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Advances for the Conversion of Buildings into Houses, and the Improvement of Houses

REGULATIONS DATED 2ND APRIL, 1957, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956.

1957. No. 60 **[C]**

The Ministry of Health and Local Government (in these Regulations referred to as "the Ministry") in exercise of the powers conferred upon it by the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956 (in these Regulations referred to as "the Act"), hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Housing (Advances for Conversion and Improvement) Regulations (Northern Ireland), 1957.

(2) In these Regulations the expression "local authority" means the local authority for the area in which the conversion of buildings or the improvement of houses is to be made, and the expression "improvements" includes repairs which are not necessarily incidental to improvement or enlargement.

2. Advances under Section 14 of the Act, for—

(*a*) the provision of houses by means of the acquisition and conversion of buildings; or

(*b*) the provision of houses by means of the conversion of buildings which have been acquired; or

(*c*) the acquisition and improvement of houses; or

(*d*) the improvement of houses

shall be made subject to the conditions set out in the Schedule.

3. These Regulations shall come into operation on the 15th day of April, 1957.

Sealed with the Official Seal of the Ministry of Health and Local Government this second day of April, one thousand nine hundred and fifty-seven, in the presence of

(L.S.) *J. L. O. Andrews*,
Minister of Health and Local Government.

SCHEDULE

1. Application for an advance must be made to the local authority in the form appended to this Schedule.

2. A separate application, in duplicate, shall be made in respect of each building or house, and a fee of £3 3s. 0d. must be forwarded with each application and is to be paid whether an advance is made or not.

3. The applicant shall be required to pay all legal expenses, stamp duties and any other disbursements or costs incurred by the local authority in connection with each advance.

4. The applicant must satisfy the local authority that his title to the ownership of the property, which is the subject of the application, is one which an ordinary mortgagee would be willing to accept.

5. Every advance shall be repaid, with interest, within a period not exceeding thirty years from the date of making the advance.

6. The rate of interest shall not exceed one-quarter per cent. above the rate which the local authority have to pay on money borrowed from the Ministry of Finance for the purpose of making the advance, and if borrowed from any other source, the rate shall not exceed one-quarter per cent. above the rate at which it could have been borrowed from that Ministry.

7. The property shall be kept in good repair to the satisfaction of the local authority and the local authority shall have power to enter thereon, by any person authorised in writing for the purpose, at all reasonable times in order to ascertain the state of repair.

8. The property shall be kept insured against fire to the satisfaction of the local authority in the joint names of the applicant and the local authority. The applicant shall be required to pay all premiums when due and to produce to the local authority, on demand, the policy and receipt for every such payment.

9. Where advances are made by instalments the total of the instalments paid before the completion of the work shall not exceed 80 per cent. of the value of the work already done.

APPENDIX

.....Council

HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956

Application for Advance for the Conversion of Buildings into Houses and Improvement of Houses

1. Name of Applicant (in full). .....
2. Address. .....
3. Occupation. .....
4. Address of property to be mortgaged. .....
5. Interest of applicant in property. .....
6. Particulars of the property :—
   (a) Age (estimated if not known for certain).....
   (b) Estimated remaining life. .....
   (c) Structure and thickness of external walls—brick, stone, timber, etc.
   (d) Accommodation—ground floor .....
   " first " .....
   " second " .....
   " other floors, if any .....
7. Particulars as to land :—
   (a) Approximate area. .....
   (b) Road frontages. .....
8. Is the property freehold or leasehold? .....
9. If leasehold, how many years of the lease are still unexpired? .....
10. Name and address of ground landlord. .....
11. State:—(a) Annual ground rent. .....
    (b) Rateable value. .....
12. What is the present use of the property? .....
13. State:—(a) Amount of loan required. .....
    (b) The purpose for which loan is required, viz.
    (i)* the provision of houses by means of the acquisition and conversion of buildings;
    (ii)* the provision of houses by means of the conversion of buildings which have been acquired;
    (iii)* the acquisition and improvement of houses;
    (iv)* the improvement of houses.
    *Delete whichever is inapplicable
14. Brief description of proposed works (Plans, specification and estimate of the cost of the work should accompany this application).
15. Estimated total cost of works. .....
16. If the loan is required for the purpose of **acquiring** a property for conversion or improvement give:—
    (a) the name and address of the vendor .....
    (b) the purchase price .....
17. Has any improvement or conversion grant been received or applied for in respect of the property? .....
18. Details of any encumbrances or restrictive covenants on the property.
    .....
19. Over what period is the loan to be repayable? .....

20. Do you wish the advance to be made by instalments? .....

21. Is the property occupied at present? .....

I declare that the particulars furnished on this application form are correct to the best of my knowledge and belief and I hereby apply for an advance of £..... in accordance with the provisions of Section 14 of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956, and the conditions prescribed in the Housing (Advances for Conversion and Improvement) Regulations (Northern Ireland), 1957.

Dated this day of 19 .

Signature of Applicant.....

EXPLANATORY NOTE

(This note is not part of the Regulations but is intended to indicate their general purport.)

(1) These Regulations prescribe the conditions subject to which advances may be made by local authorities under Section 14 of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956.

(2) The form of application for advances is prescribed.

Appointed Day

ORDER, DATED 2ND APRIL, 1957, MADE BY THE MINISTER OF HEALTH AND LOCAL GOVERNMENT UNDER SECTION TWENTY-ONE OF THE HOUSING (MISCELLANEOUS PROVISIONS) AND RENT RESTRICTION LAW (AMENDMENT) ACT (NORTHERN IRELAND), 1956.

1957. No. 66. [NC]

Whereas it is provided by Section 21 of the Housing (Miscellaneous Provisions) and Rent Restriction Law (Amendment) Act (Northern Ireland), 1956, (hereinafter referred to as "the Act") that Part II of the Act shall come into operation on such day as the Minister of Health and Local Government may by Order appoint:

Now, therefore, I, the Right Honourable John Lawson Ormrod Andrews, Minister of Health and Local Government, do hereby order as follows:—

1. The fifteenth day of April, one thousand nine hundred and fifty seven shall be the appointed day for the coming into operation of the provisions of Part II of the Act.

2. This Order may be cited as the Housing (Schemes for Conversion and Improvement) (Appointed Day) Order (Northern Ireland), 1957.

Dated this 2nd day of April, 1957.

J. L. O. Andrews,
Minister of Health and Local Government.