(7) *Roofs.*
Roofs shall be covered with slates or tiles, with an underlay of felt.

(8) *Alternative forms of construction.*
The Ministry may approve a form of construction other than as required in paragraphs (3) to (7) of this Schedule, provided that it is shown that the alternative form proposed is not materially inferior to the requirements of the said paragraphs.

SCHEDULE V

CALCULATION OF SUPERFICIAL AREA

The superficial area of a house shall be calculated in accordance with the following provisions:—

(1) Subject to paragraphs (2) to (7) of this Schedule, the superficial area shall be the whole area, measured to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), within the external or containing walls, so as to include the area of partitions, chimney breasts, bay-windows and similar space, and, in the case of a house of more than one storey, shall be the combined areas, as so measured, of the several storeys.

(2) The area of accommodation provided in a basement or in an attic or storey formed in the roof space shall be included without regard to the use to which the said accommodation may be intended to be put, provided that the area of so much of the said accommodation as has a ceiling height of less than 5 feet (measured from the floor level to the ceiling, and where there is no ceiling, to the underside of the rafters or joists) shall be excluded. An area which is lighted by a dormer window, or to which there is access by means of a door, or the floor of which is boarded (apart from necessary boarding over ceiling joists to provide gangway between trapdoor and the water storage tank) shall be regarded as an area of accommodation.

(3) The area of a porch, or where there is more than one porch, the combined area of the porches shall be included, except so much of the said area as does not exceed 20 square feet.

(4) The area of a verandah, or where there is more than one verandah, the combined area of the verandahs shall be included, except so much of the said area as does not exceed 30 square feet.

(5) The area of a garage outside the external or containing walls of the house shall be included, except so much of the said area as does not exceed 160 square feet.

(6) The area of a fuel store provided within the external or containing walls of the house shall be included, except so much of the said area as does not exceed 10 square feet.

(7) The area of a store or other outbuilding provided outside the external or containing walls of the house shall be included, except so much of the said area as does not exceed 30 square feet.

Management of Housing Accommodation

REGULATIONS, DATED 19TH NOVEMBER, 1956, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER SECTION TWENTY-THREE AND TWENTY-NINE OF THE HOUSING ACT (NORTHERN IRELAND), 1945.

1956. No. 174 [NC]

The Ministry of Health and Local Government (in these Regulations referred to as "the Ministry"), in exercise of the powers conferred upon it by sub-section (1) of section twenty-

three and section twenty-nine of the Housing Act (Northern Ireland), 1945, and of all other powers enabling it in that behalf, hereby makes the following Regulations:—

1. These Regulations may be cited as the Housing (Management of Accommodation) (Amendment) Regulations (Northern Ireland), 1956, and shall be construed as one with the Housing (Management of Accommodation) Regulations (Northern Ireland), 1945(a), (in these Regulations referred to as "the Principal Regulations") and the Housing (Management of Accommodation) (Amendment) Regulations (Northern Ireland), 1947(b), and the Housing (Management of Accommodation) (Amendment) Regulations (Northern Ireland), 1950(c), and these Regulations may be cited together as the Housing (Management of Accommodation) Regulations (Northern Ireland), 1945 to 1956.

2. In the principal Regulations—

(1) for paragraph (1) of Regulation 3 there shall be substituted the following paragraph:—

"(1) A housing authority, in selecting tenants or occupiers in respect of accommodation to which these Regulations apply, shall give a reasonable preference to persons who are not already in possession of adequate housing accommodation and who in the opinion of the authority cannot, without hardship, provide themselves with such accommodation."

(2) after paragraph (3) of Regulation 3 there shall be added the following paragraph:—

"(4) For the purposes of this Regulation—

(*a*) a person shall be unable without hardship to provide himself with adequate housing accommodation if his income (or, where the person seeking the tenancy is a married woman, if her own and her husband's combined income) from all sources is not more than fourteen pounds a week.

(*b*) income shall not include allowances payable under the provisions of the Family Allowances Act (Northern Ireland), 1945."

Sealed with the Official Seal of the Ministry of Health and Local Government this Nineteenth day of November, (L.S.) One thousand nine hundred and fifty-six, in the presence of

Dehra Parker,

Minister of Health and Local Government.

(a) S.R. & O. (N.I.), 1945. No. 128 (b) S.R. & O. (N.I.), 1947. No. 32.
(c) S.R. & O. (N.I.), 1950. No. 35.