1973. No. 305 **[C]**

HOUSING

Schemes for the Erection of Houses for Owner Occupation

REGULATIONS, DATED 31ST AUGUST 1973, MADE BY THE MINISTRY OF DEVELOPMENT UNDER SECTION 10 OF THE HOUSING (No. 2) ACT (NORTHERN IRELAND) 1946.

The Ministry of Development (in these Regulations referred to as "the Ministry") on behalf of the Secretary of State and in exercise of the powers conferred on it by section 10 of the Housing (No. 2) Act (Northern Ireland) 1946(a) (in these Regulations referred to as "the Act") and of every other power enabling it in that behalf hereby makes the following Regulations:—

1.—(1) These Regulations may be cited as the Housing (Owner Occupation) Regulations (Northern Ireland) 1973, and shall come into operation on the 1st October 1973.

(2) In these Regulations—

(*a*) the expression "appropriate district council" means the district council for the area in which the housing accommodation is to be provided;

(*b*) the word "house" shall be taken to include "flat" and "maisonette", except where otherwise stated;

(*c*) where abbreviations and symbols are used, these shall have the meaning assigned to them by regulation A2(8) of the Building Regulations (Northern Ireland) 1973(b).

2. The following Regulations are hereby revoked:—

Housing (Owner Occupation) Regulations (Northern Ireland) 1956(c);

Housing (Owner Occupation) (Amendment) Regulations (Northern Ireland) 1961(d).

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 district council in accordance with the provisions of Schedule 1.

4. It shall be a condition of approval to any proposals submitted to a district council under section 6 of the Act that the standards which are specified in Schedule 2 (in these Regulations referred to as "the prescribed standards") and the method of measuring the superficial area which is specified in Schedule 3 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 prescribed standards shall be without prejudice to the application of any building regulation made in pursuance of the Building Regulations (Northern Ireland) Order 1972(e) or of any other enactment or bye-law.

(a) 1946. c. 20.
(b) S.R. & O. (N.I.) 1973, No. 105.
(c) S.R. & O. (N.I.) 1956, No. 95.
(d) S.R. & O. (N.I.) 1961, No. 107.
(e) S.I. 1972, No. 1996 (N.I. 19).

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

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 5 years next after the date of payment of the grant be open to inspection by any duly authorised officer of the appropriate district council or of the Ministry.

8. The district council 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 £1·05 (one pound five pence) in respect of each house: provided, however, that where less than 3 houses are to be erected in accordance with any one house type plan, the minimum fee chargeable in respect of those houses shall be £3·15 (three pounds fifteen pence).

The fees shall be payable to the district council prior to the issue of Certificates "O/OA", or "O/OD", as the case may be.

Sealed with the Official Seal of the Ministry of Development for Northern Ireland this 31st day of August 1973.

(L.S.)

W. P. McIlmoyle,
Assistant Secretary.

SCHEDULE 1

PART 1

Erection of houses for owner occupation

General procedure

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 district council; this notice shall be accompanied by location plan, *in triplicate,* to a scale of 1:2,500, 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 district council that the council is prepared to consider proposals, when submitted in the manner hereinafter prescribed, there shall be forwarded to the council the under-mentioned documents *in triplicate*:—

House plans

Complete house plans (with sections and elevations) of the house proposed to be erected, to a scale of 1:50.

These plans to be fully dimensioned, and shall show, drawn on, (to indicate compliance with the prescribed standards), the following:—

(*a*) 300mm × 300mm planning grid;

(*b*) the minimum furniture provisions;

(*c*) other mandatory fittings.

Full details of construction, plumbing and drainage and, generally, the nature of the different materials, must be described thereon.

Specification

A complete and detailed specification of all the works proposed.

3. Subject to the proposals complying with the requirements of these Regulations, the district council shall issue, to the person who has submitted the proposals, a Certificate (Certificate "O/OA") in the form appended to this Schedule and return one set of the plans and specification with the approval of the district council duly endorsed thereon. A copy of Certificate "O/OA" shall be sent by the district council 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/OA" has been received from the district council (accompanied by the approved plans and specification). If work has not commenced on a house within 2 years of the date of issue of this Certificate then such Certificate shall become invalid in relation to that house.

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

6. From time to time during the course of construction, the district council 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 district council 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 1:2,500 must accompany the notification. If the council 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/OB" (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 district council as soon as practicable following the receipt of the form of claim forming part of the Certificate "O/OB" in respect of that house.

9. The district council shall forward to the Ministry after the payment of a grant in respect of a house a Certificate (Certificate "O/OC") and claim (which shall be in the form appended to this Schedule) for the recoupment to the council of the appropriate sum, payable by the Ministry under the provisions of the Act, which sum shall (subject to the provisions of paragraph 10) be paid to the district council as soon as reasonably practicable after receipt of Certificate "O/OC", provided that the Ministry is satisfied that the statutory and prescribed conditions have been complied with in respect of that house.

10. Certificate "O/OC" 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 district council stating the number of houses proposed to be built; this notice shall be accompanied by location plans, *in triplicate*, to a scale of 1:2,500, 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 district council that the council is prepared to consider a scheme, when submitted in the manner hereinafter prescribed, the owner shall forward to the council the under-mentioned documents *in triplicate*:—

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.

General layout plan

A plan, to a scale of 1:500, clearly showing:—

(*a*) the proposed house (suitably identified by type and number of each type) and other buildings, roads and footpaths;

(*b*) the site number allocated to each house;

(*c*) the boundaries of the site;

(*d*) the different features of the layout, eg, 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, eg, 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.

House plans

Complete house plans (with sections and elevations) of each of the types of houses proposed to be erected, to a scale of 1:50.

These plans are to be fully dimensioned, and shall show, drawn on, (to indicate compliance with the prescribed standards), the following:—

(*a*) 300mm × 300mm planning grid;

(*b*) the minimum furniture provisions;

(*c*) other mandatory fittings.

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.

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 district council shall issue to the owner a Certificate (Certificate "O/OD") in the form appended to this Schedule, and return one set of the plans and specification with the approval of the district council duly endorsed thereon. A copy of Certificate "O/OD" shall be sent by the district council 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/OD" has been received from the district council (accompanied by the approved plans and specifications). If work has not commenced on a house within 2 years of the date of issue of this Certificate then such Certificate shall become invalid in relation to that house.

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

16. From time to time during the course of construction the district council shall cause the house to be inspected by a duly authorised officer.

17. When the erection of a house has been completed the owner shall forthwith notify, in writing, the district council 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 1:2,500 must accompany the notification. If the council 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/OE" 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 district council as soon as practicable following the receipt of the form of claim forming part of the Certificate "O/OE" in respect of that house.

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

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

Certificate O/O A

MINISTRY OF DEVELOPMENT 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 specification (hereinafter referred to as "the proposals") submitted to them on the day of 19 , in respect of the house described in the Schedule to this Certificate;

(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.

(4) if work has not commenced on a house within two years of the date of issue of this Certificate then such Certificate shall become invalid in relation to that 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 regulations must be obtained from the appropriate authorities.*

NOTICE OF INTENTION TO LAY FOUNDATIONS

The person to whom this Certificate is granted shall, 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 in the Schedule

on date.....19....

Signed.....

Endorsed by the Council

..... Date.....

SCHEDULE

Location of house.....

Particulars of house:

Number of apartments.....

Superficial area in square feet/metres.....

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 Council.*

Certificate O/O B

MINISTRY OF DEVELOPMENT 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 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/metres).....

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 Council.*

Certificate O/O C

MINISTRY OF DEVELOPMENT FOR NORTHERN IRELAND
HOUSING (No. 2) ACT (NORTHERN IRELAND) 1946

ERECTION OF HOUSES FOR OWNER OCCUPATION

Certificate of Payment of Grant by District Council and Claim for Payment of Contribution by Ministry

Certificate No.....

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

To: The Ministry of Development 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 aproved 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 hereto 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.

**Delete, if no report falls to be made.*

SCHEDULE

Location of house	*Details of payment made by district council*	*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 Council.*

Certificate O/O D

MINISTRY OF DEVELOPMENT FOR NORTHERN IRELAND
HOUSING (No. 2) ACT (NORTHERN IRELAND) 1946

ERECTION OF HOUSES FOR OWNER OCCUPATION

Certificate of Approval of Proposals to Construct Houses

To..... Certificate No.....

of.....

THIS IS TO CERTIFY:

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

(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;

(4) if work has not commenced on a house within two years of the date of issue of this Certificate then such Certificate shall become invalid in relation to that 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 regulations must be obtained from the appropriate authorities.*

NOTICE OF INTENTION TO LAY FOUNDATIONS

The person to whom this Certificate is granted shall, 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 referred to in the Schedule on date.....19....

Endorsed by the Council Signed.....

..... Date.....

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/metres*.....

Type of construction†.....

(*b*) Houses of 4 apartments, sites numbered.....

Superficial area in square feet/metres*.....

Type of construction†.....

(*c*) Houses of 3 apartments, sites numbered.....

Superficial area in square feet/metres*.....

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 Council.*

Certificate O/O E

MINISTRY OF DEVELOPMENT 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 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/metres*)§ .....

(2) Houses of 4 apartments completed (since last Certificate*) sites numbered . . . .

Superficial area of each house completed (*in square feet/metres*)§ .....

(3) Houses of 3 apartments completed (since last Certificate*) sites numbered . . . .

Superficial area of each house completed (*in square feet/metres*)§ .....

* 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 Council.*

Certificate O/O F

MINISTRY OF DEVELOPMENT FOR NORTHERN IRELAND
HOUSING (No. 2) ACT (NORTHERN IRELAND) 1946

ERECTION OF HOUSES FOR OWNER OCCUPATION

Certificate of Payment of Grants by District Council and Claim for Payment of Contribution by Ministry

Certificate No.....

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

To: The Ministry of Development 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 aproved by, the Council, under Section 6 of the Housing (No. 2) Act (Northern Ireland) 1946, in respect of which a Certificate "O/O E" (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/O F" 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 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.

* *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 Council.*

SCHEDULE 2

Standards

Siting

Paragraphs (1) *to* (5) *apply to houses other than flats or maisonettes*

(1) The minimum siting distances in paragraphs (2) to (5) shall be deemed to relate to measurements taken at right angles to the wall or walls of the house.

(2)(*a*) 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 small one-storey projections such as stores or outbuildings.

(*b*) Where a garage or outbuilding is attached to the side wall of a house then for siting purposes the side wall of the garage or outbuilding shall be regarded as the side wall of the house and the siting distance from it shall be that stated in paragraph (4)(*a*), any windows or doors in the side wall of the garage or outbuildings being ignored for this purpose.

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

(*a*) 15 metres between building lines;

(*b*) 15 metres between main front walls;

(*c*) 15 metres between main back walls;

(*d*) 15 metres between a main front wall, and a main back wall;

(*e*) 11 metres between a main front wall or a main back wall, and a side wall; and

(*f*) 3 metres between a main front wall and a public road or footpath.

(4) The distance between side walls and party fences shall be not less than:—

(*a*) 1.25 metres where there are no windows or doors in the said walls, which distance shall be clear of chimney breasts and similar projections;

(*b*) 2 metres where in the said walls there are doors or windows which are not required to be taken into account for the purpose of compliance with paragraph (29);

(*c*) 2.5 metres to permit access to a garage space at the rear of a house, which distance shall be clear of obstructions such as steps and chimney breasts; and

(*d*) 3.6 metres where there are windows required to be taken into account for the purpose of compliance with paragraph (29).

(5) The average distance between the rear boundary of the site and the main back wall shall be not less than 6 metres.

Paragraphs (6) *to* (11) *apply to flat and maisonette blocks*

(6) The minimum distance laid down in paragraphs (7) to (11) shall be deemed to relate to measurements taken at right angles to the wall or walls of the blocks.

(7) For the purposes of these standards the measurements of distances and angles shall be taken from outside the main structural external walls of the blocks or wings of blocks. Porches, bay-windows, balconies and projecting vertical staircase bays shall be ignored.

(8) In the case of parallel blocks running in approximately the same direction a block height must not subtend an angle of greater than 25° from the ground floor level at the outside wall of the nearest block. The block height referred to is the parapet level in flat roof construction and the ridge level or eaves level whichever subtends the greater angle in pitched roof construction.

(9) The distance between side walls of adjacent blocks shall be as follows:—

(*a*) without windows, not less than 4 metres ;

(*b*) with secondary windows:

(i) 3-storey blocks, not less than 6 metres;

(ii) 4-storey blocks and over, not less than 8 metres;

(*c*) with principal windows, to be governed by an angle of 43° applied as prescribed in paragraph (8).

(10) In the case of blocks at right angles or approximately right angles to one another the spacing shall be governed by an angle of 35° applied as prescribed in paragraph (8).

(11) Blocks on the perimeter of a site shall not prejudice potential development on any adjoining site to an extent less favourable than the requirements of paragraphs (8), (9) and (10).

Paragraphs (12) *to* (27) *apply to all houses*

Design factors

(12)(*a*) All houses shall be designed on a 300mm × 300mm planning grid, located within the finished or unfinished inner wall surface of the external or containing walls.

(*b*) All houses shall be designed in relation to the number of bed-spaces provided and having full regard to user requirements and variety of home activities as reflected in the amounts of furnishing normally required and its convenient arrangement.

(*c*) The following minimum provisions of furniture shall be drawn on the plans. These items shall be so located and spaced as to permit reasonable access and use.

Kitchen	—	A small table unless one is built in.
Meals space	—	Dining table and chairs. Where the kitchen and meals space are combined space for a small table shall not be required in the kitchen.
Living space	—	2 or 3 easy chairs A settee A TV set Small tables Radiogram Bookcase
Single bedrooms	—	Bed or divan Bedside table Chest of drawers A wardrobe or space for cupboard to be built in
Main bedrooms	—	A double bed or 2 single beds Bedside tables Chest of drawers Double wardrobe or space for cupboard to be built in. Dressing table
Other double bedrooms	—	Two single beds Bedside tables Chest of drawers Double wardrobe or space for cupboard to be built in. Dressing table

Where single beds are shown they may abut.

Space for wardrobes or space for cupboards to be built in shall be on the basis of not less than 600 mm run of hanging space per bed-space. The space provided for a cupboard shall have a depth of not less than 550 mm.

The cupboard space for double bedrooms other than the main bedroom may be provided within easy access outside the room.

(13) *Kitchen fitments*

(*a*) The kitchen shall contain—

(i) a sink with draining boards or with one draining board and at the other side an adjoining work-top;

(ii) adequate space for a gas or electric cooker which shall be located between fittings of work-top height and clear of any hazard;

(iii) enclosed storage space of not less capacity than:—

(1) in houses having 3 or more bed-spaces, 2.3m^3;

(2) in houses having 1 or 2 bed-spaces, 1.7m^3.

This provision shall include a ventilated food cupboard of not less than 0.17m^3. A broom cupboard shall also be included in the total capacity but may be provided elsewhere than in the kitchen;

(*b*) in addition to the kitchen storage, the sink and space for cooker, there shall be provided in convenient positions a minimum of two further spaces to accommodate a refrigerator and washing machine both of which may be located under worktop surfaces;

(*c*) kitchen fitments shall be arranged to provide a work sequence of worktop/cooker/worktop/sink/worktop, or another similar sequence unbroken by a door or other traffic way.

(14) *Cooking*

Adequate facilities for cooking shall be provided.

There shall be installed one of the following:—

(*a*) electric cooker control unit;

(*b*) gas outlet;

(*c*) a fixed oil-fired cooker connected to an external storage tank;

(*d*) a solid fuel cooker of a type included in the approved list issued by the Coal Utilisation Council and the Solid Smokeless Fuels Federation.

(15) *Heating of water*

A hot water circulating system or other approved means of supplying an adequate quantity of hot water shall be provided.

(16) *Artificial lighting and power*

Where a public electricity supply is available

(*a*) sufficient points for the adequate lighting of each room, compartment and passage shall be provided;

(*b*) socket outlets shall be provided as follows:—

Working kitchen	4
Dining room	2
Dining/Kitchen	5
Living room	3
Living/Dining room	4
Bedroom	2
Hall	1
Landing	1

(17) *Heating*

(*a*) The living room of every house, or, where there are two or more living rooms, the principal living room, shall be provided with a fixed appliance capable of providing heat to that room of not less than 0.042 kW per cubic metre of room capacity.

(*b*) Where a public electricity supply is not available a fixed appliance capable of providing adequate heat shall be installed in the first or second bedroom.

(*c*) All solid fuel appliances shall be of a type included in the approved list issued by the Coal Utilisation Council and the Solid Smokeless Fuels Federation.

(18) *Water supply*

An adequate supply of wholesome drinking water shall be readily available. Where a public piped water supply is available the house shall be connected to it. Where there is not a public piped water supply a storage tank having a minimum capacity of 455 litres shall be provided within the house and shall be capable of being replenished automatically from a reliable uncontaminated source of water.

(19) *Drainage*

Drainage systems suitable for the disposal of rain water, waste water and of soil from a water closet shall be provided.

(20) *Sanitary accommodation*

(*a*) A bathroom fitted with a bath and wash hand basin shall be provided. A water closet shall also be provided which may be in the bathroom in a house with five bed-spaces or less. In houses with six or more bed-spaces it shall be in a separate compartment. The size of the compartment or compartments shall be sufficient to afford adequate space for access to and use of the fittings therein.

(*b*) Where a separate water closet compartment does not adjoin a bathroom it shall be provided with a wash-hand basin.

(21) *Safe medicine cabinet*

A safe medicine cabinet conforming to BS 3922 shall be provided in the bathroom or kitchen at a height of not less than 1.4 metres. Alternatively, a portion of high level cupboard space in the kitchen may be allocated for this purpose and provided with a fastening device conforming to BS 3922.

(22) *Doors*

(*a*) The height of all external doors and pass doors shall be not less than 6′ 6″ (metric equivalent 1.981 metres).

(*b*) The width of front and back external doors shall be not less than 826 mm. The width of pass doors to a living room or kitchen shall be not less than 2′ 6″ (metric equivalent 762 mm). The width of bedroom doors shall be not less than 726 mm.

(*c*) Trap door access to the roof space shall be provided.

(23) *Passages and stairs*

(*a*) The clear width of passages or stairs within a house shall be not less than 800 mm.

(*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.

(*c*) Except in houses having only one bedroom access from bedroom to the bathroom or WC shall be arranged without having to pass through another room.

(24) *Construction*

(*a*) All houses shall be designed and constructed in compliance with:—

(i) regulations made under the Building Regulations (Northern Ireland) Order 1972;

(ii) any relevant British Standard or relevant British Standard Code of Practice;

(iii) legally enforceable conditions of supply of Statutory Undertakings; and

(iv) good building practice.

(25) The approval of the Ministry shall be required to the proposed use of any non-traditional form of construction or material.

(26) *Preservative treatment of external joinery*

Windows, window surrounds, external doors other than flush, and external door frames where constructed of redwood or other non-durable timbers shall be pretreated against fungal attack in accordance with Technical Note 24 issued by the Building Research Establishment, Princes Risborough Laboratory, Aylesbury, Bucks.

(27) *Floor finishes*

Where floors are constructed in concrete, the finish shall not be inferior to granolithic.

Paragraphs (28) *to* (30) *apply to houses other than flats or maisonettes*

(28) *Storage accommodation*

(*a*) General storage accommodation of not less than $2m^2$ and having a minimum height of 1.5 metres shall be provided in permanent construction within the house. Some of the storage space may be on an upper floor but at least $1m^2$ shall be at ground floor level and shall be exclusive of any kitchen store, dustbin store, fuel store, or pram space.

Storage space provided on an upper floor shall be enclosed separately from a hot press or bedroom cupboard; it shall be accessible from the circulation space or from a room other than a bathroom or WC compartment and be conveniently accessible in relation to room furniture.

(*b*) The hot press shall provide the following clear storage space:—

(i) in a house having four or more bed-spaces $0.6m^3$;

(ii) in a house having less than four bed-spaces $0.4m^3$.

Where the hot press does not contain the hot water storage clyinder an adequate alternative form of heating the hot press shall be provided.

(*c*) Where the house has more than two bed-spaces an area capable of accommodating a pram (1.4m by 700mm) shall be provided on the ground floor, clear of passages and elsewhere than in a living room, kitchen or bedroom, it being assumed for this purpose that the minimum width of a passage is 800mm.

(*d*) Where solid fuel will be the main source of heating storage accommodation of not less than $1.5m^2$ shall be provided.
Fuel storage accommodation shall have adequate access for delivery of fuel other than directly from a living room or kitchen.

(*e*) Where oil fuel storage is provided it shall comply in all respects with the current relevant British Standard Code of Practice.

(29) *Windows*

(*a*) The window glass area in the living room and in the kitchen shall be not less than one-eighth, and in a bedroom not less than one-tenth, of the floor area of the said room.

(*b*) The distance between finished floor level and the window head level shall be not less than 2 metres.

(30) *Fences and footpaths*

A permanent physical boundary definition shall be provided around the site of a house and adequate footpaths shall be constructed within the boundary of the site.

Paragraphs (31) *to* (38) *apply to flats and maisonettes*

(31) *Fire precautions*

Arrangements for fire prevention, fire fighting and escape from fire shall be in accordance with the requirements of the relevant Fire Authority.

(32) *Storage accommodation*

(*a*) General storage accommodation of not less than $2m^2$ and having a minimum height of 1.5 metres shall be provided in permanent construction within a flat or a maisonette. In the case of a maisonette some of the storage space may be on an upper floor but at least $1m^2$ shall be at the lower floor level. General storage accommodation shall be exclusive of any kitchen store, dustbin store, fuel store, or pram space.

Storage space provided on an upper floor shall be enclosed separately from a hot press or bedroom cupboard; it shall be accessible from the circulation space or from a room other than a bathroom or WC compartment and be conveniently accessible in relation to room furniture.

(*b*) The hot press shall provide the following clear storage space:—

(i) in a flat or maisonette having four or more bed-spaces $0.6m^3$;

(ii) in a flat or maisonette having less than four bed-spaces $0.4m^3$.

Where the hot press does not contain the hot water storage cylinder an adequate alternative form of heating the hot press shall be provided.

(*c*) Where in a flat or maisonette provision is made for more than two bed-spaces a pram space (1.4m by 700mm) shall be provided either inside or outside the flat. If outside, it shall be in the form of a lock-up store of at least 1.6m by 900mm. Pram stores located on the first floor or above will only be acceptable where lifts are provided.

(*d*) Where solid fuel will be the main source of heating storage accommodation of not less than $1.5m^2$ with adequate access other than directly from a living room or kitchen for the delivery of fuel shall be provided. Where the flats or maisonettes are of three storeys or over the fuel store shall be on the same floor as the flat or maisonette for which it is provided; otherwise a lock-up store may be provided on the ground floor. Doors or other means of access to fuel stores shall have a clear opening of not less than 600mm.

(*e*) Where oil fuel storage is provided it shall comply in all respects with the current relevant British Standard Code of Practice.

(33) *Windows*

(*a*) The window glass area in the living room and in the kitchen shall be not less than one-eighth, and in a bedroom not less than one-tenth, of the total floor area of the said room. Where windows are overshadowed by balconies the glass area of such windows shall be increased to give approximately equal lighting.

(*b*) The distance between finished floor level and the window head level shall be not less than 2 metres.

(*c*) In flats and maisonettes of three storeys or above the sill of any opening window shall not be lower than 1.1 metres from the floor. No window shall be capable of opening more than 100 mm without the release of catches or bolts located well out of the reach of children.

(*d*) In all flats and maisonettes above two storeys windows shall be capable of being cleaned from inside unless safely accessible from a balcony.

(34) *Public passages and stairs*

(*a*) The clear width of public passages and stairs shall be not less than 900 mm.

(*b*) Each public passage and staircase shall be provided with adequate means of natural and artificial lighting.

(*c*) The treads of public stairs shall be treated to render them non-slip.

(35) *Access*

Access to flats or maisonettes shall not involve a climb through more than three storeys to the front entrance doors.

(36) *Balconies*

(*a*) Where private balconies are provided to flats or maisonettes above ground floor level such balconies shall have an unobstructed floor area of not less than 2.3m^2. All balconies above five storeys shall be recessed into the building for at least three-quarters of their depth.

(*b*) External access balconies, if provided, or private balconies, shall have an unobstructed depth of not less than 1.2 metres and shall be provided with parapet walls or guard rails the inside face of which shall not afford ledges or projections on which a child could obtain a foothold.

(37) *Refuse disposal*

Adequate provision shall be made for refuse disposal:

(*a*) In blocks of flats of not more than three storeys and blocks of maisonettes of not more than four storeys bins or storage containers may be provided in a well ventilated store situated on the ground floor and accessible under cover from the staircase hall;

(*b*) otherwise, and in blocks of flats of more than three storeys or blocks of maisonettes of more than four storeys, refuse chutes within easy reach of the flats or maisonettes and preferably on the same floor shall be installed together with refuse storage container chambers at ground floor level.

(38) *Fences and footpaths*

A permanent physical boundary definition shall be provided around the site of flat or maisonette blocks and adequate footpaths shall be constructed within the boundary of the site.

SCHEDULE 3

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 (6) the superficial area shall be the whole area, measured to the unfinished wall surfaces 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 1.5 metres (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 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 general storage provided within the external or containing walls of the house shall be included except so much of the said area as does not exceed $2m^2$.

(4) The area of an enclosed porch, or, where there is more than one enclosed porch, the combined area of the enclosed porches, shall be included except so much of the said area as does not exceed $2m^2$.

(5) 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 $1.5m^2$.

(6) The areas of open porches, open verandahs, garages and out-buildings provided solely for domestic purposes shall be disregarded for the purpose of calculating the superficial area of a house. In the case of flats and maisonettes the space occupied by any public staircase, lift or any other shared accommodation or any balcony shall be excluded for this purpose.

EXPLANATORY NOTE

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

These Regulations consolidate and amend the Regulations which lay down the conditions under which grant is paid, and the standards which must be observed, when houses are built by private persons for owner-occupation.

The main alterations and additional provisions are:

(1) the substitution of metric measurements for corresponding imperial measurements; all houses will now require to be designed on a 300 mm × 300 mm planning grid;

(2) the abandonment of prescribed minimum room areas in favour of new standards based on rooms designed according to the size of the household and to user requirements as reflected in the amounts of furnishing normally required and its convenient arrangement;

(3) the omission of certain provisions by reason of the inclusion of comparable provisions in the Building Regulations (Northern Ireland) 1973;

(4) the inclusion of a series of provisions relating specifically to flats and maisonettes;

(5) the inclusion of provisions relating to additional general storage accommodation, preservation of external joinery and electricity socket outlets;

(6) minor changes in siting and accommodation requirements.