County Council is required to bear a proportion of the cost of the survey and of the administration of the overcrowding provisions of the Act in London (section 70).

Part V—Provision of housing accommodation

This part of the Act deals with the powers and duties of local authorities to provide housing accommodation for the working classes. Every local authority is required periodically to review the housing conditions in its area and to submit proposals to the Minister of Health for the provision of new dwellings (section 71). A local authority may acquire land and build houses, may acquire existing houses suitable for the purpose or may acquire and convert any building into dwellings for the working classes (sections 72 and 73). These powers may be exercised outside the district of the local authority.

Land for housing may be acquired by agreement or compulsorily, the proceedings, in regard to compulsory purchase, being similar to those prescribed under Part III of the Act (section 74). The compensation payable is based on market value. The local authority may itself carry out housing operations or may, with the consent of the Minister of Health, sell or lease land for the purpose (section 79). With the like consent, land acquired for housing may be sold or exchanged for other more suitable land, and houses provided by a local authority may be sold on condition that they are maintained for working-class occupation. Recreation grounds, shops and other buildings may, with the consent of the Minister, be provided and maintained by the local authority on housing land (section 80).

The general management of houses provided by a local authority is vested in that authority, which is empowered to make reasonable charges for tenancy and occupation (section 83). In fixing rents, the local authority is required to take into consideration the rents ordinarily payable by persons of the working-classes in the locality, but may grant to any tenant such rebates from rent as it may think fit. In the selection of tenants a reasonable preference has to be given to persons who are occupying insanitary or overcrowded houses, who have large families or who are living under unsatisfactory conditions (section 85).

A local authority is empowered, if it thinks it expedient, to set up a Housing Management Commission to whom it may transfer its functions in relation to the management, regulation, control, repair, etc., of all or any of its housing estates. A scheme for any such transfer is subject to the approval of the Minister of Health (section 87).

A local authority may advance money on loan for the provision of houses or the improvement of housing accommodation or may guarantee repayment of advances, with interest, to building societies (sections 90 and 91). Any loss that may be sustained by the local authority under such guarantee is shared by the State (section 110). The Public Works Loans Commissioners may lend money for similar purposes to companies, housing associations, etc. (section 92). A local authority may promote the formation of a housing association, and may assist such an association by grants or loans (section 93). A local authority may also arrange for the provision or adaptation by a housing association of housing accommodation; and any State grant payable in respect of such operations is paid to the association through the local authority, which may supplement such grant (section 94).

The Minister of Health may assist financially a Central Housing Association formed to assist and advise housing associations (section 96).

As respects the Administrative County of London (other than the City of London), the London County Council is the local authority for the provision of houses outside the County and for the purpose of advancing money on loan for the provision of housing accommodation. A Metropolitan Borough Council is the authority for the provision of additional houses in the metropolitan borough; but, without prejudice to the powers of the Metropolitan Borough Councils, the London County Council may in any part of the County provide accommodation for rehousing purposes in connection with displacements occasioned by any action taken under the Act or for the abatement of overcrowding or, with the approval of the Minister of Health, for any other purpose (section 103).

Part VI—Financial provisions

Provision is made for the payment of contributions by the State towards the expenses of operations carried out by a local authority under the Act, and for contributions by the local authority out of the rates, as follows:—

(a) Dealing with clearance areas, demolition of insanitary houses, closing of parts of houses, and the provision of rehousing accommodation in connection therewith. Also the provision of rehousing accommodation for persons displaced from unfit houses in a redevelopment area.—*State contribution*—£2 5s. annually for 40 years in respect of each person displaced and rehoused. Contribution increased to £3 10s. a person where rehousing accommodation is provided in buildings of more than three storeys, either in clearance areas or on sites the cost or value of which exceeds £3,000 an acre (section 105). *Rate contribution*—£3 15s. a dwelling a year for 40 years (section 114).

(b) Provision of new accommodation to abate overcrowding or to rehouse persons (other than those in respect of whom subsidy under the foregoing paragraph (a) is payable) displaced from redevelopment areas.—*State contribution*—Annually for 40 years in respect of each dwelling in blocks of flats erected on sites, the cost of which, as developed, exceeds £1,500 an acre, a contribution related to the cost per acre of the site and varying in accordance with a graduated scale from £6 upwards (section 106). As regards accommodation provided otherwise than in blocks of flats and

also as regards any dwellings erected on sites costing £1,500 an acre or less, a State contribution not exceeding £5 a dwelling a year for 20 years may be made, if the Minister of Health considers that the circumstances justify it (section 107). *Rate contribution*—An annual amount equal to one-half of the State contribution (section 114).

The rate contribution under paragraph (a) or (b) may be spread over a period of 60 years.

The above-mentioned State contributions are subject to review after 1st October, 1937, and in each succeeding third year, and any revision operates in regard to new houses completed after a specified date subsequent to the date of revision (section 109).

Every local authority is required to keep a Housing Revenue Account (section 128) to which is credited the income from the dwellings and the State and rate contributions. The account is debited with the loan charges and other outgoings, the cost of supervision and management and contributions (not less than 15 per cent. of the annual net rent) to a Housing Repairs Account (section 131). Any deficiency on the Housing Revenue Account must be met out of the rates in the financial year in which it arises. Any surplus may be used to re-imburse the rates for deficiencies arising in the preceding four years or may be either transferred to the Housing Repairs Account or carried forward to the next financial year. Any surplus not so disposed of must be divided between the local authority and the State in proportion to the relative total rate and State contributions during the previous five years (section 130).

Part VII—General

This Part of the Act deals chiefly with matters of procedure. The following is a brief reference to the principal items of general interest.

The Minister of Health is required to set up a Central Housing Advisory Committee for the purpose of considering the operation of the Housing Acts and advising him on matters of general concern arising under them (section 135).

The Act specifies a standard of size or accommodation to be adopted by local authorities in the provision of houses, but the Minister of Health may approve a different standard necessitated by special circumstances (section 136).

A local authority displacing persons of the working classes under statutory powers, other than under the Housing Act, 1936, is required to carry out such rehousing operations as the Minister of Health may consider necessary (section 137).

Provision is made, subject to the approval of the Minister of Health, for the relaxation of building by-laws, and by-laws relating to new streets, for the purpose of facilitating housing operations under the Act (sections 139 to 141).

An order under the Act, alienating any part of a common, open space or allotment requires confirmation by Parliament, except where it provides for the giving in exchange of other suitable land of not less extent. The Minister of Health is required, if necessary, to hold a local inquiry on the subject (section 143).

Power is given to a local authority, after giving due notice, to take possession of land which it has agreed to purchase or which it is authorised to acquire compulsorily, pending the settlement of the question of the price to be paid for the land (section 145).

Local authorities are given the power of entry into any house or other building for survey and examination for any of the purposes of the Act (section 157).

Power is given to the courts for various purposes—to determine a lease of premises demolished; to authorise an owner to execute works on default of another owner of the property; to authorise the execution, by any person entitled to any interest in property, of works on unfit premises or for improvement; and to authorise the conversion of a house into several tenements notwithstanding restrictive covenants to the contrary (sections 160 to 163).

On default of a local authority, the Minister of Health may make an order directing the local authority to exercise its powers under the Act. He may

direct a county council to remedy the default of the council of a non-county borough or of an urban district (a county council is empowered under the Act to take action in default of a rural district council), and the Minister may, in the last resource, himself exercise the powers of a local authority under the Act (sections 171 to 173).

The London County Council may at any time enter into an agreement with the Common Council of the City of London or a Metropolitan Borough Council with respect to any action to be taken for dealing with clearance and redevelopment areas and the provision of housing accommodation, and the making of contributions by one authority to the other (section 181). Similarly, the London County Council and the Common Council of the City of London may enter into agreements with local authorities concerned with respect to the provision of housing accommodation outside the County of London (section 182).

Part VIII—Supplemental

This part of the Act deals with repeals, interpretation, etc., and contains a saving clause providing that anything done under the repealed enactments shall have effect as if done under the corresponding provisions of the 1936 Act, and therefore preserves in force orders, bylaws, regulations, etc., made under the earlier Acts and secures continuity of action.

APPENDIX II

DETAILS OF ACCOMMODATION PROVIDED BY THE COUNCIL AND ITS PREDECESSORS
UP TO 31ST DECEMBER, 1936

		PRE-WAR		Number of dwellings provided		Number of rooms	
		Area in acres					
(i) Cottage estates	119.81	3,444	12,473			
(ii) Block dwellings	53.79	6,536	16,251			
(iii) Lodging houses	—	—	1,875†			
Total	173.60	9,980	30,599			
		† Cubicles.					
POST-WAR							
Name of estate, etc.	Borough or district	Approximate area in acres	Accommodation provided up to 31st December, 1936		Number of dwellings under contract and not completed at 31st December, 1936	Total estimated number of dwellings to be provided when development is completed	
			Dwellings	Rooms			
(i) Cottage estates—							
Becontree ...	Ilford, Barking and Dagenham.	2,770.0	25,574	95,547	161	25,859	
Bellingham ...	Lewisham ...	200.0	2,127	8,306	—	2,127	
Bellingham Extension	Lewisham ...	52.0	—	—	546	546	
Castelnau ...	Barnes ...	51.5	644	2,535	—	644	
Chigwell ...	Chigwell, Ilford and Dagenham.	434.0	—	—	—	(a)	
Chingford ...	Chingford ...	217.0	—	—	—	1,540	
Downham ...	Lewisham and Bromley	522.0	6,058	22,336	—	6,058	
Downham (Whitefoot Lane).	Lewisham and Bromley	78.0	—	—	1,038	1,038	
Hanwell ...	Ealing ...	140.0	291	1,031	1,296	1,587	
Headstone Lane ...	Harrow ...	142.0	—	—	—	(a)	
Kenmore Park ...	Harrow ...	58.0	76	280	578	654	
Mottingham ...	Bromley, Chislehurst and Sidcup and Lewisham.	202.0	953	3,483	1,384	2,337	
Norbury ...	Croydon ...	11.0	218	854	—	218	
Old Oak ...	Hammersmith and Acton	32.0	736	2,872	—	736	
Roehampton ...	Wandsworth ...	147.0	1,212	4,751	—	1,212	
St. Helier ...	Merton and Morden, Carshalton, Sutton and Cheam.	825.0	9,068	33,066	—	9,068	
Thornhill ...	Greenwich ...	20.5	217	746	163	380	
Watling ...	Hendon ...	386.0	4,034	15,245	—	4,034	
White Hart Lane...	Tottenham and Wood Green.	98.0	1,266	4,783	—	1,266	
Wormholt (see also block dwellings).	Hammersmith ...	68.0	783	3,046	—	783	
Total Cottage Property ...	...	6,454.0	53,257	198,881	5,166	60,087
(ii) Block dwelling estates—							
Ada Place...	Bethnal Green and Shoreditch.	1.50	—	—	53	87	
Addey Street ...	Deptford...	3.65	—	—	—	180	

(a) Figures not yet available.

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Name of estate etc.	Borough or district	Approximate area in acres	Accommodation provided up to 31st December, 1936		Number of dwellings under contract and not completed at 31st December, 1936	Total estimated number of dwellings to be provided when development is completed
			Dwellings	Rooms		
<i>(ii) Block dwelling estates—continued.</i>						
Amias Place ...	Finsbury ...	·56	—	—	29	29
Andover Estate ...	Islington ...	2·85	170	470	—	170
Baker's Row and Warner Street.	Finsbury and Holborn ...	2·65	—	—	—	126
Banbury Road ...	Hackney ...	1·30	50	164	46	96
Barnfield Road ...	Woolwich ...	10·85	—	—	—	521
Barnsbury Estate	Islington ...	4·50	19	63	144	266
Betts Street ...	Stepney ...	·75	—	—	40	40
Birchfield House ...	Poplar ...	·57	40	95	—	40
Bostock Street ...	Islington ...	1·75	—	—	—	98
Bow Bridge Estate	Poplar ...	7·81	183	518	—	447
Broadway ...	Hackney ...	4·50	—	—	—	256
Browning Estate ...	Southwark ...	6·00	168	533	92	393
Broxholme House	Fulham ...	·92	44	158	—	44
Bush Green House	Hammersmith ...	—	11	23	—	11
Calverley House ...	Islington ...	—	8	24	—	8
Chicksand Street ...	Stepney ...	2·30	—	—	—	133
China Walk Estate	Lambeth ...	5·85	283	986	—	283
Church Street ...	Stoke Newington	1·44	—	—	61	61
Clapham Park Estate.	Wandsworth ...	14·83	665	2,125	94	759
Collingwood Estate	Bethnal Green ...	5·10	280	864	—	280
Colwyn Street ...	Lambeth ...	2·45	—	—	—	106
Comber Estate ...	Camberwell ...	5·44	325	990	—	325
Coventry Cross Estate.	Poplar ...	3·61	190	580	19	247
Cowley Estate ...	Lambeth ...	8·00	607	1,881	—	607
Crossfield Estate ...	Deptford ...	2·50	162	495	—	162
Darling Row ...	Bethnal Green ...	3·60	—	—	—	191
Deptford Park Estate.	Deptford ...	1·80	102	294	—	102
Devas Street ...	Poplar ...	8·25	—	—	—	480
Dickens Estate ...	Bermondsey ...	6·00	303	901	—	303
Dinmont Estate ...	Bethnal Green and Shoreditch.	4·24	189	588	60	249
Dock Cottages ...	Poplar ...	1·97	—	—	—	109
Dorset Road ...	Lambeth ...	7·69	—	—	—	386
Downs Estate ...	Hackney ...	3·46	204	642	—	204
Drysdale Estate ...	Shoreditch ...	1·35	105	335	—	105
Duncan Square ...	Hackney ...	1·50	71	220	30	101
East Dulwich Estate	Camberwell ...	16·00	822	2,583	74	896
East Hill Estate ...	Wandsworth ...	8·25	601	1,863	—	601
Eastney Street ...	Greenwich ...	1·10	—	—	—	75
Ellen Street ...	Stepney ...	·90	68	214	—	68
Evans Cottages ...	Lambeth ...	·50	—	—	—	24
Frankham Street ...	Deptford ...	2·17	—	—	—	104
Friary Estate ...	Camberwell ...	8·28	169	528	97	415
Garden Street ...	Camberwell ...	2·00	—	—	—	99
Garford Street ...	Poplar ...	1·25	—	—	22	67
Gascoyne Road ...	Hackney ...	4·50	—	—	—	237
Gaselee Street ...	Poplar ...	·75	—	—	39	39
Glebe Estate ...	Camberwell ...	5·50	324	1,132	—	324
Glebe Place ...	Stoke Newington	1·40	—	—	74	74
Haddo Street ...	Greenwich ...	3·50	—	—	150	150
Haggerston Estate	Shoreditch ...	5·16	70	215	182	384
Hanbury Street ...	Stepney ...	·50	—	—	24	24
Harrow Street ...	St. Marylebone ...	2·30	—	—	—	106

Name of estate, etc.	Borough or district	Approximate area in acres	Accommodation provided up to 31st December, 1936		Number of dwellings under contract and not completed at 31st December, 1936	Total estimated number of dwellings to be provided when development is provided
			Dwellings	Rooms		
<i>(ii) Block dwelling estates—continued.</i>						
Herring Street ...	Camberwell ...	·50	—	—	—	30
High Hill Ferry ...	Hackney ...	4·00	—	—	—	191
Hilldrop Road ...	Islington ...	14·30	—	—	—	709
Holland Estate ...	Stepney ...	3·24	281	710	3	234
Hollybush Gardens Estate.	Bethnal Green ...	1·40	90	270	—	90
Honor Oak Estate	Deptford and Lewisham	30·00	1,095	3,373	9	1,104
Hornsey Rise Estate	Islington ...	3·50	188	584	—	188
Hughes Fields Estate	Deptford and Greenwich	7·38	414	1,290	—	414
Hurlock Street ...	Islington ...	3·12	—	—	—	181
Kennings Estate ...	Lambeth ...	2·75	169	479	—	169
Kennington Park Estate.	Lambeth ...	18·20	687	2,144	103	1,114
Kilburn Vale ...	Hampstead ...	2·25	—	—	—	114
Kingshold Estate...	Hackney ...	2·63	140	487	—	140
King's Mead Estate	Hackney ...	20·50	—	—	163	1,000
Lant Street ...	Southwark ...	1·50	—	—	—	86
Lilestone Estate ...	St. Marylebone ...	6·00	233	702	72	305
Lilford Road ...	Lambeth ...	2·83	—	—	—	145
Loraine Estate ...	Islington ...	6·80	321	1,044	—	321
Loughborough Estate.	Lambeth ...	5·80	220	732	—	220
Macaulay Square...	Wandsworth ...	1·80	115	360	—	115
Meridian Estate ...	Greenwich ...	3·50	263	821	—	263
Millwall Estate ...	Poplar ...	2·75	—	—	106	151
Morning Lane ...	Hackney ...	4·00	—	—	—	203
Newburn Street ...	Lambeth ...	7·00	—	—	—	389
North Avenue ...	Islington ...	1·08	—	—	—	50
Northampton Street Estate.	Islington ...	1·25	80	240	—	80
Northwold Estate	Hackney ...	7·00	314	955	147	461
Oaklands Estate ...	Wandsworth ...	3·12	185	582	—	185
Oban House ...	Poplar ...	1·00	87	274	—	87
Oliver Goldsmith Estate.	Camberwell ...	2·44	121	383	—	121
Orb Street ...	Southwark ...	3·25	—	—	—	164
Ossulston Estate ...	St. Pancras ...	9·45	371	1,173	108	514
Pearson's Place ...	Lambeth ...	·50	—	—	—	24
Peckham Rye ...	Camberwell ...	4·32	—	—	—	207
Pedley Street ...	Bethnal Green ...	1·64	—	—	—	87
Pembury Road ...	Hackney ...	20·00	—	—	118	946
Pennington Street	Stepney ...	4·65	—	—	—	216
Perring Estate ...	Poplar ...	2·64	56	170	—	165
Pott Street ...	Bethnal Green ...	2·16	—	—	93	110
Poynders Road ...	Wandsworth ...	6·50	—	—	—	277
Provost Estate ...	Shoreditch ...	4·56	130	381	183	263
Quaker Street ...	Stepney ...	·52	—	—	29	29
Ranwell Close ...	Poplar ...	1·44	103	334	—	103
Redcross Street ...	Southwark ...	1·70	—	—	—	87
Richmond Street...	St. Marylebone ...	·95	—	—	—	50
Rill Street ...	Camberwell ...	1·23	—	—	—	77
Ring Cross ...	Islington ...	3·50	225	653	—	225
Rockingham Estate	Southwark ...	17·50	146	450	248	925
St. Katharine's Estate.	Stepney ...	3·25	—	—	168	168
Savona Street ...	Battersea ...	4·00	—	—	—	229

Name of estate, etc.	Borough or district	Approximate area in acres	Accommodation provided up to 31st December, 1936		Number of dwellings under contract and not completed at 31st December, 1936	Total estimated number of dwellings to be provided when development is completed
			Dwellings	Rooms		
<i>(ii) Block dwelling estates—continued.</i>						
Shadwell Place ...	Stepney ...	3·20	—	—	—	180
Shipwright Estate ...	Stepney ...	1·00	48	155	5	83
Shore Estate ...	Hackney ...	2·88	184	508	—	184
Sophia Street ...	Poplar ...	3·78	—	—	45	220
Sparta Street ...	Greenwich and Lewisham	4·25	—	—	—	213
Speedwell Estate ...	Deptford ...	2·12	180	560	—	180
Stamford Hill Estate.	Hackney ...	11·40	353	1,203	—	516
Stamford Hill (West).	Hackney ...	3·10	—	—	—	156
Stockwell Gardens Estate.	Lambeth ...	6·00	168	547	135	303
Streatham Hill Estate.	Wandsworth ...	8·60	252	843	—	252
Sumner Road ...	Camberwell ...	9·75	—	—	217	520
Tabard Garden Estate (including Law Street and Minto Street).	Bermondsey and Southwark	21·50	645	1,976	121	917
Tanswell Street ...	Lambeth ...	3·50	—	—	48	232
Tinworth Street ...	Lambeth ...	2·66	—	—	—	170
Tufnell Park Road	Islington ...	5·30	—	—	—	232
Tulse Hill ...	Lambeth ...	33·25	—	—	—	965
Vauxhall Gardens Estate.	Lambeth ...	7·17	197	633	238	435
Wandsworth Road	Wandsworth ...	25·50	—	—	100	1,032
Wapping Estate ...	Stepney ...	8·55	355	1,076	—	355
Warburton Square	Hackney ...	1·25	—	—	—	73
Wedmore Estate ...	Islington ...	·75	28	85	—	28
Wellington Estate	Bethnal Green ...	5·75	—	—	152	322
West Ferry Estate	Poplar ...	3·23	202	581	—	202
Whiston House ...	Shoreditch ...	·22	12	45	—	12
White City ...	Hammersmith ...	50·00	—	—	—	2,286
Whitgift Street ...	Lambeth ...	·65	—	—	24	24
Whitmore Estate ...	Shoreditch ...	8·66	494	1,370	—	538
Woodberry Down Site.	Stoke Newington	64·00	—	—	—	(a)
Wormholt (see also cottage estates).	Hammersmith ...	See Cottages	112	328	—	112
Total ...		767·02	15,447	47,985	3,874	36,110

(a) Figures not yet available.

SUMMARY

	Total acreage (approximate)	Accommodation provided before the War		Accommodation provided since the War		Total accommodation provided to 31st December, 1936		Dwellings under contract at 31st December, 1936	Total estimated number of dwellings to be provided when de- velopment is completed
		Dwellings	Rooms	Dwellings	Rooms	Dwellings	Rooms		
Cottage Property.	6,573·81	3,444	12,473	53,257	198,881	56,701	211,354	5,166	60,087
Block dwellings	820·81	6,536	16,251	15,447	47,935	21,983	64,186	3,874	36,110
Lodging houses	—	—	1,875†	—	—	—	1,875†	—	—
Total ...	7,394·62	9,980	30,599	68,704	246,816	78,684	277,415	9,040	96,197

† Cubicles.

APPENDIX III

PARTICULARS OF CLEARANCE SCHEMES UNDERTAKEN OR BEING UNDERTAKEN BY THE LONDON COUNTY COUNCIL AND ITS PREDECESSORS UP TO 31ST DECEMBER, 1936

Clearance Schemes and dates of declaration	Area in acres	Number of persons of the working classes	
		Displaced or to be displaced	Provided for up to 30th Sept. '36
PRE-WAR			
Schemes undertaken and completed by the Metropolitan Board of Works	41·73	22,872	27,730 (a)
Schemes undertaken by the Metropolitan Board of Works and completed by the London County Council ...	15·51	6,132 (c)	2,949 (b)
Schemes undertaken and completed by the London County Council	39·98	16,434 (c)	15,644 (b)
Total pre-war	97·22	45,438	46,323 (b)
POST-WAR			
<i>Areas dealt with by the L.C.C. under Housing Acts prior to the 1930 Act—</i>			
Tabard Street, etc. (Southwark and Bermondsey), 1910	18·47	4,552 (c)	3,752
Brady Street (Bethnal Green), 1922	7·18	1,865	1,994 (b)
Ware Street (Shoreditch), 1922	8·55	2,648	2,623
Bell Lane (Stepney), 1923	5·18	1,428	1,473
Hickman's Folly (Bermondsey), 1923	6·00	1,660	1,738
Baker's Alley, etc. (Poplar), 1924	2·72	740	740
Prusom Street (Stepney), 1924	8·65	2,601	2,437
George's Road and Brand Street (Islington), 1925 ...	4·85	1,320	1,320
Watergate Street (Deptford and Greenwich), 1926 ...	7·38	1,927	1,973
Ossulston Street (St. Pancras), 1926	7·85	2,557	1,955
Hatfield Street, China Walk and Wyndham Road, etc. (Southwark, Lambeth and Camberwell), 1927 ...	11·16	3,350	3,360
Blue Anchor Lane and Basing Place (Camberwell), 1927	3·34	756	638
Carlisle Street (St. Marylebone), 1928	7·40	2,632	2,282
Total post-war under Housing Acts prior to 1930 Act	98·73	28,036	26,285 (b)
<i>Areas dealt with by the L.C.C. under 1930 Act, declared up to 31st December, 1936—</i>			
Oliver Court (Poplar), 1930	·38	132	132
Teale Street (Bethnal Green and Shoreditch), 1931 ...	4·58	843	727
West Ferry Road (Poplar), 1931	4·61	376	376
Drummond Crescent (St. Pancras), 1931	·73	235	232 (a)
Hard Street (Southwark), 1931	2·66	880	789
Sidney Street (St. Pancras), 1931	1·84	747	371 (a)
Ellen Street (Stepney), 1932	·56	277	277
Hope Street (Islington), 1932	1·49	394	387
Bronze Street (Deptford), 1933	2·86	825	825
Speedwell Street (Deptford), 1933	2·65	563	563
Northwold Road North (Hackney), 1933	·92	135	135
Drysdale Street (Shoreditch), 1933	2·16	517	517
Thames Street (Greenwich), 1933	3·63	732	732
Bate Place (Deptford), 1933	·53	131	131
Litcham Street (St. Pancras), 1933	·77	404	117 (a)
Ranwell Street (Poplar), 1933	1·43	217	217
Nag's Head Fields (Bethnal Green), 1933	3·39	903	206 (a)
Ethelm Street (Lambeth), 1933	2·46	632	618
George Row (Bermondsey), 1933	1·34	114	114

For footnotes, see page 266.

Clearance Schemes and dates of declaration	Area in acres	Number of persons of the working classes	
		Displaced or to be displaced	Provided for up to 30th Sept. '36
<i>Areas dealt with by the L.C.C. under 1930 Act, declared up to 31st December, 1936—continued.</i>			
Northwold Road South (Hackney), 1933	2·93	341	341
Park Place (Lambeth), 1933	·78	85	85
Tanswell Street (Lambeth), 1933	4·00	1,418	1,389 (b)
Waley Street (Stepney), 1933	·78	268	233 (b)
Northampton Road (Finsbury), 1934	1·68	405	405 (a)
Wilcove Place (St. Marylebone), 1934	·56	269	269 (a)
Tyers Street (Lambeth), 1934	8·08	2,407	2,383 (b)
Janet Street (Poplar), 1934	·40	91	91 (a)
Levant Street (Camberwell), 1934	5·89	968	952 (b)
Didcot Street (Battersea), 1934	1·48	341	328 (b)
Pott Street (Bethnal Green), 1934	2·68	709	676
Crescent Avenue (Islington), 1934	·42	168	168
Shepherd Street Buildings (Stepney), 1934	·11	85	85
Tarn Street (Southwark), 1934	4·94	1,402	1,375
Golden Place (Southwark), 1934	·81	149	139
Hollybush Gardens (Bethnal Green), 1934	·35	115	115
Quaker Street (Stepney), 1934	·85	268	260
Nigel Buildings (Camberwell), 1934	·64	257	257
Bastwick Street (Finsbury), 1934	·66	383	383 (b)
Orchard Place (Poplar), 1934-5	1·52	458	458
Vittoria Street (Islington), 1934	5·60	1,498	1,348
Duncan Square (Hackney), 1934	1·67	444	444
Haggerston Road (Shoreditch), 1934	4·79	1,118	719
Oakford Place (Shoreditch), 1934	1·04	174	116
Bloomfield Place (Lambeth), 1934	·54	78	78
Prince's Buildings (Lambeth), 1934	·37	146	140 (b)
Totness Cottages (Poplar), 1934	·12	39	39
Lucas Place (St. Pancras), 1934	·15	42	42
Melton Mews (St. Pancras), 1934	·22	59	59
Seymour Row (St. Pancras), 1934	·21	41	41
Speedy Place (St. Pancras), 1934	·04	10	10
Stanhope Buildings (St. Pancras), 1934	·28	224	224
Eastney Street (Greenwich), 1934	2·08	440	194
Ada Place and Pritchard's Road (Bethnal Green and Shoreditch), 1934	2·01	368	285
Whitgift Street (Lambeth), 1934	1·34	236	236 (b)
Delta Street (Bethnal Green), 1934	·97	95	45
Minto Street (Bermondsey), 1934	1·25	277	277
Nile Street (Shoreditch), 1934	3·98	1,319	1,091
Richmond Street (St. Marylebone), 1934	1·01	349	36
Keyworth Street (Southwark), 1934	·63	164	136
King and Queen Street (Southwark), 1934	4·25	818	651
Eamont Street (St. Marylebone), 1934	·50	145	145 (b)
Henry Place (St. Marylebone), 1934	·31	97	97 (b)
Providence Place (St. Marylebone), 1934	·46	122	122 (b)
Evans Cottages (Lambeth), 1934	·56	95	55
Mary Ann Buildings (Deptford), 1934	·38	87	87
North Wharf Road (Paddington), 1934	1·19	335	179
Perring Street (Poplar), 1934	2·70	561	124
Sophia Street (Poplar), 1934	5·25	1,465	770
Coldharbour (Poplar), 1935	·33	55	55
Norfolk Row (Lambeth), 1935	·16	62	62 (a)
Plume Place (Greenwich), 1935	·38	78	78
Ayliffe Street (Southwark), 1935	3·98	784	151 (b)
Chalton Street (St. Pancras), 1935	·91	272	226
Gaselee Street (Poplar), 1935	1·18	351	351 (b)
Lithgow Street (Battersea), 1935	·22	97	97 (b)
North Avenue (Islington), 1935	1·14	376	309

For footnotes, see page 266.

Clearance Schemes and dates of declaration	Area in acres	Number of persons of the working classes	
		Displaced or to be displaced	Provided for up to 30th Sept, '36
<i>Areas dealt with by the L.C.C. under 1930 Act, declared up to 31st December, 1936—continued.</i>			
Pearsons Place (Lambeth), 1935	·46	108	32
Rill Street (Camberwell), 1935	1·60	262	88
Shadwell Place (Stepney), 1935	3·45	1,172	232
Warburton Square (Hackney), 1935	2·68	797	60
Byron Street (St. Marylebone), 1935	·34	112	59
High Street, Bromley (Poplar), 1935	·81	134	62
Little Grove Street (St. Marylebone), 1935	·23	69	—
Vine Cottages (St. Marylebone), 1935	·08	17	—
Lamb Lane Extension (Greenwich), 1935	·25	125	114
Tinworth Street (Lambeth), 1935	3·59	430	110
High Hill Ferry (Hackney), 1935	4·64	604	128
Cuba Street (Poplar), 1935	1·40	367	317
Sparta Street (Lewisham and Greenwich), 1935	4·57	720	—
Broadway (Hackney), 1935	4·91	965	—
Colwyn Street (Lambeth), 1935	2·27	645	46
Frankham Street (Deptford), 1935	2·88	929	47
Morning Lane (Hackney), 1935	2·98	570	30
Newburn Street (Lambeth), 1935	7·79	1,510	323
Savona Street (Battersea), 1935	4·37	834	12
Vesey Street (Poplar), 1935	1·04	296	3
Amias Place (Finsbury), 1935	·56	158	158
Dock Cottages (Poplar), 1935	2·70	465	137
Garden Street (Camberwell), 1935	·17	33	—
Haddo Street (Greenwich), 1935	3·14	515	512 (b)
Harrow Street (St. Marylebone), 1935	2·71	1,075	—
Herring Street (Camberwell), 1935	1·16	166	—
Sumner Road (Camberwell), 1935	9·72	1,198	823
Chicksand Street (Stepney), 1935	3·04	746	130
Dorset Road (Lambeth), 1935	7·36	1,153	124
Distin Street (Lambeth), 1935	·42	97	—
Ethelred Street (Lambeth), 1935	·10	10	—
Over Place (Lambeth), 1935	·28	101	—
Pedley Street (Bethnal Green), 1935	1·64	310	—
Reedworth Street (Lambeth), 1935	·25	36	—
Saunders Street (Lambeth), 1935	·37	81	—
Addey Street (Deptford), 1935	4·47	912	—
Pennington Street (Stepney), 1935	5·68	992	217
Sheepcote Lane (Battersea), 1936	1·72	349	—
Spring Gardens Place (Poplar), 1936	·15	25	—
Orb Street (Southwark), 1936	4·29	844	14
Waley Street No. 2 (Stepney), 1936	·21	49	—
Hurlock Street (Islington), 1936	3·92	500	34
Bow Road (Poplar), 1936	·68	101	4
Burdett Street (Lambeth), 1936	·37	122	—
Parkdale Road (Woolwich), 1936	·20	22	—
Morecambe Street (Southwark), 1936	·48	72	—
Barnfield Road (Woolwich), 1936	6·04	551	—
Lant Street (Southwark), 1936	1·78	434	—
Redcross Street (Southwark), 1936	1·91	320	—
St. Margaret's Court (Southwark), 1936	·50	255	—
Warner Street (Holborn), 1936	·84	89	—
Waxwell Terrace (Lambeth), 1936	·50	386	—
Darling Row (Bethnal Green), 1936	4·14	981	—
Law Street (Southwark), 1936	2·26	631	526
Friar Street (Southwark), 1936... ..	·10	17	—
Mendip Road (Battersea), 1936	1·71	205	—
Paragon Alley (Bermondsey), 1936	·44	104	27

For footnotes, see page 266.

Clearance Schemes and dates of declaration	Area in acres	Number of persons of the working classes	
		Displaced or to be displaced	Provided for up to 30th Sept. '36
Areas dealt with by the L.C.C. under 1930 Act, declared up to 31st December, 1936—continued.			
Kilburn Vale (Hampstead), 1936	2·48	240	—
Surrey Row (Southwark), 1936	·78	270	—
Devas Street (Poplar), 1936	11·80	2,164	68
Loampit Vale (Lewisham), 1936	·79	83	—
Rope Yard Rails (Woolwich), 1936	3·48	1,017	—
Baker's Row (Finsbury), 1936	2·55	672	—
Peartree Street (Lambeth), 1936	·07	15	—
Coach and Horses Passage (Islington), 1936	5·59	810	—
Thames Street North (Greenwich), 1936	4·10	891	4
Gee Street (Finsbury), 1936	·99	497	—
Murphy Street (Lambeth), 1936	2·75	891	—
Juniper Place (Camberwell), 1936	1·78	212	—
Oxley Street (Bermondsey), 1936	2·74	423	—
Tanners Hill (Deptford), 1936	2·93	420	—
Chapel Yard (St. Pancras), 1936	·71	108	—
James Street (Bethnal Green & Stepney), 1936	2·65	402	—
Malay Street (Stepney), 1936	2·76	737	—
Total L.C.C. Clearance Areas under 1930 Act	305·45	67,147	31,418 (b)
Total—Post-war	404·18	95,183	57,703 (b)
GRAND TOTAL—Pre-war and Post-war ...	501·40	140,621	104,026 (b)

(a) Wholly provided for by Housing Companies, Public Utility Societies, Metropolitan Borough Councils, etc.

(b) Partly provided for by Housing Companies, Public Utility Societies, Metropolitan Borough Councils, etc.

(c) In this case the number of persons for whom rehousing accommodation had to be provided was less than the number of persons displaced.

• Weekly gross rent of dwellings containing the undermentioned number of rooms—

Name of estate or dwellings	Borough or district	Total number of dwellings	1 room		2 rooms		3 rooms		4 rooms		5 rooms		6 rooms	
			s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.	s. d.
PRE-WAR DWELLINGS														
<i>Cottage estate—</i>														
White Hart Lane estate	Tottenham	963	—	—	—	9 0 to 13 10	11 8 to 16 3	13 8 to 19 10	—	—	—	—	—	—
<i>Block dwellings—</i>														
Boundary-street estate	Bethnal Green and Shoreditch	1,044	4 8 to 6 2	7 9 to 13 2	10 8 to 15 9	13 0 to 19 7	15 11 to 19 10	20 7	—	—	—	—	—	—
Bourne estate	Holborn	703	6 6 to 8 5	9 8 to 12 0	12 11 to 15 6	15 0 to 19 5	17 4	—	—	—	—	—	—	—
Millbank estate	Westminster	894	6 5 to 7 1	8 6 to 12 1	11 2 to 15 0	16 10 to 18 6	17 9	—	—	—	—	—	—	—
POST-WAR DWELLINGS														
<i>Cottage estates—</i>														
Becontree (a)	Barking, Dagenham and Ilford	25,574	—	8 9 to 11 10	10 1 to 16 6	10 10 to 23 4	15 0 to 25 4	21 9 to 23 3	—	—	—	—	—	—
Downham	Bromley and Lewisham	6,058	—	10 8 to 12 8	11 2 to 14 8	13 4 to 19 1	16 7 to 20 7	—	—	—	—	—	—	—
Hanwell (a)	Ealing	201	5 3 to 5 5	8 1 to 8 7	12 8 to 13 5	13 8 to 24 5	16 10 to 27 3	—	—	—	—	—	—	—
St. Helier	Carshalton, Merton and Morden, Sutton and Cheam	9,068	5 3	7 7 to 12 6	10 11 to 16 1	12 4 to 19 11	16 10 to 21 3	—	—	—	—	—	—	—
Watling (a)	Hendon	4,034	—	11 5 to 12 10	12 1 to 16 5	14 6 to 20 7	17 8 to 28 9	—	—	—	—	—	—	—
<i>Block dwellings—</i>														
Barnsbury estate	Islington	19	—	8 1 to 9 3	10 6 to 12 6	12 8 to 14 5	15 8 to 16 4	—	—	—	—	—	—	—
Bow-bridge estate (b)	Poplar	183	—	5 5 to 12 11	8 6 to 16 0	9 10 to 17 9	18 0 to 19 6	—	—	—	—	—	—	—
Clapham-park estate (b)	Wandsworth	665	—	8 10 to 9 10	11 4 to 18 11	13 0 to 21 2	16 11 to 22 7	—	—	—	—	—	—	—
Dinmont estate	Bethnal Green	189	—	7 5 to 9 0	9 7 to 12 0	12 6 to 14 5	14 9 to 16 8	—	—	—	—	—	—	—
Downs estate	Hackney	204	6 0 to 6 9	8 0 to 9 8	10 8 to 13 8	12 11 to 15 2	15 8 to 18 5	—	—	—	—	—	—	—
East Dulwich estate (b)	Camberwell	822	—	7 9 to 11 3	9 3 to 17 3	11 3 to 19 3	15 3 to 21 6	—	—	—	—	—	—	—
Hollybush-gardens estate	Bethnal Green	90	—	6 3 to 7 8	8 3 to 10 2	10 5 to 12 4	—	—	—	—	—	—	—	—
Honor Oak estate	Deptford and Lewisham	1,095	—	6 2 to 10 2	8 2 to 13 7	10 0 to 15 4	14 7 to 16 7	—	—	—	—	—	—	—
Hughes Fields estate	Deptford and Greenwich	534	—	5 5 to 8 10	8 1 to 12 5	10 1 to 13 11	13 1 to 16 2	—	—	—	—	—	—	—
Kennington-park estate	Lambeth	687	—	7 11 to 11 4	9 5 to 15 3	12 4 to 16 0	15 3 to 18 3	—	—	—	—	—	—	—
Lilestone estate	St. Marylebone	233	5 2 to 5 10	8 3 to 10 4	10 4 to 13 5	13 0 to 16 1	14 5 to 18 0	—	—	—	—	—	—	—
Northwold estate	Hackney	314	—	6 0 to 8 11	7 9 to 12 2	9 11 to 14 2	14 5 to 16 5	—	—	—	—	—	—	—
Ring Cross estate	Islington	225	4 2 to 4 8	6 1 to 8 11	10 0 to 14 7	12 2 to 16 2	15 9 to 19 2	—	—	—	—	—	—	—
Shipwright estate	Stepney	48	—	7 2 to 8 6	10 1 to 11 11	12 2 to 14 4	16 6	—	—	—	—	—	—	—
Wapping estate	Stepney	355	—	5 1 to 8 6	8 0 to 11 11	11 2 to 14 7	14 4 to 16 6	—	—	—	—	—	—	—

• All dwellings include, in a list to the number of rooms shown, a kitchen or kitchen-pantry, and, except in a few pre-war dwellings, a bath is fitted either in the kitchen or in a separate bathroom. (a) The higher rents for four and five rooms in these cases are for houses of special type letting at remunerative rents. (b) There is a considerable variation in the types on these estates.

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LONDON

HOUSE

Particulars are given by arranged alphabetically under the and (3) Lodging Houses respectively enclosed in circles on the Map.

COT

- 1 BECONTREE, Essex.
161 houses in course of e
- 2 BELLINGHAM, Lew
2 to 5 rooms. A furthe
- 3 CASTELNAU, Barnet
- 4 CHIGWELL, Essex.—
- 5 CHINGFORD, Essex
erected.
- 6 DOWNHAM, Lewish
2 to 5 rooms. Comple
- 7 HANWELL, Ealing.—
A further 1,296 houses
- 8 HEADSTONE LAN
- 9 KENMORE PARK
1 to 5 rooms. A furt
- 10 MOTTINGHAM,
acres. 953 houses an
and flats in course of
- 11 NORBURY, Croyde
- 12 OLD OAK, Hampt
1 to 5 rooms. Comp
- 13 ROEHAMPTON,
rooms. Completed.
- 14 ST. HELIER, Sur
Completed.
- 15 THORNHILL, Che
rooms. A further
- 16 TOTTERDOWN
2 to 5 rooms. Com
- 17 WATLING, Midd
Completed.
- 18 WHITEFOOT LA
to be erected.
- 19 WHITE HART
houses and flats.
- 20 WORMHOLT, H
Completed.

