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 8 of this Shedule, 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) In the case of flats, the space occupied by a staircase shall not be included.

(3) 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.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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.

Schemes for the Erection of Houses for Owner Occupation

REGULATIONS, DATED 6TH JUNE, 1956, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946.

1956. No. 95. **[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 (No. 2) Act (Northern Ireland), 1946 (in these Regulations referred to as "the Act"), hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Housing (Owner Occupation) Regulations (Northern Ireland), 1956, and shall come into operation on the first day of July, nineteen hundred and fifty-six.

(2) In these Regulations the expression "appropriate local authority" means the local authority for the area in which the housing accommodation is to be provided.

2. The following Regulations are hereby revoked:—
The Housing (Owner Occupation) Regulations (Northern Ireland), 1952(a), and
The Housing (Owner Occupation) (Amendment) Regulations (Northern Ireland), 1952(b).

3. A person desirous of providing himself with housing accommodation, or a person who wishes to erect houses for sale to persons desirous of providing themselves with such accommodation, under the provisions of the Act, shall submit proposals to the appropriate local authority in accordance with the provisions of Schedule I to these Regulations.

4. It shall be a condition of approval to any proposals submitted to a local authority under section six of the Act that the standards as to siting, accommodation and construction which are specified in Schedules II, III and IV of these Regulations (in these Regulations referred to as "the prescribed standards") and the method of measuring the superficial area which is specified in Schedule V of these Regulations, are observed. The payment of grants under the Act towards the cost of the provision of any accommodation provided thereunder shall be subject to compliance with the prescribed standards.

5. The Ministry may assent to the modification of or departure from the provisions of these Regulations.

6. Any questions which may arise as to the interpretation of these Regulations shall be referred to, and determined by, the Ministry, whose decision shall be final.

7. Any house in respect of which a grant is payable or has been paid under Part III of the Act shall during erection and for a period of five years next after the date of payment of the grant be open to inspection by any duly authorised officer of the local authority or of the Ministry.

8. The local authority in whose area houses are proposed to be built may, if they so desire, require the applicant to give an undertaking, in writing, to pay to them, in respect of any expenses incurred by them in the examination of plans and any other work involved in connection with the application, a fee not exceeding £1 1*s*. 0*d*. (one guinea) in respect of each house: provided, however, that where less than three houses are to be erected in accordance with any one house type plan, the minimum fee chargeable in respect of those houses shall be £3 3*s*. 0*d*. (three guineas).
The fees shall be payable to the local authority prior to the issue of Certificates "O/O A", or "O/O D", as the case may be.

Sealed with the Official Seal of the Ministry of Health and Local Government this sixth day of June, One thousand nine hundred and fifty-six, in the presence of

(L.S.)

Dehra Parker,
Minister of Health and Local Government.

(a) S.R. & O. 1952, No 3.

(b) S.R. & O. 1952, No. 143.

SCHEDULE 1

ERECTION OF HOUSES FOR OWNER OCCUPATION: GENERAL PROCEDURE.

PART I: Procedure in the case where a person wishes to erect a house for his own occupation.

1. A person who desires to erect a house for his own occupation under the provisions of the Act shall as a first step give notice, in writing, to the appropriate local authority; this notice shall be accompanied by location plan, in triplicate to a scale of 1/2500, suitably coloured to show the proposed site in a clear relation to existing development in the area: the plan must be such that the site can easily be identified therefrom.

2. On receipt of written intimation from the local authority that the latter is prepared to consider proposals, when submitted in the manner hereinafter prescribed, there shall be forwarded to the authority the undermentioned documents *in triplicate*:—

(*a*) *House Plans.*
Complete house plans (with sections and elevations) of the house proposed to be erected, to a scale of one inch to four feet. These plans are to be fully dimensioned, and must show the areas of the rooms (to indicate compliance with the prescribed standards): they must be coloured, or section lined, and full details of construction, plumbing and drainage, and generally the nature of the different materials, must be described thereon.

(*b*) *Specification.*
A complete and detailed specification of all the works proposed.

3. Subject to the proposals complying with the requirements of these Regulations, the local authority shall issue, to the person who has submitted the proposals, a Certificate (Certificate "O/O A") in the form appended to this Schedule returning one set of the plans and specification with the approval of the local authority duly endorsed thereon. A copy of Certificate "O/O A" shall be sent by the local authority to the Ministry, together with one copy of the location plan and of the house plan.

4. The erection of a house under the Act shall not be commenced until a Certificate "O/O A" has been received from the local authority (accompanied by the approved plans and specification).

5. Before the foundations of a house are laid notification shall be sent to the local authority in the form provided on Certificate "O/O A" intimating that it is proposed to lay the foundations, and specifying the date on which it is intended to lay them. The local authority in turn shall forward the notification to the Ministry.

6. From time to time during the course of construction, the local authority shall cause the house to be inspected by a duly authorized officer.

7. When the erection of a house has been completed, the person who submitted the proposals shall forthwith notify, in writing, the local authority and at the same time shall state whether any alterations have taken place in the original siting, in which event, an amended location plan to a scale of 1/2500 must accompany the notification. If the authority is satisfied that the erection of the house has been completed in a proper and workmanlike manner, and in accordance with the prescribed standards and conditions, it shall issue a Certificate "O/O B", which shall be in the form appended to this Schedule.

8. The grant for which a person who has erected a house under approved proposals is eligible shall be payable by the local authority as soon as practicable following the receipt of the form of claim forming part of the Certificate "O/O B" in respect of that house.

9. The local authority shall forward to the Ministry after the payment of a grant in respect of a house a Certificate (Certificate "O/O C") and claim (which shall be in the form appended to this Schedule) for the recoupment to the authority of the appropriate sum, payable by the Ministry under the provisions of the Act, which sum shall (subject to the provisions of paragraph ten of this Schedule) be paid to the local authority as soon as reasonably practicable after receipt of Certificate "O/O C", provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

10. Cerificate "O/O C" shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

PART II: Procedure in the case where a person erects houses for sale to persons requiring the accommodation for their own occupation.

11. A person who desires to erect a house, or houses, for sale under the provisions of the Act (hereinafter referred to as "the owner") shall, as a first step, give notice, in writing, to the appropriate local authority stating the number of houses proposed to be built; this notice shall be accompanied by location plans in triplicate, to a scale of 1/2500, suitably coloured to show the proposed site, or sites, in a clear relation to existing development in the area: the plan must be such that the site, or sites, can easily be identified therefrom.

12. On receipt of written intimation from the local authority that the latter is prepared to consider a scheme, when submitted in the manner hereinafter prescribed, the owner shall forward to the authority the undermentioned documents *in triplicate*:—

(*a*) *Layout Plan and Sections for Roads and Services.*
A plan, to a scale of 1/500 (together with the necessary cross and longitudinal sections to a convenient scale) clearly showing the proposed roads and public footpaths, sewers and drains, water and gas mains, electrical transmission lines and cables, all related to contours and other ground levels, and also to existing roads and services.

This layout plan may not be required if all the information concerning roads and services is included in the general layout plan referred to next.

(*b*) *General Layout Plan.*
A plan, to a scale of 1/500, clearly showing—
(*a*) the proposed houses (suitably identified by type and number of each type) and other buildings, roads and footpaths;
(*b*) the site number allotted to each house;
(*c*) the boundaries of the site;
(*d*) by colour, or otherwise, the different features of the layout, *e.g.*, house blocks, roads and footpaths, open spaces, etc.;
(*e*) existing buildings which adjoin the site, or are to remain on the site;
(*f*) existing natural features, such as trees, hedges and streams;
(*g*) contours and necessary spot levels;
(*h*) all dimensions necessary to indicate compliance with the prescribed standards, *e.g.*, distances between house blocks, etc.;
(*i*) widths of carriageways and footpaths.
In circumstances where it would not be practicable to show the full general layout to 1/500 scale on one drawing, the layout may be broken into sections, to a scale of 1/500, with, if necessary, a key plan to a convenient scale

(*c*) *House Plans.*
Complete house plans, to a scale of one inch to four feet, with sections and elevations of each of the types of houses proposed to be erected. These plans are to be fully dimensioned, and must show the areas of the rooms (to indicate compliance with the prescribed standards): they must be coloured, or section lined, and full details of construction, plumbing and drainage and, generally, the nature of the different materials, must be described thereon. In cases where it is proposed to arrange houses of different types in blocks, it will, generally, be necessary to submit additional drawings to a convenient scale showing plans and elevations of the proposed arrangement.

(*d*) *Specification.*
A complete and detailed specification for—
(*a*) roads and services; and
(*b*) houses and other immediate site works, including approach paths and fencing, gates, etc.

13. Subject to the scheme complying with the requirements of these Regulations, the local authority shall issue to the owner a Certificate (Certificate "O/O D"), in the form appended to this Schedule, and return one set of the plans and specification with the approval of the local authority duly endorsed thereon. A copy of Certificate "O/O D" shall be sent by the local authority to the Ministry, together with one copy of the location plan, the general layout plan and the house plans.

14. The erection of houses under the Act shall not be commenced until a Certificate "O/O D" has been received from the local authority (accompanied by the approved plans and specifications).

15. Before the foundations of a house are laid the owner shall send a notification to the local authority in the form provided on Certificate "O/O D" intimating that it is proposed to lay the foundations, and specifying the date on which it is intended to lay them. The local authority in turn shall forward the notification to the Ministry.

16. From time to time during the course of construction, the local authority shall cause the house to be inspected by a duly authorized officer.

17. When the erection of a house has been completed, the owner shall forthwith notify, in writing, the local authority and at the same time shall state whether any alterations have taken place in the original siting, in which event, an amended location plan to a scale of 1/2500 must accompany the notification. If the authority is satisfied that the erection of the house has been completed in a proper and workmanlike manner and in accordance with the prescribed standards and conditions, it shall issue a Certificate "O/O E" to the owner, which shall be in the form appended to this Schedule.

18. The grant, for which an owner who has erected a house under an approved scheme is eligible, shall be payable by the local authority as soon as practicable following the receipt of the form of claim forming part of the Certificate "O/O E" in respect of that house.

19. The local authority shall forward to the Ministry after the payment of a grant in respect of a house a Certificate (Certificate "O/O F") and claim (which shall be in the form appended to this Schedule), for the recoupment to the authority of the appropriate sum, payable by the Ministry under the provisions of the Act, which sum shall (subject to the provisions of paragraph 20 of this Schedule) be paid to the local authority as soon as reasonably practicable after receipt of Certificate "O/O F", provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

20. Certificate "O/O F" shall be subject to certification by the Local Government Auditor after payment has been made by the Ministry.

Certificate O/O A

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946.

ERECTION OF HOUSES FOR OWNER OCCUPATION.

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT A HOUSE.

Certificate No.....

To .....

of .....

This is to Certify:—

(1) that the.....Council have approved the house plans and specifications (hereinafter referred to as "the proposals") submitted to them on the day of 19 , in respect of the house described below;

(2) that the proposals comply with the prescribed standards;

(3) that if the house is ultimately certified to have been satisfactorily completed, in accordance with the proposals now approved, and the Council are satisfied that:—

(*a*) the house falls within one of the categories specified in the Order for the time being in force under Section 15 of the Act, and

(*b*) the house is not so constructed as to be capable of being easily amalgamated with any other house or houses so that such houses together form a single house;

the Council will undertake to pay to the owner the grant provided for under the Act.

Given under my hand this day of 19 .

(Signed).....
for and on behalf of the Council.

NOTE: Approval for the purposes of planning and building bye-laws must be obtained from the appropriate authorities.

NOTICE OF INTENTION TO LAY FOUNDATIONS

The Person to whom this Certificate is granted should, in due course, complete this Notice and return one copy of the Certificate to the Council for transmission to the Ministry.

To the.....Council.

It is proposed to lay the foundations of the house referred to overleaf on (Date).....19.....

(Signed).....

Endorsed by Council

..... (Date).....19.....

SCHEDULE

Location of House.....

Particulars of House.....

Number of apartments.....
Superficial Area in square feet.....
Type of Construction *.....

* That is, brick, stone, concrete, or other approved method of construction.

NOTE: This Certificate is to be prepared in QUADRUPLICATE. Two copies are to be forwarded to the person to whom it is granted; one copy is to be sent to the Ministry, together with a copy of the approved plans, and the remaining copy is to be retained by the local authority.

Certificate O/O B.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946.

ERECTION OF HOUSES FOR OWNER OCCUPATION.

CERTIFICATE OF COMPLETION OF HOUSE AND CLAIM FOR PAYMENT OF STATUTORY GRANT.

Certificate No.....
(No. of O/O A Certificate.....)

To .....

of .....

.....

This is to Certify:—

(1) that the house described in the Schedule appended to this Certificate falls within one of the categories specified in the Order for the time being in force under Section 15 of the Act, and has been completed in a proper and workmanlike manner, in accordance with the proposals approved by the Council on the day of 19 , and in compliance with the prescribed standards;

(2) that the house is not so constructed as to be capable of being easily amalgamated with any other house or houses, so that such houses would together form a single house, and

(3) that the person named in this Certificate will be eligible to receive the grant provided for under the Housing (No. 2) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed).....
for and on behalf of the.....Council.

CLAIM FOR PAYMENT OF GRANT

To the.....Council.
I hereby make application for the payment of the sum of £..... being the amount of the grant payable by the Council under the provisions of the Housing (No. 2) Act (Northern Ireland), 1946.

(Signed).....
(Date).....19.....

SCHEDULE

Location of House.....
Number of Apartments.....
Superficial Area (in square feet).....
Amount of Grant for which Person named in this Certificate is eligible,
£.....

NOTE: This Certificate is to be prepared in TRIPLICATE. One copy is to be forwarded to the person to whom it is granted (who should, in due course, complete the form of claim and return the Certificate to the Council); one copy to be sent to the Ministry, and the remaining copy retained by the local authority.

Certificate O/O C.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND

HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946

ERECTION OF HOUSES FOR OWNER OCCUPATION

CERTIFICATE OF PAYMENT OF GRANT BY LOCAL AUTHORITY AND CLAIM FOR PAYMENT OF CONTRIBUTION BY MINISTRY

Certificate No.....

(No. of O/O A Certificate.....)

To: The Ministry of Health and Local Government
for Northern Ireland.

This is to Certify:—

(1) that the.....Council have on the.....day of.....19....., paid to.....
the sum of £..... in accordance with the details furnished in the Schedule to this Certificate;

(2) that the payment referred to at (1) above is in respect of housing accommodation provided under proposals submitted to, and approved by, the Council under Section 6 of the Housing (No. 2) Act (Northern Ireland), 1946, and that a Certificate "O/O B" (Number.....) was issued in respect of the said accommodation on the day of 19 , and that the Statutory Conditions attached thereto have been registered in the Statutory Charges Register;

(3) that no previous Certificate "O/O C" has been issued in respect of the house described in this Certificate.

The Council accordingly hereby make application for the payment of the sum of £..... as detailed in the Schedule appended to this Certificate being the amount of the contribution payable by the Ministry to the Council under the provisions of the Housing (No. 2) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed).....
for and on behalf of the Council.

CERTIFICATE OF LOCAL GOVERNMENT AUDITOR.

I have examined the above Certificate and Claim and I hereby Certify (*subject to the observations contained in the annexed report dated .....) that to the best of my knowledge and belief the particulars entered therein are correct.

Dated this day of 19 .

(Signature).....
Local Government Auditor.

*te, if no report falls to be made.

SCHEDULE

Location of House	Details of Payment made by local authority	Details of amount claimed from Ministry
	Grant in respect of house of..... apartments, £.....	Contribution in respect of house of ..... apartments, £.....

NOTE: This Certificate is to be prepared in TRIPLICATE: two copies should be forwarded to the Ministry, the remaining copy to be retained by the local authority.

Certificate O/O D.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946.

ERECTION OF HOUSES FOR OWNER OCCUPATION.

CERTIFICATE OF APPROVAL OF PROPOSALS TO CONSTRUCT HOUSES.

Certificate No.....

To: .....
of .....

This is to Certify:—

(1) that the.....Council have approved the layout plan, house plans and specifications (hereinafter referred to as "the Scheme") submitted to them on the day of 19 , in respect of the houses described below;

(2) that the Scheme complies with the prescribed standards;

(3) that if a house is ultimately certified to have been satisfactorily completed in accordance with the scheme now approved, the Council will undertake to pay to the owner the grant provided for under the Act, provided that the Council are satisfied that:—

(*a*) the house falls within one of the categories specified in the Order for the time being in force under Section 15 of the Act, and

(*b*) the house is not so constructed as to be capable of being easily amalgamated with any other house, or houses, so that such houses together form a single house.

Given under my hand this day of 19 .
(Signed).....
for and on behalf of the Council.

NOTE: Approval for the purposes of planning, and building bye-laws, must be obtained from the appropriate authorities.

NOTICE OF INTENTION TO LAY FOUNDATIONS.

The Person to whom this Certificate is granted should, in due course, complete this Notice and return one copy of the Certificate to the Council for transmission to the Ministry.

To the.... .....Council.

It is proposed to commence laying foundations on the site overleaf on (Date).....19.....

(Signed).....

Endorsed by Council .....

(Date).....19.....

SCHEDULE OF HOUSES COMPRISED IN SCHEME

Location of Scheme.....

Number of Houses comprised in Scheme.....

Particulars of House Types comprised in Scheme:

(*a*) Houses of 5 or more apartments, sites numbered.....
Superficial Area in square feet * .....
Type of Construction † .....

(*b*) Houses of 4 apartments, sites numbered.....
Superficial Area in square feet * .....
Type of Construction † .....

(*c*) Houses of 3 apartments, sites numbered.....
Superficial Area in square feet * .....
Type of Construction † .....

* If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the site numbers of houses of each different superficial area.

† That is, brick, stone, concrete, or other approved method of construction.

NOTE: This Certificate is to be prepared in QUADRUPLICATE. Two copies are to be forwarded to the person to whom it is granted; one copy is to be sent to the Ministry, together with a copy of the approved plans, and the remaining copy is to be retained by the local authority.

Certificate O/O E.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING (NO. 2) ACT (NORTHERN IRELAND), 1946.

ERECTION OF HOUSES FOR OWNER OCCUPATION.

CERTIFICATE OF COMPLETION OF HOUSE AND CLAIM FOR PAYMENT OF STATUTORY GRANT.

Certificate No.....
(No. of O/O D Certificate.....)

To: .....
of .....
.....

This is to Certify:—

(1) that each of the houses described in the Schedule appended to this Certificate falls within one of the categories specified in the Order for the time being in force under Section 15 of the Act, and has been completed in a proper and workmanlike manner, in accordance with the proposals approved by the Council on the day of 19 , and in accordance with the prescribed standards;

(2) in the case of each house referred to in this Certificate, the Council are satisfied that the house is not so constructed as to be capable of being easily amalgamated with any other house or houses so that such houses would together form a single house, and

(3) that the person named in this Certificate will be eligible to receive the grants provided for under the Housing (No. 2) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed).....
for and on behalf of the.....Council.

CLAIM FOR PAYMENT OF GRANT

To the.....Council.
I hereby make application for the payment of the sum of £..... being the amount of the grant payable by the Council under the provisions of the Housing (No. 2) Act (Northern Ireland), 1946.
(Signed).....
(Date).....19.....

SCHEDULE

Location of Scheme.....
Number of Houses comprised in Scheme.....
Number of Houses covered by this Certificate.....
Number of Houses covered by previous Certificates "O/OE" (Nos......)
.....

(1) *Houses of* 5 *or more apartments completed*
(since last Certificate *) *sites numbered* .....
Superficial area of each house completed, (in square feet) † .....

(2) *Houses of* 4 *apartments completed*
(since last Certificate *) *sites numbered* .....
Superficial area of each house completed, (in square feet) † .....

(3) *Houses of* 3 *apartments completed*
(since last Certificate *) *sites numbered* .....
Superficial area of each house completed, (in square feet) † .....

* Strike out if inapplicable.

† If houses of the same classification as regards number of apartments have different superficial areas, details must be given of the site numbers of houses of each different superficial area.

NOTE: This Certificate is to be prepared in TRIPLICATE. One copy is to be forwarded to the person to whom it is granted (who should, in due course, complete the form of claim, and return the Certificate to the Council); one copy to be sent to the Ministry, and the remaining copy retained by the local authority.

Certificate O/OF.

MINISTRY OF HEALTH AND LOCAL GOVERNMENT FOR NORTHERN IRELAND.

HOUSING (No. 2) ACT (NORTHERN IRELAND), 1946.

ERECTION OF HOUSES FOR OWNER OCCUPATION.

CERTIFICATE OF PAYMENT OF GRANTS BY LOCAL AUTHORITY AND CLAIM FOR PAYMENT OF CONTRIBUTION BY MINISTRY.

Certificate No.....
(No. of O/OD Certificate.....)

To: The Ministry of Health and Local Government for Northern Ireland.

This is to Certify:—

(1) that the.....Council have on the day of 19 , paid the sum of £..... in accordance with the details furnished in the Schedule to this Certificate;

(2) that each house referred to in this Certificate has been included in a scheme submitted to, and approved by, the Council, under Section 6 of the Housing (No. 2) Act (Northern Ireland) 1946, in respect of which a Certificate "O/OE" (Number.....) was issued on the day of 19 , and that the Statutory Conditions attached thereto have been registered in the Statutory Charges Register;

(3) that no previous Certificate "O/OF" has been issued in respect of any house included in this Certificate.

The Council accordingly hereby make application for the payment of the sum of £..... as detailed in the Schedule appended to this Certificate being the amount of the contribution payable by the Ministry to the Council under the provisions of the Housing (No. 2) Act (Northern Ireland), 1946.

Given under my hand this day of 19 .

(Signed).....

for and on behalf of the Council.

CERTIFICATE OF LOCAL GOVERNMENT AUDITOR.

I have examined the above Certificate and Claims and I hereby Certify (*subject to the observations contained in the annexed report dated .....) that to the best of my knowledge and belief the particulars entered therein are correct.

Dated this day of 19 .

(Signature).....

Local Government Auditor.

* Delete, if no report falls to be made.

SCHEDULE

Location of Scheme.....

Name of Owner.....

Houses of 5, *or more, apartments:*

Site Numbers (from Certificate "O/O E").....

.....

Date of Payment of Grant.....19.....

Amount Paid..... £.....

Amount Claimed from Ministry..... £.....

Houses of 4 *apartments:*

Site Numbers (from Certificate "O/O E").....

.....

Date of Payment of Grant.....19.....

Amount Paid..... £.....

Amount Claimed from Ministry..... £.....

Houses of 3 *apartments:*

Site Numbers (from Certificate "O/O E").....

.....

Date of Payment of Grant.....19.....

Amount Paid..... £.....

Amount Claimed from Ministry..... £.....

SUMMARY	£
Amount claimed in respect of 5 (or more) apartment houses ...	
" " " 4 " " ...	
" " " 3 " " ...	
	£

NOTE: This Certificate is to be prepared IN TRIPLICATE: two copies should be forwarded to the Ministry, the remaining copy to be retained by the local authority.

SCHEDULE II

STANDARDS OF SITING

(1) The minimum distances in this Schedule are prescribed without prejudice to the application of any enactment or bye-law, and shall be deemed to relate to measurements taken at right angles to the wall or walls of the house.

(2) For the purposes of these standards, the words "main front wall" and "main front walls" shall be deemed to exclude porches and bay-windows; the words "main back wall" and "main back walls" shall be deemed to exclude porches, bay-windows and one-storey projections or outbuildings, but shall be deemed to include projections or outbuildings having more than one storey.

(3) There shall be provided a distance not less than:—

(*a*) 50 feet between building lines,
(*b*) 50 feet between main front walls,
(*c*) 50 feet between main back walls,
(*d*) 50 feet between a main front wall and a main back wall,
(*e*) 35 feet between a main front wall, or a main back wall, and a gable (end) wall, and
(*f*) 10 feet between a main front wall and a public road or footpath.

(4) The distance between the main front wall, or the main back wall, of a house and a one-storey outbuilding, structure or projection, which is outside the curtilage of the house and which is not more than 10 feet in height measured from ground level to eaves or parapet, shall be not less than 35 feet, provided that, where the said height exceeds 10 feet, the specific siting requirements shall be determined by the Ministry having regard to the circumstances of the case.

(5) The distance between gable (end) walls shall be not less than:—

(*a*) 8 feet where there are no windows or doors in the said walls,
(*b*) 12 feet where in the said walls there are doors, or windows which are not required to be taken into account for the purposes of compliance with Paragraph (12) of Schedule III of these Regulations, or which do not serve bathrooms on the ground floor, and
(*c*) 20 feet in all other cases.

(6) The average distance between the rear boundary of the curtilage and the main back wall shall be not less than 20 feet.

SCHEDULE III

STANDARDS OF ACCOMMODATION

(1) The standards in this Schedule are prescribed without prejudice to the application of any enactment or bye-law.

(2) In calculating floor areas for the purposes of these standards, the measurements shall be taken to the unfinished wall surfaces (the normal thickness of plaster, if any, being assumed), so as to include the areas of built-in cupboards or presses having a minimum head-room of six feet six inches, and to exclude the areas of chimney breasts, larder, hot-press, or stair bulkheads less than six feet six inches from the ceiling or floor.

Where accommodation is provided wholly or partly in the roof space any area having 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) shall be excluded.

(3) *Living Room and Kitchen or Scullery Accommodation.*

(*a*) The combined floor area of the living room and kitchen or scullery accommodation shall be not less than:—
(i) in the case of one living room, 215 square feet;
(ii) in the case of two living rooms, 315 square feet;
(iii) in the case of three living rooms, 415 square feet;
provided that the floor area of a living room shall be not less than 100 square feet.

(*b*) The kitchen or scullery accommodation shall contain a suitable sink and draining board.

(4) *Bedroom Accommodation.*

(*a*) The floor area of the bedroom accommodation shall be not less than:—

(i) in the case of one bedroom, 120 square feet;

(ii) in the case of two bedrooms, 210 square feet;

(iii) in the case of three bedrooms, 275 square feet;

(iv) in the case of four bedrooms, 355 square feet;

(v) in the case of five bedrooms, 435 square feet;

provided that the floor area of a bedroom shall be not less than 65 square feet.

(*b*) The sole means of access to a bedroom shall not be through another bedroom, and there shall not be any direct access between a bedroom and a kitchen or scullery.

(5) *Ceiling Heights.*

(*a*) The ceiling height of a living room, bedroom, or the kitchen or scullery accommodation shall be not less than seven feet six inches.

(*b*) Where accommodation is provided, wholly or partly, in the roof space, the said accommodation, to the extent of not less than half of the floor area calculated in accordance with paragraph (2) of this Schedule shall have a ceiling height of not less than seven feet six inches.

(6) *Facilities for Cooking, for Heating of Water, and for Artificial Lighting.*

(*a*) *Cooking.*
Suitable arrangements shall be made to enable a gas or electric cooker to be installed or a suitable solid fuel cooking appliance shall be provided.

(*b*) *Heating of Water.*
Where a piped water supply is available, a suitable hot water circulating system shall be provided.

(*c*) *Artificial Lighting.*
Where electricity services are available, sufficient points for the adequate lighting of each room, compartment, and passage shall be provided.

(7) *Room Heating.*

(*a*) Where solid fuel will be the principal source of heating, a fireplace shall be provided in the living room, or, in the case of two or more living rooms, in the principal living room. In addition, there shall be provided in the living room or rooms, other than the principal living room, and in the first or second bedroom, either:—

(i) a fireplace;

(ii) some other fixed means of providing adequate heating; or

(iii) an electric or gas service connection to which a heating appliance can be conveniently connected provided services are available.

(*b*) Where solid fuel will not be the principal source of heating, the heating arrangements and the provision or omission of fireplaces shall be determined by the Ministry according to the circumstances of the particular case.

(8) *Larder Accommodation.*

Larder accommodation, having a minimum floor space of 4 square feet and a minimum height of 6 feet 6 inches, and with adequate shelving and effective means of permanent ventilation directly to the outside air, shall be provided within the house.

(9) *Cupboard Accommodation.*

In addition to the larder and hot press, cupboard accommodation with adequate shelving shall be provided to afford, as a minimum:—

(*a*) 30 cubic feet in respect of bedrooms; and

(*b*) 14 cubic feet other than in respect of bedrooms.

(10) *Shelving, etc.*
There shall be provided:—
(*a*) shelving (in addition to shelving prescribed for larder and cupboards) having a minimum area of six square feet, either in a living room or in the kitchen or scullery accommodation; and
(*b*) adequate arrangements for hanging hats and coats.

(11) *Storage Accommodation.*
(*a*) Space, normally 4 feet 6 inches by 2 feet, capable of accommodating a perambulator shall be provided on the ground floor and free of passages, it being assumed that a minimum width of two feet nine inches is required for the purposes of a passage.
(*b*) Storage accommodation, having a minimum effective capacity of 52 cubic feet, shall be provided for fuel. There shall be adequate access to the said accommodation, other than directly from a living room or kitchen or scullery accommodation, for the delivery of fuel.

(12) *Water supply, Drainage System and Sanitary Accommodation.*
(*a*) An adequate supply of wholesome drinking water shall be readily available.
(*b*) A drainage system suitable for the disposal of waste water, rain water, or, where a water closet is required, of soil from such closet, shall be provided.
(*c*) Where there is a public piped water supply, a bathroom, fitted with a bath and washhand basin shall be provided. A water closet and hot press shall also be provided and may be located in the bathroom. The size of the compartment or compartments shall be sufficient to afford adequate space for access to, and use of, the fittings therein.
(*d*) Where there is not a public piped water supply, a storage tank, having a minimum capacity of 100 gallons, suitably located for the purpose of supplying water to the sink in the kitchen or scullery accommodation, and capable of being replenished by rain water from the roof of the house, shall be provided.
(*e*) Where a water closet is not provided, an earth or chemical closet shall be provided.
(*f*) A bathroom, or water or other closet, shall not communicate directly with a living room, bedroom, or the kitchen or scullery accommodation.

(13) *Windows.*
(*a*) The window glass area shall be, in the case of a living room, or the kitchen or scullery accommodation, not less than one-eighth, and, in the case of a bedroom, not less than one-tenth, of the floor area of the said room or accommodation.
(*b*) Where the ceiling height is not less than eight feet, the distance from the floor to the bottom of the lintel of a window which is required to be taken into account for the purposes of the sub-paragraph immediately preceding shall be not less than six feet six inches.
(*c*) Where the ceiling height is less than eight feet, the distance from the floor to the bottom of the lintel of a window which is required to be taken into account for the purposes of sub-paragraph (*a*) shall be not less than six feet.

(14) Stairs.
Stairs shall be so constructed that:—
(*a*) the going is not less than 8½ inches;
(*b*) the rise is not more than 7¾ inches;
(*c*) the width, measured in the clear between handrail and finished wall surface, or between handrails, is not less than two feet eight inches; and
(*d*) the distance from a line, joining the nosings of the treads, to any ceiling, soffit, or other obstruction is, when measured vertically, not less than six feet six inches, and, when measured at right angles to the said line, not less than five feet.

(15) *Passages.*

The width of a passage within a house shall be not less than two feet nine inches.

(16) *Doors.*

(*a*) The height of doors, other than to cupboards, presses, hot press and fuel store, shall be not less than six feet six inches.

(*b*) The width of doors giving access to a living room, bedroom, or the kitchen or scullery accommodation shall be not less than two feet six inches, and of the principal external door, not less than two feet nine inches.

(17) *Fences and Footpaths.*

Fencing shall be provided around the site of a house and adequate footpaths shall be constructed within the curtilage of the site.

SCHEDULE IV

STANDARDS OF CONSTRUCTION

(1) The standards in this Schedule are prescribed without prejudice to the application of any enactment or bye-law.

(2) Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements and recommendations of the relative British Standard Specifications and Codes of Practice. If clay bricks are used they must comply with the specification for Clay bricks in Northern Ireland.

(3) *Ground Floor.*

The ground floor shall be constructed:

(*a*) in one of the recognised forms of solid construction, having a concrete ground slab, or

(*b*) in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.

(4) *Upper Floor.*

The upper floor, where of timber joists or other similar form of hollow construction, shall be covered with tongued and grooved boarding or other not less suitable material.

(5) *External Walls.*

(*a*) External walls shall be of cavity construction, formed with an outer and inner skin each of 4½ inches thick brickwork, adequately tied together across a 2 inch cavity with wall ties which are free of mortar droppings.

(*b*) So that the inner skin cannot be affected by weather penetration of the outer skin, damp-proof courses and membranes, or other recognised barriers shall be provided at parapets, lintels, sills, and jambs of windows and doors, and other places where the cavity may be bridged.

(6) *Party Walls.*

Party walls shall be:

(*a*) of cavity construction, formed with two skins each of 4½ inch thick brickwork adequately tied together across a 2 inch cavity with non-rigid wall ties, or

(*b*) of 9 inch thick solid brickwork, and

(*c*) continued to a height not lower than the under side of the roof covering.

(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-