

**Report to the Sewers and Sanitary Committee of the parish of St. Giles,  
Camberwell, on houses let in lodgings.**

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Pristine Sewers  
REPORT TO THE SEWERS AND SANITARY COMMITTEE  
OF THE PARISH OF ST. GILES, CAMBERWELL,  
ON HOUSES LET IN LODGINGS.

1884

The subjoined Letter (dated December 29th, 1883), with enclosures, addressed by the Secretary of the Local Government Board to the Vestry Clerk, together with the past and prospective action of this Vestry in relation to the important matters with which that Letter deals, having been referred to me by the Sewers and Sanitary Committee for consideration and report, I beg leave to report thereon as follows:—

The Letter of the Local Government Board was addressed to 16 of the Metropolitan Vestries or District Boards besides our own; that is to only 17 out of about 40 Vestries and District Boards comprised in the Metropolitan area. The reason for our inclusion in the minority might seem to be implied in the first paragraph, which says "I am directed by the Local Government Board to state that they have deemed it desirable to declare the enactments in Section 35 of the Sanitary Act, 1866, and Section 47 of the Sanitary Law Amendment Act, 1874, to be in force in each of the Parishes and Districts in the Metropolis in which those provisions are not now in operation."

But it is hardly necessary for me to remark that the enactments referred to in the Sanitary Act, 1866, have been in force and in use in the Parish of Camberwell for many years, and were still in force and in use when this letter was received, and that consequently the action of the Local Government Board, so far as our Parish is concerned, is a work of supererogation, and of no effect. It is strange, therefore, that the Local Government Board should have

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chosen Camberwell on which to bestow their care and advice, and have overlooked many parishes which have never, even up to the present moment, made any attempt whatever to obtain powers under the Act.

The question of availing ourselves of the permission given in this Act for making and applying regulations with respect to lodging houses was considered shortly after the passing of the Act in August, 1866; but it was not until 1870 that it was seriously entertained. At that time a code of regulations was prepared with great care and after protracted deliberation, and finally received the sanction of the Home Secretary at the end of the year. These regulations have been in force ever since.

But their enforcement has proved, as had been anticipated, exceedingly difficult. I looked, therefore, with some interest to the "series of suggested regulations which the Board had caused to be prepared with the view of assisting Local Authorities in their consideration of the subject." And anticipating that they would be so framed as to minimise difficulties of administration, and would in other ways also embody the experience of those who had had practical experience in the matter, I was prepared to recommend the Vestry to adopt them in place of our own. Another reason why I thought it might be advisable to take this course was, that if the Board's regulations were such as could properly be adopted by ourselves, they would probably also be found acceptable by the Parishes and District Boards which have not yet framed regulations for themselves, and might even, in the course of time, become the accepted regulations for the whole of London.

I have been disappointed; for the model regulations are, it seems to me, singularly crude and impractical. They are inordinately diffuse; they concern themselves with a multitude of small details it would be impossible for any local authority to enforce; the apportionment of duties between the different persons concerned in lodging houses is faulty and unworkable; the method by which it is proposed to determine what houses let in lodgings shall be placed under regulations, and what houses let in lodgings shall not be thus dealt with, is one that can only lead to injustice;



the requirements are in some cases tyrannical and indecent; and, lastly, the means by which the regulations shall be brought into operation in respect of any house, and shall be maintained in respect of that house (a matter of the greatest practical difficulty), is not even touched on; while, on the other hand, there are introduced a number of practically useless enquiries which would entail an enormous amount of wholly unremunerative clerical labour.

I proceed to justify the charges I have just made.

1ST. *As to their diffuseness.* I need only refer to the unnecessary repetitions in Clauses 3, 4, 5, and 6, all of which relate to the cubic feet of air-space to be allowed to each lodger; and to the numerous like repetitions in the many Clauses dealing with cleanliness of rooms, closets, cisterns, &c.

2ND. *They concern themselves with a multitude of small details it would be impossible for any local authority to enforce.* By Section 34 every lodger is required to cause every window of every sleeping apartment to be kept fully open for two hours every day; and by Section 21 he is required to cause the floor of every room, which shall be let to him, to be thoroughly swept at least once in every day, and thoroughly washed at least once in every week. It is at least as desirable that he should wash himself from head to foot every day, and that his clothing should be frequently changed and cleansed; but for these desiderata no provision has been made. Now, no one will doubt the importance of domestic cleanliness, and the desirability of having the above regulations, and like regulations contained in other sections, carried out. But it is surely obvious that, though a Vestry might recommend, it could never enforce, such enactments as these.

3RD. *The apportionment of duties between the different persons concerned in lodging houses is faulty and unworkable.* The persons who are made responsible for the performance of duties prescribed in the regulations are the landlord and the lodger. But the term "landlord" is so defined as to mean solely the person letting lodgings, or the person on whose behalf they are let; and



the actual landlord, namely, the owner or leaseholder, who receives the rent of the house, is ignored. I don't know how this matter may stand in the central districts of London. But in our own parish nearly all the lodging houses, that could be placed under regulations, are occupied by weekly or yearly tenants who themselves let the lodgings. Now these tenants, who according to the suggested regulations are the landlords, have no power or legal obligation to make structural alterations in houses, to amend closets or drains, or to do anything of that kind, which is here required of them. The respective duties, in fact, of the landlord (using the term in its proper acceptation), and of the tenant, are here muddled up in a way which if maintained would, it seems to me, make the regulations practically inoperative.

4TH. *The method by which it is proposed to determine what houses let in lodgings shall be placed under regulations, and what houses let in lodgings shall not be thus dealt with, is one that can only lead to injustice.* The author of Section 2 recognises, what is obvious, that it would be practically impossible, and if possible undesirable, to bring all houses let in lodgings under regulation; and proposes, therefore, that a hard and fast line shall be drawn, according to which all lodging houses above a certain rateable value shall escape, all below it shall be included. Again, I know little of what obtains in central parishes; but in parishes like our own, where I dare say ten thousand houses are let in lodgings, the adoption of any such rule would be not only unjust, but absurd. Most of the houses (as in Sultan and Hollington Streets), which have been brought under our regulations, are tolerably large houses, occupied by several families each; but a great number of our houses let in lodgings are small, clean houses, in respectable streets, occupied by clerks and persons of that class, which stand at a lower rental than these others. The Board's regulations would put all of these in the same category, or (if making a distinction) would place the better class of lodging houses under regulation, and would exclude those that actually need it.

5TH. *The requirements are in some instances tyrannical and indecent.* Clauses 8, 9, 10, and 11 give authority to the Medical



Officer of Health, Inspector of Nuisances, or other officer deputed by the Vestry to visit any room in a lodging house night or day. No doubt it is desirable to prevent rooms from being overcrowded at night; no doubt it is a good thing to prevent immorality. But surely it would be scandalous that any subordinate Vestry official should be permitted, when he likes, to enter the bedroom of a respectable man and wife, or of a number of girls, or even one occupied by persons of opposite sexes whose relations are decently immoral. We have no right to assume that lodgers are ill-conducted or not respectable, merely because they are lodgers and poor. The power of demanding admission at night is one that should, if possible, be retained; but it is one that should only be exercised under special circumstances and under special authority.

LASTLY. *The means by which the regulations shall be brought into operation in respect of any house, and shall be maintained in respect of that house is not even touched on; while, on the other hand, there are introduced a number of practically useless enquiries which would entail an enormous amount of wholly unremunerative clerical labour.* One of the greatest, if not the greatest, of the practical difficulties we have had to encounter is that of bringing and maintaining houses legally under the operation of our regulations. We have had to give notice of our intention to the actual landlord and to the occupier, and we have had to supply the latter with a list of the number of persons who may be allowed to occupy each room of his house, whether used for general purposes or as a sleeping room only. So far the matter has been simple, though involving much expenditure of time and labour. But unfortunately the tenants of the kind of lodging houses with which we have to deal are persons who frequently shift their quarters; and hence in a large number of cases regulations which have been put in force cease to be of legal effect at the end of a week or two, and the whole process of putting them in force has to be repeated *ab initio*. There is clearly nothing in the model regulations to meet this great difficulty. But in Clause 7 it is suggested that in each case we shall require the landlord (meaning the tenant) to give a number



of particulars with respect to all his lodgers at the time when his premises are placed under regulation; which, even if they be given truthfully at the moment, become wholly inapplicable to the condition of things a week later, and must therefore be quite untrustworthy as a representation of the occupancy of the house.

I repeat that I cannot, therefore, recommend you to adopt the model regulations of the Local Government Board. But I think we may properly and conveniently take the present opportunity of amending our own regulations where they are especially inconvenient or faulty, and of incorporating with them some of the additional requirements contained in the Board's scheme.

After discussing the matter with the Sanitary Inspectors, whose practical experience is of great value, I have proposed many changes in our original regulations which will, I hope, be acceptable, or at any rate prove the basis of a new and improved code. The original and the suggested codes are appended.

*The first part* of our original regulations relates to the circumstances and mode in which they are to be put in force. According to it they are only to be enforced *when the Vestry shall deem it necessary*. It seems to me, for reasons before given, that this rule is far preferable to that proposed by the Local Government Board; and it is obviously far better than the impracticable alternative of putting every house into which lodgers are received under regulation. The whole of this matter was formerly discussed and considered by the Sanitary Committee with great care; but the process of putting the regulations in force finally adopted has been proved to be exceedingly cumbrous and difficult. I have, therefore, modified one clause, and introduced another, with the object of simplifying our procedure. And further, for convenience, I have brought into this part the last clause but one, which requires that in certain circumstances a landlord, or a letter of lodgings, shall appoint an agent to act for him in relation to our regulations.

*The second part* relates to the duties of the person letting lodgings. It specifies the cubic space allowed for each inmate of a room used solely or in part as a sleeping room; the limitations



as to sex ; duties in the presence of dangerous infectious disease ; duties as to cleanliness of premises and all appurtenances thereof ; and requirements as to the admission of the Medical Officer of Health and Sanitary Inspectors. These regulations I have endeavoured to amend :—1st, by naming the dangerous infectious diseases ; 2nd, by requiring the letter of lodgings to assist the sanitary authorities (when need be) in the removal from the premises of patients suffering from such diseases ; 3rd, by introducing sections relating to animals improperly or offensively kept, and to the carrying on of offensive occupations, and the accumulation of offensive matters ; and, lastly, by making it the duty of the letter of lodgings to provide each of his tenants with a copy of the regulations and to inform him of their purport.

*The third part* is devoted to the duties of landlords in relation to structural works. It requires that houses shall be kept in proper repair, that painting, lime-whiting, &c., shall be periodically performed ; that adequate ventilation shall be provided and maintained ; and that the water-supply apparatus, closets, drains, dust bins, yards and areas shall be kept in good and sufficient repair. My suggested amendments in this part relate solely to points of detail, which experience has shown it to be desirable, in some instances to modify or relax, in some to regulate with more clearness and precision than was formerly done.

*The fourth part* comprises a single section, now added for the first time, in which I endeavour to make every tenant of a lodging responsible for the duties of domestic cleanliness and the like, which naturally fall to his share, and to co-operate with the letter of lodgings in all matters with which he has any concern.

*The fifth part* deals solely with penalties.

I may add here that I have endeavoured, in *the fourth part* to make lodgers answerable to some extent for their sanitary delinquencies. But I confess that it seems to me, almost impossible that we can have any power over them, excepting through the persons who take them as lodgers ; and that we should act very unwisely if we relaxed our hold on the letters of lodgings by throwing (as the Local Government Board does) duties on lodgers which we have hitherto required, and which we ought to require,



the letters of lodgings to perform, and many of which it is in his own interests that, backed up by us, he should himself enforce.

I may further add that the view originally taken by the Sanitary Committee, namely, that the landlord must be held responsible for that class of duties which the Legislature has thrown upon the landlord, and that the letter of lodgings must be answerable for those duties which the Sanitary Acts require of a tenant, in accordance with which our regulations were framed, seems to me still the proper and the only practical view to adopt. I have maintained this division of duties therefore in my amended scheme; and have not adopted the plan of the Local Government Board which, as it seems to me contrary to all law, demands of the tenant (whom it calls the landlord) duties which with scarcely an exception the landlord alone can be compelled to perform. One might think from the careful way in which real landlords are protected from the incidence of the Local Government Board's regulations, that these were framed by landlords in their own interests. It is at any rate worthy of remark that the Vestry of Camberwell, comprising among its members many landlords of such property as is here dealt with, have shown a juster appreciation of the duties of landlords than the Local Government Board.

In conclusion, I cannot help remarking on the feebleness which constantly spoils the best-intentioned sanitary legislation, and which is conspicuous in the enactments relating to houses let in lodgings. The Local Government Board, acting under a special section of the Sanitary Law Amendment Act of 1874, which enables them, at their discretion, by notice published in the "London Gazette," to declare the enactments contained in Section 35 of the Sanitary Act, 1866, to be in force in any part of the metropolis, have availed themselves of this power in respect of our own and certain other parishes. But this section gives them no definite or useful power. They have declared that certain enactments are in force, but they cannot compel the Vestries to frame any regulations, they cannot impose any regulations of their own; nor even can they compel Vestries to carry out and enforce regulations which the Vestries have



framed and the Board have sanctioned. Now, I am one of those who think that by the judicious regulation of lodging houses of certain kinds, and in certain localities, very much good might be effected, and much advantage would accrue both to the lodgers and to the public. But it is clear that it ought never to have been left to individual Vestries, in a place like London, to adopt or not adopt the enactments referred to simply according to their pleasure, still more that they should never have been allowed to frame inconsistent orders or regulations. It is possible that the 35th Section of the Act of 1866 was framed tentatively with the object of learning by experience what kind of regulations were best adopted for the Metropolis, and how best they might be made effective. But if so the opportunity offered by the Amendment Act of 1874 might have been seized, not for giving an empty power to the Local Government Board, but for requiring the Metropolitan Board of Works to frame suitable regulations for the whole of the Metropolis, which the Vestries might have been required to enforce, as they are required to enforce other provisions of the Sanitary Acts. It is not too late to do this.

JOHN SYER BRISTOWE, M.D., F.R.S.,

*Medical Officer of Health.*

*January 15th, 1884.*



## REGULATIONS

FOR

### HOUSES LET IN LODGINGS (NOW IN FORCE).

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*The italics signify words or phrases which have been removed or varied in the Suggested Regulations.*

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1. Whenever *the Vestry shall deem it* necessary to put these Regulations into operation, in respect of any house, or part of a house, which is let in lodgings, or occupied by members of more than one family, they shall give notice in writing to the person letting lodgings, and to the landlord (Form A. in the Schedule), who shall be held responsible for the due performance of their respective duties, as hereinafter defined. And the Regulations shall come into operation *at the expiration of ten days* from the date of such notice.

2. A register shall be kept at the Vestry Hall, under the direction of the Medical Officer of Health, of all houses, or parts of houses, which shall thus be brought under the operation of these Regulations, and of their several keepers or letters, and landlords.

#### REGULATIONS TO BE OBSERVED BY THE PERSON LETTING LODGINGS.

3. The minimum space for each inmate of a room, used exclusively as a bed room, shall be 300 cubic feet; and the minimum space for each inmate of a room used both as a bed room and as a sitting room, shall be 350 cubic feet. Two children under 10 years of age may be reckoned as one person.

4. Not more than two persons of opposite sexes, if above the age of *ten*, shall occupy the same sleeping room.

5. The person letting in lodgings, the house, or part of a house, shall be supplied with a ticket (according to the Form B. in the Schedule), stating the number of persons allowed to sleep in each



room, which ticket he will be required to produce, whenever it may be asked for by the Medical Officer, Sanitary Inspector, or other authorised officer of the Vestry, *and he shall be supplied with a ticket (according to the Form C in the Schedule) for each room, stating the number of persons allowed to sleep therein, which shall be put up in a conspicuous place in the room, and shall be kept at all times visible and legible.*

6. The person letting in lodgings, the house, or part of a house, shall, when any one *in them* is ill of small-pox, typhus, or any other dangerous infectious disease, give immediate notice to the Medical Officer of Health, at the Vestry Hall, and shall carry out without delay any measures for disinfection which the Medical Officer may direct.

7. All rooms, passages, and staircases shall be washed and swept at least twice a week; all paved yards and areas shall be washed and cleansed at least once a month; all closets, sinks, and drains shall be kept clean, and free from filth; and all dust-bins shall be emptied at least once a week.

8. The Medical Officer of Health shall have free entrance at all times to every room of every registered lodging-house; and the Sanitary Inspector, or other authorised officer of the Vestry, shall have free entrance between the hours of 8 a.m. and 10 p.m.; but between the hours of 10 p.m. and 8 a.m. only on presenting a written order signed by the Medical Officer of Health. Every facility shall be given to the above-named officers in the exercise of their duties.

#### REGULATIONS TO BE OBSERVED BY THE LANDLORD.

9. Every registered house shall be kept in repair; and the walls and ceilings of every room, *and of the* staircases and passages, and *of the* yards, shall be thoroughly cleansed, and well and sufficiently lime-washed once at least in every year, at such time as may be directed by the Vestry.

10. Every room shall be ventilated *from the outside and otherwise.*

11. Every house shall have a proper supply of water; and



the cistern or *butt* shall be properly covered, and in all respects satisfactory to the Medical Officer of Health.

12. A properly constructed, panned, and trapped water-closet, with properly acting water-apparatus, and drained into the sewer, shall be provided outside the house. If, when the number of inmates exceeds twenty, it appears to the Medical Officer of Health that further privy accommodation is required, an additional water-closet, or additional water-closets, shall be provided.

13. All sinks and drains shall be properly trapped and kept in good repair.

14. All cellars, yards, and areas shall be properly paved and drained.

15. Every house shall be provided with a covered dust-bin, in the best practicable situation, and of sufficient size to contain a week's accumulation of dust, ashes, &c. But when it appears allowable to the Medical Officer of Health, a dust-bin may be provided in common for two or more contiguous houses.

#### REGULATIONS AFFECTING BOTH PERSON LETTING LODGINGS AND LANDLORD.

16. Whenever the Vestry shall require it, any registered letter of lodgings, or any registered landlord of a lodging-house, whose dwelling house is not near to the house, or houses, of which he is the registered letter or landlord, shall appoint as his agent some person resident in or near such house or houses, to see that the foregoing Regulations (as far as they relate to his duties as letter of lodgings or landlord) are strictly carried out in regard to such house or houses. But the registered person shall be responsible for any act or default of his agent in the execution of these Regulations.

17. Any registered person who shall violate or fail to carry out any of the above Regulations shall be liable to a penalty not exceeding Forty Shillings for any one offence, and to an additional penalty not exceeding Twenty Shillings for every day during which a default in obeying such Regulations shall continue.



SUGGESTED REGULATIONS  
FOR  
HOUSES LET IN LODGINGS.

*All Changes and Additions are printed in Italics.*

1. Whenever *the Medical Officer of Health shall report to the Vestry or Sewers and Sanitary Committee, that it is necessary to* put these Regulations into operation, in respect of any house, or part of a house, which is let in lodgings, or occupied by members of more than one family, notice shall be give in writing (*together with a copy of these Regulations*) to the person letting lodgings, and to the landlord (Form A. in the Schedule), who shall be held responsible for the due performance of their respective duties, as hereinafter defined. And the Regulations shall come into operation from the date of *delivery of* such notice.

2. A register shall be kept at the Vestry Hall, under the direction of the Medical Officer of Health, of all houses, or parts of houses, which shall thus be brought under the operation of these Regulations, and of their several keepers or letters, and landlords.

3. *A house, or part of a house, to which these Regulations have once been applied, shall remain under their operation notwithstanding change of landlord or change of occupier, and until it has been removed from the register.*

4. Whenever the Vestry shall require it, any registered letter of lodgings, or any registered landlord of a lodging-house, whose dwelling-house is not near to the house, or houses, of which he is the registered letter or landlord, shall appoint as his agent some person resident in or near such house or houses, to see that the foregoing Regulations (as far as they relate to his duties as letter of lodgings or landlord) are strictly carried out in regard to such house or houses. But the registered person shall be responsible for any act or default of his agent in the execution of these Regulations.



(A) REGULATIONS TO BE OBSERVED BY THE PERSON LETTING  
LODGINGS.

5. The minimum space for each inmate of a room, used exclusively as a bed room, shall be 300 cubic feet; and the minimum space for each inmate of a room, used both as a bed room and as a sitting room, shall be 350 cubic feet. Two children under ten years of age may be reckoned as one person.

6. Not more than two persons of opposite sexes, if above the age of *twelve*, shall occupy the same sleeping room.

7. The person letting in lodgings, the house, or part of a house, shall be supplied with a ticket (according to the Form B. in the Schedule), stating the number of persons allowed to sleep in each room, which ticket he will be required to produce, whenever it may be asked for by the Medical Officer, Sanitary Inspector, or other authorised officer of the Vestry.

8. The person letting in lodgings, the house, or part of a house, shall, when any one *therein* is ill or *dead* of small-pox, typhus, scarlet fever, diphtheria, typhoid or enteric fever, cholera, or any other dangerous infectious disease, give immediate notice to the Medical Officer of Health, at the Vestry Hall, and shall carry out without delay any measures for disinfection which the Medical Officer or Sanitary Inspector may direct. *He shall further assist in the removal (if such removal be certified as necessary by the Medical Officer of Health) of such patient to the ambulance or other vehicle provided for the patient's removal to hospital. Also he shall cause the corpse of any such person to be removed without delay to the public mortuary.*

9. All rooms, passages, and staircases shall be washed and swept at least twice a week; all paved yards and areas shall be washed and cleansed at least once a month; all closets, sinks, and drains shall be kept clean, and free from filth; *all cisterns and other receptacles for water shall be kept covered, and shall be cleansed at least once in every two months;* and all dust-bins shall be emptied at least once a week.

10. *No animals, save ordinary domestic animals, shall be kept in any lodging house; and these provided only they are so kept as to be neither a nuisance nor injurious to health.*



11. *No offensive trades, and no offensive accumulations, shall be allowed.*

12. *It shall be the duty of the person letting lodgings to furnish each of his sub-tenants with a copy of this code of Regulations, and to make him acquainted with its provisions.*

13. The Medical Officer of Health shall have free entrance at all times to every room of every registered lodging-house; and the Sanitary Inspector, or other authorised officer of the Vestry, shall have free entrance between the hours of 8 a.m. and 10 p.m.; but between the hours of 10 p.m. and 8 a.m. only on presenting a written order signed by the Medical Officer of Health. Every facility shall be given to the above-named officers in the exercise of their duties.

(B.) REGULATIONS TO BE OBSERVED BY THE LANDLORD.

14. Every registered house *and its appurtenances* shall be kept in *tenantable* repair; and the walls and ceilings of every room, staircase, and passage, and *the walls of areas or yards*, shall be thoroughly cleansed, and well and sufficiently lime-whited once at least in every year, and at such other times as may be directed by the Vestry. *Provided that the foregoing requirement with respect to lime-whiting do not apply to any wall or part of a wall which is painted or papered, or is of such a nature that lime-whiting would be injurious or inexpedient. In such cases the surface shall be re-painted, or re-covered with paper, or thoroughly cleansed as often as may be required by the Vestry.*

15. Every room shall be ventilated *from the outside by a window or by windows which can be freely opened.* The passages, staircases, and closets shall also be ventilated; and in all cases, where the Medical Officer of Health deems it necessary, such additional ventilation as he may direct shall be provided.

16. Every house shall have a proper and sufficient supply of water; and the cisterns or other receptacles shall be properly covered, and in all respects satisfactory to the Medical Officer of Health.

17. A properly constructed, panned, and trapped water-closet, with properly acting water-apparatus, and drained into the sewer



shall, *if possible*, be provided outside the house; or, *if in the house*, one at least of its sides shall be an external wall. If, when the number of inmates exceeds twenty, it appears to the Medical Officer of Health that further privy accommodation is required, an additional water-closet, or additional water-closets, shall be provided.

18. All sinks and drains shall be properly trapped and kept in good repair. *No closet-drain shall discharge itself into a rain-water pipe. No rain-water pipe shall be carried underground, or open directly into a drain. No waste-water or over-flow pipe from any cistern or water-receptacle, supplying water used for domestic purposes, shall open directly into any drain, or communicate directly with any closet. Neither (if it be possible to avoid it) shall any pipe from a sink within the house be carried directly into any drain.*

19. All cellars, yards, and areas shall be properly paved and drained.

20. Every house shall be provided with a covered dust-bin, in the best practicable situation, and of sufficient size to contain a week's accumulation of dust, ashes, &c. But when it appears allowable to the Medical Officer of Health, a dust-bin may be provided in common for two or more contiguous houses.

#### (C.) REGULATIONS TO BE OBSERVED BY THE TENANTS OF LODGINGS.

21. *It shall be the duty of every tenant to co-operate with the letter of lodgings in all those matters which specially concern him as specified in Sections 5, 6, 8, 9, 10, 11, and 13; and nothing contained in these regulations shall absolve him from the performance of such of these duties as it may be arranged between him and the letter of lodgings that he shall perform, or of such as properly belong to him.*

#### (D.) PENALTIES.

22. Any registered person or tenant who shall violate or fail to carry out any of the above Regulations shall be liable to a penalty not exceeding Forty Shillings, *nor less than Five*, for any one offence, and to an additional penalty not exceeding Twenty Shillings, *nor less than Five*, for every day during which a default in obeying such Regulations shall continue.



## Metropolis. Regulations as to Houses let in Lodgings.

Local Government Board,

Whitehall, S.W.,

29th December, 1883.

SIR,

I AM directed by the Local Government Board to state that they have deemed it desirable to declare the enactments in Section 35 of the Sanitary Act, 1866, and Section 47 of the Sanitary Law Amendment Act, 1874, to be in force in each of the parishes and districts in the Metropolis in which those provisions are not now in operation.

The necessary notice was published in the *London Gazette* of the 28th instant, and a copy of the notice is enclosed.

The effect of the publication of this notice, so far as regards the Parish of Camberwell, is that the Vestry are now empowered to make regulations, subject to the confirmation of the Board, with respect to houses which are let in lodgings, or occupied by members of more than one family.

The matters for which under Section 35 of the Sanitary Act, 1866, regulations may be made, are as follows:—

1. For fixing the number of persons who may occupy a house or part of a house which is let in lodgings or occupied by members of more than one family:
2. For the registration of houses thus let or occupied in lodgings:
3. For the inspection of such houses, and the keeping the same in a cleanly and wholesome state:
4. For enforcing therein the provision of privy accommodation and other appliances and means of cleanliness in proportion to the number of lodgings and occupiers, and the cleansing and ventilation of the common passages and staircases:
5. For the cleansing and lime-whiting at stated times of such premises.



The Sanitary Law Amendment Act, 1874, enacts in Section 47 that regulations under the above-mentioned section may extend to "ventilation of rooms, paving and drainage of premises, the separation of the sexes, and to notices to be given and precautions to be taken in case of any dangerously infectious or contagious disease."

The Board trust that the Vestry will proceed without delay to make regulations in pursuance of these enactments. The Board enclose a series of suggested regulations which they have caused to be prepared with the view of assisting the Vestry in their consideration of the subject.

The Board direct me to add that they feel assured that the Vestry, by a judicious exercise of their powers under the enactments referred to, might secure a material improvement of the sanitary condition of the dwellings of the poorer classes in the parish.

I am, Sir,

Your obedient Servant,

HUGH OWEN,

*Secretary.*

To the Clerk to the Vestry,  
Camberwell.

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**Suggestions for Regulations with respect to Houses  
Let in Lodgings, or occupied by Members of more  
than one Family.**

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**INTERPRETATION OF TERMS.**

1. In these regulations, unless the context otherwise requires, the following words and expressions have the meanings hereinafter respectively assigned to them; that is to say,—

“Lodging-house” means a house or part of a house which is let in lodgings or occupied by members of more than one family :

“Landlord,” in relation to a house or part of a house which is let in lodgings or occupied by members of more than one family, means the person (whatever may be the nature or extent of his interest in the premises) by whom or on whose behalf such house or part of a house is let in lodgings or for occupation by members of more than one family, or who for the time being receives, or is entitled to receive the profits arising from such letting :

“Lodger,” in relation to a house or part of a house which is let in lodgings or occupied by members of more than one family, means a person to whom any room or rooms in such house or part of a house may have been let as a lodging or for his use and occupation.

**EXEMPTED HOUSES.**

2. In any one of the several cases hereinafter specified, a lodging-house shall be exempt from the operation of these regulations; that is to say,—



(a.) Where for the purposes of any rate for the relief of the poor the rateable value of the house exceeds

, and the rent or charge payable by each lodger, and exclusive of any charge for the use by such lodger of any furniture, shall be such that the amount accruing due in any term shall be at the rate or in the proportion of not less than *per week*:

(b.) Where for the purposes of any rate for the relief of the poor the rateable value of the house exceeds

, and the rent or charge payable by each lodger, and inclusive of any charge for the use by such lodger of any furniture, shall be such that the amount accruing due in any term shall be at the rate or in the proportion of not less than *per week*:

*For fixing the number of persons who may occupy a house or part of a house which is let in lodgings or occupied by members of more than one family:*

*For the registration of houses thus let or occupied in lodgings:*

*For the inspection of such houses, and the keeping the same in a cleanly and wholesome state:*

*For enforcing therein the provision of privy accommodation and other appliances and means of cleanliness in proportion to the number of lodgings and occupiers, and the cleansing and ventilation of the common passages and staircases:*

*For the cleansing and lime-whiting at stated times of such premises; and*

*As to ventilation of rooms, and paving of premises; and*

*As to notices to be given and precautions to be taken in case of any dangerously infectious or contagious disease.*

3. The landlord of a lodging-house shall not knowingly cause or suffer a greater number of persons than will admit of the provision of *three hundred cubic feet* of free air space for each person of an age exceeding *ten years*, and of *one hundred and fifty cubic feet* of free air space for each person of an age not exceeding *ten years* to occupy, at any one time, as a sleeping apartment, a room which is used exclusively for that purpose.



4. The landlord of a lodging-house shall not knowingly cause or suffer a greater number of persons than will admit of the provision of *four hundred cubic feet* of free air space for each person of an age exceeding *ten years*, and of *two hundred cubic feet* of free air space for each person of an age not exceeding *ten years* to occupy, at any one time, as a sleeping apartment, a room which is not used exclusively for that purpose.

5. A lodger in a lodging-house shall not knowingly cause or suffer a greater number of persons than will admit of the provision of *three hundred cubic feet* of free air space for each person of an age exceeding *ten years*, and of *one hundred and fifty cubic feet* of free air space for each person of an age not exceeding *ten years* to occupy, at any one time, as a sleeping apartment, a room which is used exclusively for that purpose, and which has been let to such lodger.

6. A lodger in a lodging-house shall not knowingly cause or suffer a greater number of persons than will admit of the provision of *four hundred cubic feet* of free air space for each person of an age exceeding *ten years*, and of *two hundred cubic feet* of free air space for each person of an age not exceeding *ten years* to occupy, at any one time, as a sleeping apartment, a room which is not used exclusively for that purpose, and which has been let to such lodger.

7. The landlord of a lodging-house, within a period of \_\_\_\_\_ after he shall have been required by a notice in writing, signed by the Clerk to the Nuisance Authority, and duly served upon or delivered to such landlord, to supply the information necessary for the registration of such house by the Nuisance Authority, shall, personally or by his agent duly authorised in that behalf, attend at the office of the Nuisance Authority during office hours, and then and there furnish and sign a true statement of the following particulars with respect to such house; that is to say,—

(a.) The total number of rooms in the house :

(b.) The total number of rooms let in lodgings or occupied by members of more than one family :



- (c.) The manner of use of each room :
- (d.) The number, age, and sex of the occupants of each room used for sleeping :
- (e.) The Christian name and surname of the lessee of each room ; and
- (f.) The amount of rent or charge payable by each lessee.

8. In every case where the landlord of a lodging-house occupies or resides in any part of the premises, or retains a general possession or control of the premises, such landlord shall, at all times when required by the Medical Officer of Health, the Inspector of Nuisances, or any other officer specially appointed or authorised by the Nuisance Authority in that behalf, afford any such officer free access to the interior of the premises for the purpose of inspection.

9. In every case where the landlord of a lodging-house does not occupy or reside in any part of the premises, or retain a general possession or control of the premises, every lodger who is entitled to have or to exercise the control of the outer door of the premises shall, at all times when required by the Medical Officer of Health, the Inspector of Nuisances, or any other officer specially appointed or authorised by the Nuisance Authority in that behalf, afford any such officer free access to the interior of the premises for the purpose of inspection.

10. Every lodger in a lodging-house shall, at all times when required by the Medical Officer of Health, the Inspector of Nuisances, or any other officer specially appointed or authorised by the Nuisance Authority in that behalf, afford any such officer free access for the purpose of inspection to the interior of any room or rooms which may have been let to such lodger.

11. In every case where the Medical Officer of Health, the Inspector of Nuisances, or any other officer specially appointed or authorised by the Nuisance Authority in that behalf, has, for the purpose of inspection, obtained access to the interior of a lodging-house or to the interior of any room or rooms in such house, a person shall not wilfully obstruct any such officer in the inspection of any part of the premises, or, without reasonable



excuse, neglect or refuse, when required by any such officer, to render him such assistance as may be reasonably necessary for the purpose of such inspection.

12. In every case where a lodger in a lodging-house is entitled to the exclusive use of any court, courtyard, area, or other open space within the curtilage of the premises, such lodger shall cause such court, courtyard, area, or other open space to be thoroughly cleansed from time to time as often as may be requisite for the purpose of keeping the same in a clean and wholesome condition.

13. In every case where two or more lodgers in a lodging-house are entitled to the use in common of any court, courtyard, area, or other open space within the curtilage of the premises, the landlord shall cause such court, courtyard, area or other open space to be thoroughly cleansed from time to time as often as may be requisite for the purpose of keeping the same in a clean and wholesome condition.

14. The landlord of a lodging-house shall cause every part of the structure of every water-closet belonging to such house to be maintained at all times in good order, and every part of the apparatus of such water-closet, and every drain or means of drainage with which such water-closet may communicate to be maintained at all times in good order and efficient action.

He shall also cause all such means of ventilation as may be provided in or in connection with such water-closet to be maintained at all times in good order.

15. In every case where a lodger in a lodging-house is entitled to the exclusive use of any water-closet belonging to such house, such lodger shall cause the pan, seat, floor, and walls of such water-closet to be thoroughly cleansed from time to time as often as may be necessary for the purpose of keeping such pan, seat, floor, and walls in a clean and wholesome condition.

16. In every case where two or more lodgers in a lodging-house are entitled to the use in common of any water-closet belonging to such house, the landlord shall cause the pan, seat, floor, and walls of such water-closet to be thoroughly cleansed



from time to time as often as may be necessary for the purpose of keeping such pan, seat, floor, and walls in a clean and wholesome condition.

17. The landlord of a lodging-house shall cause every part of the structure of every ashpit or dustbin belonging to such house to be maintained at all times in good order.

18. In every case where a lodger in a lodging-house is entitled to the exclusive use of any ashpit or dustbin belonging to such house, such lodger shall cause such ashpit or dustbin to be kept at all times in a wholesome condition.

19. In every case where two or more lodgers in a lodging-house are entitled to the use in common of any ashpit or dustbin belonging to such house, the landlord shall cause such ashpit or dustbin to be kept at all times in a wholesome condition.

20. A lodger in a lodging-house, or an occupant of any room therein, shall not throw any filth or wet refuse into any ashpit or dustbin belonging to such house.

21. Every lodger in a lodging-house shall cause the floor of every room which has been let to him to be thoroughly swept once at least in *every day*, and to be thoroughly washed once at least in *every week*.

22. Every lodger in a lodging-house shall cause every window, every fixture or fitting of wood, stone, or metal, and every painted surface in every room which has been let to him to be thoroughly cleansed from time to time as often as may be requisite.

23. Every lodger in a lodging-house shall cause all solid or liquid filth or refuse to be removed once at least in *every day* from every room which has been let to him, and shall once at least in *every day* cause every vessel, utensil, or other receptacle for such filth or refuse to be thoroughly cleansed.

24. In every case where a lodger in a lodging-house is entitled to the exclusive use of any staircase, landing, or passage in such house, such lodger shall cause every part of such staircase, landing, or passage to be thoroughly cleansed from time to time as often as may be requisite.



25. A lodger in a lodging-house shall not cause or suffer any animal to be kept in any room which has been let to such lodger or elsewhere upon the premises in such a manner as to render the condition of such room or premises filthy or unwholesome.

26. In every case where a lodger in a lodging-house is entitled to the exclusive use of any cistern or other receptacle for the storage of water supplied to the premises, such lodger shall cause every part of the interior of such cistern or receptacle to be thoroughly cleansed from time to time as often as may be requisite for the purpose of keeping the same in a clean and wholesome condition.

27. In every case where two or more lodgers in a lodging-house are entitled to the use in common of any cistern or other receptacle for the storage of water supplied to the premises, the landlord shall cause every part of the interior of such cistern or receptacle to be thoroughly cleansed from time to time as often as may be requisite for the purpose of keeping the same in a clean and wholesome condition.

28. The landlord of a lodging-house shall provide privy accommodation for such house by means of a water-closet or water-closets.

He shall provide such accommodation so that the number of water-closets in relation to the greatest number of persons who, subject to the restrictions imposed by any regulation in that behalf, may, at any one time, occupy rooms in the house as sleeping apartments, shall be in the proportion of not less than one water-closet to every *twelve* persons.

29. In every case where, for the purpose of providing privy accommodation for a lodging-house in pursuance of the requirements of any regulation in that behalf, the construction of a new water-closet is necessary, and where such construction, so far as regards the several details herein-after specified, is not already the subject of regulation by any statute in force within the district, the landlord shall construct such water-closet in accordance with the following rules:—



- (i.) If the water-closet is intended to be within the house, he shall construct such water-closet in such a position that one of its sides at the least shall be an external wall :
- (ii.) He shall construct in one of the walls of the water-closet, whether the situation of such water-closet is or is not within the house, a window of not less dimensions than *two feet* by *one foot*, exclusive of the frame, and opening directly into the external air :

He shall, in addition to such window, cause the water-closet to be provided with adequate means of constant ventilation by at least three air-bricks built in an external wall of such water-closet, or by an air-shaft, or by some other effectual method or appliance :

- (iii.) He shall furnish the water-closet with a separate cistern or flushing box of adequate capacity, which shall be so constructed, fitted, and placed as to admit of the supply of water for use in such water-closet without any direct connexion between any service pipe upon the premises and any part of the apparatus of such water-closet, other than such cistern, or flushing box :

He shall furnish the water-closet with a suitable apparatus for the effectual application of water to any pan, basin, or other receptacle with which such apparatus may be connected and used, and for the effectual flushing and cleansing of such pan, basin, or other receptacle, and for the prompt and effectual removal therefrom of any solid or liquid filth which may from time to time be deposited therein :

He shall furnish the water-closet with a pan, basin, or other suitable receptacle of non-absorbent material, and of such shape, of such capacity, and of such mode of construction as to receive and contain a sufficient quantity of water, and to allow all filth which may from time to time be deposited in such pan, basin, or receptacle to fall free of the sides thereof, and directly into the water received and contained in such pan, basin, or receptacle :



He shall not construct or fix under such pan, basin, or receptacle any "container" or other similiar fitting :

He shall not construct or fix in or in connexion with the water-closet apparatus any trap of the kind known as a "D trap."

30. The landlord of a lodging-house shall cause every common passage or staircase in such house to be thoroughly cleansed from time to time as often as may be requisite.

31. The landlord of a lodging-house shall provide adequate means of ventilation in or in connexion with every common passage or staircase in such house, and shall cause such means of ventilation to be maintained at all times in good order.

32. The landlord of a lodging-house shall, in the first week of the month of \_\_\_\_\_ in every year, cause every part of the premises to be cleansed.

He shall, at the same time, except in such cases as are herein-after specified, cause every area, the interior surface of every ceiling and wall of every water-closet belonging to the premises, and the interior surface of every ceiling and wall of every room, staircase, and passage in the house to be thoroughly lime-whited.

Provided that the foregoing requirement with respect to the lime-whiting of the internal surface of the walls of rooms, staircases, and passages shall not apply in any case where the internal surface of any such wall is painted, or where the material of or with which such surface is constructed or covered is such as to render the lime-whiting thereof unsuitable or inexpedient, and where such surface is thoroughly cleansed, and the paint or other covering is renewed, if the renewal thereof be necessary for the purpose of keeping the premises in a cleanly and wholesome condition.

33. The landlord of a lodging-house shall cause all such means of ventilation as may be provided in or in connexion with any room in such house to be maintained at all times in good order.

34. Every lodger in a lodging-house shall, except in such cases as are herein-after specified, cause every window of every room which has been let to him, and which is used as a sleeping



apartment, to be opened, and to be kept fully open for *one hour* at least in the forenoon and for *one hour* at least in the afternoon of every day :

Provided that such lodger shall not be required, in pursuance of this regulation, to cause any such window to be opened or to be kept open at any time when the state of the weather or any other sufficient cause renders it necessary that the window should be closed.

35. The landlord of a lodging-house shall cause every court and courtyard thereof to be properly paved with a hard, durable, and impervious pavement, evenly and closely laid upon a sufficient bed of good concrete and sloped to a properly constructed channel leading to a trapped gully grating, which shall be so constructed and placed as effectually to carry off all rain or waste water from such court or courtyard.

He shall cause such pavement, channel, and grating to be kept at all times in good order and in proper repair.

36. The landlord of a lodging-house, immediately after he shall have been informed, or shall have ascertained that any person in such house is ill of a dangerously infectious or contagious disease, shall give written notice thereof to the Medical Officer of Health of the Nuisance Authority.

37. In every case where a lodger in a lodging-house has been informed, or has ascertained, or has reasonable grounds for believing that an occupant of any room which has been let to such lodger is ill of a dangerously infectious or contagious disease, such lodger shall forthwith give written notice thereof to the landlord and to the Medical Officer of Health of the Nuisance Authority, and verbal or written notice thereof to every other lodger in such house.

38. In every case where, in pursuance of the statutory provision in that behalf, an order of a justice has been obtained for the removal from a lodging-house to a hospital, or other place for the reception of the sick, of a person who is suffering from any dangerous contagious or infectious disorder and is without proper lodging or accommodation, the landlord of such house, and the



lodger to whom any room whereof such person may be an occupant has been let shall, on being informed of such order, forthwith take all such steps as may be requisite on the part of such landlord and of such lodger, respectively, to secure the safe and prompt removal of such person in compliance with such order, and shall, in and about such removal, adopt all such precautions as, in accordance with any instructions which such landlord and such lodger, respectively, may receive from the Medical Officer of Health of the Nuisance Authority, may be most suitable for the circumstances of the case.

#### PENALTIES.

39. Every person who offends against any of the foregoing regulations shall be liable to a penalty of  
for any one offence, with an additional penalty of  
for every day during which a default in obeying such regulations may continue.

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(24th December, 1883.)

The Sanitary Act, 1866,  
The Local Government Board Act, 1871, and  
The Sanitary Law Amendment Act, 1874.

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WHEREAS, by Section 47 of the Sanitary Law Amendment Act, 1874, the Local Government Board are empowered, by Notice to be published in the *London Gazette*, to declare the enactment contained in Section 35 of the Sanitary Act, 1866, to be in force in any part of the Metropolis :

NOW THEREFORE, We, the Local Government Board, do hereby give notice, and declare, that the said enactment, as extended by the 47th Section of the Sanitary Law Amendment Act, 1874, is in force within the following Parishes and Districts, viz. :—

The Parishes of Saint Marylebone,  
Saint Pancras,  
Saint George, Hanover Square,  
Paddington,  
Saint Mary, Newington, Surrey,  
Camberwell,  
Saint James and Saint John, Clerkenwell,  
Bermondsey,  
Saint Martin-in-the-Fields, and  
Saint John Hampstead; and



The Districts of Greenwich,  
Wandsworth,  
Holborn,  
Fulham,  
Saint Saviour's,  
Plumstead, and  
Lewisham.

Given under the Seal of Office of the Local Government  
Board, this Twenty-fourth day of December, One  
thousand eight hundred and eighty-three.



CHARLES W. DILKE,  
*President.*

HUGH OWEN,  
*Secretary.*



