1960 No. 931

The Farm Improvements (Standard Costs) Regulations, 1960

Made - - - -	*25th May*, 1960
Laid before Parliament	*31st May*, 1960
Coming into Operation	*7th June*, 1960

The Minister of Agriculture, Fisheries and Food and the Secretaries of State respectively concerned with agriculture in Scotland and Northern Ireland, acting jointly, in exercise of the powers conferred upon them by section thirteen of the Agriculture Act, 1957(a), and of all other powers enabling them in that behalf, with the consent of the Treasury, hereby make the following regulations:—

1. These regulations may be cited as the Farm Improvements (Standard Costs) Regulations, 1960; and shall come into operation on the 7th day of June, 1960.

2.—(1) In these regulations, unless the context otherwise requires:—

"approved" means approved by the Minister;

"improvement" means an improvement comprising one or more works;

"of framed construction" means, in relation to a building, constructed in such a manner that the roof is supported on stanchions, pillars or posts independently of the walls;

"of traditional construction" means, in relation to a building, constructed in such a manner that the roof is supported on load-bearing walls;

"the Minister" means, in relation to England and Wales or Northern Ireland, the Minister of Agriculture, Fisheries and Food, and, in relation to Scotland, the Secretary of State;

"work" means a work of a description specified in column 1 of Part I of the First Schedule to these regulations which is required for the making of any improvement, or any part thereof, and which is carried out in accordance with the requirements set out as respects that work in column 2 of that Part of that Schedule.

(2) In these regulations, any work referred to by a number means the work so numbered in Part I of the First Schedule to these regulations; and, in relation to any such work, "requirements" means the requirements there set out as respects that work.

(3) The Interpretation Act, 1889(b), shall apply to the interpretation of these regulations as it applies to the interpretation of an Act of Parliament.

(4) These regulations shall have effect only as respects proposed improvements, or parts thereof, approved while the regulations are in force; and the Farm Improvements (Standard Costs) Regulations, 1958(c), and the Farm Improvements (Standard Costs) Regulations, 1959(d), shall not have effect as respects any such improvement or part thereof.

(a) 5 & 6 Eliz. 2. c. 57.
(b) 52 & 53 Vict. c. 63. (c) S.I. 1958/627 (1958 I, p. 118). (d) S.I. 1959/1555 (1959 I, p. 1)

3.—(1) The cost of any improvement, or of any part thereof, shall, at the option of the applicant for a grant under section twelve of the Agriculture Act, 1957, be taken to be an amount calculated at the appropriate rate or rates specified in column 3 of Part I of the First Schedule to these regulations in respect of the work or works required for making such improvement or part thereof:

Provided that the amount so calculated shall, in any of the circumstances referred to in Part II of the First Schedule to these regulations, be varied in accordance with the provisions there set out relating to the circumstances.

(2) Where any building or any material used in connection with any work is a building of a type or material of a kind referred to in the Second Schedule to these regulations, the building or material, as the case may be, shall conform to the general conditions therein set out in respect of such building or material.

In Witness whereof the Official Seal of the Minister of Agriculture, Fisheries and Food is hereunto affixed this twentieth day of May, nineteen hundred and sixty.

(L.S.) *John Hare,*
Minister of Agriculture, Fisheries and Food.

Given under the Seal of the Secretary of State for Scotland this twenty-third day of May, nineteen hundred and sixty.

(L.S.) *John S. Maclay,*
Secretary of State for Scotland.

Given under the hand of the Secretary of State for the Home Department this twenty-fourth day of May, nineteen hundred and sixty.

R. A. Butler,
Secretary of State for the Home Department.

We consent this twenty-fifth day of May, nineteen hundred and sixty.

Michael Hughes-Young,
Graeme Bell Finlay,
Two of the Lords Commissioners of Her Majesty's Treasury.

FIRST SCHEDULE

PART I

Where any rate set out in this Part of this Schedule in respect of any work is a rate per unit of measurement, any fraction of a unit shall be disregarded for the purpose of calculating the cost of that work.

In this Part of this Schedule the expression " floor area " means—

(*a*) in relation to work 4, the floor area between the outside edges of the stanchions;

(*b*) save as aforesaid, in relation to a building, the internal floor area.

Work	Requirements	Rate	£	s.	d.
Column 1	Column 2	Column 3			
	BUILDINGS				
1. Totally enclosed general purpose building of traditional construction.	The building shall have a minimum width of 15′ 0″. Adequate doors, windows and roof lights shall be provided in accordance with the needs of the building.	Per square foot of floor area			
		(*a*) where the height between floor and eaves is less than 12′ 0″ but not less than 8′ 0″			
		(i) for the first 1,000 square feet		13	6
		(ii) for the next 2,000 square feet		10	0
		(iii) for the next 2,000 square feet		8	6
		(iv) thereafter		7	0
		(*b*) where the height between floor and eaves is less than 14′ 0″ but not less than 12′ 0″			
		(i) for the first 1,000 square feet		16	3
		(ii) for the next 2,000 square feet		11	0
		(iii) for the next 2,000 square feet		9	0
		(iv) thereafter		8	6
		(*c*) where the height between floor and eaves is less than 16′ 0″ but not less than 14′ 0″			
		(i) for the first 1,000 square feet		17	9
		(ii) for the next 2,000 square feet		11	6
		(iii) for the next 2,000 square feet		9	6
		(iv) thereafter		9	3
		(*d*) where the height between floor and eaves is not less than 16′ 0″			
		(i) for the first 1,000 square feet		19	3
		(ii) for the next 2,000 square feet		12	0
		(iii) for the next 2,000 square feet		9	9
		(iv) thereafter		9	6

Work	Requirements	Rate	£	s.	d.
Column 1	Column 2	Column 3			
2. Totally enclosed general purpose building of framed construction.	The building shall have a minimum width of 15′ 0″. Adequate doors, windows and roof lights shall be provided in accordance with the needs of the building.	Per square foot of floor area			
		(*a*) where the height between floor and eaves is less than 12′ 0″ but not less than 8′ 0″			
		(i) for the first 1,000 square feet		12	3
		(ii) for the next 2,000 square feet		8	0
		(iii) for the next 2,000 square feet		7	0
		(iv) thereafter		6	0
		(*b*) where the height between floor and eaves is less than 14′ 0″ but not less than 12′ 0″			
		(i) for the first 1,000 square feet		15	3
		(ii) for the next 2,000 square feet		8	3
		(iii) for the next 2,000 square feet		8	0
		(iv) thereafter		7	6
		(*c*) where the height between floor and eaves is less than 16′ 0″ but not less than 14′ 0″			
		(i) for the first 1,000 square feet		16	9
		(ii) for the next 2,000 square feet		8	6
		(iii) for the next 2,000 square feet		8	3
		(iv) thereafter		8	0
		(*d*) where the height between floor and eaves is not less than 16′ 0″			
		(i) for the first 1,000 square feet		18	3
		(ii) for the next 2,000 square feet		9	0
		(iii) for the next 2,000 square feet		8	6
		(iv) thereafter		8	3
3. Open-fronted building of traditional construction.	The building shall have a minimum width of 18′ 0″ and a minimum clear height of 8′ 0″ at the open front. Adequate natural lighting shall be provided in accordance with the needs of the building.	Per square foot of floor area			
		(*a*) for the first 1,000 square feet		10	0
		(*b*) for the next 2,000 square feet		8	0
		(*c*) for the next 2,000 square feet		7	6
		(*d*) thereafter		6	6
4. Dutch barn or covered part of cattle yard or implement shed of, in each case, framed construction (excluding foundations).	(*a*) Where the frame includes stanchions of—				
	(i) rolled steel joists, the stanchions shall be—				
	(*a*) not less than 6″ × 3″ in the case of a building with a span not exceeding 21′ 0″ and a height not exceeding 16′ 0″ to the eaves;	Per square foot of floor area			
		(*a*) if stanchions are of round wood			
		(i) with 2 rows of stanchions		4	9
		(ii) with 1 row of stanchions		4	3

			£	s.	d.
	(*b*) not less than 7″ × 4″ in the case of a building with a span exceeding 21′ 0″ and a height exceeding 16′ 0″ but not exceeding 18′ 0″ to the eaves; (*c*) not less than 8″ × 4″ in the case of a building with a span exceeding 21′ 0″ and a height exceeding 18′ 0″ to the eaves. (ii) tubular steel, the frame shall be constructed in accordance with an approved design. (iii) wood, the frame shall be constructed of sound sawn wood in accordance with an approved design or, in approved cases, of round wood. (iv) precast reinforced concrete, the frame shall be constructed in accordance with an approved design. (*b*) The frame may be constructed partly of one and partly of another of the aforementioned materials in accordance with an approved design. (*c*) Roof principals and purlins shall be included in the design and shall be of steel, concrete, wood or aluminium alloy spaced at distances appropriate to the roof covering material used. (*d*) The gable ends shall be sheeted down to eaves level with galvanised steel, asbestos cement or other approved material.	(*b*) if stanchions are of any other approved type (i) with 2 rows of stanchions ... ... (ii) with 1 row of stanchions ... ... plus for each square foot of floor area in relation to one building (i) not in excess of the first 1,000 square feet ... ... (ii) exceeding 1,000 and not exceeding 2,500 square feet		5 4 9 6	3 9
5. Dairy.	(*a*) The building shall be of traditional or framed construction and shall have a minimum height of 8′ 0″ to the eaves. (*b*) Adequate doors, windows and roof lights shall be provided in accordance with the needs of the building. An adequate water supply, with all necessary equipment, shall be provided and adequate arrangements made for the disposal of floor drainage to a suitable outfall. (*c*) The building shall conform to the requirements— (i) in relation to England and Wales, of any Milk and Dairies Regulations for the time being in force under the Food and Drugs Act, 1955 (a); (ii) in relation to Scotland, of all byelaws for the time being in force under section 8 of the Milk and Dairies (Scotland) Act, 1914 (b);	Per square foot of floor area	1	5	3

(a) 4 & 5 Eliz. 2. c. 16. (b) 4 & 5 Geo. 5. c. 46.

Work	Requirements	Rate
Column 1	Column 2	Column 3
5. Dairy—*cont.*	(iii) in relation to Northern Ireland, of the Milk Regulations (Northern Ireland), 1951 (a), or of any modification or re-enactment thereof for the time being in force.	£ s. d.
6. Milking parlour.	(*a*) The building shall conform to the requirements for work 5. (*b*) Internal partitions shall be constructed of 4½″ brick walling or the equivalent thereof in other approved material. Cow stalls and gates shall be of galvanised steel tubing of approved design.	Per square foot of floor area (*a*) Abreast or herringbone type ... ... 1 6 3 (*b*) Tandem type ... ... 1 10 3 (*c*) Chute type 1 12 9
7. Cowhouse.	(*a*) The building shall conform to requirements (*a*) and (*b*) for work 5 and, if it is to be used for milk production, to requirement (*c*) for that work. (*b*) Brick, concrete or tubular steel stall divisions and concrete or stoneware mangers shall be provided as necessary.	Per cow (*a*) with feeding passage (i) for the first 12 cows ... ... 57 15 0 (ii) for the next 12 cows ... ... 43 10 0 (iii) thereafter ... ... 40 10 0 (*b*) without feeding passage (i) for the first 12 cows ... ... 51 15 0 (ii) for the next 12 cows ... ... 37 10 0 (iii) thereafter 34 10 0
8. Pig fattening house.	(*a*) The building shall be of the Scandinavian, Harper Adams, McGuckian, Jordan or other approved design. (*b*) The building shall be of traditional or framed construction, save that— (i) where the walls of sleeping quarters form the external walls of the building they shall be of continuous cavity construction; and (ii) weatherboarding, galvanised steel, aluminium alloy or asbestos cement sheeting shall not be used alone unless approved measures for insulation and strengthening are also taken internally.	Per pig unit 13 10 0

(a) S.R. & O. (N.I.) 1951/189 (1951, p. 278).

	(*c*) Internal division walls and walls of outside runs shall be not less than 4′ 0″ high and constructed of concrete blocks not less than 4″ thick or the equivalent thereof in other approved material. (*d*) The floor shall be laid to appropriate falls including all channels necessary for drainage; adequate arrangements shall be made for the disposal of foul drainage and floor water effluent to a suitable outfall. An adequate supply of water together with all necessary equipment, and feeding troughs of an approved and permanent type of construction shall be provided. The front of each pen above the feeding trough shall be made of galvanised steel tubing of at least 1½″ internal diameter or other approved type of design.	

For the purposes of this work, one pig unit shall be represented, in the case of a building of—
(*a*) Scandinavian or Jordan design, by 9 square feet of sleeping area and 3 square feet of dunging area;
(*b*) Harper Adams design, by 9 square feet of sleeping area and 16 square feet in the outside run;
(*c*) McGuckian design, by 9 square feet of sleeping area and 9 square feet in the outside run;
(*d*) any other design, by an area of such extent and description as the Minister shall specify.

FOUNDATIONS FOR BUILDINGS OF FRAMED CONSTRUCTION

9. Foundations for stanchions of steel, concrete, aluminium alloy, or wood, embedded in concrete.	The foundations shall be constructed as specified in British Standard 1754:1951.	Per upright	3 15 0
10. Foundations for wooden stanchions erected on concrete.	The foundations shall be of concrete and of dimensions below ground as specified in British Standard 1754:1951. The wooden stanchions shall not be embedded in the concrete but shall be secured either to two lengths of steel or to a concrete spur or spurs of a size to suit the wood. The steel or spur or spurs shall be embedded not less than 2′ 0″ deep in the concrete foundations and shall rise up the wooden stanchions above ground level to an approved height. The stanchions shall be securely bolted to the steel or to the concrete spur or spurs using an approved type of timber connector throughout.	Per upright (*a*) with steel lengths ... ... (*b*) with concrete spur or spurs	5 0 0 3 15 0

Work	Requirements	Rate	£	s.	d.
Column 1	Column 2	Column 3			
11. Foundations for wooden stanchions embedded in the ground.	The holes shall be not less than 4′ 6″ deep and shall be dug out by manual labour. At the bottom of each hole there shall be placed a pad of concrete not less than 6″ thick on which the stanchion shall rest. The soil shall be replaced in layers, each layer being well rammed.	Per upright	1	5	6
Excavation and Hardcore Filling					
12. Excavation.	—	Per cubic yard		7	0
13. Hardcore filling.	Broken brick, stone or any other approved material shall be used.	Per cubic yard		15	0
Walling, Railing, Cladding and Rendering					
The rates specified in relation to works 14 to 18 inclusive and 20 include the foundations and any necessary doors, windows, damp-proof course and ventilators.					
14. Brick walling.	The walling shall be constructed of good quality bricks, bonded, set in mortar and pointed as required.	Per square yard (*a*) 4½″ thick ... ... (*b*) not less than 9″ thick ... ... (*c*) not less than 11″ thick with 2″ cavity ...	1 1 2	0 18 2	3 6 6
15. Concrete block walling.	(*a*) The walling shall be constructed of precast concrete blocks set in mortar. The blocks may be solid or hollow and shall in all cases comply with British Standard 2028:1953. (*b*) If hollow concrete blocks are used below ground level or are liable to side pressure, all cavities in the blocks so used shall be filled with concrete as the work proceeds. Where it is necessary to provide a good degree of weather resistance or insulation, walling of hollow concrete blocks shall be rendered externally in the manner specified in the requirement for work 21 or shall be constructed in two thicknesses of block with a continuous cavity between them.	Per square yard (*a*) not less than 4″ but less than 6″ thick ... (*b*) not less than 6″ but less than 9″ thick ... (*c*) not less than 9″ thick ... ... (*d*) not less than 10″ thick with 2″ cavity ...		18 1 1 1	3 4 16 18	3 3 6 6

			£ s. d.
16. Mass concrete walling.	The walling shall be constructed of concrete poured into shuttering and thoroughly tamped down.	Per square yard (*a*) not less than 6″ but less than 9″ thick ... (*b*) not less than 9″ thick	1 4 3 1 16 6
17. Precast concrete panel walling.	The panels shall be reinforced as necessary and shall be not less than 1½″ thick.	Per square yard	1 16 6
18. Rubble stone walling.	The walling shall be not less than 18″ thick and constructed of good stone set in mortar.	Per square yard	1 10 6
19. Tubular steel railing.	The railing shall be of galvanised steel tubing of not less than 1¾″ nominal outside diameter supported by uprights of wood, steel or concrete of approved dimensions not more than 6′ 0″ apart and set in concrete.	(*a*) per foot run of railing ... ... (*b*) per upright	2 0 10 0
20. Cladding.	(*a*) The cladding shall be of galvanised steel sheeting, approved asbestos cement sheeting, aluminium alloy sheeting, weather boarding not less than ¾″ thick or plywood not less than ¼″ thick bonded with resin of weather—and boil—proof grade. (*b*) Where there is a risk near floor or ground level of cladding being rotted, corroded or fractured, and the Minister so requires, the bottom of the cladding shall overlap the top of a dwarf wall of brick, concrete or stone high enough to keep the cladding clear of such risk.	Per square yard	18 3
21. Rendering new walls.	The rendering shall be not less than ¾″ thick and shall be applied in two coats, each not less than ⅜″ thick, using mortar of a suitable mix.	Per square yard	5 0
	MANGERS		
22. Mangers for cattle yards.	The mangers shall be constructed of brick, concrete or other approved material and shall be permanently fixed to the structure. They shall be not less than 2′ 9″ overall from front to back and shall have concrete or stoneware linings.	Per foot run	2 0 0
	CONCRETING		
23. Concreting.	—	Per square yard (*a*) not less than 4″ but less than 6″ thick ... (*b*) not less than 6″ thick	9 9 14 6

Work	Requirements	Rate	£	s.	d.
Column 1	Column 2	Column 3			
	SUSPENDED FLOOR				
24. Suspended floor, including supporting piers, columns or stanchions and trap-doors, wells and access stairs or ladders but excluding any guard-rail or hand-rail.	(*a*) The floor shall be constructed— (i) of boarding of not less than 1″ nominal thickness with wooden joists: where intermediate supporting beams are required, they shall be of wood, steel or concrete, of approved design in each case; or (ii) of reinforced concrete cast in situ or of approved hollow or solid concrete beams or blocks supported on steel or reinforced concrete beams: in each case, the floor shall have a cement rendered finish; or (iii) in accordance with an approved proprietary design. (*b*) The loading per square foot shall be not less than 100 lb. (*c*) Any supporting piers, columns or stanchions shall be of brick, concrete, steel, wood or other approved material.	Per square foot		5	0
	GUARD-RAIL OR HAND-RAIL				
25. Guard-rail or hand-rail.	(*a*) If constructed of wood, the rail shall be— (i) either supported by wooden uprights not more than 6′ 0″ apart or secured to a wall; and (ii) not less than 3′ 0″ nor more than 3′ 6″ high from the floor. The size of the wood shall be not less than 3″×2″ nominal throughout.	Per foot run		1	0
	(*b*) If constructed of galvanised tubular steel or other approved material, the rail shall be— (i) either supported by uprights of approved material not more than 6′ 0″ apart or secured to a wall; and (ii) not less than 3′ 0″ nor more than 3′ 6″ high from the floor. The steel tube shall be of not less than 1″ nominal diameter. Other approved materials shall be at least equivalent in strength to a steel tube of 1″ nominal diameter.	Per foot run		2	0

			£ s. d.
26. Salt-glazed stoneware piping laid on the trench bottom.	Trenches shall be excavated to proper falls and gradients and the pipes shall conform to British Standard 65:1952 and shall be jointed in cement and laid in straight runs with all necessary bends and junctions. Excavated material shall be replaced and consolidated and the surplus removed.	Per yard run (*a*) with 4″ diameter pipes ... ... (*b*) with 6″ diameter pipes	12 6 15 6
27. Cast-iron piping laid on the trench bottom.	The work shall be carried out as specified in the requirement for work 26 save that the pipes shall conform to British Standard 437:1933 and shall be jointed in lead.	Per yard run (*a*) with 4″ diameter pipes ... ... (*b*) with 6″ diameter pipes	1 4 0 1 15 6
28. Jointed pitch-fibre piping.	Trenches shall be excavated to proper falls and gradients and the pipes shall conform to British Standard 2760:1956, and shall be jointed and laid in straight runs with all necessary bends and junctions. Excavated material shall be replaced and consolidated and the surplus removed.	Per yard run (*a*) with 4″ diameter pipes ... ... (*b*) with 6″ diameter pipes	8 6 17 0
29. Unjointed piping.	The piping shall be constructed of 4″ diameter unglazed earthenware or porous concrete pipes and shall be laid on the bottom of a trench to an average depth of not less than 1′6″. Where necessary the piping shall be surrounded with shingle or clinker before the excavated material is replaced. Trenches shall be excavated to proper falls and gradients.	Per yard run (*a*) not surrounded with shingle or clinker ... (*b*) surrounded with shingle or clinker	4 0 5 0
30. Manhole or inspection chamber.	The manhole or chamber shall have a minimum surface area of 6 square feet. It shall comprise 9″ brick or solid concrete block walls on a foundation of concrete at least 4″ thick, and the internal faces shall be rendered with a mix of 1 part cement and 3 parts sand. All necessary traps, bends, channels and junctions shall be provided, and shall be benched with fine concrete. The inspection cover shall be of reinforced cast concrete or other approved pattern.	Per manhole or chamber	10 0 0
31. Trapped or inspection gully for disposal of soil and surface water drainage from buildings.	The gully shall be of glazed stoneware made to an approved pattern. A galvanised or coated iron grating shall be provided with a diameter of at least 6″ if round, or at least 6″ along each side if rectangular. Outlet pipes shall be at least 4″ in diameter. The gully shall be set on a concrete base, haunched with concrete and connected to the drainage system.	Per gully	1 10 0

Work	Requirements	Rate	£	s.	d.
Column 1	Column 2	Column 3			
32. Trapped gully for disposal of yard drainage.	The gully shall be a glazed stoneware inspection gully of an approved pattern and shall be provided with a heavy pattern hinged galvanised or coated iron grating with a diameter of at least 10″ if round, or at least 9″ along each side if rectangular. Outlet pipes shall be at least 4″ in diameter. The gully shall be connected to a drainage system and have a minimum depth of 12″, and shall be set on a concrete base and surrounded with concrete.	Per gully	3	0	0
33. Septic tank, cesspool or catchpit.	The side walls shall be of brick, solid concrete blocks or mass concrete having a minimum thickness of 9″, or of reinforced concrete or spun concrete tubing. The walls shall be set on a concrete base at least 6″ thick and, where they are of brick or concrete blocks, shall be rendered internally with a mix of 1 part cement and 3 parts sand. The cover shall be of reinforced concrete. There shall be provided an approved means of access and, as necessary, fresh air inlets.	Per cubic foot of gross capacity (*a*) for the first 75 cubic feet ... ... (*b*) for the next 85 cubic feet		11 2	0 6
34. Liquid manure tank.	The tank shall be constructed with walls of brick, solid concrete blocks or mass concrete having a minimum thickness of 9″, or of reinforced concrete or other approved material. The walls shall be set on a concrete base at least 6″ thick, and, together with the floor, shall be rendered either with a rendering of 1 part cement and 3 parts sand in the manner specified in the requirement for work 21 or with an approved water-resistant material.	Per cubic foot of gross capacity (*a*) for the first 160 cubic feet ... ... (*b*) for the next 320 cubic feet ... ... (*c*) for the next 800 cubic feet ... ... (*d*) thereafter		4 3 2 2	6 6 6 0
35. Cover for liquid manure tank.	The cover shall be of concrete, steel, cast iron or other approved material. Supports and bearers shall be provided as may be necessary.	Per square foot		2	0
36. Soakaway.	The required area shall be excavated and filled with broken brick or stone. The soakaway shall have a minimum capacity of 1 cubic yard.	Per soakaway	1	3	0

ROADS

37. Soil cement road.	The road shall be constructed according to an approved technique and only after a test of the soil has demonstrated its suitability for stabilization with cement. A double bituminous surface dressing shall be applied as specified in requirement (*b*) for work 38.	Per square yard (including double surface dressing)	6 0
38. New road made with broken stone or ungraded materials.	(*a*) The surface of the land shall be trimmed and shaped to the width required with the minimum amount of disturbance; all soft wet pockets shall be cut out to the necessary depth and filled with hard material, well rammed; any areas of loose soil shall be compacted. The broken stone or ungraded materials shall be spread evenly in two layers of approximately equal thickness to produce, after compaction, a total thickness of approximately 6″. Each layer shall be thoroughly compacted. Where the resulting surface is of open texture, it shall be blinded with suitable fine material and re-rolled. (*b*) When a bituminous surface dressing is required, it shall be applied in accordance with an approved modern technique. The binder may be hot tar, hot cutback bitumen or cold bitumen emulsion.	Per square yard (*a*) without surface dressing ... ... (*b*) each surface dressing	5 0 1 0
39. Improving existing road with broken stone or ungraded materials.	(*a*) The existing surface shall be reshaped to even falls. All weak places shall be strengthened, major inequalities of profile remedied and depressions filled with suitable material thoroughly compacted. The surface shall then be covered evenly with material which shall be thoroughly compacted to a thickness of not less than 3″. (*b*) Surface dressings, if required, shall be applied as specified in requirement (*b*) for work 38.	Per square yard (*a*) without surface dressing ... ... (*b*) each surface dressing	3 0 1 0

CATTLE GRID

40. Cattle grid, installed, including excavation, ramps, supporting walls and guard fencing but excluding by-pass, gate and gate-posts.	(*a*) Minimum dimensions: Length between the faces of the supporting walls (in direction of road) 8′ 6″; Width between the faces of the supporting side walls 8′ 0″; Depth (from under-side of bars to floor) 10″.	Per grid	33 0 0

Work	Requirements	Rate
Column 1	Column 2	Column 3
		£ s. d.
40. Cattle Grid, etc.—*cont.*	(*b*) Bars shall be galvanised tubes of not less than 2″ nominal outside diamenter or rolled steel joists of not less than 3″×1½″ or of other approved material of equivalent strength spaced 5″ clear of each other. There shall be not less than three intermediate supporting walls of wood, concrete, brickwork (the foregoing materials shall be rounded off where they meet the bars), metal, or of a combination thereof. Guard fencing shall be of an approved design and shall be erected immediately over the faces of the supporting side walls. On poorly draining soils an outlet for water from the pit shall be provided. (*c*) A grid to the above requirements set on the road surface with ramps at each end will be acceptable.	
	SHEEP PENS AND DIPPING BATHS	
41. Sheep pen fencing.	(*a*) The fencing shall have not less than 3 rails and shall be of wood or other approved material. If of wood, it shall have the following minimum dimensions: posts 5′ 0″×3″×3″; rails 3″×1″. (*b*) The posts shall be sunk not less than 1′ 6″ in the ground and shall be spaced at intervals of not more than 4′ 0″.	Per yard run (*a*) with 3 rails ... ... 8 0 (*b*) each additional rail 1 0
42. Sheep pen gates.	The gates shall be soundly constructed of wood or other approved material and shall be of suitable size.	Per foot of width 11 0
43. Sheep dipping bath.	The bath shall be of concrete not less than 6″ thick and of a size and shape suitable for the flock.	Per gallon capacity 2 1

44. Strained line wire fence.	(*a*) *Minimum dimensions of materials* Straining posts: if of wood, 7′ 0″ long and, if round, 7″ in diameter at the top, or, if sawn, 6″×6″; if of reinforced concrete, 6′ 9″×5″×5″. Struts: if of wood, 6′ 0″ long and, if round, 4″ in diameter at the smaller end or, if sawn, 4″×4″; if of reinforced concrete, 6′ 0″×4″×3″, resting on a concrete base plate 10″×10″×2″. Intermediate posts or stobs: if of wood, 5′ 0″ long and if round, 3″ in diameter at the top or, if sawn, 3″×3″; if of any other shape, to have an area of 7 square inches at the top; if of reinforced concrete, 5′ 9″ long and 4″×4″ at the base. Galvanised wire: if plain, No. 8 standard wire gauge or, in the case of wire with a tensile strength of not less than 70 tons per square inch, No. 10 standard wire gauge; if barbed, 4 point with barbs not more than 3″ apart. Galvanised staples: for wood posts No. 8 standard wire gauge 1½″ long; for reinforced concrete posts, hair-pin staples of No. 11 standard wire gauge and of a length suitable for the post. Strainers: 12″×⅜″ galvanised eye bolts or other approved type of equivalent strength. (*b*) *Erection* Straining posts shall be sunk not less than 3′ 0″ in the ground and placed at each change of direction or acute variation of level and on the straight at intervals of not more than 150 yards. Intermediate posts or stobs shall be spaced at intervals of not more than 9′ 0″ from centre to centre except where otherwise required by the Minister. Line wires shall be strained tightly between straining posts: plain wire shall be attached thereto by galvanised strainers at both ends: barbed wire may be stapled to straining posts or attached thereto by galvanised strainers at one or both ends. The height of the fence from the ground shall be not less than 3′ 6″ to the top wire.	Per yard run (*a*) with 3 line wires ... ... 3 0 (*b*) each additional line wire 3

Work	Requirements	Rate
Column 1	Column 2	Column 3
		£ s. d.
45. Strained line wire fence (dropper pattern).	(*a*) *Minimum dimensions of materials* Straining posts, struts, intermediate posts or stobs, galvanised wire and strainers shall be as specified in requirement (*a*) for work 44. Droppers: Length to be not less than 2½″ longer than the distance between the wires to be covered; if of wood, to be split chestnut pales or sawn battens; if of metal, to be of an approved design. Galvanised staples: for wood posts, No. 8 standard wire gauge 1½″ long; for wood droppers, No. 12 standard wire gauge 1″ long; for reinforced concrete posts, hair-pin staples of No. 11 standard wire gauge and of a length suitable for the post. (*b*) *Erection* Straining posts shall be erected and line wires shall be strained and attached to posts as specified in requirement (*b*) for work 44. Intermediate posts or stobs shall be spaced at intervals of not more than 24′ 0″. Droppers shall be securely attached to each wire and so spaced that each wire is attached to a dropper or to an intermediate post or stob or to a straining post at intervals not exceeding 6′ 0″. Droppers shall be kept clear of the ground. The height of the fence from the ground shall be not less than 3′ 6″ to the top wire.	Per yard run (*a*) with 3 line wires ... ... 2 0 (*b*) each additional line wire 3
46. Woven wire fence.	(*a*) *Minimum dimensions of materials* Straining posts, struts, galvanised wire, galvanised staples and strainers shall be as specified in requirement (*a*) for work 44. Intermediate posts or stobs shall be as specified in requirement (*a*) for work 44 save that they shall be not less than 5′ 6″ long when used with a 45″ roll. 45″ roll: 8 horizontal wires; top and bottom wires No. 8½ standard wire gauge; intermediate wires	Per yard run (*a*) with 45″ roll ... ... 4 0 (*b*) with 36″ roll ... ... 3 6 (*c*) with 32″ roll ... ... 4 6 (*d*) each line wire above or below the roll ... 3

	No. 11 standard wire gauge; vertical wires 12″ apart. 36″ roll: 6 horizontal wires; top and bottom wires No. 8½ standard wire gauge; intermediate wires No. 11 standard wire gauge; vertical wires 12″ apart. 32″ roll: 8 horizontal wires; top and bottom wires No. 8½ standard wire gauge; intermediate wires No. 11 standard wire gauge; vertical wires 6″ apart. (*b*) *Erection* Straining posts and intermediate posts or stobs shall be erected and spaced as specified in requirement (*b*) for work 44, save that straining posts shall be placed at intervals of not more than 165 yards. Horizontal wires of the woven wire and plain line wires shall be strained tightly between straining posts and attached thereto by galvanised strainers at both ends. Barbed line wires may be stapled to straining posts or attached thereto by galvanised strainers at one or both ends. The height of the fence from the ground shall be in accordance with the style of fence used and the number of additional line wires, if any.		
47. Wooden post and rail (nailed) fence.	(*a*) *Minimum dimensions of materials* Posts 6′ 6″ long; if sawn, of not less than 5½″×2½″ section; if half round, two posts from a log with a diameter of not less than 6″ when barked and peeled. Rails, if sawn, 3½″×1½″; if half-round, two rails from a pole with a diameter of not less than 4″ under bark at the thinner end. Nails: 4″×No. 9 standard wire gauge. (*b*) *Erection* Posts shall be spaced at intervals not exceeding 6′ 0″ from centre to centre and shall be sunk not less than 2′ 6″ below the ground. The height of the fence from the ground shall be not less than 3′ 6″ to the top of the top rail.	Per yard run (*a*) with 3 rails ... ... 12 0 (*b*) with 4 rails 14 3	
48. New dry stone wall.	The wall shall be built to a height of not less than 4′ 6″ and shall be in accordance with the best standard and design of the district.	Per yard run 12 6	

Work	Requirements	Rate
Column 1	Column 2	Column 3
49. Quickthorn hedge (excluding fences).	The plants, not less than 1′ 6″ high, shall be set in a prepared bed, with not less than eight plants to the yard, staggered, in a double row, or four plants to the yard in a single row; the rows shall be 6″ apart and the plants 9″ apart in rows. They shall be effectively fenced against farm stock and also against rabbits and hares unless there are no rabbits or hares in the neighbourhood.	Per yard run (*a*) with double row of plants ... ... £ s. d. 3 6 (*b*) with single row of plants 2 6
50. Protective fence for quickthorn hedge or shelter belt.	(*a*) The fence shall be either— (i) a strained line wire fence as specified in work 44 with 3 or 4 line wires; or (ii) a woven wire fence as specified in work 46 with 36″ roll and 1 line wire above. (*b*) Proofing against rabbits and hares shall be added unless there are no rabbits or hares in the neighbourhood. The proofing shall consist of galvanised wire netting of not more than 1¼″ mesh, not less than 42″ wide and of a gauge not thinner than No. 18 standard wire gauge, either buried to a depth of not less than 6″ or lapped horizontally on the ground towards rabbit attack and kept down by earth sods spaced not less than 12″ nor more than 18″ apart, and fastened to the supporting fence with tie wire of a gauge not thinner than No. 18 standard wire gauge or special fasteners or by twisting the top mesh round a wire of the supporting fence.	Per yard run (*a*) (i) strained line wire with 3 line wires ... 3 0 (ii) strained line wire with 4 line wires ... 3 3 (iii) woven wire with 36″ roll and 1 line wire above ... ... 3 9 (*b*) proofing against rabbits or hares 2 3
	SHELTER BELT	
51. Shelter belt (excluding fences).	Except where otherwise approved, the shelter belt shall be established as follows:—All rough vegetation shall be cleared and burnt. The area shall be well drained, adequately fertilised and effectively fenced against farm stock and also against rabbits and hares unless there are no rabbits or hares in the neighbourhood. The plants shall be transplants of approved species not less than 9″ and not more than 1′ 3″ high; the roots shall not be allowed to become dry or exposed to the air before or at the time of planting and the plants shall be stored in soil. The rate of planting shall be not less than 1,750 plants per acre.	Per quarter of an acre ... 8 5 0

Gates and Gate-Posts

52. Gate.	(*a*) The gate shall be not less than 3′ 9″ high overall before hanging and shall be soundly constructed of wood, steel tubes, steel tubes and flat bars, steel angles or steel angles and flat bars. The irons for wooden gates and the hinges and latches for steel gates shall be of a type and strength commonly used to hang field gates. (*b*) A metal gate which is not galvanised shall receive one coat of an approved priming paint and one other coat of a suitable paint, or two coats of bituminous paint. (*c*) The gate shall be hung in a workmanlike fashion to swing and latch easily.	Per foot of width (*a*) of wood	11 0
		(*b*) of galvanised steel tubes or galvanised steel tubes and flat bars (i) for the first 11′ 0″	18 6
		(ii) thereafter	13 0
		(*c*) of painted steel tubes or painted steel tubes and flat bars (i) for the first 11′ 0″	14 0
		(ii) thereafter	9 0
		(*d*) of steel angles or steel angles and flat bars ...	9 0
53. Gate-post.	(*a*) The post shall be of wood, reinforced concrete or metal. If of round wood, it shall have a minimum diameter of 8″ at the top or, if of sawn wood or reinforced concrete, it shall measure not less than 7″×7″. A wooden or reinforced concrete post shall be sunk not less than 3′ 6″ in the ground. (*b*) A rolled steel beam shall have a flange width of not less than 4″ and shall be embedded in concrete to a depth of not less than 2′ 6″. (*c*) A metal post supplied by a maker of metal gates shall be embedded in concrete to a depth suitable to its length.	Per post	1 16 0

Claying and Marling

54. Claying and marling.	—	Per quarter of an acre (*a*) dressing of not less than 150 tons but less than 250 tons per acre	6 10 0
		(*b*) dressing of not less than 250 tons per acre ...	8 15 0

PART II

1. Where—

(*a*) professional advice or assistance is obtained by the applicant for the grant in connection with the carrying out of any work specified in the first column of the following Table or of any other work which is ancillary to the carrying out of the first mentioned work, and

(*b*) the proportion which any charges incurred in respect of any such advice or assistance, or, if the Minister considers such charges excessive, such part of them as having regard to all the circumstances he approves as having been reasonably incurred, bears to the total cost of the work, and of the ancillary work, if any, calculated in accordance with the other provisions of these regulations, is not less than the percentage specified in respect of the work in the second column of the said Table,

the total cost calculated as aforesaid may be increased by such specified percentage.

TABLE

Work	Percentage
Totally enclosed general purpose building, open-fronted building of traditional construction, dairy, milking parlour, cowhouse, pig fattening house or suspended floor (unless any of these works is wholly prefabricated).	7½
Covered part of cattle yard of framed construction, concrete road, soil cement road, new road made with broken stone or ungraded materials, improving existing road with broken stone or ungraded materials, sheep dipping bath, shelter belt or any building that is wholly prefabricated (other than a dutch barn or implement shed).	5
Dutch barn or implement shed, of framed construction in each case.	2½

2. If, for the carrying out of the works 1 to 3 and 5 to 8 inclusive, the erection of any wall is unnecessary by reason of the building being constructed as a lean-to, or as part of or adjacent to any other construction, the cost of the work calculated in accordance with the other provisions of these regulations shall be reduced by 36s. 6d. in respect of every square yard of wall so rendered unnecessary.

For the purposes of this paragraph, the extent of any walling rendered unnecessary shall be calculated by multiplying its length by a figure made up of its height (from ground level to the eaves or, in the case of a gable end, to the point midway between the level of the eaves and the highest point of the roof) plus two feet.

THE SECOND SCHEDULE

GENERAL CONDITIONS

1. *All materials used in any part of a work*

No materials shall have been previously used; all materials shall be of good quality and in a suitable condition.

2. *Buildings of traditional construction*

(*a*) Foundations shall be constructed of concrete, reinforced where necessary.

(*b*) Walls shall be constructed in accordance with the requirements for works 14, 15, 16 or 18, as may be appropriate.

(*c*) Load-bearing walls shall be at least 6″ thick (9″ if of brick), constructed where necessary with piers of brick, stone, concrete or concrete blocks at suitable intervals.

(*d*) Where roof trusses are used they shall rest on piers of brick, concrete or stone bonded into the walls and having a sectional area of not less than 9″ × 13½″.

(*e*) Except where otherwise approved, all walls constructed of brick or concrete blocks shall have a damp-proof course of an approved type.

(*f*) Roof members of approved dimensions shall be constructed of steel, wood, concrete or other approved material.

(*g*) Roof coverings shall be of tile, slate, cedar shingles, galvanised steel, asbestos cement, aluminium alloy or other approved roof material, insulated where necessary for livestock.

(*h*) Floors shall be designed in accordance with the needs of the building and shall be constructed of chalk, rammed earth, hardcore, concrete or other approved material, save that in the case of works 5 to 8 inclusive the floor shall be constructed of concrete and insulated where necessary for livestock. Where insulation is unnecessary, the thickness of concrete shall be not less than 4″.

(*j*) Adequate gutters, downpipes, gullies and drains shall be provided to convey rain-water from roofs to soakaways or other places of disposal.

(*k*) All structural or other steelwork, unless galvanised, shall be painted with two coats of bituminous or other approved paint; the first coat to be applied before erection and the second during or after erection but before any sheeting is fixed.

(*l*) Adequate means of ventilation shall be provided where necessary.

3. *Buildings of framed construction*

(*a*) The framework shall be constructed of steel, wood, concrete or aluminium alloy or of a combination of any of those materials and shall be of the portal or the curved or triangulated truss type; if curved or triangulated trusses are used, the uprights supporting the trusses shall be either stanchions or posts of any of the aforementioned materials or pillars or piers of masonry, brick or reinforced concrete.

(*b*) Infilling walls or cladding shall be constructed in accordance with the requirements for works 14 to 18 inclusive or 20, as may be appropriate.

(*c*) Foundations for stanchions shall be constructed in accordance with the requirements for works 9 to 11 inclusive, as may be appropriate.

(*d*) Sub-paragraphs (*e*), (*f*), (*g*), (*h*), (*j*), (*k*) and (*l*) of paragraph 2 of this Schedule shall apply to buildings of framed construction as they apply to buildings of traditional construction.

4. *Galvanised steel*

The gauge shall be not less than 18 where galvanised steel is used for guttering: not less than 20 for rain-water downpipes and fittings; not less than 22 for roof coverings; and not less than 24 in all other cases.

5. *Aluminium alloy sheeting*

The gauge shall be not less than 22 where aluminium alloy sheeting is used for roof coverings; and not less than 24 in all other cases.

6. *Asbestos cement*

Asbestos cement used for sheeting shall be at least ¼″ thick.

7. *Mortar*

Mortar shall be made of a mix of 1 part cement, 2 parts hydrated lime and 9 parts sand, the parts to be by volume; except—

(*a*) in the case of brickwork, when it shall be either of that mix or of a mix of 1 part cement and 3 parts sand, or of any other approved mix;

(*b*) in the case of concrete block walling in an exposed situation, when it shall be of a mix of 1 part cement, 1 part hydrated lime and 6 parts sand;

(*c*) in the case of rendering, when it shall be either of that mix or of any other approved mix.

8. *Concrete*

Concrete shall be made of a mix of 1 part cement, 2 parts sand and 4 parts broken stone or gravel; or 1 part cement and 5 parts all-in ballast; the parts to be by volume in each case. The aggregates shall be suitably graded.

9. *Wood*

All—

(*a*) round or half-round wood,

(*b*) cleft or sawn wood, except that from the heartwood of oak, larch, sweet chestnut, yew or western red cedar,

(*c*) plywood, except that consisting wholly of one or more approved durable species of wood,

shall be preserved with creosote or other approved preservative if it is—

(i) in contact with the ground or manure; or

(ii) exposed to the weather and unpainted; or

(iii) enclosed in brickwork, masonry or concrete; or

(iv) liable to remain damp for long periods; or

(v) inadequately ventilated.

For the purposes of this paragraph, the method of preservation shall, unless otherwise approved, be impregnation under pressure or by hot and cold treatment in an open tank.

EXPLANATORY NOTE

(*This Note is not part of the regulations, but is intended to indicate their general purport.*)

These regulations replace with modifications the Farm Improvements (Standard Costs) Regulations, 1959, in relation to proposed improvements, or parts thereof, for which approval is given on or after 7th June, 1960. Apart from a number of increases in the standard costs, the principal changes are:—

(*a*) Standard costs are specified for the first time for a suspended floor and a guard-rail or hand-rail.

(*b*) New standard costs are specified for a general purpose building and for a liquid manure tank and cover.

(*c*) A separate, and lower, standard cost is specified for a dutch barn or a covered part of a cattle yard or an implement shed of which the stanchions are of round wood.

(*d*) A standard cost is no longer specified for a concrete bed for salt-glazed stoneware piping or cast-iron piping.

(*e*) The method by which the standard cost is calculated when fees for professional advice or assistance have been incurred provides for a 5 per cent. increase in the case of any wholly prefabricated building other than a dutch barn or implement shed.

(*f*) These regulations require that plywood shall be preserved in the same way as other wood and not brushed or sprayed externally as previously required.