

## **Second report of Her Majesty's Commissioners for inquiring into the housing of the working classes : Scotland.**

### **Contributors**

Great Britain. Royal Commission on Housing of the Working Classes.  
Dilke, Charles Wentworth, Sir, 1843-1911.  
London School of Hygiene & Tropical Medicine Library & Archives Service  
London School of Hygiene and Tropical Medicine

### **Publication/Creation**

London : Printed by Eyre and Spottiswoode, 1885.

### **Persistent URL**

<https://wellcomecollection.org/works/hpms3zua>

### **Provider**

London School of Hygiene and Tropical Medicine

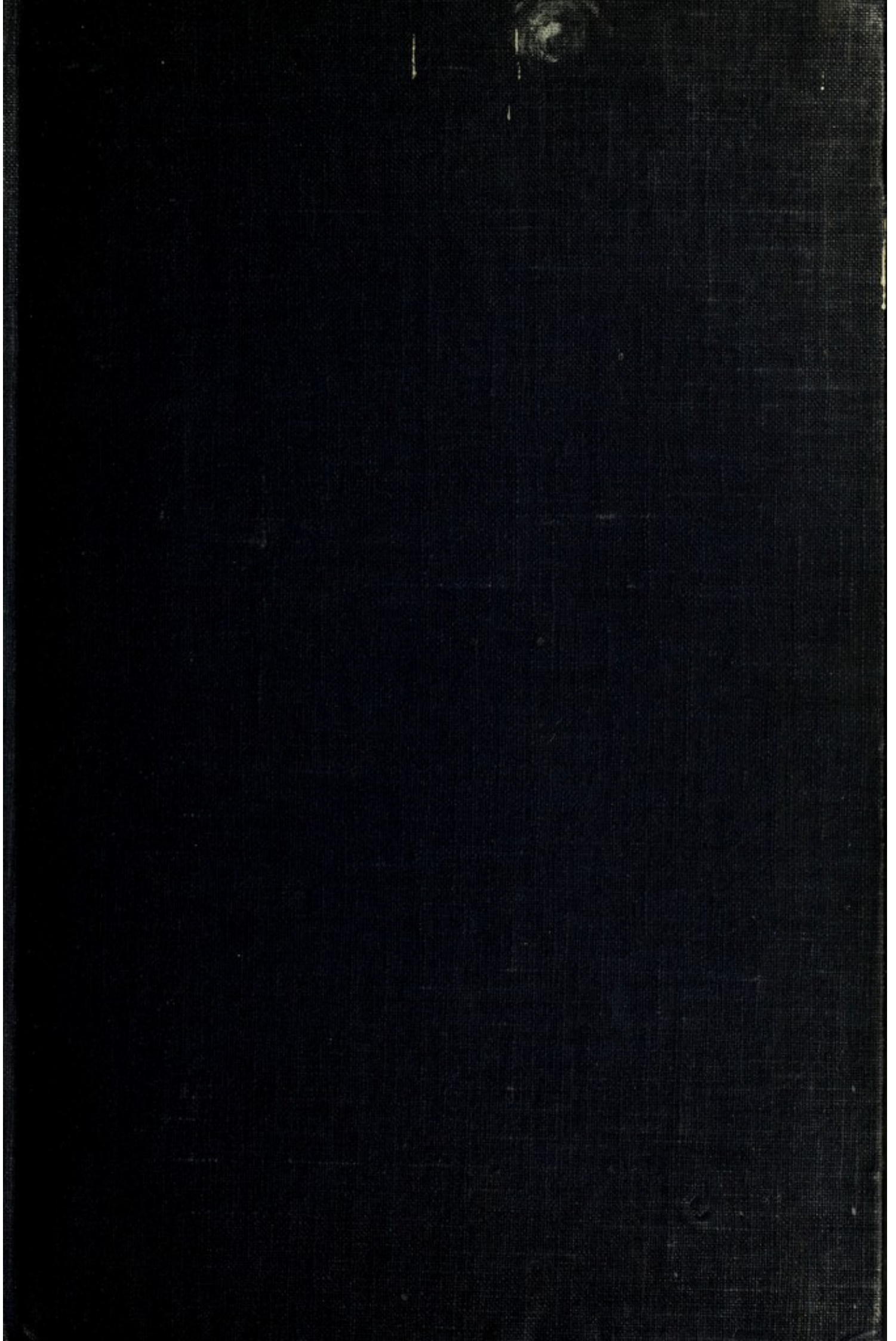
### **License and attribution**

This material has been provided by This material has been provided by London School of Hygiene & Tropical Medicine Library & Archives Service. The original may be consulted at London School of Hygiene & Tropical Medicine Library & Archives Service. where the originals may be consulted. This work has been identified as being free of known restrictions under copyright law, including all related and neighbouring rights and is being made available under the Creative Commons, Public Domain Mark.

You can copy, modify, distribute and perform the work, even for commercial purposes, without asking permission.

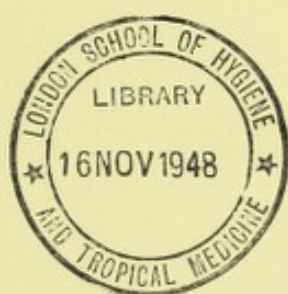


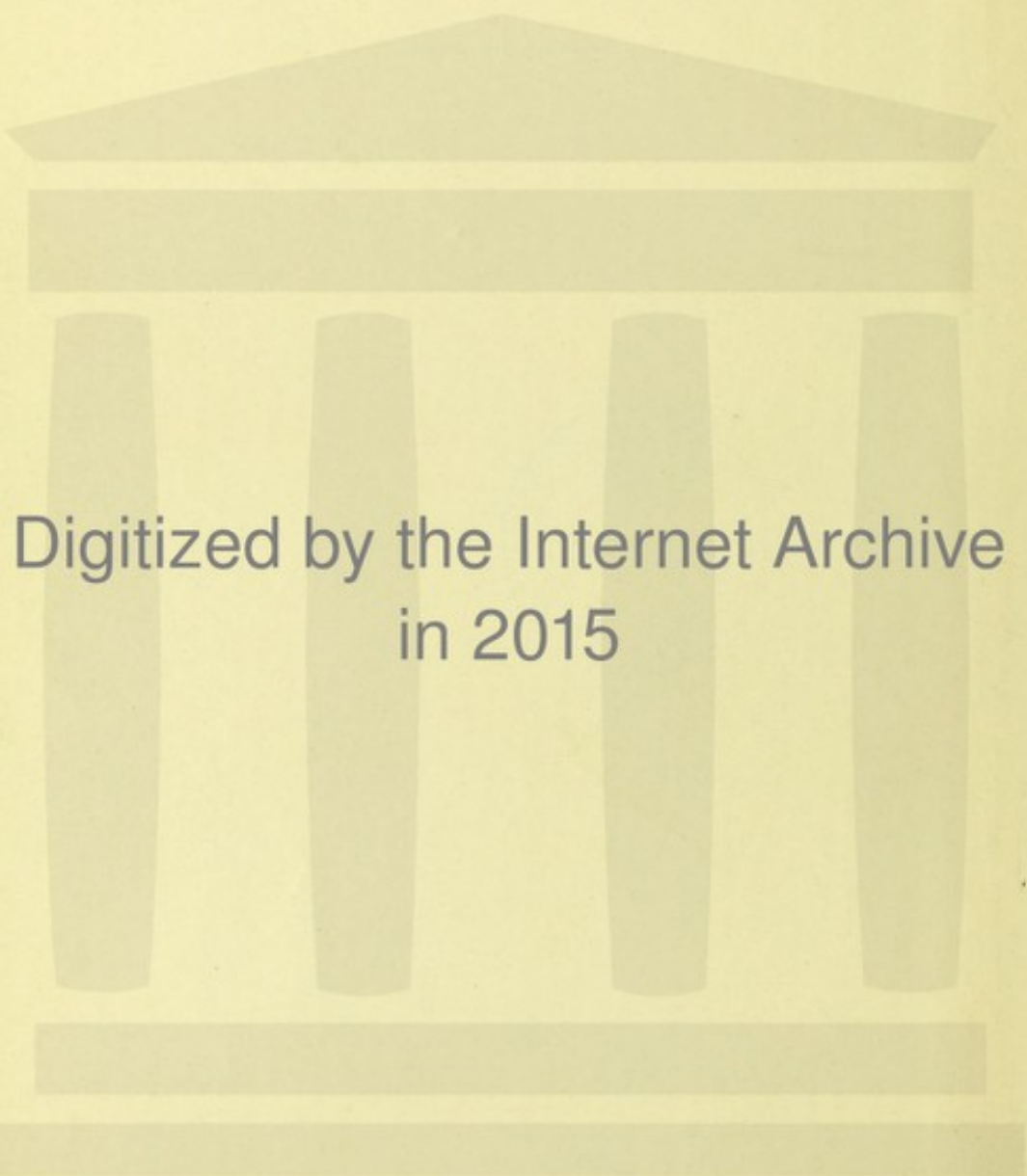
Wellcome Collection  
183 Euston Road  
London NW1 2BE UK  
T +44 (0)20 7611 8722  
[E.library@wellcomecollection.org](mailto:E.library@wellcomecollection.org)  
<https://wellcomecollection.org>











Digitized by the Internet Archive  
in 2015

<https://archive.org/details/b24398329>



SGH

$\frac{D}{19}$

1.

P. 7546

# SECOND REPORT

OF

HER MAJESTY'S COMMISSIONERS

FOR INQUIRING INTO

*G.B. Royal Commission on Housing  
of the Working Classes.*

THE HOUSING OF THE WORKING CLASSES.

SCOTLAND.

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



LONDON:

PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz.,  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords;  
Messrs. ADAM and CHARLES BLACK, of Edinburgh;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGES, FIGGIS, and Co., of Dublin.

1885.

[C.—4409.] Price 2d.

16991

# SECOND REPORT

TO

HER MAJESTY'S COMMISSIONERS

OF THE LONDON DOCK

## THE HOUSING OF THE WORKING CLASSES.

BY

JOHN RUSKIN



LONDON:  
PRINTED BY ALLEN AND BOWDEN

THE LONDON DOCK, AND THE HOUSING OF THE WORKING CLASSES, IS A SUBJECT OF THE MOST IMPORTANT NATURE, AND ONE WHICH HAS OF LATE YEARS ATTRACTED THE ATTENTION OF THE PUBLIC IN A DEGREE UNPRECEDENTED IN THE HISTORY OF THE COUNTRY. THE COMMISSIONERS OF THE DOCK, IN THEIR REPORT, HAVE DONE MUCH TO BRING THE MATTER BEFORE THE EYES OF THE GOVERNMENT, AND TO SHOW THE NECESSITY OF TAKING EFFECTIVE MEASURES FOR THE IMPROVEMENT OF THE HOUSING OF THE WORKING CLASSES. THE REPORT IS A MOST INTERESTING AND INSTRUCTIVE ONE, AND WORTHY OF THE MOST ATTENTIVE CONSIDERATION.



# ROYAL COMMISSION ON HOUSING OF THE WORKING CLASSES.

## SECOND REPORT.

### SCOTLAND.

TO THE QUEEN'S MOST EXCELLENT MAJESTY.

MAY IT PLEASE YOUR MAJESTY.

YOUR Majesty's Commissioners, in their First Report relating to the housing of the working classes in England and Wales, explained the necessity of reporting separately upon the evidence obtained from each of the three kingdoms respectively.

The terms of Your Majesty's Commission under the Great Seal did not limit the investigation to any portion of the United Kingdom, and the report of Your Majesty's Commissioners of inquiry into the condition of the crofters and cottars in the Highlands and Islands of Scotland left to this Commission the task of inquiring into the housing of the labouring classes in the large area of Scotland included in the designation of Highlands and Islands. Your Majesty's Commissioners, therefore, decided to investigate the question as applying to the entire kingdom of Scotland. They held sittings in Edinburgh during the Easter parliamentary recess of the present year, and examined witnesses from the cities and burghs of Edinburgh, Glasgow, Aberdeen, Greenock, Leith, Dundee, and Paisley, and from the agricultural districts of the Lowlands, Highlands, and Islands.

Highlands  
and Islands  
Commission :  
Report, p. 50.

Your Majesty's Commissioners commenced by obtaining evidence as to the existing LAW.  
law relating to the subject of inquiry in Scotland.

The principal Act relating to public health in force in Scotland is the Public Health (Scotland) Act, 1867. It is administered by the Board of Supervision as the central authority, and its working in detail rarely comes under the notice of the Home Office. The local authorities for putting it into execution are—(1) town councils; (2) police commissioners or trustees; and (3) in places not within the jurisdiction of town councils, or of police commissioners, parochial boards. The first two bodies are elected by popular vote. The parochial boards consist partly of persons elected by the ratepayers and partly of ex-officio members. The Public Health Act may be said in general terms to deal with the question of water supply, the removal of nuisances, and the regulation of houses inhabited by members of more than one family. The definition of nuisances under the Act is of the same character as that contained in the Public Health (England) Act, 1875, "any house or part of a house so overcrowded as to be dangerous or injurious to the health of the inmates" being included in the definition. In case of neglect of the local authority to notice the existence of a nuisance two inhabitant householders may go to the sheriff and enforce proceedings; but this does not seem to be a frequent practise. The Act contains provisions similar to those of the English Act as to powers to compel owners or occupiers to abate nuisances and to permit the visits of inspectors, and also as to the power of magistrates to decree the removal of a nuisance, and as to prohibiting the use of buildings unfit for human habitation. There is, moreover, a provision similar to that of the English Act with regard to closing a house where there have been two convictions relating to overcrowding. Section 44 of the Scotch Act is similar to section 90 of the English Public Health Act, giving the local authority power to make regulations for houses let in lodgings and occupied by members of more than one family. The use which has been made of this section in Scotland will be mentioned hereafter.

Walker,  
18,262.  
D. Crawford,  
18,440.

Walker,  
18,264-272.

Walker,  
18,278.

Walker,  
18,283.

Walker,  
18,299.

Collins,  
19,498.



On the subject of artizans' dwellings there was an Act passed in 1855, the Dwelling Houses (Scotland) Act, 18 & 19 Vict. c. 88., which confers upon voluntary associations special facilities for the registration and transference of property and for dividing it into lots, and compulsory powers of acquiring property in towns. This Act, however, appears to have been a dead letter.

The provisions of Mr. Torrens's and Sir Richard Cross's Acts were fully explained in the First Report of Your Majesty's Commissioners. There are some points of difference in their operation in England and in Scotland. In Scotland they are in force only in (1) burghs returning members of Parliament or under the jurisdiction of a town council, and (2) places under the jurisdiction of police commissioners. Mr. Torrens's Acts have been practically a dead letter. With reference to Sir Richard Cross's Acts, separate Acts were passed for Scotland in 1875 corresponding to the English Act of that year, and in 1880 corresponding to the English Act of 1879.

Building and street regulations instead of being embodied in the Public Health Act as in England have always in Scotland been included in the general police Acts. There are, moreover, private local Acts which are in force in six of the largest towns of Scotland—Edinburgh, Glasgow, Greenock, Leith, Aberdeen, and Dundee—and these may be said to practically provide the sanitary regulations which affect the dwellings of the working classes in the chief centres of population in Scotland.

In Edinburgh and Glasgow the Dean of Guild Court has very full statutory powers as to building byelaws, which in the other towns, having private Acts, are enforced by commissioners; but there are no general building byelaws in Scotland, though considerable powers were given under the Police and Improvement Act (Scotland) 1862.

#### PLAN OF EVIDENCE.

The evidence which Your Majesty's Commissioners took referred to three different classes of population in Scotland, namely the inhabitants, (1) of towns; (2) of the agricultural lowlands; (3) of the highlands and islands; and the conditions of life in each present features which are entirely distinct and peculiar.

#### TOWNS.

The general feeling expressed in the evidence as to the large towns is, that the condition of the housing of the working classes, though in many cases deplorable, is not of the extremely miserable character described as existing in London; that efforts have been made for its amelioration not without marked effect; and that the causes of existing misery are to be ascribed as much to the habits of the people as to certain outside influences which special stress was laid upon in the First Report of Your Majesty's Commissioners. The first witness examined in Scotland was the Chairman of the Board of Supervision, and he expressed, as the opinion of his Board, that "we have no great anxiety about the large towns." The question which produced this reply had special reference to the proportion of sanitary inspectors to population, but the answer was made in general terms, and the tone of the evidence of subsequent witnesses seemed to support it.

The single-room system appears to be an institution co-existent with urban life among the working classes in Scotland. What in England is known as the tenement system is so firmly established that even in modern legislation the word "house" is used for any separately occupied portion of a building, while the word "tenement" represents the whole edifice, the English use of the terms being reversed. The size and height of ancient Scotch houses, in the old town of Edinburgh, for instance, would be sufficient to show that they were always intended for the habitation of many families, even if this were not a well-known historical fact, though of course there are a good many houses which a century ago were occupied by persons in good circumstances now converted into tenement houses (in the English sense). The system is so firmly established in Scotland that the Scotch law provides for the difficulties which may arise out of the joint ownership of a house in portions. It is set forth in the title that necessary repairs of the roof, the drains, or the water pipes must be borne by all the owners in certain proportions, and it is said that no practical difficulties ever arise out of the arrangement. A recommendation on this subject was made in the English portion of this Report; namely, the desirability of generalizing the Act known as the Chambers and Offices Act. It is not in Edinburgh alone that are found these large tenement houses (the English expression is used for convenience), nor are they always ancient buildings. At Paisley they are said to be on the increase, and it seems in Scotch towns to be as usual to run up an edifice of great height containing a number of separate dwellings as it is in England to build a row of two-storied cottages. At Glasgow it is acknowledged that an extraordinarily high proportion of



its population live in single rooms, but it is said that the single rooms are much larger than elsewhere. The single-room system is an incident of the tenement system. Some confusion may arise from the use of the word "house" in the Scottish sense and it must be borne in mind that the references in evidence to the frequent existence of "single-room houses" are not to hovels containing only one apartment, but to single rooms separately occupied in edifices of considerable size. In Edinburgh there are said to be 14,000 single-room tenements; in Glasgow 25 per cent. of the whole population live in single rooms; and in Dundee there are 8,221 houses of one room, containing 22,870 inhabitants.\* The chief reason for this seems to be that the occupants of the single-room tenements cannot afford to pay for more accommodation. The custom of the poorer classes in Scotch towns may have something to do with their mode of life, but it is probably for the most part a question of rent. It must be borne in mind that mill-girls in parties of two and three, widows, married couples with no children, and others who form a sensible proportion of those who live in single rooms may inhabit them without harm.

In Edinburgh rents seem to be very high, and consequently they bear a large proportion to wages, and are said by one witness to amount to a fourth of the wages. Another calculation made by a witness, who said that rents had been reduced in the last three or four years, was that the proportion of rent to average earnings was one sixth, while the general evidence shows undoubtedly that the rent which the poorest classes have to pay is a very heavy per-centage on their earnings. The Chairman of the Board of Supervision said that the two main causes of overcrowding were, "One, the incapacity of the workman to pay a higher rent for a house which is at his disposal if he could pay the higher rent; and the other the inability of the workmen to appreciate the comforts of better dwellings."

Much evidence was given by witnesses from large towns to the effect that a considerable proportion of the labouring classes in Scotland would be able to house themselves in far greater comfort if it were not for the large sums they spend in drink. The evidence of Glasgow witnesses is virtually repeated in other words by many other witnesses who were questioned on the point. "There are some of them in great distress living on very little money, and there are others again that could afford perfectly well, if they chose to do it, to spend a larger proportion of their earnings on house accommodation, but they prefer to spend it on whiskey or something else." And again, Sir William Collins said, "They spend far more on drink than they pay for the rent of their houses on an average." Another witness, in explaining that the poor people made no outward demonstration of discontent with their surroundings, was of opinion that many of them might live in better houses if they kept more sober.

The dilapidated condition of many of the habitations of the poor is another great evil. In some of the old parts of Edinburgh there are houses which are too decayed to be repaired, and the same process has taken place with regard to the inhabitants of the most miserable quarters which was noticed in the portion of the Report which referred to London. When clearances have been made accommodation has been supplied for the more respectable artisans, but the poorest section of the population have been left to inhabit the defective houses which remained.

Structural defects are not found solely in old quarters of the towns. At Glasgow the custom of building houses in hollow squares was said to be a great evil, and the back-to-back system in the crowded courts was described as "the curse of Glasgow."

Complaints are made of the insufficiency of waterclosets; there is the greatest difficulty in giving each family separate watercloset accommodation owing to the method in which houses are divided into separate dwellings. The water supply is not as good as it should be, that is to say, the supply is not carried up the long flights of stairs in the lofty houses; but an improvement is taking place in this respect. Under the Public Health Act the want of proper water is considered a nuisance, and in this way there is power to compel owners of property to give a good supply.

Evidence was given which showed that there is a sufficient supply of houses for the better class of the working population in Edinburgh, but that the wants of the very poor have not been met. The legal expenses, as in England, are found to be a great difficulty, especially in connexion with the system of feus.

As most of the urban witnesses spoke to an improved state of things in the towns with which they are connected, it will be well to notice shortly what work has been done in them to ameliorate the condition of the dwellings of the working classes.

Russell,  
19,396.

Littlejohn,  
18,983.  
Morrison,  
19,608.  
Gentle,  
20,681.

Morrison,  
19,620.

PROPORTION  
OF RENT  
TO WAGES.  
Telfer,  
19,172.  
Paterson,  
18,613,  
18,628.  
Walker,  
18,332.

HABITS  
OF THE  
WORKING  
CLASSES.  
Morrison,  
19,624.  
Clark,  
18,819.  
Collins,  
19,407.  
Collins,  
19,407.  
Hannan,  
19,287.

STRUCTURAL  
DEFECTS.  
Hannan,  
19,294.

Russell,  
19,435.  
Russell,  
19,542.

WATER  
CLOSETS and  
WATER  
SUPPLY.  
Littlejohn,  
19,035.  
Littlejohn,  
18,993.

LEGAL  
EXPENSES.  
Colville,  
19,071-5,  
19,085.

PUBLIC  
IMPROVE-  
MENTS.

\* The Scottish census returns give valuable particulars as to the accommodation provided in inhabited houses. See Appendix.



- At Edinburgh the chief sanitary work has been in the hands of the City Improvement Trust. The trustees and the town council are one and the same individuals. The trust is a kind of improvement committee of the town council, but it is an entirely independent and separate body. It was formed in 1867 "for the better ventilation and sanitary improvement of densely peopled localities, and for the better laying out of the ground occupied by such houses and buildings." The trust has parliamentary powers under their special Act, and a preference is expressed for the private Act over Sir Richard Cross's. The improvements have cost the city 300,000*l.*, nearly 3,000 houses occupied by the poor having been cleared away.
- At Glasgow the Improvement Trust came into working in 1870, and since that year operations on a very large scale have been carried on under it. 1,600,000*l.* has been spent, and 80 acres have been purchased for clearance. At present about 30,000 people have been displaced out of 50,000 whom it was intended to displace.
- At Aberdeen proceedings have been taken under Sir Richard Cross's Acts, about 800 people having at present been displaced. The compensations have been assessed as if the property, if not pulled down, might have continued to be let, whereas some of the houses removed were in such a condition that no expenditure would make them habitable, and Mr. Torrens's Act might, with advantage, have been used.
- Greenock was the first burgh in Scotland to adopt Sir Richard Cross's Acts. About 2,000 people, very densely crowded, were displaced, and houses have been provided for about 600, but not for all of the class turned out. The compensation seems to have been excessive, 14 to 25 years' purchase having been given for houses which ought not to have been inhabited at all.
- At Leith the proceedings of the town council, under Cross's Act, have attracted some attention. They obtained a provisional order and borrowed 100,000*l.* for the purpose of clearing certain unhealthy areas which were said to be dangerous to the health of their inhabitants and to the town generally, but they have spent the whole of it without having begun to clear any portion of the unhealthy area, except some 12 structures. The whole of the evidence given by the conjunct town clerk on the proceedings and policy of the town council of Leith is worthy of attention, and Your Majesty's Commissioners cannot recommend that the Corporation of Leith should be relieved of the obligations imposed upon them by law.
- At Dundee operations have been carried out under a private Act. Some of the worst quarters of the town have been demolished but a good deal remains to be done in the town.
- The general result of these operations in the large towns in Scotland is shown by the death rates. At Edinburgh the improvement has been very remarkable. The average from 1865 to 1875 was 26·26 per 1,000, and from 1875 to 1885 was 19·94 per 1,000. This is greater than the improvement in almost any city of the United Kingdom, but on the other hand the mortality in the worst parts of the town is even now sometimes almost double that of the west end.
- At Glasgow the mean death rate of the 10 years previous to 1870 was 30·5 per 1,000; for the 10 years immediately afterwards it fell to 28·5, and from 1881 to 1884 it was 26·5. These figures are not very striking compared with the decrease in other parts of the country, but they show that the working of the Improvement Trust has had a beneficial effect on the health of the population.
- At Dundee also the beneficial effects of the improvements may be seen in the reduction of the mortality; the average rate from 1864 to 1875 was 28·86 per 1,000, and from 1874 to 1884 only 21·09 per 1,000—1874 being the date of the great demolition. It must be mentioned, however, that typhus, which is rarely found in English towns, has never been stamped out at Dundee.
- In connexion with town improvements some notice should be taken of the policy which is adopted in Scotland with reference to the rehousing of people displaced in consequence of demolitions. It is a remarkable thing that though the part of the Act of 1882, which amends Sir Richard Cross's Act by introducing a relaxation of the obligation to provide for persons displaced, applies to the English Act and not to the Scotch Act, yet in all the Scotch towns there seems to be a general feeling that there is no obligation to re-house people turned out. The legal secretary to the Lord Advocate said that he had never heard complaint of inconvenience from that cause. The clerk to the Edinburgh City Improvement Trust went further and said that "Sir Richard Cross's Act is very heavily handicapped by the provision that artizans' dwellings must be provided upon the areas operated upon: I think it is most amply done by private enterprise." The President of the Edinburgh Trades Council,

K. Crawford,  
18,762, &c.  
K. Crawford,  
18,705.  
K. Crawford,  
18,727.  
18,736.  
18,781.

Collins,  
19,325.  
Collins,  
19,382.

Simpson,  
19,923.

Simpson,  
19,967.

Turnbull,  
20,031.  
20,115.

Laing,  
20,306.  
20,431.

Laing,  
20,270-  
20,587.

Gentle,  
20,594.  
Gentle,  
20,647.

Littlejohn,  
18,943.

Littlejohn,  
18,950.  
Morrison,  
19,326.

Gentle,  
20,644.

RE-HOUSING  
AFTER DE-  
MOLITION.  
D. Crawford,  
18,473.

D. Crawford,  
18,498.  
K. Crawford,  
18,727.  
Telfer,  
19,188.



speaking on behalf of the working classes, strongly opposed the town council in any sense becoming responsible for the housing of the people. As to Glasgow it was said that, if the town council had shown any tendency to build on their own account it would have paralysed the efforts of people outside. The opinion of Bailie Morison on the subject is that the functions of a corporation are of destruction of bad property, not of reconstruction, unless it can be done in the way of purchasing land in large quantities and retailing it to private builders, preserving open spaces, making sanitary improvements, and letting the land under restrictions.

Collins,  
19,341.  
Morison,  
19,730.

The pressure on already overcrowded space, in consequence of demolitions, must, however, be very considerable, seeing that whenever operations on a large scale have taken place accommodation has been provided for only a very small proportion of the number displaced, and frequently the new accommodation has not been of a character to suit the very poor who previously inhabited the locality.

Collins,  
19,366.  
Morrison,  
19,663,  
19,669,  
19,713.

In some of the centres of population there seems to be a great reluctance to live in the suburbs, even where there is every motive for removing outside the town. In Glasgow the labouring classes seem to choose the centre of the town as a place of habitation for exactly the contrary reason to that which is found to exist in London. The great shipbuilding works are in the outskirts of the city, and many large factories which were formerly in the centre of Glasgow have been moved outside. Nevertheless, the bulk of the men employed in them though they work in the country return to sleep in the centre of the city. The reason is said to be that it is found more convenient for their families.

Russell,  
19,439-44.

Russell,  
19,473.

Although the evidence on which the foregoing is based shows a not very desirable state of things in the housing of the working classes in the towns of Scotland, yet on the whole the only persons to whom reform might be looked for—the representatives of the more active local authorities—are not discontented with the condition of affairs. The medical officer of Edinburgh, who has certainly witnessed great improvements during his administration of the sanitary department of the corporation, thinks that the state of things in Edinburgh is generally good. He is satisfied with the state of the sanitary laws, and does not consider that more power is required under them, though he would like to see the single-room system done away with, and he finds that owners are generally willing to carry out recommendations when made by the medical officer.

Littlejohn,  
19,018, &c.

Certain amendments of the law appear to be called for. Some kind of consolidation is urgently necessary, and the introduction of a uniform system of administration in sanitary matters is required. The existence of important local Acts has perhaps caused a neglect of general public Acts, and this probably accounts for the fact that section 44 of the Public Health Act, which enables the provision of regulations for houses let in lodgings, is almost unknown, even to officials whose lives are passed in administering the sanitary law. In the Appendix will be found regulations made under this section by certain local authorities, the representatives of some of which had quite lost sight of the provision. It has been suggested that the necessary amendments of the law might be incorporated in the Burgh Police and Health (Scotland) Bill, which is now before Parliament. The absence of provision in the Scotch Public Health Act of building byelaws is a considerable defect, and it is recommended that they should be made general throughout the country where there is no private Act or Dean of Guild Court, which has a general supervising jurisdiction. It may be mentioned here that some recommendations on this subject in the Report on England and Wales have been anticipated in Scotland, as for instance at Dundee, where under the private Act of 1882 power is given to prevent dwelling-houses of over a certain height being built. Much can be done to mitigate the evil of the single-room system by raising the standard of cubic feet of air required for each individual, and by making provision that the standard shall be rigorously enforced. The regulations as to underground dwellings should also be made more stringent.

REME-  
DIES.

Walker,  
18,352.  
Gowan,  
18,856.  
Whyte,  
19,902.

Russell,  
19,514.  
Collins,  
19,332.  
Turnbull,  
20,095.  
Whyte,  
19,903.

Your Majesty's Commissioners recommend that the Burgh Police and Health (Scotland) Bill which is now before Parliament and which contains many provisions likely to improve the condition of the dwellings of the working classes should be passed into law.

A reform which would have a marked effect would be the reduction of the cost of the transfer of land, and that of small houses, which in connexion with the feuing

Crawford,  
18,556.



system renders the building of workmen's dwellings very expensive, and puts great difficulties in the way of the labouring classes either possessing their own houses or obtaining good accommodation at a low rent.

It has been suggested by an official of great experience in the Register House at Edinburgh that in order to reduce the expenses of transfer of small houses an abatement of the stamp duties and of the fees connected with registration might with advantage be made without material loss either to the revenue or to the receipts of the Register Office, owing to the increase in the number of transfers which would take place in consequence.

Your Majesty's Commissioners recommend the favourable consideration of this plan, and in the event of such consideration they are of opinion that it should include that of the question of a corresponding reduction of stamp duties in the transfer of small properties in the rest of the United Kingdom.

LOCAL GOVERNMENT AND SANITARY INSPECTION.

Walker,  
18,354.  
Walker,  
18,363.  
Russell,  
19,429.

Before turning to the evidence which was given as to the condition of the dwellings of the labouring classes in the agricultural and fishing districts, mention should be made of the local government in Scotland, with special reference to sanitary inspection. The number of separate and independent local authorities over the whole of Scotland is 1,034, with populations ranging from a quarter of a million in the Govan combination, down to a parish which has only 147 inhabitants. As has been mentioned, there is no feeling of anxiety about the sanitary staff of the large urban centres. The sanitary officers are, as a rule, sufficient in number, and are said to be intelligent and active in the execution of the law. In Glasgow, for instance, there are 30 sanitary inspectors who are selected by a competitive examination in general sanitary principles. In the smallest local areas, even if the population is no larger than that of the one mentioned above, there is the whole machinery of a local authority, with a separate medical officer of health and sanitary inspector for itself. The consequence is that the salaries attached to many of the inspectorships are necessarily so small—1*l.* a year is paid in some instances—that it is impossible to obtain the services of qualified persons. One of the general superintendents of the Board of Supervision expressed the opinion that sanitary inspection, though it is very good in the towns is altogether illusory in the rural districts. It would therefore be most desirable to group parishes for the purpose of sanitary inspection, and it is suggested that the Board of Supervision should have power of combining several of these small parishes into one, and of thus enabling the payment of a proper salary out of the rates to the sanitary officers, their whole time being devoted to their duties of inspection.

Walker,  
18,365.

Campbell,  
21,148.

Peterkin,  
20,957.  
Walker,  
18,370.

RURAL DISTRICTS.

Peterkin,  
20,890.  
Campbell,  
21,120.

LOWLANDS.

Smith,  
21,046.

Peterkin,  
20,888.  
Smith,  
21,074.

Smith,  
21,058.  
Elliot,  
21,657,  
21,680.  
Campbell,  
21,146.

With reference to the rural portions of Scotland it is a well-known fact that the Lowland and Highland districts have very few features in common in respect of the dwellings of the working classes, and even in the Lowlands one county is found to differ very considerably from another as to the conditions of life of the labouring people.

There is a general expression of opinion that there has been a marked improvement in the dwellings throughout the country during the last 20 years, and that a constant improvement is going on.

The state of things in the Lowlands is much more favourable than in the Highlands and Islands. In Forfarshire and the Eastern Lowlands all the houses that have been built during the last 30 years are said to be of a superior kind. In this part of Scotland the bothie system is established. The married labourers, as a rule, live in cottages, and the single, both men and women, are accommodated in bothies. Difficulty sometimes arises when the single labourers wish to marry and it is not possible to supply cottages for them. In such cases there is a distinct grievance which can only be remedied by an increase of cottage accommodation for married labourers. The condition of the labourers in the eastern counties of Scotland is stated to be decidedly favourable. They seem to be a hard-working, frugal, and well-educated race, and to be much better off than the labourers in many agricultural districts of England.

It is quite impossible to attempt any calculation as to the proportion between rent and wages in any of the rural districts of Scotland. The dwellings, whether known as cottages, bothies, or by other designations, are never let, in the ordinary acceptance of the term. Rents of cottages are little known; their occupation forms part of the labourer's pay, and there is, moreover, a system of perquisites and allowances which



varies in different localities, but to which it would be difficult to give an accurate money value. In many parts of Scotland the labourers have gardens, not of very large extent; but small as they are their cultivation by the labourers has a beneficial effect. In the south of Scotland the bothie system does not exist, and the agricultural population are said to be fairly well housed. There is stated to be no complaint of overcrowding, though it is said that the labourers have a tendency to take in lodgers if they are permitted to do so, and this puts pressure on the habitable space which at the best of times is not very extensive.

Peterkin,  
20,893.  
Smith,  
21,070.  
Malcolm,  
21,550.  
Smith,  
21,665.

As was mentioned at the commencement of this second report, Your Majesty's Commissioners for inquiring into the condition of the Crofters and Cottars in the Highlands and Islands, assumed that this Commission would carry its investigations into the Highland districts. An interesting account was given of the dwellings of the labouring population of those districts in the Report of the Highlands and Islands Commission, but as some of the peculiar features of the Highland houses are not generally known, it will be interesting to mention shortly some of the details which were not entered into in that Report. Your Majesty's Commissioners had the advantage of hearing the evidence of three members of that Commission, namely, Lord Napier and Ettrick, the Chairman, Sir Kenneth Mackenzie, and Sheriff Nicolson, and the whole of their evidence, as well as that of other witnesses from the Highlands and islands, contains much interesting information.

HIGHLANDS  
AND ISLANDS.

The condition of the dwellings of the crofter and cottar populations of Scotland differs very materially, and they may be divided into three classes: 1st, the black houses of the old and of the improved type, 2nd, the white houses, and 3rd, the houses of a superior kind constructed in recent years.

HIGHLAND  
HOUSES.

Black houses are common to Skye, the Long Island, and the Western Islands, where they are found in great variety; they may also be seen on the northern and western coasts of the mainland, and to some extent in the central Highlands, but are said to be generally disappearing. Some of them are considered fairly comfortable, but the majority are undoubtedly confined, dark, miserable, and unhealthy. They are built by the crofters themselves, without skilled labour and without imported materials. They are constructed of blocks of stone, without mortar, and are completed with turf and other materials hastily and rudely put together. They differ very considerably in condition, according probably to the means and tastes of the occupier, the worst being found in some parts of Skye and the Island of Lewis. Some of them, for instance, have only one entrance for the cattle and the inhabitants, and have no partition between the byre, the kitchen, and the sleeping apartment, all the inhabitants human and animal being under the same roof in the same undivided space. Many of these houses have no windows at all, light being admitted only by the door or the aperture through which the smoke escapes, the fire being usually of peat burned on a flat stone in the centre of the house. The accumulation in these dwellings of the dung of the cattle and other unwholesome substances, the prevalence of dirt, the absence of separate rooms and of fresh air render the inhabitants of them very liable to the contagious fevers which from time to time break out in the crofter villages, chiefly in the spring, and this type of house may be said to be the worst that exists, though very common, among the crofter population. These houses may be considered the work of the tenant, being built by him, though sometimes a gift of timber or thatch for the roof is made by the landlord.

Napier,  
21,196-202.

Napier,  
21,196.  
Peterkin,  
20,911,  
21,026.  
Malcolm,  
21,511,  
21,531.  
Mackenzie,  
21,216,  
21,229.  
Maciver,  
21,468,  
21,477.  
Peterkin,  
20,913.  
Napier,  
21,195.  
Maciver,  
21,483.  
Napier,  
21,201.  
Mackenzie,  
21,216.

There are other black houses in which there is only one door, but which contain a partition between the cattle and the human inhabitants. These houses, though of a rude character, are frequently free from drafts, and not uncomfortable, or so unfit for human dwellings as the old black houses. These may be called the improved black houses, and are the work of co-operation, more or less, between the tenant and landlord, the tenant bearing the greater portion of both labour and cost.

Napier,  
21,201,  
21,250,  
21,261.  
Nicolson,  
21,261.  
Mackenzie,  
21,216.

Notwithstanding the state in which this portion of the Scottish population are housed, due, it may be, partly to the uncertain condition under which land is at present held by the crofter, it does not appear that the people suffer, except in cases of occasional outbreaks of fever, in regard to health or morals, but, on the contrary, are said to be unusually healthy, long-lived, and some of the most moral of Your Majesty's subjects. Doubtless this is in spite of the condition of their homes, with which they are not, as a rule, dissatisfied.

Napier,  
21,197,  
21,202,  
21,250,  
21,259.  
Malcolm,  
21,512-14.  
Mackenzie,  
21,296.  
Peacock,  
21,639, &c.

The white houses are found also in the Western Highlands and Islands, but they are not peculiar to one locality, though they are most common on the eastern side



Napier,  
21,242.  
Napier,  
21,201,  
21,233.

of the country, and in Orkney and Shetland. They differ from the black houses, being built partly with skilled labour, and with materials imported from other districts. In appearance they resemble a common description of cottage in the Lowlands, though the materials are more perishable, and the roof more defective in material. They have chimneys in the gables, and windows; the walls are built with mortar; the floors are made of boards, earth, or flags; the partitions and ceilings are of wood and clay roughly put together; the roofing is of boards covered with thatch, or felt and tar, and occasionally slated. They are built on a system of co-operation between the landlord and tenant, the materials being usually collected and supplied by the tenant, the timber for the roof and partitions being provided by the landlord—frequently gratuitously. On the whole they may be said to be half supplied by the landlord, and half by the tenant, the greater portion of the expense falling on the latter. When slates or tiles are supplied by the landlord, he expects some repayment or interest on his outlay.

Napier,  
21,255.

Malcolm,  
21,507.  
Peterkin,  
20,960,  
20,979, &c.  
21,507.

Macpherson,  
21,350.

Napier,  
21,257,  
21,637.

Mackenzie,  
21,297.

Napier,  
21,202.

Macpherson,  
21,453.

Peacock,  
21,588.

Malcolm,  
21,544.

Nicolson,  
21,268.

The question of compensating the tenant for his share in the erection of the dwelling is, in the view of the crofters, one of the chief impediments to their undertaking any improvements in their houses. The system varies very much on different properties according to the estate regulations, but, as regards the black houses, when a tenant leaves he is generally allowed to sell or take away the roof of the house, or he receives in lieu some compensation. In the case of the white houses the tenant cannot lay claim to any compensation in case of eviction or re-entry, although some compensation is frequently awarded in such cases. In that event it is almost entirely dependent upon the goodwill of the landlord, which in the opinion of Your Majesty's Commissioners should not be the case, and the amounts hitherto awarded have been regarded as not liberal.

Improvements have taken place in the houses of the crofters generally, the degree varying in different localities. The parts of the country in which little or no visible improvement has been effected appear to be Skye, Lewis, and part of the Western Highlands, though there are exceptions, as at Skaebost in Skye, and Raasay, an island adjacent, and Benbecula in the Long Island. Considerable improvements are visible in the northern counties, the east coast of Ross-shire, and Sutherlandshire, parts of Inverness-shire, and in individual properties, as at Harray in the Orkneys, and the Island of Colonsay on the south-west.

Macpherson,  
21,359,  
21,395.

Maciver,  
21,498.

Napier,  
21,197,  
21,200.

Malcolm,  
21,503-588.

Malcolm,  
21,546-577.

Peacock,  
21,581.

As regards the small crofters, and the superior class of cottars, the difficulties in the way of improving their houses appear to Your Majesty's Commissioners to be very great; prominent amongst them being (1) the fact that the house is almost invariably associated with the land the crofter holds, and cannot be considered apart from it; (2) that the cost of an improved cottage would in most cases exceed the total value of the holding.

Of the third type of houses, namely, some of those found on the east side of the Highlands, and in Sutherlandshire and Inverness-shire, in size, design, and general condition, they are infinitely superior to any found in the Western Highlands and Islands. They are built sometimes on a system of co-operation, the landlord generally supplying lime, timber, and slates, and the crofter doing the work; but on some properties they are constructed entirely by the landlord. They are built of stone, lime, and are slated, and are good substantial houses; consisting of a room, closet, kitchen, and attic. On one property the walls are said to be two feet thick, the kitchen has a concrete floor, the sitting-room a wooden floor, and there is a bed closet with a wooden floor, and three sleeping rooms upstairs.

In addition to the houses occupied by the crofters, and by the cottars who hold land not directly from the proprietor, there remains another class of habitations in the Highlands and Islands, and especially in the latter, which it would be very difficult to deal with, namely those inhabited by the poorest class of sub-tenants and squatters. In some cases these people are the offspring of the recognised occupiers of crofters' holdings who have remained and multiplied on the ground, either sharing the already crowded dwelling of the head of the family, or putting up habitations in defiance of estate regulations; but the worst type is to be found among the crowds of squatters in parts of Lewis, who construct mere hovels, made, perhaps of a few sticks and turf, without stones, and built in defiance of the estate rules, and against the orders and will of the proprietor. These people appropriate land, possess and pasture stock, but pay no rent, obey no control, and recognise little or no authority. They support themselves by casual labour and the simpler kinds of fishing, and they lead a wandering life in search of work. These poor people are a burden to the crofter and to the proprietor; they are in a chronic state of poverty, degenerating in bad seasons to absolute destitution. It is difficult to evict them, because, if turned out,

Napier,  
21,300,  
21,210,  
21,208.



they would be still worse off, being forced to live in the open air, or on the seashore, or to go to the poor houses of the towns; and it would be ruin to the proprietor to compel him to build better houses for them. The Chairman of the Crofters' Commission considers that migration or emigration only can deal with this serious evil. Napier, 21,210.

The following is a proposal by Lord Napier for remedying some of the evils which are found especially in connexion with the dwellings of the Highland and Island population. Napier, 21,203. ✓

Bad dwellings, his Lordship says, can be dealt with by two agencies; sanitary agencies for the correction of the worst existing evils, and social or economical agencies for the promotion of better accommodation in future. ✓

In order to ascertain how far sanitary agencies can be used for remedial purposes, Lord Napier proposes that a classification of the dwellings of the crofters and cottars should be prepared. Special agents should be employed under the Board of Supervision to frame a return exhibiting the condition of these dwellings by a specification of the following particulars:—Where the cattle and family are lodged under the same roof without a partition between the two. Where there is a common door for the cattle and the people, with a partition between the two. Where there are separate doors for the cattle and the people. Where there is no window in the upright wall. Where there is one window or more than one in the upright wall. Where there is no fireplace and chimney built in the wall. Where there is one fireplace or more than one in the wall. The number of separate rooms in the dwelling. Where the dwelling is unfit for human habitation. Agents should be guided by some simple instructions governing the return of a dwelling as unfit for human habitation. For instance, all dwellings in which there is no partition between the cattle and the family, and in which there is no window in the upright wall, should be *ipso facto* returned as unfit for human habitation. In other cases each case should be determined on its own merits. NB

In all cases in which dwellings are returned as unfit for human habitation, and in which the occupier pays rent in money, service, or kind to the proprietor or his tenant, Lord Napier considers that the landlord and the occupier should be held summarily responsible for putting the dwelling into a state fit for human occupation to the satisfaction of the local authority, the landlord being charged with all necessary pecuniary outlay and supervision, the occupier being bound to give his unskilled labour or that of a substitute gratuitously. ✓

Failing the action of the landlord, his Lordship would make the local authority perform his duty and assess for payment; the co-operation of the occupier to be enforced for penalties. In this way he considers that all the dwellings of the labouring people, except those of unauthorised squatters paying no rent, would be rendered fit for human habitation according to a humble local standard of fitness, and he is of opinion that the gradual development of a better order of dwellings and farm offices adapted to the crofter class would be promoted by the adoption of the provisions for the expansion and improvement of townships and holdings, and for the concession of improving leases to individual occupiers embodied in the Report of the Crofters Commission, or by other provisions for the same objects which the Government may devise. ✓

Your Majesty's Commissioners feel that they cannot agree with these suggestions, chiefly on the ground that they are inconsistent with remedies for the general condition of the crofters which seem not unlikely to be proposed to Parliament by Her Majesty's Government, and also that they would be dangerous as setting up a low sanitary standard by imperial authority, and that they would create a kind of forced labour unknown to law. Again, they do not meet the worst cases of the numerous squatters described above who live a wandering life and follow the pursuit of fishing, sometimes living on the main land, sometimes on the islands. The condition of the crofters' and cottars' houses seems to depend on the conditions of their tenure of land, the consideration of which is beyond the scope of Your Majesty's Commission, and which is about to be proposed to be dealt with by legislation. Your Majesty's Commissioners therefore abstain from making recommendations on the subject. ✓

Your Majesty's Commissioners are, however, of opinion that much good will ensue from an improved system of local government in the extra-urban parts of Scotland. They would urgently recommend the constitution of larger sanitary districts and that the local authorities should be elected by the ratepayers. They consider that if these administrative reforms were carried out many of the evils in connexion with the dwellings of the labouring classes in the districts in question could not be of long



continuance, as the combination of improved sanitary inspection with increased public interest in local government would tend to remedy the present deplorable state of things. Lord Salisbury does not think that the investigation of this subject has been sufficiently complete to justify a recommendation by Your Majesty's Commissioners.

All of which we humbly submit for Your Majesty's gracious consideration.

ALBERT EDWARD P.  
HENRY EDWARD CARD. MANNING.  
SALISBURY.  
BROWNLOW.  
CARRINGTON.  
GEORGE J. GOSCHEN.  
RICHD. ASSHETON CROSS.  
GEORGE HARRISON, Lord Provost.  
WM. WALSHAM BEDFORD.  
E. LYULPH STANLEY.  
E. DWYER GRAY.  
W. M. TORRENS.  
HENRY BROADHURST.  
GEO. GODWIN.  
S. MORLEY.

CHARLES W. DILKE,  
Chairman.

J. E. C. BODLEY,  
Secretary.



## MEMORANDUM BY MR. JESSE COLLINGS, M.P.

It is with great regret that, through the following considerations, I find myself unable to sign the Report :—

The evidence given before the Royal Commission on the Highlands and Islands, as well as that given before the present Commission, clearly reveals the causes of the miserable circumstances in which the crofters and cottars are placed. It is shown that the poor inhabitants of these districts would, to a large extent, be able to better their condition if they were in a position in which the results of their efforts would be secured to them. In the present state of things they have, as stated by one of the witnesses, "no courage" to persevere in the face of their liability to eviction, and to the confiscation of the fruits of their industry.

The Crofters' Commission refrained from making any specific recommendation with respect to the dwellings of the crofters and cottars, on the assumption that this Commission would deal with the subject. The present Report indicates the causes of the condition of the crofter population, but states that these causes are considered to be beyond the scope of the inquiry. No recommendation on the subject is, therefore, made, and in the meantime the evils and grievances pointed out remain untouched.

In my opinion the Report should contain the strongest condemnation of the arbitrary and capricious powers possessed by landowners in the districts. These powers seem to me to violate every principle of right and justice, and it is to the exercise of them—particularly in past times—that the deplorable condition of the population is mainly due. I think the Report should further urge on the Government the necessity for immediate legislation in order to remedy the hardships so long and patiently borne by a peaceable and industrious people, but which seem now to be reaching a point almost beyond endurance. It should be a recommendation that, pending the consideration of any full and comprehensive Bill dealing with the question, which in the present state of public affairs might involve delay, a short measure should be passed, staying for the time the summary proceedings on the part of landowners of which the poor inhabitants at the present moment so bitterly complain.

JESSE COLLINGS.

While signing the Report of the Commission we wish to be permitted to say that we approve of the further suggestions contained in the memorandum by Mr. Jesse Collings.

E. DWYER GRAY.  
HENRY BROADHURST.



## MEMORANDUM BY MR. JESSE COLLINGS, M.L.

It is with great regret that, through the following considerations, I find myself unable to sign the Report:—

The evidence given before the Royal Commission on the Highlands and Islands, as well as that given before the present Commission, clearly reveals the causes of the miserable circumstances in which the crofters and cottars are placed. It is shown that the most culpable of these districts would, to a large extent, be able to better their condition if they were in a position in which the results of their efforts would be secured to them. In the present state of things they have, as stated by one of the witnesses, "no courage" to persevere in the face of their liability to eviction, and to the continuation of the trials of their industry.

The Royal Commission retained from making any specific recommendation with respect to the dwellings of the crofters and cottars, on the assumption that the Commission would deal with the subject. The present Report indicates the cause of the continued poverty of the population, but states that these causes are considered to be beyond the scope of the inquiry. No recommendation on the subject is, therefore, made, and in the meantime the evils and grievances pointed out remain untouched.

In my opinion the Report should contain the strongest condemnation of the arbitrary and arbitrary powers possessed by landlords in the districts. These powers seem to me to violate every principle of right and justice, and it is to the exercise of them—particularly in this time—that the population is mainly indebted for its present state of poverty and distress. I should be a recommendation that pending the consideration of any full and comprehensive Bill dealing with the question, which in the present state of public affairs might involve delay, a temporary measure should be passed, staying for the time the summary proceedings of the law of landlords of which the poor inhabitants at the present moment so bitterly complain.

LONDON: Printed by EYRE and SPOTTISWOOD, one of the  
Printers to the Queen's most Excellent Majesty.  
For Her Majesty's Stationery Office.

JESSE COLLINGS.

30 APR 1929

While signing the Report of the Commission we wish to be permitted to say that we approve of the further suggestions contained in the memorandum by Mr. Jesse Collings.

M. DWYER GRAY.  
HENRY BROADHURST.



# THIRD REPORT

OF

9.8  
HER MAJESTY'S COMMISSIONERS

FOR INQUIRING INTO

## THE HOUSING OF THE WORKING CLASSES

---

### IRELAND.

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



LONDON:  
PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz.,  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords;  
Messrs. ADAM and CHARLES BLACK, of Edinburgh;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGES, FIGGIS, and Co., of Dublin.

1885.

[C.—4547.] Price 2d.



THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO



# THIRD REPORT.

## IRELAND.

TO THE QUEEN'S MOST EXCELLENT MAJESTY.

MAY IT PLEASE YOUR MAJESTY,

Your Majesty's Commissioners, in pursuance of the plan set forth in their former Reports, having concluded their inquiries as to the housing of the working classes in England and Wales, and in Scotland, proceeded to investigate the question as relating to Ireland.

Inasmuch as a Select Committee of the House of Commons in 1884 took full evidence upon the condition of the agricultural labourers in Ireland, Your Majesty's Commissioners unanimously decided to confine their Irish inquiry to the urban centres of population.

Your Majesty's Commissioners accordingly held sittings in Dublin during the Whitsuntide parliamentary recess of the present year, and examined witnesses from the cities and towns of Dublin, Belfast, Cork, Limerick, Londonderry, Waterford, Galway, Kingstown, New Ross, and Navan.

Subsequently to the Irish inquiry the Marquess of Salisbury, having been called upon by Your Majesty to form an Administration, obtained Your Majesty's gracious permission to withdraw from the Royal Commission.

Your Majesty's Commissioners during their sittings in Dublin first obtained evidence as to the state of the law on the subject matter of the inquiry in Ireland. LAW.

The enactments relating to the housing of the working classes in towns in Ireland are the Public Health (Ireland) Act, 1878; the Labouring Classes Lodging Houses and Dwellings Act (Ireland), 1866; the Acts commonly known as Sir Richard Cross's and Mr. Torrens's; and various local Acts. But of all the public general Acts the Public Health Act may be said to be the only one which is acted upon to any great extent. Monahan, 21,762-5. ✓

The Public Health Act follows generally the lines of the Public Health (England) Act, 1875, but applies to the whole of Ireland, including Dublin, whereas the English Act does not apply to the metropolis. Monahan, 21,815-27. ✓

This Act is administered by the various sanitary authorities under the general control of the Local Government Board for Ireland as the central authority. It divides Ireland into urban sanitary districts and rural sanitary districts. The urban sanitary districts consist of (1) corporate towns, where the corporation, acting by the council, is the urban sanitary authority; (2) towns or townships having commissioners under local Acts; (3) towns having commissioners under the 9 Geo. 4. c. 82.; (4) towns having municipal commissioners under 3 & 4 Vict. c. 108.; and (5) towns having town commissioners under the Towns Improvement (Ireland) Act, 1854. In the last three cases the population, according to the last census, must exceed 6,000. The Local Government Board for Ireland has power, by provisional order, to constitute places which come under the three last headings, the population of which does not exceed 6,000, urban sanitary districts, which power they have extensively used; and by the Public Health (Ireland) Amendment Act, 1879, all urban sanitary authorities, not otherwise incorporated, are constituted corporate bodies for the purposes of the Act of 1878. Monahan, 21,833. ✓

These corporations (consisting of mayor, aldermen, and councillors) and boards of town commissioners are elected by ratepayers who must possess certain qualifications which will be reverted to hereafter; and by the Act of 1880 "to abolish the property qualifications for members of municipal corporations and local governing bodies" the qualification of membership of these local authorities is extended to such persons Monahan, 21,839-42. ✓



who are qualified to elect members of such authorities. Your Majesty's Commissioners have thought it right to print this statute at full in the Appendix, so that special attention may be drawn to it, as it appears to have been entirely forgotten by many of the bodies most interested in it. In the Appendix are also printed copies of letters addressed to the Secretary of Your Majesty's Commission from the clerks of the local authorities of the chief places referred to in this Report, and with few exceptions these officials state that the qualification for membership of the bodies they represent is still subject to the restrictions which existed before the passing of the Act. In case a sufficient number of qualified persons cannot be found to act as commissioners, as happened recently in the case of Ennis in the county of Clare, the lapsed urban district becomes, under the Public Health (Ireland) Amendment Act, 1884, part of a rural district. Towns not constituted urban sanitary districts by any of the above provisions are parts of rural sanitary districts, and are for sanitary purposes under the control of the guardians of the poor of the union in which they are situated.

Monahan,  
21,775-6.

Monahan,  
21,778.

Monahan,  
21,779, &c.

Monahan,  
21,782, &c.

Monahan,  
21,790, &c.

Monahan,  
21,796, &c.

Monahan,  
21,780-796.

Monahan,  
21,808-14.

The Public Health Act deals with the widening and improvement of streets and making of new streets (sections 38, 39, 40, and 41), the removal of nuisances, the structure and materials of buildings, air space, ventilation, and drainage (sections 41, 42, 43), cellar dwellings (sections 82, 83, 84, 85, 86), regulations as to common lodging-houses (section 87 to 92), and houses let in lodgings (section 100); many of the sections being copied from the English Act.

The definition of a nuisance is of the same character as that laid down in the English and Scotch Acts, section 107 providing (*inter alia*) that "any house or part of a house so overcrowded as to be dangerous or injurious to the health of the inmates shall be deemed to be a nuisance liable to be dealt with under the Act." Information of the nuisance may be given by any person aggrieved, by any two inhabitant householders of the district, the relieving officer, a police constable, &c., and in case of two convictions in the course of three months for offences against the provision of any Act relating to overcrowding in respect of the same house a court of summary jurisdiction may, on the application of the sanitary authority, order the closing of the house for such period as they think proper. In places where a local Act is in force proceedings may be instituted either under that Act or the Act of 1878.

Monahan,  
21,796.

Monahan,  
21,782.

Wodsworth,  
21,798, &c.

Cotton,  
21,797-8.

Monahan,  
21,815-9.

Cotton,  
21,886.

Monahan,  
21,820-6.

Sections 41, 42, and 43 empower all sanitary authorities to make and enforce byelaws as to structure and materials of buildings, air space, ventilation, and drainage of buildings. Under section 100 the Local Government Board for Ireland can empower any sanitary authority to make byelaws for the regulation of houses let in lodgings, which, although urgently needed wherever tenement houses exist, are in force only in Dublin, Belfast, and Limerick.

The Labouring Classes Lodging Houses and Dwellings Act (Ireland), 1866, which resembles Lord Shaftesbury's English Act of 1851, deals with the purchase of land or buildings, and the erection of buildings to be used as dwellings for the labouring classes. It may be adopted for any city, borough, or town in Ireland having a municipal corporation, or having commissioners for paving, lighting, or cleansing the same under any public or local Act of Parliament or any charter, or for any township having commissioners under a local Act. The expenses of the Act are to be paid out of the rates, and the income arising from the lodging-houses or dwellings built under its provisions is to be applied in aid of the rates. The Commissioners of Public Works are empowered to advance money for the purposes of the Act, and to lend money to trade commissioners or companies and private individuals. The Act, though not actually a dead letter as in England, has been virtually inoperative, except in Dublin, though Cavan, New Ross, Callan, and Waterford have acted under it. It has like the English Act no compulsory powers.

Monahan,  
21,819.

Wodsworth,  
21,832.

Wodsworth,  
21,828.

Monahan,  
21,833, &c.

Monahan,  
21,839.

Monahan,  
21,836.

Wodsworth,  
21,837.

Spencer,  
22,855-7.

Monahan,  
21,843.

Monahan,  
21,840, &c.

Monahan,  
21,846, &c.

The provisions of Sir Richard Cross's and Mr. Torrens's Acts, which were fully explained in the First Report of Your Majesty's Commissioners, and the amending Acts, extend to Ireland. Mr. Torrens's Acts have been practically a dead letter, having never been tried, though they are considered by one witness to be workable, especially the demolition clauses. In Dublin the local Act is stated to be more convenient.

Under Sir Richard Cross's Act of 1875 schemes have been settled for Dublin, Belfast, and Cork; and by the Labourers (Ireland) Act, 1883, the provisions of the former which were previously limited to urban sanitary districts having a population of 25,000 and upwards were extended to those having a population of 12,000 and upwards at the last census, and also to any other authorised by a provisional order of the Local Government Board to put the Act in operation. None of these urban



districts (of 12,000 population and upwards) have availed themselves of the extension to them of the Act of 1875.

Cotton,  
21,845, &c.  
Cotton,  
21,849.

The general tone of the evidence given before Your Majesty's Commissioners conveys the impression that while there is a great deal of the most extreme poverty and discomfort in the homes of the labouring classes in the towns of Ireland, yet since, 1878, when the main provisions of the English Public Health Act of 1875 were made applicable to Ireland much exertion has been made in some places to mitigate these conditions. The result has been a decidedly improved state of things, though it will be the duty of Your Majesty's Commissioners to report that that improved condition is still most unsatisfactory.

The urban centres of Ireland differ considerably as to the condition of the homes of the working classes, and each of the towns from which evidence was given displayed features sufficiently distinctive to deserve a separate account in brief terms.

DUBLIN.  
Cameron,  
22,078.  
Drury,  
22,499.  
Manley,  
22,792.

The area which is popularly known as Dublin consists of the city of Dublin proper, which is under the jurisdiction of the lord mayor and corporation, and has a population of about 250,000; the township of Rathmines and Rathgar, which is governed by Improvement Commissioners, and has a population of over 26,000; the township of Pembroke, which is likewise governed by commissioners, and has a population of 24,000; and other suburban townships. Your Majesty's Commissioners are of opinion that unity of administration over the whole of Dublin would conduce to better administration.

In Dublin vacant houses are not rated. The number of vacant houses in that city is about 3,000. In the immediately adjoining township of Rathmines, under a local Act, all vacant houses are rated, and there the full rate struck is collected, while in Dublin remissions are made for vacant houses. The witnesses from both places stated that the Rathmines system tended to reduce the general rates and also to reduce the rents; and the town clerk of Rathmines said that no inconvenience had resulted in Rathmines from the system of rating vacant houses, and that building had gone on and was going on there to a very large extent. The extension of the boundaries of Dublin would give uniformity in the system of taxation, and if the Rathmines system works advantageously there appears to be no reason why it might not be generally adopted.

Beveridge,  
22,385.  
10 & 11 Vict.  
c. 253. s. 33.  
Drury,  
22,569,  
22,573.

Until the year 1866 little or nothing seems to have been done to improve or to regulate the condition of the homes of the working classes in the capital. At that time there was only one inspector of nuisances for the whole of Dublin, who had other offices of a completely different character to fulfil, but in 1866 the corporation at the instance of the late Sir John Gray organised a staff of inspectors, consisting of sergeants and constables of the metropolitan police force.

Cameron,  
22,088.

The Superintendent Medical Officer of Health is of opinion that further parliamentary powers for dealing with unhealthy houses are not needed. He described the powers existing under the Public Health Act, for instance, as "simply terrific." The corporation have taken steps to carry out the Acts by securing inspection, and the demolition or closing of unhealthy houses. The building byelaws are under the superintendence of the city architect, who with his subordinate building surveyors are properly qualified officials. There is now a staff of 23 sanitary inspectors, and in addition there are other officers who superintend the work of scavenging and of disinfecting, all of whom give their whole time to their work.

Cameron,  
22,150.  
Beveridge,  
22,156.

The corporation has made similar exertions in other directions. It has expended large sums in sewage works, and it now cleanses daily the yards of all the tenement houses. It has built public baths and wash-houses, and has organised a general gratuitous system of domestic house scavenging and removal of refuse. It has carried out two schemes under Sir Richard Cross's Acts. One is called the Coombe scheme. For this the Corporation borrowed 20,000*l.* from the Commissioners of Public Works and an additional loan of 4,000*l.* for constructing new streets, sewerage, lighting, and giving a water supply. When this was done the area was let on a lease in perpetuity to the Artizans' Dwellings Company at a rent of 200*l.* per annum. The number of persons displaced on the Coombe area was 984, and the Company have erected 211 houses, in which 1,000 persons are accommodated. Another, called the Plunket scheme, was drawn up in 1880. A loan of 15,000*l.* was granted for the purpose, and there has been a supplementary loan of 12,000*l.* The area was cleared and let to the Artizans' Dwellings Company at a rent of 140*l.* per annum, the arrangement being that the Company have to build 73 cottages of two storeys, 44 cottages of one storey, and 24 tenements for one family each. The Corporation, however,

Cotton,  
21,863.

Cotton,  
21,874.

Cotton,  
21,881.



Wodsworth, has been deterred by the expense from proceeding further in this direction, and there has been no scheme in Dublin since the Act of 1882 was passed.

The Corporation of Dublin have also carried out extensive improvements under the wide powers of the Public Health Act as to streets, and this has resulted in the destruction of much insanitary property. They complain, however, that they are hampered in the carrying out of these powers by the way in which the Act is read, which debars them from taking a sufficient breadth of land on each side of the street to enable them to re-let advantageously the frontages, and thus to reduce the cost of the improvement.

In addition to the action taken by the corporation private enterprise has not been idle in Dublin. In 1876 the Dublin Artizans' Dwellings Company was formed. Its capital is 100,000*l.*, and it has borrowed 47,000*l.* from the Commissioners of Public Works. It has worked to some extent in co-operation with the corporation, and the total number of houses provided by the company will accommodate 6,000 persons. There is also the Dublin Sanitary Association, which is a voluntary body, which meets weekly, and reports on the condition of the dwellings of the poor. By its energy in calling attention to evils it has brought about considerable improvement in certain quarters, and contributed to the formation of the Artizans' Dwellings Company. The accommodation provided by Sir E. C. Guinness for the workpeople employed by his firm is also worthy of mention.

Guinness,  
22,965, &c.

Notwithstanding the energetic action of the corporation and of private persons and of societies, the condition of things in Dublin is very far from satisfactory. It is said that the great improvement which has taken place in some quarters is counterbalanced by the deterioration which is found in other districts. The evil of tenement houses, which was found to be a source of great misery in the housing of the working classes in London, exists very extensively in Dublin. There are certain portions of the city which were formerly wealthy and fashionable quarters which now are inhabited entirely by the poor. Owing to the large number of houses in Dublin, once inhabited by the wealthier classes, still in substantial repair, and now turned into tenement dwellings, there appears to be here a more than usually favourable opportunity for the conversion of such houses by certain structural alterations into habitations really suitable for tenement dwellings. Much good might be done were the conversion of a house originally used as the dwelling of a single family into a tenement dwelling prohibited until these structural alterations have been made. One of the witnesses seemed to think that this power exists; but the question appears to be more than doubtful. Sir Charles Cameron, Superintendent Medical Officer of Health, gives the following description of the tenement dwellings:—

Spencer,  
22,878.

Cameron,  
22,058.

"The defects of the Dublin tenements are, that the houses are very old; that the woodwork is decayed, so that it is not easy to keep them in a cleanly state; that the floors frequently make a considerable angle with the horizon owing to the subsidence of one of the walls; that the floors are rough and worm-eaten, and often so patched that the patches project above the general level of the floor, thereby preventing the proper cleansing of the floors; that the windows are frequently without pulleys to the sashes, and that they are also frequently composed of ill-fitting sashes, which in stormy weather permit the wind to blow freely into the rooms; that the panes are often patched or broken; that the staircases are often dark, ill-ventilated, dilapidated, and too steep; that the approach to the yard of the house is frequently so difficult that the tenants prefer the more convenient access to the street, and empty their slops into the street during the absence of the police; that the sanitary accommodation is defective, one privy or watercloset being common to a dozen families, and being often situated in some such objectionable situation as the area or kitchen, there being no yards in which to place them; that the basement storeys, which have been cleared of their tenants through the action of the corporation, have become in many cases very filthy; that the yards are rarely asphalted or concreted; that their clay surfaces are often very damp, and the children who use the yards as playgrounds are liable to suffer from the dampness, especially when they are unshod, as is very often the case; that too many families inhabit the same house, and use a common staircase, and that when scarlet fever, measles, or typhus occurs in such a house it is peculiarly liable to spread from room to room."

The improved inspection has done its work in causing the virulence of typhus and other zymotic diseases to abate, but typhus has never been stamped out, and statistics show no sensible diminution of the general death-rate. Sir Charles Cameron accounts for this by the general poverty of the people and their badly-fed condition, which is well described in the words of a memorandum by Mr. Wodsworth, Secretary to the Local

Grimshaw,  
23,166.



Government Board, in which he says—"It is a mistake, however, to conclude that the high death-rate in towns is attributable solely to the dwellings of the poor classes. It is due to other causes also. It is mainly attributable to the deteriorated constitutions of the population, a deterioration which is the result of inferior and insufficient food, poor clothing, and misery generally for generations, resulting in sickly, feeble, and strumous conditions of body, rendering the poor people obnoxious (to use a medical term) to disease, and unable successfully to resist its inroads and consequences." Sir Charles Cameron says that there is not a more under-fed population in the United Kingdom than the working classes of Dublin.

Cameron,  
22,290.

An incident which seems inseparable from the habitation of tenement houses is the single-room system, and in Dublin out of about 54,000 families 32,000 live in single rooms. Other evils which accompany the occupation by the working classes of houses which have been built for the wealthy are found in aggravated forms. The yards and gardens of many of these houses have been built upon, and the consequence is that there is often no back ventilation and no space at all in the rear in which to place a dust-bin or a closet. A short time ago there were about 1,500 houses without any closets at all, and the tenement houses were invariably without them. Where there were privies they were generally in a dilapidated state and communicated with the ash-pits, which were mere excavations permitting the escape of the offensive liquid contents into the sewer, which became saturated with one of the most deadly forms of organic matter. Improvement has taken place in this respect, and also, it is said, in the matter of cellar dwellings. It is stated that there are no cellar dwellings in Dublin which come within the provisions of the law, but this statement has been challenged.

Cameron,  
22,084.

Cameron,  
22,085.

Cameron,  
22,115.

Cameron,  
22,119.

Cameron,  
22,101.  
Wodsworth,  
21,902.

That the state of things is still far from satisfactory is shown by the fact that the death-rate of Dublin is still high and is not decreasing. It may here be mentioned that for the purpose of accurate comparison the published death-rates in Ireland are not to be relied upon. Until the passing of the Births and Deaths Registration Act, 1880, the power to compel the registration of deaths was incomplete, and thus it came to pass, as stated by the Superintendent Medical Officer of Health, that the number of interments exceeded by 11 per cent. the registered deaths. The Act of 1880 secured an effective registration, and this of course tended largely to swell the nominal death-rate. It is thus exceedingly difficult to compare with anything approaching accuracy the death-rates before and since that date.

Grimshaw,  
23,171.

Cameron,  
22,125.

Notwithstanding the high death-rate it is distinctly stated that in Dublin in no case is less than 300 cubic feet per head permitted as a minimum allowance. The byelaw fixing this is said to be never infringed, and the high death-rate is attributed to the causes already stated. Overcrowding, used in a less technical sense, undoubtedly does exist to a very great extent in Dublin, as may be gathered from the following figures: 32,000 families out of the total of 54,000 residing in Dublin inhabit 7,200 houses out of a total of 24,000. No matter what the size of a room is, there is no doubt but that it is in the highest degree unhealthy for half a dozen persons to perform all the functions of life in the same apartment, as is frequently the case in Dublin.

Cameron,  
22,170.

Cameron,  
22,236.

One of the chief causes of this state of things is, that the artizan and labouring population of Dublin is abnormally large, and forms an exceptionally high percentage of the population as compared with other towns. Moreover, there seems to be little or no opportunity for the working classes to live in the suburbs. The depopulation of Dublin by the better classes has been going on for some time with the result, of the better houses being now tenanted by the working-class population. But while this migration is taking place the poor not only remain within the city, but even those whose work during the day lies outside return at night to sleep in Dublin.

Beveridge,  
22,155.

Beveridge,  
22,372.

The usual consequence follows the congestion of population. Although wages are low rents are in proportion high, and the profits in Dublin as in London often go to the enrichment of the middlemen or house-farmers. These evils re-act upon one another. The depressed conditions under which the people live lower their wage-earning power, and deprive them of the chance of making for themselves more favourable surroundings.

Cameron,  
1,2234.

Harty,  
22,226.

Kenny,  
23,189.

In 1880 a Royal Commission investigated the sanitary condition of Dublin, and the state of affairs then was thus described by Mr. Wodsworth, Secretary to the Local Government Board:—

Wodsworth,  
21,916.

"It was stated in evidence that out of a total number of 23,000 houses in Dublin there were 9,700 houses which were inhabited solely by artizans and labourers and let in tenements; that of those 9,700 houses let in tenements, 2,300 were in a condition which rendered them unfit for human habitation; and that those 2,300 houses were inhabited by an estimated population of 30,000. Those were the main facts, and



perhaps I may add, for your information, that since the date of that Commission out of those 2,300 houses 1,875 have been detenanted and closed." Mr. Wordsworth adds, "But I may state generally that the description we gave as applying to Dublin at that time would not be at all applicable now. The corporation have used most extraordinary exertions to improve the tenement houses, and they have made them the subjects of daily inspection."

**BELFAST.** The condition of Belfast seems to be on the whole satisfactory. The borough is the most prosperous in Ireland. Its population has increased from 37,117 in 1821 to 222,000 at the present time. During the last 20 years its valuation has doubled. Its death-rate is not low, but it appears to be decreasing rather than increasing. The dwelling accommodation seems to have kept pace with the population, the number of new buildings erected year by year being over 1,000. In consequence of the continual building which is going on there has been no difficulty in rehousing the population displaced by the extensive improvement schemes. Belfast being an entirely new town there are not many houses inhabited by the working classes which were originally intended for richer people, and the tenement house is scarcely found at all. The rule is that houses are usually built for only one family.

The cost of building in Belfast is remarkably low. The borough surveyor stated that the lowest class of working man's house now built in Belfast costs from 45*l.* to 50*l.*; and he thus describes such a house:—"I happen to hold in my hand a plan of such a house as I was speaking of; it is a plan that was deposited in my office. There is a kitchen or living room, with a porch to keep the draft away from the inmates. Then they have a little scullery with a small sink. The back yard is behind, and there is a privy and ash pit built at the remote end of it. Upstairs there are two bedrooms. That is the accommodation." Houses of such a class cannot be built in Dublin for anything near that price; although it is stated that now such houses are being built cheaper than before. The fact that bricks are cheaper in Belfast does not appear completely to explain the difference. Indeed the Belfast witness stated:—"I have always understood that Belfast is most peculiarly situated in that respect. I believe that a working man can get a self-contained house cheaper in Belfast than in any manufacturing town in the three kingdoms."

Belfast has not adopted the system of gratuitous removal of house refuse save for the absolutely indigent, and strong complaint was made by Mr. Bowman, Secretary of the Trades Council, who said that the working classes had to send their wives to represent them as being out of work before they could get the refuse removed; that when they paid 1*s.* for removal of one load, if two or three baskets remained they would not be taken away. He also stated that in a certain district (Ligoniel) considerable overcrowding existed. According to him, not more than 1 per cent. of the houses in Belfast inhabited by the working classes have watercloset or anything but privy accommodation.

**CORK.** The housing of the working classes at Cork appears to be in a very bad condition in many respects. There are in that city 1,732 tenement houses, occupied by about 22,000 persons. The tenements are said to be in a disgraceful state, and the overcrowding has existed for 50 years with scarcely any improvement.

The corporation adopted a scheme in 1878 for clearing seven areas under Cross's Act, and borrowed 22,000*l.* for the scheme. They cleared the first area of 107 houses, but never re-housed the people thereby displaced, who crowded into the already over-populated neighbourhood. The land was let to the Improved Dwellings Company, who built houses for a higher class of people. The loss by the corporation on the first scheme has prevented their carrying on any of the others, though they have demolished some houses on the second area.

The corporation have never built any houses, and plead that they cannot afford to do so; and builders cannot with any chance of profit erect houses for people who are unable to pay more than 1*s.* 6*d.* a week rent. The difficulty of the corporation is a financial one, and they urge that they would be prepared to build, even at a loss, if Government would lend them money at 2 per cent.

The allowance of air space is said by the borough engineer to be often as low as 40 feet, for each person and ventilation scarcely exists at all in many tenement houses. The corporation has, it is true, demolished over 500 houses in the course of the last three years as unfit for human habitation, and have more demolitions in prospect.

Though the state of the tenement houses is so bad, and though typhus prevails, the death-rate is lower than in other Irish towns.

Donovan, 23,559-62;  
23,586-8.  
Donovan, 23,651, &c.  
McCarthy, 23,656-8.  
Donovan, 23,592, &c.  
Donovan, 23,595, &c.  
Donovan, 23,614-6.  
Donovan, 23,612.  
Donovan, 23,637, &c.  
McCarthy, 23,649,  
23,690, &c.  
McMullen, 23,693, &c.  
Donovan, 23,639, &c.  
McMullen, 23,665, &c.  
McCarthy, 23,590.



Land can easily be obtained, but building does not pay, the working classes being too poor to pay a profitable rent. The average wage of a labourer is 12s. a week; and the trade of the town is decaying, while the population scarcely increases at all.

Donovan,  
23,630-1.  
McMullen,  
23,680.

The state of affairs that exists at the present time at Limerick has been described as being as bad as is possible. A former mayor and sheriff says that matters "could not be much worse anywhere in the world." Many of the tenement houses have no back yards, and none of them have closets. The people throw the refuse out of doors, or if there is a little yard attached they deposit everything there. The floors are very bad, the rain comes in through the majority of the roofs, and many of the inhabitants are so poor that they have not "a stick of furniture" in their rooms, and are compelled to sleep on the floor. Cellar dwellings are inhabited to some extent; some have been closed, but many are still open which are unfit for habitation. The highest of these cellars is 8 feet, and the lowest but 5 feet in height, and in one cellar two families of eight persons in all were living.

LIMERICK.  
Spillane,  
23,828.  
Spillane,  
23,855, &c.  
Spillane,  
23,808, &c.

The water supply may be said to be disgraceful. Notwithstanding the natural advantages of the city there is no water supply at all in any of the lanes of Limerick where the poor live. The people have to go to a fountain, sometimes a quarter of a mile from their houses, which flows for an hour and three quarters, and here they scramble for a little to last till the next day. Considering the state of the tenement houses, and that a very large number of the labouring population live in them, the water supply, and the fact that the town is scarcely ever free from typhus or other fever, it is not surprising that the death-rate is a high one—about 27 per 1,000 of the population. The situation of the city has nothing to do with the high death-rate, for it is generally speaking healthily constructed, and has a fine river.

Spillane,  
23,811.  
Spillane,  
23,812,  
23,810.  
Spillane,  
23,832.

Although the corporation of Limerick have byelaws under section 100 of the Public Health Act they have not been acted upon; and although some of the tenement houses are in the worst possible condition, no steps appear to have been taken to compulsorily close them, except in the case of a few cellar dwellings. It is asserted that the apparent unwillingness of the corporation to undertake the necessary steps for improving the sanitary condition of these houses has its origin in the fact that some of the members are owners of insanitary property.

Spillane,  
23,786.

The corporation have effected one improvement which was urgently needed, in having recently acquired the waterworks, and they intend putting on a water supply in every part of the city.

Spillane,  
23,789.  
Spillane,  
23,881,  
23,867.

A joint stock company has been formed in Limerick for building cottages for the working classes, and letting them at low rents. If the enterprise is successful the operations will be extended. But both labour and material are dear, and unless money can be borrowed at a lower rate of interest than the Commissioners of Public Works charge, building, it is stated, must stop altogether.

Spillane,  
23,891-2.

Spillane,  
23,833-4.

Spillane,  
23,813, &c.,  
23,843;  
23,841.

The evidence from Waterford is some of the most remarkable which has been given before Your Majesty's Commissioners. Waterford is one of the Irish municipal towns which possesses the 10l. suffrage, and a high property qualification for membership seems to have been imposed according to the statement of the town clerk, notwithstanding the passing of the Act of 1880 already referred to. The corporation is very wealthy, its revenue being such that, with the exception of the water rate, it has sufficed to pay the whole of the municipal expenses of the town. The death-rate has lately on one occasion reached the remarkable figure of 42 per 1,000, which the medical officer attributes to three causes, the bad drainage of the city, the overcrowding, and the habits of the people.

WATERFORD.

Howard,  
23,980.

Tobin,  
23,899.

There are about 1,300 dwellings within the municipal boundaries occupied by the working classes, of which 20 per cent. are tenement houses. Notwithstanding the state of health of the town and the powers which are given by the Public Health Act no byelaws have been made with regard to the tenement houses, in the face of the medical officer's own statement that overcrowding is one chief cause of the death-rate. The sanitary staff consist of seven sub-officers who do not give their whole time to their sanitary duties as they have other work to perform, such as looking after the markets and the tolls. The corporation are themselves large landowners, and though they do not actually receive the rents of many houses, some of the most unsanitary dwellings are built upon corporation property, without any action being taken for their regulation under the ample powers afforded by the law. They have not even adopted the clauses of the Towns Improvement Acts to prevent the construction of new houses in improper situations. As the town clerk expressed it, the Corporation of Waterford has peculiar ideas about taxation, and they are afraid that if they let

Howard,  
23,919.

Howard,  
23,953.



the thin end of the wedge in at all with regard to the adoption of the clauses of the Towns Improvement Act it would lead to the introduction of taxation. Therefore lately there has been no municipal taxation of any description in Waterford. The borough fund provides for the expenditure in the city.

Howard,  
23,965.

In the houses which the corporation hold themselves they make no restrictions as to occupation by members of more than one family. On one occasion they made an attempt to close 50 houses, but on a demonstration being made by the inhabitants the mayor consented not to disturb them. In fact, the witness added "we had no place to put them in." There are in Waterford, which has a population of less than 23,000, 1,180 houses which are occupied by more than two families, and in some instances there are as many as 10 families in one house. If more than one family is found in one room proceedings are taken, not under byelaws, but as against a nuisance injurious to health. The magistrates, however, decline to encourage such proceedings, and they therefore have no great effect. Many of the members of the corporation are interested in insanitary property.

Mahony,  
23,970.

Mahony,  
23,978.

#### KINGSTOWN.

Flinn,  
24,127-8.

24,131-2.

24,129.

24,102.

24,112, &c.

24,113.

24,102.

24,121.

24,123.

Kingstown, the well-known seaside resort and suburb of Dublin, is an instance of a place which, from its situation, ought to be very healthy, but from apathy and neglect on the part of the authorities is very far from being so, the death-rate, considering all circumstances, being undoubtedly high.

The tenement house system prevails to a considerable extent, and the condition of these dwellings calls for severe comment. Overcrowding is common, the houses are badly roofed, and the floors are frequently of earth, with the filth of years accumulated upon them, and there is often no proper separation of the sexes. In the cottages also the same state of things is allowed to continue. Privy and ashpit accommodation exists only in name, and it is not remarkable that fevers frequently prevail in the town.

#### LONDON- DERRY.

McVicker,  
24,434.

McVicker,  
24,443.

McVicker,  
24,453.

24,436.

24,450.

24,455.

24,458.

24,459.

24,465.

24,460.

24,461.

In Londonderry a far more satisfactory state of things is found, and the death-rate is low and decreasing. There has been a vast improvement in the dwellings of the working classes there during the last 10 years. 1,137 new houses have been built during that period, each properly supplied with sanitary requirements and a direct supply of water, and tenement houses which at one time prevailed largely, and in very bad condition, have almost ceased to exist. The sanitary arrangements in the town, except in the case of a few old houses, are good, and under clauses in the Public Health Act, which have been acted upon, every house must have a sufficient water-closet, earth-closet, or privy accommodation, and a properly constructed ashpit. The corporation compels the clearing of privies or clears them at the expense of the occupier. There seems to be an abundant supply of water, and further improvements are in progress.

Many of the artisans own their own houses and the number who do so is increasing, and savings are largely invested in building property.

#### GALWAY. Somerville, 24,171.

Rice, 24,150.

Rice, 24,157.

The most marked characteristics of the city of Galway are the extreme poverty of its labouring population and the miserable condition of a large proportion of the houses in the town. There are first-rate waterworks, bringing a good supply of water from Lough Corrib, and there is an excellent system of sewerage. These advantages probably account for the comparatively low death-rate, about 24 per 1,000, but on the other hand the dilapidated condition of the dwellings of the poorer classes is productive of great misery. The town commissioners are said to have shown no activity in putting in force the statutory powers they possess, the reason being that many of the members of the sanitary authority are interested in defective house property.

The population of Galway is between 15,000 and 16,000, but notwithstanding its limited size there are from 1,000 to 1,200 houses in an unfit state for human habitation. There is considerable overcrowding both in tenement houses, which are numerous, and in cottages containing only one apartment. The following quotation from the evidence of the borough engineer forcibly describes how the labouring classes are housed in this town:

"The houses in Galway are in a terribly dilapidated state. To give you an instance: there are several large blocks of buildings which are regular tenement houses. In one house there are 22 rooms. At present the system is only to set one room to each family; the landlord or agent never inquires how many inmates are to take possession of this room. The rents of the rooms vary in this house at the present time from 6d. per week to 1s. per week, and there is no restraint put on them as to the number of the occupiers. I have here a note of a very terrible state of circumstances. There is one place where there are a man and his wife and four children occupying a room



9 feet by 7 ft. 6 in. high. They have no bed; they have no table and no utensils; and they are in an abject state of poverty and dirt."

New Ross is a small town in the province of Leinster, which has the melancholy distinction of having the highest average death-rate in the United Kingdom, the average for the last 10 years being 31 per 1,000. Three fourths of the houses of the labourers have no sanitary arrangements whatever, and some "respectable houses," to quote the expression of the medical officer, have none either. The water supply is very deficient and of an inferior quality, the sewage filtering into the pipes. The houses are generally overcrowded and badly ventilated, and though the tenement houses are in a deplorable condition no attempt has been made to enforce regulations under section 100 of the Public Health Act. There are therefore sufficient reasons for the excessive death-rate.

New Ross.

Meehan,  
24,392.Burke,  
24,427.

The general effect of the evidence given before Your Majesty's Commission points to several facts: that the poverty of the labouring classes in most of the towns of Ireland is extreme; that nothing could be more miserable than the condition of many of their dwellings and surroundings in the towns; that notwithstanding the adverse influences of their existence their standard of morality is very high; and that the existing evils of administration are not due to defects in but to the failure of the existing authorities in acting upon legislation, which has invested them with ample powers. The last sentence may be said to cover the whole of the question before Your Majesty's Commissioners as regards Ireland. The same was pointed out in their Report on the other portions of the United Kingdom, but neither in England and Wales, or in Scotland, is the complaint so universal of the default of the local authorities when legislation has put most effective remedies in their hands. The poverty of many of the Irish towns, however, accounts to a very large extent for the failure of their authorities.

Grimshaw,  
23,176.Kenny,  
23,207.Spencer,  
22,890.

### RECOMMENDATIONS.

One or two points may first be mentioned, on which evidence was given, to show that the law might with advantage be amended.

The witnesses from Dublin gave strong evidence as to the necessity for the extension of the boundaries of the city. Dublin is now hemmed in by a number of independent townships. Into these the wealthier classes are constantly migrating, while the poorer classes are moving into the city. Thus, instead of the working classes living outside the town proper, and coming in to their work, in Dublin they live in the city and go out to their work. All the expenses which arise in connexion with them and their dwellings, the maintenance of the hospitals, &c., is borne by the city, and no contribution is made to it by the townships. A Royal Commission investigated this subject in 1878, and reported strongly in favour of the extension of the boundaries. The corporation state that they have frequently appealed to the executive to carry out this recommendation. They have no power themselves to take any action. The English towns have power to promote Bills. The Irish corporations have no power to promote Bills save for works. The evil is described by the witnesses as growing daily worse as the process of the exodus of the wealthier classes goes on, and the consequent burden of taxation on those who remain increases. The town clerk stated that some districts of the city would be quite unable to bear the burden of the present taxation, were it not that other districts being still wealthy, and, sharing it, made it bearable by all.

DUBLIN—  
EXTENSION  
OF BOUN-  
DARIES.Cotton,  
21,972, &c.Conlan,  
23,287.Beveridge,  
22,369.Beveridge,  
22,377.Spencer,  
22,882.  
Beveridge,  
22,374, &c.

Your Majesty's Commissioners are of opinion that the recommendations of the Royal Commission referred to should be carried out.

The question of compensation awarded for the demolition of houses required for the purposes of improvement was fully gone into in the English inquiry. The Irish evidence shows that the sums awarded for houses in condemned areas have frequently been excessive, and that many schemes have been thereby prevented from being carried out. There has, however, been no experience in Ireland of the working of the latest Artizans and Labourers Dwellings Improvement Act. The witnesses examined on this subject generally agree that an official arbitrator would be preferable to a professional valuer in such cases; and also that the appeal to a jury should be abolished, and in both of these recommendations Your Majesty's Commissioners agree, as may be gathered from their Report upon England and Wales.

AMEND-  
MENTS OF  
LAW.

Pim, 22,644.

Harty,  
22,276.Spencer,  
22,922.Dillon,  
23,081.Spencer,  
22,926.

A great deal of unoccupied ground, upon most of which houses once stood, still exists in Dublin and in other Irish towns. There is no power compulsorily to take vacant ground under the Artizans Dwellings Act, and such a power would be especially advantageous to Irish towns.

The attention of Your Majesty's Commissioners was drawn to a point of law which seems to require amendment. This relates to the difference in law between proceed-



ings for the compulsory acquisition of land under the Artizans and Labourers Dwellings Improvements Acts, 1875 and 1882, in England and Ireland.

Dillon,  
23,058, &c.

38 & 39 Vict. c. 36. (referred to as the principal Act) s. 19 enacts: (1) that the Lands Clauses Consolidation Act, 1845, with respect to the purchase of lands otherwise than by agreement, shall not, except to the extent set forth in the schedule to the principal Act, apply to any lands taken in pursuance of the principal Act, but that the said Lands Clauses Consolidation Act, 1845, and the Lands Clauses Consolidation Acts Amendment Act, 1860, as amended by the provisions contained in the said schedule, shall apply to the taking of lands in *England*, and shall for that purpose form part of the principal Act; and (2) that the Lands Clauses Consolidation Acts of 1845 and 1860, and the several Railway Acts referred to in the said section shall, subject to certain provisions contained in the section, apply to the taking of lands in Ireland, and shall form part of the principal Act. Thus in Ireland the then existing code of Acts remains in force.

The schedule to the Act of 1875 is to a large extent based on the Acts as to railways in Ireland mentioned in section 19 of the Artizans and Labourers Dwellings Improvement Act, 1875. In fact the object of that schedule was, in the main, to apply to England, for the purposes of that Act, the method of procedure which was already in force in Ireland as regards the purchase of lands for railways. It was therefore unnecessary to make the schedule as a whole apply to Ireland; but the Irish enactments have not been exactly followed, and one difference is that an appeal from the arbitrator's decision is not allowed to either party unless the amount awarded exceeds 500*l.*, now 1,000*l.*, under the Act of 1882. In Ireland the limit of 500*l.* only applies where the company taking the land wants to appeal; the person to whom compensation is awarded being able to appeal however small the amount may be. In a recent case, a person dissatisfied with an award of 7*l.* 10*s.* traversed, and was awarded excessive damages by a jury.

Your Majesty's Commissioners would recommend that the Act should be amended in order to limit appeals in Ireland as they are now limited in England, and it is a matter for consideration whether the Irish procedure should not, in other respects, be assimilated to the English, and in particular whether the alterations introduced by the schedules to the Acts of 1879 and 1882 should not apply to Ireland. There seems to be a mistake in the schedule to the Act of 1882 which Your Majesty's Commissioners recommend should be rectified. The articles therein contained should be substituted for the "Articles (5) to (13)" of the schedule to the Act of 1875, not for "Articles (8) to (13)." See section 5 of the Act.

In their Report for England Your Majesty's Commissioners have made various other recommendations as to changes in the law. The sanitary laws of England and Ireland are very similar, and of late all amendments have extended to the two countries. Your Majesty's Commissioners, therefore, do not think it necessary to recapitulate here the recommendations which they have made with reference to England. It suffices to say that in general these apply also to Ireland, and it is to be assumed that any amendments of the law passed for England will be extended to Ireland.

LOCAL GO-  
VERNMENT IN  
IRELAND.

It is not, however, in the amendment of details of existing statutes that the chief remedy lies for the deplorable condition of the dwellings of the working classes in the towns of Ireland. The legislation in existence has not been tried. There are provisions in Acts of Parliament which have been drawn expressly to meet the evils described to Your Majesty's Commissioners, but they are allowed to remain a dead letter.

It will be well to again consider who are the authorities who, while invested with considerable powers, have neglected to use them in the face of a state of things which calls for the most energetic action.

Monahan,  
21,766.

The Public Health Act divides Ireland into urban sanitary districts and rural sanitary districts. The urban sanitary districts consist, as has been mentioned, of towns corporate, and, subject to certain limits of population, towns or townships having commissioners under local Acts, towns having commissioners under 9 Geo. 4. c. 82., towns having municipal commissioners under 3 & 4 Vict. c. 108., and towns having town commissioners under the Towns Improvement (Ireland) Act, 1854. In the case of corporations and towns having municipal commissioners, a burgess, *i.e.*, a voter, is a man of full age, who has been for six months prior to a fixed date, namely, the 31st of August, resident within the borough or within seven miles of it, and a rated occupier of premises in the borough valued at 10*l.* a year or upwards. In the case of towns under commissioners, under 9 Geo. 4. c. 82., the qualification for voters is that they must have been resident for 12 months and rated to the amount of 5*l.* valuation. Then for town commissioners under the Act of 1854, which is perhaps the Act having the most extensive application in Ireland outside corporate towns, the qualification of electors is as follows:—They must be persons of full age, either immediate lessors of property rated to the amount of 50*l.* within the town and resident within five miles

Monahan,  
21,770.



of the town; or else occupiers of premises within the town rated to the amount of 4*l.*; or, thirdly, owners of premises of the value of 4*l.* who are rated instead of the occupiers (which occurs in Ireland in certain cases), and who have been rated 12 months prior to the 1st of January; and in all cases it is in addition necessary that all the rates due prior to the 1st of January preceding the election should have been paid. In Ireland there is a greater difference between ratable and rental than in England, and a 25*l.* ratable for instance would imply a rental of 40*l.* or 50*l.* It should be repeated here that it is evident to Your Majesty's Commissioners, both from the testimony of witnesses and from the written statements of local officials which are before them, that in many cases the members of the town councils and of boards of town commissioners have in practice been chosen from a very limited section of the electors possessing high property qualifications which the Act of 1880 made only alternative with the qualification possessed by local electors, and that this practice has continued either from ignorance or forgetfulness of the law.

The recital of these qualifications shows that the exercise of the municipal franchise in Ireland is restricted on both sides; *i.e.*, both as to the voters and as to the persons who may be elected members of the local authority. Moreover, it proves that in the Irish towns the majority of the people who are rated for the expenses of local government have no voice in the election of the corporate body who spend the rates. In the appendix will be found a table giving the population of the chief towns of Ireland, and the number of the local electorate in each, and the disproportion will show how small a voice the people have in the management of their own affairs. The question is not merely one of the spending of public money; it concerns the health of the population. Accompanying the restricted municipal franchise is found a death-rate in the towns, which there is little doubt may be attributed to preventable causes. The death-rate of Ireland is lower on the whole than that of England, but the death-rate in Irish towns is much higher than in English towns, notwithstanding the greater density of population in the latter.

Monahan,  
22,014.

Grimshaw,  
23,127.

The restricted franchise and the corresponding property qualification do not appear to have the effect of bringing upon the local governing bodies persons of energy or of uniformly high character. There are only three towns in Ireland which have made byelaws under section 100 of the Public Health Act; one of these three is Belfast, where there are hardly any tenement houses which could come under the section. Another is Limerick, where the byelaws are not acted upon, so that there only remains Dublin in which any real work is being done in this respect. This is not to be wondered at when, as has been already mentioned in this Report, the witnesses from the Irish towns where the worst condition of things is found repeat the same statement that members of the local authority are interested in insanitary property. This is said to be the case in Limerick, in Waterford, and in Galway.

Burke,  
24,432.  
Spillane,  
23,891.  
Mahony,  
23,978.  
Rice, 24,184.

The system of local government in Ireland is not only hampered by restrictive franchise, it is also complex and confusing. The little town of Galway, for instance, is governed by three sanitary authorities, each having its own staff of officials, and the result has been shown in the description given above of the working class dwellings in that town.

Somerville,  
24,156.

The corporations of Ireland, such as they are, with their high franchise and property qualifications, are not intrusted with the privileges that belong to the local authorities of English towns, which are elected by the mass of the ratepayers. They have, for instance, no power to promote Bills except for works as has been mentioned, unless they have it by the accident of a clause inserted in a Local Act. There is, again, the question of valuation. The local governing bodies in Ireland have nothing whatever to do with the valuation of the property on which rates are collected.

Bretland,  
23,370.

Scott,  
22,738.

The system of valuation in Ireland is peculiar. It is carried out, not by each several authority for its own district, but by a Government Department. The last general valuation took place in 1854. Since then no general valuation has been made nor can one be made without an Act of Parliament; although individual premises are revalued if structurally altered or improved. The system is stated to be as follows:—The clerk of the union supplies annually to the Government Valuation Department a list of the premises thus to be revalued. If not so supplied, the Government Department has no notice of them and no means of ascertaining anything about them. An individual may apply for re-valuation, or a grand jury may apply for a re-valuation of its district; but the witnesses from the valuation office stated that in the latter case a difficulty would arise, as there would be no funds for such a purpose and it does not appear that any such application has ever been made. The result is that the valuation has become extremely uneven. In a district where property has deteriorated in value, the valuation now more nearly approaches and in some cases even exceeds the rack-rent; while in other districts which have improved the valuation may be only one third of the rent; thus the poorest districts are said to be overtaxed, while the wealthier districts are undertaxed, and the local authorities,

Scott,  
22,671, &c.



Bretland,  
23,441, &c.

Scott,  
22,735.

who have the expenditure of the rates have nothing whatever to do with the matter. Complaint was made both from Belfast and Dublin and elsewhere upon this subject. In Dublin the anomalous condition of affairs is further complicated by the fact that the rates are collected by another and independent Government department. Thus, to take the case of Dublin, there is the Corporation (the sanitary authority), which strikes and spends the rates; there is the Board of Guardians, an independent authority, which notifies to the valuation office changes in premises requiring revision of valuation; there is the Valuation Office, an independent Government department, which made the valuation in 1854, and makes the partial revisions already mentioned; and there is the Collector-General's office, another and totally independent Government department which collects the rates and makes the remissions on unoccupied houses. Your Majesty's Commissioners recommend that the present system of valuation be revised, and that a periodic and equal system of valuation be substituted.

These points, it may be urged, have only indirectly to do with the subject of the housing of the working classes in the towns of Ireland. It is true that if Your Majesty's Commissioners had found that the town councils and the town commissioners, which administer the urban centres of population, had been energetic in carrying out the ample legislation which exists for the purpose of improving the condition of working class dwellings, they would not have considered it their duty to enter into the question of local government. But, with few exceptions, the evidence which Your Majesty's Commissioners heard showed most plainly that the miserable condition of things which exists in many of the Irish towns is greatly owing to defects in the system of local government in Ireland. Witnesses from all parts of the country, more frequently than not the salaried officials or members of the bodies condemned by this evidence, agreed that if the local authorities were representative of the people the condition of the houses of the working classes would be improved with a diminution of disease and death-rates.

Your Majesty's Commissioners therefore recommend, as regards urban areas (to which, as has been stated, Your Majesty's Commissioners confined their investigations), that early attention should be given to the question of local government in Ireland.

All of which Your Majesty's Commissioners humbly submit to Your Majesty's gracious consideration.

ALBERT EDWARD P.

HENRY EDWARD CARDINAL MANNING.

BROWNLOW.

CARRINGTON.

RICH. ASSHETON CROSS (subject to reservation attached).

GEORGE J. GOSCHEN.

GEORGE HARRISON, Lord Provost.

W. WALSHAM BEDFORD.

E. LYULPH STANLEY.

E. DWYER GRAY.

W. M. TORRENS.

HENRY BROADHURST.

JESSE COLLINGS.

GEORGE GODWIN.

S. MORLEY.

CHARLES W. DILKE,

Chairman.

J. E. C. BODLEY,

Secretary.



## MEMORANDUM BY EARL BROWNLOW.

I cannot agree with the recommendation in the foregoing Report which deals with the extension of the rateable area of Dublin. The question is a very large and complicated one, and there is much to be said on both sides. The Executive has been frequently appealed to, as stated, to carry out the recommendations of the Commission of 1878, but for reasons not before this Commission this appeal has not hitherto had effect. I consider that more evidence bearing directly on the subject should have been taken before this Commission, in order to justify it in making such a sweeping recommendation as that contained in the Report. In making these observations I wish carefully to guard myself from giving any opinion on the merits of the case on one side or the other.

BROWNLOW.

I agree with Lord Brownlow's memorandum.

RICH. ASSHETON CROSS.

## MEMORANDUM BY MR. E. DWYER GRAY, M.P.

In the memorandum appended by me to the English Report I stated the changes which, in addition to those recommended in the Report itself, I considered necessary. I stated that I made these observations in connexion with England because I considered that in essentials the problem was the same in the two countries. The suggestions which I made (and to which I beg to refer) were, first, what may be called municipalisation of the land of the towns, in order to secure to the community what is commonly known as the "unearned increment." I still consider that in this direction is to be found the only radical and complete solution.

I suggested as temporary palliatives that sanitary officers should be given additional powers and made more independent; that legal procedure should be simplified; that statutory sanitary conditions should be deemed to be inserted in every lease; that owners should be held liable, criminally and civilly, for the result of their wilful neglect of sanitary regulations; that the system of valuation under the Artizans Dwellings Acts should be amended; that houses under a certain valuation should be subject to reduced taxation, conditional on a certificate that they had been maintained in proper sanitary condition; that vacant houses, as well as vacant land, should be taxed, and that other property besides land should be subject to taxation for local purposes.

All these recommendations are, in my opinion, equally applicable to Ireland, but, having stated them at length in the English Report, I do not consider it necessary to do more here than refer to them.

I may mention, however, that the case of Rathmines appears to disprove the argument that taxing vacant houses would tend to check building. The evidence in the case of Rathmines, where all vacant houses are taxed to the full extent just as if they were occupied, shows clearly that the practice has no such effect, and, I consider, materially strengthens my contention that all vacant houses in towns should be subject to taxation, both because the community is subject to expense in connexion with them and because their being liable to taxation would tend to keep rents at a reasonable figure.

The Report severely, and, perhaps, not unjustly, criticises the maladministration of many of the urban sanitary authorities in Ireland. It does not allude, however, to all the difficulties under which they labour. To one of them I wish to direct special attention. In all the English towns, with the exception of London (which certainly cannot be held up as a sample of good administration) the police are under the control of the local authorities. They are available for sanitary work. In Dublin and throughout Ireland the police are an Imperial force, and the local authorities cannot utilise their services for sanitary or any other local purposes. In Dublin the evidence showed that while the corporation, as sanitary authority, has no control whatsoever over the police, who do not discharge any efficient sanitary work, the community has to pay a very large contribution towards their maintenance, in fact, as much, according to the corporation witness, as would enable the corporation itself to maintain an efficient police. For some police granted it for special sanitary work the corporation has to pay twice—once as portion of its general contribution, and again directly to the Government the entire salary of the same men. The tax for police in Dublin is 8*d.* in the *l.*, which produces about 20,000*l.* a year, but in addition there are

22,362

22,364



22,346.

22,357 to  
22,361.

carriage rents and fees of various kinds which bring the total up to about 40,000*l.* a year. In addition, the Government contribute a sum stated to be about 60,000*l.* a year. One of the sources of local revenue for the Imperial police in Dublin is a tax of 100*l.* per annum levied upon every pawnbroker. This is a tax levied indirectly upon the very poorest of the poor, and it is hard to calculate how much may really be extracted from them on account of this exceptional levy upon the Dublin pawnbrokers. The evidence of the corporation was to the effect that their sanitary work could be much better performed if the police were under their control as in the English cities. In this opinion I concur, and I think the Irish local authorities should be permitted, like the English, to manage their own police, and should pay for them, and that any force required for Imperial purposes should be totally distinct, and be exclusively maintained from Imperial sources.

The Report mentions that complaint is made that the Corporation of Dublin is hampered in carrying out wide street improvements, which usually involve sanitary improvements also, by the manner in which the Public Health Act is read, which debars them from taking a sufficient breadth of land on each side of the new street to enable them to relet advantageously the frontages, and thus to reduce the cost of the improvement. I think that when a sanitary authority takes ground for a wide street improvement, it should be enabled to acquire also sufficient land at either side of the street proper to give it the benefit of the enhanced value of the frontages.

There is one aspect of the Irish question whereby it differs materially in my opinion from the English and the Scotch. The country generally is in such a condition of impoverishment, the towns, with one or two exceptions, are in such a state of decay, that no amendments of the sanitary law and no activity on the part of the sanitary authorities can do much to relieve the misery of the working classes. Sir Charles Cameron stated that there is not a more underfed population in the United Kingdom than the working classes of Dublin. But I fear that in many provincial towns the workers are in even worse plight. To provide them with decent habitations while they are still in want of food, and have no means of earning regular and sufficient wages, would in one sense be something like mockery. Almost every town in Ireland, with the exception of a few in the north, has steadily decayed since the Union in 1800. The process is still going on. The population of the country is decreasing. The area of land under cultivation is diminishing. Manufactures have almost disappeared from the towns into which the rural population has been driven. Those who have studied the question most deeply maintain that Ireland has to pay a very large excess of her proper proportion of Imperial taxation, while in addition the country is drained of many millions annually by absentee rents.

Under these circumstances it is only to be expected that the working classes in the towns should share, as they do, in the general depression. While the causes which have brought about the condition of affairs to which I refer remain, it is, in my opinion, hopeless to attempt to do more than slightly mitigate the results. Improved sanitary regulations and greater activity on the part of sanitary authorities may be and are required. But in most towns the taxation is so heavy and the poverty so great that increased burdens would only result in transferring a considerable number from the class of ratepayers to the class of paupers. Unless something is done to restore the general prosperity of the country, to relieve it of the steady drain of money and of population which has now been going on for more than three quarters of a century, to restore to cultivation the land which has lapsed into waste, and resuscitate manufacturing industries, I cannot see any hope of effectively relieving the present deplorable condition of the working classes of the Irish towns. Although I recognise that a reform of the local government of the towns as well as of the rural districts is highly desirable, I cannot think that this alone will remedy the present condition of affairs.

While agreeing, therefore, in the recommendation that reform of local government is desirable, I think that in Ireland it is essentially necessary to go farther, and to have also a reform of National government.

E. DWYER GRAY.

I agree with Mr. Gray's memorandum, with the exception of the statement in the paragraph referring to Imperial taxation, which is a question on which I am unable to give any opinion.

JESSE COLLINGS.



# THIRD REPORT

OF

HER MAJESTY'S COMMISSIONERS

FOR INQUIRING INTO

THE HOUSING OF THE WORKING CLASSES.

---

MINUTES OF EVIDENCE, &c.

---

I R E L A N D.

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



L O N D O N :  
PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz.,  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster ;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords ;  
Messrs. ADAM and CHARLES BLACK, of Edinburgh ;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGES, FIGGIS, and Co., of Dublin.

1885.

[C.—4547.—I.] Price 1s. 2d.



PORTY FOURTH DAY

THE MINISTER OF COMMISSIONS

THE HISTORY OF THE HOLLAND VESSEL

THE END



At the City Hall, Dublin.

Saturday, 23rd May 1885.

## FORTY-FOURTH DAY.

PRESENT :

THE RT. HON. SIR RICHARD ASSHETON CROSS,  
G.C.B., M.P.  
THE RT. HON. SIR CHARLES WENTWORTH DILKE,  
BART., M.P.  
THE HON. EDWARD LYULPH STANLEY, M.P.

MR. EDMUND DWYER GRAY, M.P.  
MR. JESSE COLLINGS, M.P.  
MR. SAMUEL MORLEY, M.P.  
MR. J. E. COURTENAY BODLEY,  
Secretary.

THE RT. HON. SIR CHARLES WENTWORTH DILKE, BART., M.P., IN THE CHAIR.

MR. WILLIAM D. WODSWORTH; MR. JAMES HENRY MONAHAN, Q.C.; MR. FRANCIS XAVIER F. MACCABE, M.R.C.S.E., F.R.C.P.I.; MR. CHARLES PHILIP COTTON, M. Inst. C.E., examined.

Mr. W. D.  
Wodsworth,  
Mr. J. H.  
Monahan,  
Q.C.,  
Mr. F. X. F.  
MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.  
23 May 1885.

21,758. (*The Chairman to Mr. Wodsworth.*) You are the secretary of the Local Government Board for Ireland?—I am.

21,759. (*To Mr. Monahan.*) You are legal adviser to the Local Government Board for Ireland?—I am.

21,760. (*To Dr. MacCabe.*) You were for some years an inspector of the Local Government Board for Ireland?—Yes.

21,761. (*To Mr. Cotton.*) You are a civil engineer and one of the engineering inspectors of the Local Government Board for Ireland?—I am.

21,762. (*To Mr. Monahan.*) I propose to ask you certain questions with regard to the law which relates to the housing of the working classes in towns in Ireland. The Public Health Act (Ireland) dates from 1878, I believe?—It does.

21,763. The Public Health Act (Ireland) generally follows the lines of the English Act of 1875, does it not?—It does, so far as dwellings are concerned.

21,764. It applies, I think, to Dublin as well as to the rest of Ireland, although the English Act does not apply to the metropolis?—That is so.

21,765. The Public Health Act divides Ireland, I believe, into urban sanitary districts and rural sanitary districts?—It does.

21,766. The urban sanitary districts consist of towns corporate, towns or townships having commissioners under local Acts, and towns having commissioners under 9 Geo. 4. c. 82., towns having municipal commissioners under 3 & 4 Vict. c. 108., and towns having town commissioners under the Towns Improvement (Ireland) Act, 1854, whose population, according to the last census, exceeds 6,000?—Quite so.

21,767. In corporate towns the corporation is the urban sanitary authority, is it not?—It is.

21,768. What law regulates the elections to those corporations?—The 3 & 4 Vict. c. 108., the Municipal Corporations Act (Ireland).

21,769. Of whom do those corporations consist?—Of the burgesses and the councillors. The description of the corporation is in Dublin, "The Right Honourable the Lord Mayor, Councillors, and Burgesses of the City of Dublin," and in other places, "The Mayor, Councillors, and Burgesses."

21,770. What is the municipal franchise?—In the case of corporations, except that of Dublin, and towns having municipal commissioners, a burgess, i.e. a voter, is a man of full age, who has been for six months prior to a fixed date (which is the 31st of August) resident within the borough or within seven miles of it, and a rated occupier of premises in the borough valued at 10*l.* a year or upwards. Then the property qualification

for the mayor and members of the council is in addition 1,000*l.* of property, or occupation for 12 months of premises rated at 25*l.* or upwards. In the case of towns under commissioners, under 9 Geo. 4. c. 82., the qualification for voters is that they must have been resident for 12 months and rated to the amount of 5*l.* valuation. The qualification of a commissioner is residence for 12 months and rating to the amount of 20*l.* Then for town commissioners under the Act of 1854, which is perhaps the Act which has the most extensive application in Ireland outside corporate towns, the qualification of electors is as follows:—They must be persons of full age, either immediate lessors of property rated to the amount of 50*l.* within the town and resident within five miles of the town; or else occupiers of premises within the town rated to the amount of 4*l.*; or, thirdly, owners of premises of the value of 4*l.* who are rated instead of the occupiers (which occurs in Ireland in certain cases), and who have been rated for 12 months prior to the 1st of January; and in all cases it is in addition necessary that all the rates due prior to the 1st of January preceding the election should have been paid. Then the qualification of town commissioners is that they must be immediate lessors of property rated at 50*l.*, and resident within five miles (which is the same as the qualification of voters in that respect), or else they must be 12*l.* rated occupiers.

21,771. In urban districts, other than corporate towns, the commissioners are the urban sanitary authority, are they not?—They are.

21,772. Town commissioners not otherwise incorporated are constituted a body corporate for the purposes of the Act of 1878 by the Public Health Act (Ireland) Amendment Act, 1879, are they not?—Yes.

21,773. The Local Government Board for Ireland has power, has it not, by provisional orders to constitute towns having commissioners under 9 Geo. 4. c. 82., 3 & 4 Vict. c. 108., or the Towns Improvement (Ireland) Act, 1854, whose population does not exceed 6,000 according to the last census, urban sanitary districts?—Yes.

21,774. This power has been extensively used, I believe?—Very extensively.

21,775. In one recent case (the town of Ennis in the county of Clare) I believe a body of commissioners ceased to exist in consequence of its being found impossible to get a sufficient number of duly qualified persons to act as commissioners?—Yes.

21,776. This led, did it not, to the passing of the Public Health (Ireland) Amendment Act, 1884, which contains provisions to the effect that in such cases the



Mr. W. D. Wodsworth,  
Mr. J. H. Monahan,  
Q.C.,  
Mr. F. X. F. MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.

lapsed urban district shall become part of a rural district?—Quite so.

21,777. Every poor law union (except the portions, if any, of its area included in an urban district) is a rural sanitary district, and the guardians of the poor of the union are the rural sanitary authority of the district?—Yes.

21,778. Towns not constituted urban sanitary districts by the provisions which you have stated are parts of rural sanitary districts, and are, for sanitary purposes, under the control of the guardians of the poor of the union in which they are situated, are they not?—Yes.

21,779. Taking the provisions of the Public Health Act, 1878, affecting the housing of the working classes, in the order in which they are found in the Act, I would ask you first some questions as to buildings. Sections 38, 39, and 40 contain provisions which, among other matters, enable urban sanitary authorities to widen and improve streets, and, with the sanction of the Local Government Board, to make new streets?—That is so.

21,780. Those sections are copied, are they not, from sections 154, 155, and 156 of the English Public Health Act, 1875?—Yes.

21,781. There are no similar provisions, I believe, applicable to towns forming parts of rural sanitary districts?—None, in Ireland.

21,782. Sections 41, 42, and 43 empower all sanitary authorities, do they not, to make and enforce byelaws with respect, among other matters, to the structure and materials of new buildings, the sites and foundations of buildings, the sufficiency of air space about buildings and ventilation, and the drainage of buildings?—Quite so.

21,783. Those sections are copied, with slight alterations, from sections 157, 158, and 159 of the English Act of 1875, are they not?—They are.

21,784. Then with regard to cellar-dwellings, section 82 of the Irish Act prohibits the letting or occupying, or suffering to be occupied separately as a dwelling, any cellar built or rebuilt after the passing of the Act, or not lawfully so let or occupied at the time of the passing of the Act?—It does.

21,785. And section 83 prohibits the letting or occupying, or suffering to be occupied as a dwelling, any cellar whatever unless certain requisitions therein stated are complied with?—Quite so.

21,786. And section 84 imposes on persons violating these provisions a penalty not exceeding 20s. for every day during which the cellar continues to be let or occupied after notice in writing from the sanitary authority?—Yes.

21,787. Section 85 enacts that any cellar in which any person passes the night shall be deemed to be occupied as a dwelling within the meaning of the Act?—It does.

21,788. And section 86 provides for the closing of the premises after two convictions, does it not?—Yes.

21,789. These sections are copied from sections 71, 72, 73, 74, and 75 of the English Public Health Act, 1875, with hardly any alteration, I believe?—That is so.

21,790. Then with regard to common lodging-houses, the interpretation clause (s. 2) of the Public Health (Ireland) Act, 1878, defines "a common lodging-house" to mean "a house in which, or in any part of which, persons are harboured or lodged for hire for a single night or for less than a week at a time"?—Quite so; in that it differs from the English Act.

21,791. The provisions of the Act relating to common lodging-houses apply to all sanitary districts, and provide for the registering of common lodging-houses, do they not?—Yes.

21,792. It is provided that every sanitary authority shall from time to time make regulations for fixing and from time to time varying the number of lodgers to be received in a common lodging-house, and for the separation of the sexes therein?—Quite so.

21,793. The Act also provides, does it not, for the

inspection of common lodging-houses by an officer of the sanitary authority?—It does. There are also byelaws relating to other subjects than those which have been mentioned, but it is not necessary, I suppose, to state them in detail.

21,794. The sections of the Act of 1878 upon these subjects are copied, are they not, from the English Public Health Act without alteration, except the substitution in the Irish Act of "sanitary authority" for "local authority" in the English Act?—Quite so.

21,795. There is, however, one important difference, is there not, between the two statutes, viz., that the Irish Act of 1878 gives in the interpretation clause the definition of a common lodging-house about which I have just asked you, whereas there is no such definition in the English Act of 1875?—That is so.

21,796. Then we come to byelaws relating to houses let in lodgings. Section 100 of the Public Health (Ireland) Act enacts that the Local Government Board for Ireland may, if they think fit, empower any sanitary authority to make byelaws for the regulation of such houses; and section 101 enacts that the provisions of the last preceding section shall not apply to common lodging-houses; and those sections are copied from section 90 of the English Public Health Act, are they not?—They are, without any change.

21,797. (To Mr. Wodsworth.) Can you give a list of the places in which such byelaws are in force?—Yes. There are only three places: Belfast, Dublin, and Limerick. A fourth case, in the town of Thurles, in the county of Tipperary, is under the consideration of the Board, and is not yet disposed of.

21,798. (To Mr. Wodsworth.) The three cases which have just been named are the only cases in which byelaws under the 100th section are in force?—They are.

21,799. (To Mr. Wodsworth.) Are you of opinion that the three towns which you have named are the only towns in Ireland where such byelaws are urgently needed?—They are urgently needed wherever there are tenement houses.

21,800. And I presume there are tenement houses in many towns in Ireland besides those three which you have named?—No doubt.

21,801. Has the Local Government Board for Ireland ever taken any steps, by circular or otherwise, to call the attention of the local authorities to section 100?—They have as regards common lodging-houses, but not as to tenement houses. The 100th section requires publication in the "Gazette" and in the local newspapers before byelaws can be made.

21,802. But there is nothing, is there, which would prevent your doing what we have recently done in England, viz., calling the attention of the local authorities to the subject, with a view to inducing them, if possible, to ask you to confirm byelaws?—Certainly not.

21,803. Can you tell me, with regard to the three towns which you have named, whether the byelaws are recent byelaws, or whether they date from the passing of the Act?—They have been in operation for some years.

21,804. Are they satisfactory byelaws?—The byelaws are satisfactory, but whether they are worked in a satisfactory manner I cannot say.

21,805. Have you a model set of byelaws?—We have not.

21,806. Do the byelaws of those three towns which you have named differ much?—Not very much; they are almost identical.

21,807. Are they largely worked?—They are in the city of Dublin, but I cannot speak as to Belfast and Limerick. Although we have no model byelaws there is no practical difficulty, inasmuch as whenever a town or a local authority wish to make byelaws they can avail themselves of the byelaws made elsewhere, and they do so.

21,808. (To Mr. Monahan.) With regard to nuisances, section 107 of the Act of 1878 defines "a nuisance" for the purposes of the Act, does it not?—It does.



21,809. The definition includes "any house or part of a house so overcrowded as to be dangerous or injurious to the health of the inmates, whether or not members of the same family"?—Yes.

21,810. And the Act provides that information of any nuisance may be given to the sanitary authority by any person aggrieved thereby, or by any two inhabitant householders of the district, or by any officer of the authority, or by the relieving officer, or by any constable or officer of the police force?—Quite so.

21,811. The Act also provides that where there have been two convictions against the provisions of the Act relating to the overcrowding of a house within a period of three months a court of summary jurisdiction may, on the application of the sanitary authority, direct the closing of the house for such period as the court may deem necessary?—That is so.

21,812. These provisions of the Irish Act are copied, are they not, from the English Public Health Act, 1875, without any alteration except the substitution, which I mentioned just now, of "sanitary authority" for "local authority"?—Quite so. There are, of course, many other clauses in the Irish Public Health Act relating to nuisances which are also copied from the English Act, but it is unnecessary to refer to them all.

21,813. Section 292 of the Irish Act enacts, does it not, that where within the district of a sanitary authority any local Act is in force providing for purposes the same or similar to the purposes of that Act proceedings may be instituted at the discretion of the authority or person instituting the same, either under the local Act or the Act of 1878, subject to certain qualifications?—It does.

21,814. And one of those qualifications is, that the sanitary authority shall not, by reason of any local Act in force within their district, be exempted from the performance of any duty or obligation to which they may be subject under the Act of 1878?—That is so.

21,815. To pass from the Public Health Act to other enactments in force in Ireland which affect the housing of the working classes, I should like to ask you some questions with regard to the Labouring Classes Lodging Houses and Dwellings Act (Ireland) 1866. This Act may be adopted for any city, borough, or town in Ireland having a municipal corporation or having commissioners for paving, lighting, or cleansing the same under any public or local Act of Parliament, or any charter, and for any townships having commissioners under local Acts?—Yes.

21,816. The corporation or the commissioners, as the case may be, are, if they think fit, to determine that the Act shall be adopted for the town or township, are they not?—They are.

21,817. Public notice is given of the intention of the corporation to adopt the Act, and if a memorial in writing, signed by not less than one tenth in value of the persons liable to be rated, is presented, requesting that the consideration of the adoption of the Act shall be postponed for a year, the consideration of its adoption is postponed accordingly?—Yes.

21,818. The expenses of the Act are to be paid out of the rates, and the net income arising from lodging-houses or dwellings built under the provisions of the Act is to be applied in aid of the rates?—Yes.

21,819. The Commissioners of Public Works are empowered to advance money for the purposes of the Act, and they are also empowered to lend money to companies and commissioners, such as railway companies, dock or harbour companies, and trading companies, in the course of whose business persons of the labouring class may be employed, and to private persons entitled to land; such loans to be applied towards the purchase of land or buildings, and the erection of buildings to be used as dwellings for the labouring classes?—Yes.

21,820. Sections 9 to 13 contain provisions regulating the security to be required for such advances,

and the terms and manner of repayment, do they not?—Yes.

21,821. Section 14 enables corporations, commissioners, and others to appropriate lands vested in them for the purposes of the Act, does it not?—It does.

21,822. Section 15 confers on corporations, commissioners, and others the powers of the Lands Clauses Acts with respect to the purchase and taking of land by agreement, but no compulsory powers are given?—Quite so.

21,823. Section 16 enacts that corporations and others may erect buildings suitable for the dwellings or lodging-houses of the labouring classes, and that they may convert buildings taken by them into such dwellings or lodging-houses, and that they may from time to time alter, enlarge, and repair such buildings, and supply them with requisite furniture and conveniences?—Yes.

21,824. Section 20 gives the management and control of any lodging-houses established under the Act by corporations or town commissioners to the corporation or town commissioners?—It does.

21,825. Sections 21 to 24 contain provisions for making and enforcing byelaws, securing that such lodging-houses shall be under the control of the officers and servants of the corporation, commissioners, or others?—Yes.

21,826. All these provisions are copied, with certain alterations, are they not, from Lord Shaftesbury's Act of 1851 (14 & 15 Vict. c. 34.)?—From the second of Lord Shaftesbury's Acts of 1851.

21,827. The Commission are well acquainted with that Act. How far has it ever been operative in Ireland?—I believe it has been acted upon to some extent.

21,828. (To Mr. Wodsworth.) What towns have acted under that Act?—Cavan, New Ross, Callan, Waterford, and Dublin by the Artizans' Dwellings Company.

21,829. We shall have evidence with regard to Dublin, and therefore I will not ask you about Dublin. Has action to any large extent been taken in the other four towns which you have named?—To the extent of loans amounting to 6,640*l.* altogether.

21,830. That is hardly worth mentioning?—It is almost a dead letter.

21,831. Two out of the four towns you mention are towns with an extraordinarily high death-rate, are they not?—Waterford and New Ross have exceptionally high death-rates.

21,832. Then although the Act has not been an absolute dead letter in Ireland as it has in England, still with the exception of Dublin it may be said to have been virtually inoperative?—Certainly.

21,833. (To Mr. Monahan.) With regard to the Artizans and Labourers Dwellings Act, 1868, Mr. Torrens' Act (31 & 32 Vict. c. 130.), and the amending Acts of 1879 (42 & 43 Vict. c. 64.) and of 1882 (45 & 43 Vict. c. 54., Part II.) extend to Ireland, do they not?—They do.

21,834. In Ireland these Acts apply to all towns corporate, and to towns having town commissioners under 9 Geo. 4. c. 82., 17 & 18 Vict. c. 103. (Towns Improvement (Ireland) Act, 1854), or having commissioners or other governing body under any local Act?—Yes.

21,835. Towns having municipal commissioners under 3 & 4 Vict. c. 108. are not included, are they?—No; I think that is probably an accidental omission.

21,836. But Torrens' Acts are not much used in Ireland?—I believe not at all.

21,837. They are an absolute dead letter?—So far as I am aware it is so. (Mr. Wodsworth.) It is so.

21,838. (To Mr. Monahan.) They have been as completely a dead letter in Ireland as they have been in Scotland?—So I understand.

21,839. Do the Acts of 1875, 1879, and 1882, commonly known as "Cross' Acts," apply to Ireland?—They do.

Mr. W. D. Wodsworth,  
Mr. J. H. Monahan,  
Q.C.,  
Mr. F. X. F. MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr. C. P. Cotton,  
M. Inst. C.E.

23 May 1885.



Mr. W. D. Wodsworth,  
Mr. J. H. Monahan,  
Q.C.,  
Mr. F. X. F. MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.

21,840. In Ireland they formerly applied to all urban sanitary districts containing, according to the last published census, a population of 25,000 and upwards?—Yes; there has been an alteration made in that by the Labourers Act of 1883.

21,841. It is now 12,000?—It is now 12,000; and in addition to that there is a power in the 20th section of the Labourers Act, 1883, given to the Local Government Board, to extend them to other towns by provisional order.

21,842. So that the extension which we have recommended for other parts of the United Kingdom is not necessary in Ireland?—The power is given, subject to a provisional order being made by the Local Government Board. They must be urban sanitary authorities.

21,843. How far have schemes been made under Sir Richard Cross' Acts?—Orders have been settled for three towns, Cork, Dublin, and Belfast. I am not aware that there are any others. Perhaps you will allow me to make a suggestion with regard to Mr. Torrens' Acts, in case it should be thought proper to make any amendment in them. I noticed that there was a proposal in the First Report of your Commission, to the effect that there should be an alteration made in the Act of 1868, with reference to the provision in the 13th section enabling the Secretary of State to make an order binding the local authority. There is a suggestion that that section should be extended to what are called obstructive buildings. In case any amendment should be made in that section, I would suggest that with reference to Ireland it would be a great convenience to substitute for the Secretary of State the Local Government Board in this country.

21,844. It would be, by analogy of other legislation, the Local Government Board?—Yes; it is plainly, I should say, a mere slip in the drafting of the Act that there was not some provision for the case, but as I was asked about it I thought I might call your attention to it.

21,845. (To Mr. Cotton.) I wish to ask you some questions with reference to the Artizans' Dwellings Acts. The Act of 1875 was, as Mr. Monahan has just told us, limited in its application to urban sanitary districts containing, according to the last published census, a population of 25,000 and upwards; and there were only five urban sanitary districts in Ireland which came under this category, viz., Dublin, with 249,602 inhabitants; Belfast, with 208,122; Cork, with 80,124; Limerick, with 38,562; and Londonderry, with 29,162?—Yes, there are only five towns which come under that category.

21,846. Then, as Mr. Monahan has just told us, by the Labourers (Ireland) Act, 1883, the Act of 1875, as amended by subsequent Acts, was extended to all urban sanitary districts in Ireland which (1) contain, according to the last published census, a population of 12,000 and upwards; or (2) shall be authorised by a provisional order issued by the Local Government Board to put the Act in operation?—That is so.

21,847. I suppose the Local Government Board would not be likely to refuse the provisional order?—There were three applications; one was withdrawn, but in the other two cases orders were issued.

21,848. The urban sanitary districts in Ireland which contain, according to the census of 1881, a population of over 12,000 (besides the five which have just been mentioned, containing over 25,000) are Drogheda, with 12,297; Galway, 15,471; Kilkenny, 12,299; Kingstown, 18,586; Newry, 14,808; Pembroke, 23,222; Rathmines and Rathgar, 24,370; Waterford, 22,457; and Wexford, 12,163?—Yes.

21,849. None of these urban districts have yet availed themselves of the extension to them of the Act of 1875, Sir Richard Cross' Act?—No.

21,850. The remaining urban sanitary districts to any of which the Act of 1875 may be extended by provisional order are 47 in number, I think?—Yes.

21,851. And they include, for instance, New Ross, a small town with a high death-rate?—Yes.

21,852. Provisional orders have been made and confirmed by Parliament in the cases of Thurles and Trim, have they not?—Yes, under the 20th section of the Labourers Act.

21,853. No further action has been taken in the case of Trim, I believe?—Mr. Wodsworth tells me that those provisional orders have not yet been confirmed.

21,854. (To Mr. Wodsworth.) Was not the Thurles provisional order confirmed?—I think neither of them has been confirmed.

21,855. (To Mr. Cotton.) In the case of Thurles, preliminary steps were taken by advertisements and notices in November 1884, I think?—Yes.

21,856. And they have a scheme for five areas, have they not?—They had.

21,857. (To Mr. Wodsworth.) If the scheme has not been confirmed it is owing to non-compliance with the provisional order?—It is simply because there has not been time.

21,858. To come back to the three towns in which Sir Richard Cross' Acts have been tried, viz., Belfast, Cork, and Dublin, as to Dublin we shall have a great deal of evidence in the course of the present day; in the case of Belfast a provisional order was confirmed by Parliament in 1877, I think?—Yes.

21,859. And the scheme has been carried out under a loan of 12,000*l.* obtained from the Commissioners of Public Works in Ireland?—Yes.

21,860. (To Mr. Cotton.) But that scheme was really very little more than a scheme for a new street, was it?—What happened in the case of Belfast was this: There was an unhealthy area of one English acre cleared, and that was almost entirely converted into new streets; and an area of an acre and a half was purchased at a little distance off, and upon that artizans' dwellings have been built.

21,861. In the case of Dublin a provisional order confirming a scheme with regard to the Coombe area and the Boyne Street area was issued and confirmed by Parliament in 1877, I think?—Yes.

21,862. An official representation was made as to eight unhealthy areas, and the corporation made a scheme as to two of them?—Yes; the Coombe area and the Boyne Street area.

21,863. The estimated cost of carrying out these two schemes was 20,000*l.*, was it not?—Yes.

21,864. Then when the Act was passed the Coombe area was taken in hand?—It was.

21,865. The 20,000*l.* which was borrowed from the Commissioners of Public Works in Ireland was found to be only sufficient for purchasing the property in and clearing the Coombe area?—That was so.

21,866. And an additional loan of 4,000*l.* had to be granted for constructing the new streets, sewerage, lighting, and giving a water supply to this area?—Yes.

21,867. When this was done, the area was let on perpetuity lease to the Artizans' Dwellings Company at a rent of 200*l.* per annum, was it not?—It was.

21,868. The number of persons displaced on the Coombe area was, I think, 984?—Yes.

21,869. And the Artizans' Dwellings Company have erected 211 houses, in which 1,000 persons are accommodated?—Yes.

21,870. The scheme as regards the Boyne Street area has not yet been carried out, has it?—No. Nearly all the houses in the Boyne Street area were depopulated under the Public Health Act.

21,871. That is to say, they were closed as being unfit for human habitation?—Quite so.

21,872. The population on that area was 95, and it is now reduced to 37?—It is.

21,873. With regard to the Plunket Street area, a provisional order to enable the corporation to carry out a scheme for that area was issued and confirmed in 1880, I believe?—Yes.

21,874. And a loan of 15,000*l.* was granted for the



purpose?—Yes, and there was a supplementary loan of 12,000*l*.

21,875. The local inquiry was held by Dr. MacCabe, then an inspector of the Local Government Board, was it not?—I think by Dr. MacCabe and myself jointly.

21,876. At the local inquiry held by you and Dr. MacCabe great expectations were held out of economy resulting from the Artizans and Labourers Dwellings Improvement Act, 1879?—Yes; the Act of 1879 amending the Act of 1875 had only just come into operation at the time.

21,877. Under that Act, by section 3, the arbitrator is empowered, is he not, in making his award as to the purchase-money of a house which is in an unhealthy state, or which gives rise to a nuisance in any way, to make allowance for what would have been the cost of putting it into a proper state?—He is.

21,878. It was said, was it not, that the excess of the cost over the estimate was due, in a great measure, to the expectations so formed not being realized?—That was stated at the subsequent inquiry as to the supplementary loan.

21,879. The area has now been cleared, I think, and the site let to the Artizans' Dwellings Company at 140*l*. per annum?—Yes.

21,880. The Artizans' Dwellings Company are to build 73 cottages of two storeys, 44 cottages of one storey, and 24 tenements for one family each, are they not?—Yes.

21,881. You have had no scheme in Dublin since the amending Act of 1882, have you?—No.

21,882. Therefore you have had no personal experience as to the cheapening of the proceedings under that Act?—None whatever.

21,883. In regard to Cork, a scheme was made in 1878 in respect of seven acres in the city, and a provisional order was issued, which was confirmed by an Act of Parliament?—Yes.

21,884. The Corporation of Cork proceeded to clear what they called the No. 1 area, and for that and No. 2 area they contracted a loan of 35,000*l*., of which 22,000*l*. has been advanced?—Yes.

21,885. Area No. 1 has been let to the Improved Dwellings Company, has it not?—It has.

21,886. Passing now to the Labouring Classes Lodging Houses and Dwellings Act (Ireland), 1866 (which resembles Lord Shaftesbury's Act of 1851 for England), do you know anything about the erection of houses in Waterford under that Act?—I know they have acted under it, but I do not know any particulars.

21,887. The Corporation of Dublin, having recently come into possession of property on the north side of Dublin on the expiry of a lease, propose, do they not, to spend a considerable sum on the erection of dwellings under this Act?—They have taken the necessary preliminary steps under the Act of 1866.

21,888. The consent of the Treasury is necessary to their proceeding under that Act, is it not?—The consent of the Treasury is necessary to their appropriating the Oxmanstown property to that purpose, and a memorial praying for such consent has been presented.

21,889. A wide new street is in course of construction now, I believe, in Dublin, from Dame Street to Christ Church Place, through a very unhealthy area, known as the Cork Hill New Street?—Yes; that is close to this building.

21,890. At the provisional order inquiry, previous to this work being undertaken, great stress was laid, I think, by the superintendent medical officer of health, Dr. Cameron, on the benefits which would follow from the clearing of this area?—Yes; he laid great stress upon that.

21,891. There has been a new street lately made from Brunswick Street to Butt Bridge, called Tara Street, has there not, which has been attended with similar benefits?—Yes, that has opened up a new air space altogether.

21,892. You are consulted, are you not, as to the

confirmation of building byelaws?—Yes, with regard to buildings.

21,893. (To Mr. Wodsworth.) I should like to ask you a few questions as to 29 & 30 Vict. c. 44., the Act of 1866, and 30 & 31 Vict. c. 28., the Act of 1867. Loans under those Acts have been made to the amount of nearly 168,000*l*., have they not?—Yes, that is so.

21,894. The greater part of that amount has been lent to the Dublin Artizans' Dwellings Company, has it not?—Yes, with the exception of the 6,640*l*. which has already been mentioned.

21,895. How far do you think the failure of the Act of 1866 has been owing to the cumbrousness of the machinery in the Act?—The Act of 1866 is not cumbrous; it is the Act of 1868 which has cumbrous machinery. The Act of 1866 is easily worked, and its failure is rather due to the apathy of the local authorities.

21,896. You think that the Act of 1866 would be workable if they chose to work it?—Very easily indeed, except that the procedure is only by agreement.

21,897. There is no compulsory power of purchase?—No.

21,898. Have you seen the Report of this Commission in regard to England?—I have.

21,899. You have seen that we have made considerable recommendations with reference to the corresponding English Act?—Yes.

21,900. Do you concur, generally speaking, in those recommendations?—Decidedly.

21,901. With regard to cellar dwellings, there has been a good deal of action taken by the corporation to close such dwellings in Dublin, has there not?—Great efforts have been made since 1872 to close them.

21,902. Do you consider that cellar dwellings still exist in Dublin?—No doubt they do.

21,903. And you have reason to believe, have you not, that they still exist in Limerick and Cork?—Certainly; to a greater extent, perhaps, in Limerick than in Cork or in Dublin. Dr. O. Farrell, one of the Local Government Board Medical Inspectors, has recently carefully examined the city of Limerick, and he writes to me this morning to say that he can give full evidence on Tuesday as to Limerick.

21,904. With regard to what are known as tenement houses in Dublin, there was a Royal Commission in 1880 which went a good deal into that question, was there not?—There was.

21,905. (To Dr. MacCabe.) You were a member of that commission, were you not?—I was.

21,906. It was stated in evidence before that commission, was it not, that there were 9,700 houses in Dublin occupied as tenement houses, and that 2,300 of them contained a population of 30,000 people?—It was stated in evidence that out of a total number of 23,000 houses in Dublin there were 9,700 houses which were inhabited solely by artizans and labourers and let in tenements; that of those 9,700 houses let in tenements, 2,300 were in a condition which rendered them unfit for human habitation; and that those 2,300 houses were inhabited by an estimated population of 30,000. Those were the main facts, and perhaps I may add, for your information, that since the date of that commission out of those 2,300 houses 1,875 have been detenanted and closed.

21,907. That shows very effective and energetic action?—Quite so.

21,908. In one case in 1880 you found, did you not, that the rent of a dilapidated house was 10*l*. a year, and that the income derived from it was 240*l*. a year?—Yes; that was an extreme case.

21,909. (Mr. Jesse Collings.) There were 2,300 houses containing 30,000 people?—Yes.

21,910. That is at the rate of 12 or 13 persons per house?—Yes.

21,911. (The Chairman.) You found, did you not, 1,100 houses owned by five individuals?—Quite so.

21,912. Those houses were rented at 5,500*l*. a year, returning an income of 1,100*l*. a year to each of the

Mr. W. D.  
Wodsworth,  
Mr. J. H.  
Monahan,  
Q.C.,  
Mr. F. X. F.  
MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.



Mr. W. D. Wodsworth.  
Mr. J. H. Monahan,  
Q.C.,  
Mr. F. X. F. MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.

five owners?—Those are the gross rents of the rooms let in tenements.

21,913. Very strong language was used, I think, by that commission with regard to those tenements?—Very strong language, but not stronger, I think, than the circumstances justified, when it is borne in mind that the members of the commission had personally visited those houses.

21,914. The Report of the Commission of 1880 describes the then condition of those houses, and I suppose Dr. Cameron, the superintendent medical officer of health of Dublin, will be able to tell us what steps have been taken since that time?—He will; he can give the details; but I may state generally that the description we gave as applying to Dublin at that time would not be at all applicable now. The corporation have used most extraordinary exertions to improve the tenement houses, and they have made them the subjects of daily inspection.

21,915. (To Mr. Wodsworth.) There are one or two questions of detail upon which I wish to ask you with regard to the Dublin and Cork schemes that have been mentioned just now by another witness. In Dublin the Plunket Street area is an area consisting of over three acres, is it not, and contains 159 houses?—It consists of 3 acres, 2 roods, 22 perches, and contains 159 houses.

21,916. It was inhabited by 1,619 people?—That is so.

21,917. And the cost of clearing it and making roads, sewers, and footpaths was 27,000*l.*?—That is so.

21,918. In letting it to the Artizans' Dwellings Company for 200 years at a rent of 140*l.* a year it was made a condition that they should erect a number of cottages and tenements, as was mentioned just now in another case, and the rent was laid down, was it not?—I believe it was.

21,919. It was to be a rent varying from 2*s.* 6*d.* to 6*s.* a week?—That is so. They were to build 73 two-storeyed cottages, 44 one-storeyed cottages, and 24 tenements for 24 families, and the rent was to be from 2*s.* 6*d.* to 4*s.*

21,920. Do either you or Mr. Cotton know exactly what was included for these various rents?—No.

21,921. Then we will ask the Dublin witnesses with regard to that. With regard to the Cork scheme, the cost of the scheme proposed in the seven unhealthy areas was between 51,000*l.* and 52,000*l.*, but only three areas were finally proceeded with, at an estimated cost of 35,000*l.*?—That is so; and the further execution of the scheme was hindered on account of the expense.

21,922. Area No. 1 in Cork was cleared and leased for 900 years, at a rent of 60*l.* a year, to the Improved Dwellings Company, who agreed to erect suitable dwellings according to plans approved by the Corporation of Cork, and 50 houses have already been built?—That is the last information.

21,923. Area No. 2 has been only partially closed?—That is so.

21,924. The cost of these operations, which was 22,000*l.*, deterred the corporation from proceeding with the execution of the other schemes, did it not?—That is so; the expense of acquiring the property has prevented the completion of the schemes.

21,925. So that it cannot be said that, outside Dublin, very much has been done in Ireland under Sir Richard Cross' Acts?—No, very little has been done.

21,926. It is only at Cork and Belfast that anything has been done. Nothing has been done at Limerick or Londonderry?—Nothing whatever has been done in those two places.

21,927. The death-rate in Waterford, which was just outside the original limits of Sir Richard Cross' Acts as regards population, had been much dwelt upon and attributed to the defect in legislation which did not admit of the sanitary authority taking advantage of the provisions of the Act of 1875?—That is so.

21,928. But the Labourers (Ireland) Act containing the provision that the previous Acts should apply to

every town which had a population of 12,000 people, as has been already mentioned, was intended to meet that and similar cases?—It was.

21,929. But nothing has been done in Waterford, so far as I understand?—Not yet.

21,930. Therefore, although the matter has been put forward as a grievance, no steps have been taken to remedy the state of things of which complaint was made?—Precisely. I might mention, perhaps, that Waterford is very heavily in debt; it owes double its valuation already, and no doubt that is partly the reason why they have not taken any steps in that direction.

21,931. I have from you a memorandum in writing, under the title of "Unions," upon the condition of labourers' dwellings; what did that rest upon; on what occasion were the representations that are referred to there, and the certifying of the medical officers, and the reports of the inspectors which are referred to in that memorandum?—If you will be good enough to refer to page 19 of that pamphlet you will find a return there containing particulars extracted from the representations made in the course of last year; it contains the whole of them.

21,932. I want you to put in evidence the occasion upon which these representations were made?—They were made preliminary to the making of provisional orders under the Labourers Act.

21,933. With regard to Drogheda, I see it is mentioned there that the labourers live in wretched cabins on the commons, and the medical officer certified that the houses are dilapidated, badly ventilated, overcrowded, unsanitary, and so forth?—Yes.

21,934. Then the action which is there referred to is for action under the Labourers Act?—Certainly.

21,935. In what areas does that apply?—The area of charge for expenses under the Act is generally the electoral division.

21,936. That is to say, it applies to towns?—The union is comprised of a certain number of electoral divisions.

21,937. I mean that the Labourers (Ireland) Act applies to towns?—No, not to towns.

21,938. That is exactly what I was trying to get at; these representations appear to concern towns, the names are the names of towns?—But they must be rural districts; the Act contemplates rural districts, exclusive of urban.

21,939. These town names which appear in them seem to apply to unions which have the same name as towns, but outside the limits. For instance, what does "North Dublin" in the return mean; does it mean the rural portion of the Dublin Union?—Yes.

21,940. But outside the city of Dublin?—Yes.

21,941. In the case of Drogheda, is that outside the town of Drogheda?—That is outside the town of Drogheda. There are 111 towns having municipal or town commissioners in Ireland, and of that number only 63 are urban, so that all the others come under the operation of the Labourers Act.

21,942. (Mr. Gray to Mr. Monahan.) You mentioned the qualifications for the franchise both at Dublin and elsewhere. Is there not one qualification as regards term of residence specially in Dublin?—I just made a short note from the Act 3 & 4 Vict., which I think is accurate. I will just mention it again, as one does not like to trust to memory. This is my extract; the qualification of a burgess, that is of a voter, is a man of full age six months prior to the prescribed date; he must have resided within the borough, or within seven miles, that is the qualification.

21,943. I am referring to the city of Dublin?—He must be the occupier of premises in the borough rated 10*l.* or upwards; I do not at this moment remember anything else.

21,944. Are you not aware that as a matter of fact, owing to some technical points which I do not pretend to understand, there is a three years' residence required in Dublin in order to qualify as a voter for Dublin city, three years continuous residence?—If



that is your impression I have no doubt you must have some ground for it; but I am not aware of it at the present moment; it can, however, be easily ascertained if you wish it.

21,945. Is it the fact that the number of burgesses for Dublin city is extremely limited?—I have heard that stated.

21,946. Is it not only about 5,000 out of a population of a quarter of a million?—The population is somewhere about 250,000.

21,947. (*The Chairman.*) We shall get that information from the town clerk, shall we not?—Very likely you will.

21,948. (*Mr. Gray.*) Are there special qualifications in any of the suburban districts around Dublin under special Acts?—No doubt, speaking generally, the local Acts prescribe almost always some specific qualifications; they vary from one to another very much, but there are special qualifications in many of the local Acts.

21,949. The net result of these local Acts, so far as Dublin and the surrounding districts are concerned, is, is it not, to very much restrict the number of voters?—You mean within the areas of operation of the local Acts?

21,950. Yes.—Speaking as a matter of general impression I believe it is; but of course that is a matter which can be more satisfactorily disposed of by getting the actual figures, which can be got very easily.

21,951. I do not know whether it was you or Mr. Wodsworth who gave evidence as to the powers of widening streets, which were conferred by the Public Health Act of 1878?—I mentioned the powers of widening streets and making new streets.

21,952. Was it the Local Government Board, do you know, who drafted the Bill of 1878?—I cannot say that. I am tolerably sure it was not the Local Government Board; if it had been so I should have seen the draft, and I never saw the Bill until it had passed through Parliament. I think it was drafted at the Irish Office in London; that would be the usual course, I believe.

21,953. The usual course, then, would be not to consult or to employ the machinery of the Local Government Board to draft a Bill of this character, the administration of which would be intrusted to the Local Government Board?—I am quite sure that the Local Government Board is consulted, and very freely, with regard to every measure of the sort; but the actual drafting of the measure is what I spoke of, and that does not take place here, it takes place in London; that is the part of the Irish Office as the proper department.

21,954. Were these street widening powers in the Bill at all when it was drafted?—I have already mentioned that I never saw the draft of the Bill, so that I cannot answer that.

21,955. All legal points I presume in connexion with the exercise of all the powers under this Act would be referred to you if any legal points arise?—If any difficulty arises such points are usually referred to me; but there are many gentlemen connected with the Local Government Board who can read and understand an Act of Parliament very well without my assistance.

21,956. In carrying out these street widening powers, the Corporation of Dublin, I believe, sought to construe them in a wide sense so as to enable them to take a tract of land at each side of the street in order that they might themselves appropriate the profits of the improvement?—Yes, I remember that question did arise.

21,957. The Local Government Board have construed the Act in a narrower sense, and have only given power to take sufficient land for the street itself; is not that so?—Speaking of a matter that occurred some three or four years ago, my impression is that that conclusion was arrived at; but if so, my recollection of it is that it was in consequence of a decision of the Queen's Bench Division in England

on the construction of the English Act. There was a decision, I think, of the Queen's Bench Division placing that construction on a similar clause in the English Public Health Act of 1875; and in consequence of that decision the Local Government Board here were advised that the construction of the Act of 1878 was to the effect that you state.

21,958. I have no doubt that they came to the decision to take what was necessary to them?—It was purely a legal question.

21,959. But I am endeavouring to ascertain whether, in your opinion, some amendment might be desirable. Now, in the improvement which has been referred to, either by yourself or by Mr. Cotton—the Cork Hill improvement—the result of that has been, has it not, to leave on the hands of the corporation narrow strips of ground which are absolutely useless to any person except the owner of the land behind them?—It is highly probable that it would be so.

21,960. Such a result you think might occur?—Yes.

21,961. And that would tend to make the cost of the scheme greater, inasmuch as there would be no chance of a reasonable portion of it being relieved by the sale of the frontages?—No doubt.

21,962. (*To Mr. Wodsworth.*) The Local Government Board have never thought it necessary, have they, to frame model byelaws in Ireland?—No, they have not.

21,963. Have they ever been requested to do so?—There is no difficulty practically that arises.

21,964. Were they ever requested to do so?—Not that I am aware of.

21,965. Were they requested by the Corporation of Dublin to aid them in framing model byelaws?—I do not recollect that they were; it is possible that they may have been.

21,966. The corporation had to frame their own byelaws, had they not?—The corporation have a very excellent set of byelaws of their own.

21,967. Which they have framed themselves?—I believe they have, and they have been confirmed by the Local Government Board.

21,968. Are you aware that the English Local Government Board have issued not only one but two sets of model byelaws, which they have circulated to every local authority and advised their adoption?—There would be no difficulty in doing the same thing in Ireland.

21,969. That has been the action of the English Local Government Board?—Yes.

21,970. The Irish Local Government Board have done nothing of the kind?—No, they have not. The fact is that the action of the local authorities has been so extensive that there has been no great pressure for it. I have here a list of all the byelaws that have been issued since 1872, which is most voluminous. In 64 unions and 20 towns there have been byelaws for regulating common lodging-houses.

21,971. But there are 12 sets of byelaws issued under the English Local Government Board, and a portion of one set would be covered by that return?—Then you must remember that there are very frequently five or six subjects grouped together.

21,972. (*To Mr. Cotton.*) You were, I believe, one of the Royal Commissioners who sat to consider the question of the boundaries of the city of Dublin?—It was not a Royal Commission; it was a commission issued by the Duke of Marlborough as Lord-Lieutenant.

21,973. But you were one of the commissioners, were you not?—Yes.

21,974. That commission reported very strongly, I believe, on the urgent necessity for extending the boundaries of the city?—It reported as to the advisability of it, certainly; it was strongly in favour of it.

21,975. Was one of the reasons why that recommendation was made the greater power for sanitary improvements which the extended municipality would have?—Yes, that was one of the elements.

21,976. There was evidence given that the labouring

*Mr. W. D. Wodsworth,  
Mr. J. H. Monahan,  
Q.C.,  
Mr. F. X. F. MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.*

23 May 1885.



Mr. W. D. Wodsworth,  
Mr. J. H. Monahan,  
Q.C.,  
Mr. F. X. F. MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.

classes were congregated in the nominal city, was there not?—There was evidence given that the labourers lived in the city and worked in the Rathmines and suburban townships.

21,977. And that the city had to carry out schemes, at its own expense, for the improvement, so far as practicable, of the condition of these labouring classes towards which the adjoining districts, which profited by their labour, contributed nothing?—Yes; we thought that they ought to contribute.

21,978. Similarly, with regard to the provision of hospitals?—It was the same in the matter of hospitals.

21,979. And also in the case of the fire brigade?—That did not concern the artisan class; but it was another element in the consideration that they ought all to be under one jurisdiction.

21,980. There was also a good deal of evidence given, was there not, as to the inequality of taxation?—Yes, there was a great deal of evidence given with regard to that.

21,981. To the effect that the city was over taxed, while the other districts did not contribute their fair proportion?—Yes; and there was also a great deal of evidence given as to the relative valuations; that the city was under valued, and that the townships were fully valued.

21,982. In consequence of all these matters, you reported, did you not, that an extension of the franchise so as to make the nominal city of Dublin co-terminous with the real urban population was required for the general benefit of the community?—Yes, we reported in favour of that.

21,983. Is there any power in any local body to carry out that recommendation?—There is a power for towns, under the Towns Improvement Act, to apply for an extension of the franchise; but in the case of the city of Dublin I could not say whether there is any such power.

21,984. (To Mr. Monahan.) Would any local body have the power to put that recommendation into operation?—Do you mean to include the suburban districts?

21,985. I mean to promote a Bill for that purpose?—My impression is that there is no such power; you would have to go to Parliament to carry it out.

21,986. That is what I ask; is there any power to go to Parliament?—Any one can go to Parliament. If you mean at the expense of the local rates, it would be perfectly competent for a Bill to be introduced into Parliament to carry out an object of that sort. You are aware, of course, that the Dublin Improvement Act of 1849 is not a local Act; it is a general public statute; and in dealing with that it would be necessary to proceed in the same way, by introducing a Bill into Parliament as a public Act.

21,987. What I asked is this: is there any power in any local authority which is interested in this subject to endeavour of its own initiation to promote a Bill in Parliament? It is in the power of course of any individual member of Parliament to initiate a Bill and to carry it, if he can get the House to pass it, but have the local authorities, who need not necessarily be members of Parliament (although some of them may occasionally chance to be so), any power in themselves to initiate legislation in order to carry out the recommendations of that commission?—No, I do not think they have.

21,988. They are helpless?—Well, they have not that power.

21,989. And no local body has made any effort to carry out those recommendations?—Not that I am aware of.

21,990. (To Mr. Cotton.) Have you anything to say on that point?—I should mention that in the case of two towns in the north of Ireland the commissioners applied under the Towns Improvement Act of 1854 to the Local Government Board for an extension under that Act, but the extension was not made. It is only under that Act, so far as I know, that there is any such power.

21,991. That would be to take in a portion of a rural district, would it not?—Yes.

21,992. But that would not apply in this case, where it would be a proposition to take in other urban districts?—It was on the same grounds.

21,993. (To Mr. Monahan.) What do you say about that?—There is express power under the Public Health Act to enlarge the boundaries of an urban district, but I do not think it would enable them to annex another urban district.

21,994. Or even to take a portion of it?—I think not.

21,995. (To Dr. MacCabe.) I do not know whether you are prepared to give the Commission any evidence as regards the valuation, but I am anxious to learn the effect upon the housing of the working classes of the present system of valuation in Dublin. I think there was some evidence given, was there not, before one of the commissions which sat here, as to the unequal way in which taxation pressed in Dublin; to the effect that in the poorer districts of the city, where the poor live, the rating was proportionately higher than in the wealthier districts of the city. I am sure that such evidence was given before one of the commissions. Can you give us any information on that point?—Very possibly such evidence may have been given before some inquiry in which Mr. Cotton and I were jointly associated, but I have no recollection of the figures at this moment, nor could I say at what inquiry it was given. I know that the subject has been very often referred to.

21,996. You have given evidence to-day that five persons owned 1,100 tenement houses between them?—Yes; that was stated in evidence before the Royal Commission in 1879; but I cannot give you the particulars of those houses at this moment. I think that very probably the officers of the corporation will be prepared to give evidence with regard to that.

21,997. (Sir Richard Cross to Mr. Monahan.) Could you inform me what is the tenure of land in Dublin as a rule; is it freehold or leasehold?—It is very difficult to answer that question; it varies so much. I know from my own experience that the title to plots of land is always extremely complicated in Dublin.

21,998. Are there any large estates in Dublin as there are in London where there are, as you know, very large landowners, like the Dukes of Portland and Bedford?—Lord Fitzwilliam has a large estate in the part of the town where I live.

21,999. Is that in a good or bad part of the town?—That is in a good part of the town, and Lord Pembroke has a very large property in Merrion Square, and that part of the city.

22,000. But that is a good part; I am speaking principally of the bad and indifferent parts of the city where the poor dwell?—I am told that Lord Meath has a very large property, but I do not know the particulars of it myself.

22,001. Is all that leasehold property?—I could not say. I have no doubt that there are leases, and probably middlemen too; but I do not know with sufficient accuracy to be able to speak positively.

22,002. Would you say that that was the rule in Dublin?—Yes, I am certain it is the rule that houses are nearly all held under leases.

22,003. Can you speak as to the freeholds in Dublin?—I cannot speak with any confidence on the subject.

22,004. (To Mr. Wodsworth.) You stated that in the case of the Plunket Street scheme the land was let to a building society—the Artizans' Dwellings Company—for 200 years, at a rent of 140*l.* a year, and that there was a condition in the lease that the rents were to vary from 2*s.* 6*d.* to 6*s.*; that is so, is it not?—Yes, that is so.

22,005. Are those rents higher or lower than the ordinary rents for the same kind of houses in the same place?—I should think they must be about the same; but I have not any practical knowledge with regard to that.



22,006. You have spoken also about the apathy of the local authorities, I think?—That was in reference to the small number of cases in which the Act of 1866 had been put in operation.

22,007. Have you any reason to believe that on the boards of those local authorities there are persons who are themselves the owners of bad and insanitary areas?—That is exceedingly probable; it is more than likely.

22,008. You cannot say that it is the fact, but you think it is very likely?—I do. A great deal of evidence on that subject was given before the Boundary Commissioners as to the town commissioners owning property themselves, which to a great extent frustrated the operation of the Act.

22,009. (*Mr. Jesse Collings to Mr. Monahan.*) You mentioned four kinds of local government in Ireland; how many corporate towns or municipal boroughs are there?—I think there are about 12 or 13; I do not like to state it positively.

22,010. Do you know how many there are under the other three Acts?—I should not like to state the thing from memory, because I might make a mistake; but there is a useful publication called Thom's Directory, and a table in that book will show you the name of every town under each of the Acts, with its population.

22,011. In regard to the rating qualification of burgesses, is it necessary that each burgess or each elector should pay his own rates, or might they be compounded for by the landlord?—As a general rule the occupier must be rated always, unless the premises are valued at or under 4*l*.

22,012. But if they are rated under 10*l*. with regard to corporate boroughs, and under 5*l*. and 4*l*. with regard to other corporate bodies, then, as I understand from you, they would have no votes?—Quite so; they have no votes.

22,013. But although they have no votes they have to pay rates?—No doubt.

22,014. So that in Ireland, to a large extent, we find this state of things: that a certain number of people are rated for sums of money to be expended for various purposes over which expenditure they have no control?—That is so, no doubt.

22,015. The great bulk of the people in Dublin, for instance, so far as numbers are concerned, are rated for the expenses of local government, but they have no voice in the election of the corporate body who spend those rates?—That is so.

22,016. Does that give rise to any feeling of difficulty on the part of the people, who are thus rated for an expenditure over which they have no control?—I have no doubt that it does in some cases; but one hesitates to express a positive opinion.

22,017. A question was asked by Mr. Gray, in reply to which it was stated that probably some of those people who are interested in bad property find seats on the corporations?—So I have heard.

22,018. Seeing that it is that class of men only who elect the governing bodies, would not that evil be done away with if all ratepayers, no matter what the size of their houses might be, had the election of the governing body?—No doubt it would.

22,019. In other words, if the area was a wider one, that would meet the case?—Quite so.

22,020. (*To Mr. Wodsworth.*) You stated, I think, that the land in the Coombe area of Dublin was let to the Artizans' Dwellings Company; was that land let at its full commercial value, or was it let at a price that was regulated by the object for which it was to be used?—I believe it was let for its full commercial value.

22,021. And I think you stated that it was let at a perpetual lease?—I cannot say as to its being let in perpetuity; it was let at a rent of 200*l*. a year.

22,022. Was not the fee simple sold?—No, I should say not.

22,023. Were there any restrictions with regard to rent?—Not as to the Coombe area.

22,024. Were there in any other case?—There were in the Plunket Street area; that is the only one of which I have any knowledge.

22,025. The corporation, you say, did impose conditions with regard to rent in the Plunket Street area?—Yes, in order that the cottages might be let at such a rent as the people could afford to pay, I understand.

22,026. As a rule, are the medical officers appointed by the corporate bodies of those four different kinds that you have named?—No, they are elected by the boards of guardians.

22,027. Is that so in municipal corporations?—Yes, it is the same in that case.

22,028. They are not elected by the corporation?—They are elected medical officers of dispensary districts, and they become *ex officio* medical officers of health under the Public Health Act.

22,029. (*The Chairman.*) You do not mean, do you, that Dr. Cameron, the superintendent medical officer of Dublin, is elected in that way?—No. He is called superintendent medical officer of health of the city of Dublin; the consulting sanitary officer is Dr. Mapother.

22,030. What do you call the same official in Cork or Waterford, is he called the superintendent medical officer of health?—In Waterford he is called consulting medical officer; in Cork, superintendent medical officer of health.

22,031. That is the official to whom Mr. Jesse Collings is referring in his question.

22,032. (*Mr. Jesse Collings.*) Taking the 13 or 14 municipal corporations, or whatever the number may be, as a rule is there a medical officer of health in those corporations appointed in each case by the town council?—In almost every urban sanitary district there is a superintendent medical officer of health, or consulting sanitary officer specially appointed; there are 35 such, and in almost every rural sanitary district there is a consulting sanitary officer or superintendent medical officer of health.

22,033. Then may I take it that in all these municipal corporations there is a medical officer of health appointed by the town council?—That is the case.

22,034. Do you happen to know whether, as a rule, the medical officer of health gives the whole of his time to his duties in the large boroughs?—No, certainly not; he only acts when he is called upon to do so.

22,035. In fact, he is an ordinary practitioner?—Yes; and when there is any matter that requires his advice he is consulted.

22,036. Would that be the case in such towns as Dublin and Belfast, and the larger boroughs?—It would.

22,037. In your opinion, would it not be better if in the case of large boroughs the medical officer of health gave the whole of his time to the business?—The duties are divided amongst the several dispensary officers, who are so numerous that it is scarcely necessary to have a man who should give his time exclusively to them; but the case of Dublin is exceptional.

22,038. (*Mr. Lyulph Stanley.*) Do you find that the local authorities are generally anxious to improve the dwellings of the poor, or do you have to put pressure upon them with regard to that?—I should say that generally there is much anxiety in that respect, and there has no doubt been some improvement in the last 10 or 12 years throughout the country.

22,039. But would you say that there are still in Ireland a large number of habitations which are really not fit for human occupation?—That is so, no doubt.

22,040. Do you think that the poverty of the towns is a serious element in that matter?—It is a very important element; they cannot afford to improve them, in plain language.

22,041. Do you think that there is a strong feeling generally amongst the ratepayers that the rates should be kept down, even at the expense of sanitary

Mr. W. D.  
Wodsworth.  
Mr. J. H.  
Monahan,  
Q.C.,  
Mr. F. X. F.  
MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.



Wodsworth,  
Mr. J. H.  
Monahan,  
Q.C.,  
Mr. F. X. F.  
MacCabe,  
M.R.C.S.E.,  
F.R.C.P.I.,  
Mr.  
C. P. Cotton,  
M. Inst. C.E.

23 May 1885.

improvement?—I have not observed any intervention on the part of the ratepayers; but that may be the case.

22,042. You have not noticed, at any rate, when elections come round that the candidates elected are those who promise to keep down the rates, rather than

those who promise to support improvement schemes? —There may be an under current of that description, but it has not appeared on the surface.

22,043. (*Sir Richard Cross.*) Is there much interest taken in the elections to these local authorities?—Yes, a great deal; especially in Dublin.

The witnesses withdrew.

Mr. ALDERMAN WILLIAM MEAGHER, M.P.; Professor CHARLES A. CAMERON, M.D., F.R.C.S.I.;  
Mr. JOHN BEVERIDGE; Mr. PARKE NEVILLE, C.E.; Mr. SPENCER HARTY, examined.

Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.

22,044. (*The Chairman to Dr. Cameron.*) You are superintendent medical officer of health for the city of Dublin?—I am.

22,045. (*To Mr. Beveridge.*) You are town clerk of Dublin?—I am.

22,046. (*To Alderman Meagher.*) You are chairman of the sanitary committee?—Yes.

22,047. (*To Mr. Neville.*) You are city engineer?—I am.

22,048. (*To Mr. Spencer Harty.*) And you are assistant engineer?—I am.

22,049. (*To Dr. Cameron.*) You are vice-president of the Royal College of Surgeons, vice-president of the Institute of Chemistry of Great Britain; you have been public analyst for Dublin since 1862, medical officer of health since 1874, superintendent medical officer of health since 1880; and you have been executive officer of health and chief of the sanitary department of the corporation since 1882?—I have.

22,050. You have taken special interest, I believe, in the subject of the homes of the working classes; and since 1880, in which year your powers were increased, you have devoted most of your time to attempts to render the dwellings of the poor more healthy and more comfortable?—That is so.

22,051. You have prepared, I believe, printed papers for the information of the Commission, showing the defective state of the tenement houses in Dublin and the high rents charged for them?—I have.

22,052. Have you copies of them to circulate?—There were copies sent to the different members of the Commission. I have one copy to submit now formally (producing it).

22,053. The first paper is on the subject of the homes of the working classes in Dublin, is it not?—It is.

22,054. And the second is a statement showing the house accommodation of the labourers employed in the sanitary department of the corporation?—Yes; they were all specially prepared for the use of this Commission.

22,055. You give the rents paid for the rooms and the earnings of the labourers and their families?—Yes.

22,056. The third is a reprint of an article on the homes of the poor by yourself, which appeared in the "Pall Mall Gazette" in 1883?—Yes, and a memorandum was sent to the Commission yesterday on the Acts in force in Dublin in relation to ruinous and unhealthy dwellings.

22,057. You submit also a paper on the Town Labourers Dwellings Act, which you read at the meeting of the Social Science Congress held in Dublin in the year 1881, and a paper on the hygiene of Irish national schools?—Yes.

22,058. The defects of the Dublin tenements are, I believe, that the houses are very old; that the woodwork is decayed, so that it is not easy to keep them in a cleanly state; that the floors frequently make a considerable angle with the horizon owing to the subsidence of one of the walls; that the floors are rough and worm-eaten, and often so patched that the patches project above the general level of the floor, thereby preventing the proper cleansing of the floors; that the windows are frequently without pulleys to the sashes, and that they are also frequently composed of ill-fitting sashes, which in stormy weather permit the wind to blow freely into the rooms; that the panes are often patched or broken; that the staircases are often dark,

ill-ventilated, dilapidated, and too steep; that the approach to the yard of the house is frequently so difficult that the tenants prefer the more convenient access to the street, and empty their slops into the street during the absence of the police; that the sanitary accommodation is defective, one privy or water-closet being common to a dozen families, and being often situated in some such objectionable situation, as the area or kitchen, there being no yards in which to place them; that the basement storeys, which have been cleared of their tenants through the action of the corporation, have become in many cases very filthy; that the yards are rarely asphalted or concreted; that their clay surfaces are often very damp, and the children who use the yards as playgrounds are liable to suffer from the dampness, especially when they are unshod, as is very often the case; that too many families inhabit the same house, and use a common staircase, and that when scarlet fever, measles, or typhus occurs in such a house it is peculiarly liable to spread from room to room?—That is so.

22,059. Is there much typhus in Dublin?—There is always a little, but it has not for many years assumed the proportions of an epidemic.

22,060. You have never been able to stamp it out?—Not quite; but the virulence of the disease has been sensibly lessened, and the terrific epidemics of typhus fever which during many centuries every four or five years almost decimated Dublin have almost ceased during the last few years.

22,061. It is rarely that the owners or tenants of tenement houses provide for their proper cleansing?—Yes, very rarely.

22,062. In some cases the tenants pay 2d. or 3d. per week, do they not, towards the cost of keeping the houses clean?—That is the case in the better class of tenement houses.

22,063. But there are very few tenement houses that are kept reasonably clean, and a large proportion of the tenement houses have open street doors, so that night or day any one can enter the house?—That is so.

22,064. That leads of course to a filthy condition of things?—Yes.

22,065. And the intrusion of objectionable persons?—Yes.

22,066. (*Mr. Samuel Morley.*) You mean persons who do not belong to the house?—Yes.

22,067. (*The Chairman.*) The cottages and houses which are constructed on the plan of the larger buildings of the Artizans' Dwellings Company are of course less exposed to the intrusion of vagrants or strangers who may desire to use the sanitary accommodation of houses to which they have no claim?—Yes, their doors are generally kept closed, and the tenants have keys, but those are exceptions.

22,068. In Dublin, as in some other cities, there are corner houses and other houses which have no space at the rear in which to place a closet or a dust-bin?—That is the case. When the places were formerly occupied by a single family it was possible to keep them in proper order, but now that they have been converted into tenement houses, occupied sometimes by eight families, it is very difficult to provide for the storage of the effete matter from eight tenements when there is no yard.

22,069. Those houses are commonly very badly ventilated, and the closets are occasionally offensive, are they not?—Yes.



22,070. It is a very difficult problem, of course, to know what to do with the converted houses, houses which have formerly been occupied by a single family, but which are now converted into houses occupied by a great number of tenants?—That is one of the most embarrassing problems that we have to deal with. It is a terrible sacrifice of property to condemn a house which is in pretty good repair.

22,071. If they are ill-ventilated and insanitary you close them?—We have no hesitation then in closing them.

22,072. The cleansing of the yards and the sanitary offices of the tenement houses has recently been undertaken by the cleansing committee of the corporation, has it not?—It has.

22,073. You had previously frequently urged the importance of that measure, and you believe that as a means of preventing the spread of certain forms of contagious disease it is a very important measure?—I have frequently stated that I thought the houses would not be kept in proper condition, with regard to cleanliness, unless the work was done by the corporation.

22,074. The expense involved is of course considerable?—A very large expense is incurred. I may state that it was Mr. Gray who caused that enormous reform to be carried out of cleansing the yards.

22,075. When he was chairman of the sanitary committee?—Yes. I may say that I think this is one of the greatest reforms that have been effected in this city.

22,076. The corporation have put in force the domestic scavenging clause of the Public Health Act, which provides that the ashpits shall be cleansed by the corporation without charge?—They have; and a rate has been imposed for the purpose.

22,077. There have been an immense number of three and four-storied houses of the better class in Dublin, each originally intended for one family, converted into tenement houses, have there not?—That has been the fate of the majority of the houses in the older parts of the city—nearly the whole of them, I may say.

22,078. At the date of the census of 1881 there were residing within the city of Dublin just under 250,000 people, and at that date the number of inhabited houses was a little over 24,000, was it not?—24,211.

22,079. So that the average number of persons in each house was over 10?—10·3.

22,080. That rate is very much in excess, is it not, of the ordinary rate in great English towns?—There is no town in England with such a rate.

22,081. There are only two towns in England in which there are more than 7·2 persons per house?—Only two. I do not take in Scotland, because tenements there are on a different principle.

22,082. Then you have a great number of people living in single rooms, have you not?—The largest proportion of the inhabitants of Dublin live in single rooms.

22,083. The Scotch census shows for all the towns in Scotland the number of people living in single rooms, but the Irish census does not?—It does not. The sanitary survey that was made in Dublin is the only survey of that kind. We carried out that on our own account.

22,084. Can you state the number of families in Dublin living in single rooms now?—There are about 32,000 families out of about 54,000. That is stated in the printed paper which I prepared on the homes of the working classes in Dublin.

22,085. The yards and gardens of a great number of houses have been built upon, and the back houses are very often rows of small cabins built in the gardens, and constituting very unhealthy dwellings?—Precisely so.

22,086. The houses which have been deprived by those erections of their open spaces at the back have been rendered unhealthy as dwellings in some cases?—They have; they have been deprived of sunlight to a great extent, and of the freer circulation of air.

22,087. Then a great number of stables and coach-houses have been converted into dwellings, I believe?—Yes; that arises from the fact that different classes of persons now occupy the houses, and the people in the front houses no longer keep vehicles.

22,088. Before the year 1866 nothing worth mentioning was done, I believe, in the way of inspecting the dwellings of the working classes?—Literally nothing.

22,089. There was only one inspector of nuisances for the whole of Dublin, was there?—Only one, and he had other duties of a totally opposite character to perform.

22,090. In 1866 a staff consisting of sergeants and constables of the metropolitan police force was organised by the late Sir John Gray?—That was so.

22,091. They were employed partly in the detection of nuisances, but also in the way of promoting the repair of dilapidated houses, were they not?—Precisely so.

22,092. In 1879 you were appointed superintendent medical officer of health, and you acquired additional powers?—I did.

22,093. And you proceeded to employ the powers in reference to houses unfit for human habitation?—Yes. I may mention that in that year I was constituted the head of the sanitary department on the suggestion of Mr. Gray, so as to give increased efficiency to the working of the department, and have the whole of the working through one head.

22,094. Up to that date about 30 houses only had been detenanted and closed?—Only 30.

22,095. And you commenced then a systematic inspection of tenant houses, and you found a great number of them unfit for human habitation?—A very large number.

22,096. Some you thought were capable of being repaired, but a great many by reason of their confined situation were incapable of being improved?—That was so.

22,097. Proceedings were instituted then to have them closed, and between the 31st of August 1879, and the 31st of December 1880, 602 houses were detenanted and closed?—Yes.

22,098. Up to the end of 1884 the number closed amounted to 1,857, did it not?—That is so.

22,099. And there were also closed 530 cellar dwellings?—Yes.

22,100. I believe that at present no cellar is inhabited as a separate tenement?—I do not think there is any. We have not recently found any.

22,101. That statement is, I believe, contradicted by some persons; but that is your opinion?—That is my opinion. There are no cellar dwellings that come within the provisions of the Act of Parliament.

22,102. And you think that probably, as this Commission have found in other places, confusion arises from the persons who detect those dwellings being unaware of the conditions of the law?—Precisely. I include under the head of cellar dwellings an ordinary kitchen if it is used as a dwelling. I think I may challenge that statement that there is a cellar dwelling under the provisions of the Act of Parliament now inhabited as a separate tenement.

22,103. Do you think that the present provisions with regard to cellar dwellings are sufficient, or do you think that the law ought to go further?—I think that the law relating to dwellings is most ample.

22,104. Many of the houses that you have closed have been rebuilt or extensively repaired, and been re-opened; but the majority of them have fallen into a ruinous state, or have been pulled down?—I am not prepared to say the precise proportion which have been repaired, but certainly more than one third will never be re-opened again. They have been either entirely taken down, or they are under such conditions as regards site that we shall never consent to their being re-opened.

22,105. Do you proceed under the Public Health Act?—Invariably.

22,106. Have you a local Act?—We have a very

*Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C.A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.*  
23 May 1885.



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.  
23 May 1885.

good local Act with regard to ruinous dwellings, a much better Act than the Act commonly called 'Torrens' Act, upon which I have submitted a special memorandum. We have tried to use it and found it unworkable.

22,107. You have not tried to use it, have you, since the amending Act of 1882?—We have not.

22,108. Has your attention been called to the amending Act?—It has; but I do not think that removes the difficulties of working the Act.

22,109. Of course you are aware that those Acts are worked to a certain extent in London?—I have heard that they have been worked with great difficulty in London; but Dublin is peculiarly circumstanced with regard to the great number of the owners of houses, and I have stated the great difficulty, almost amounting to an impossibility, that there is of applying it in Dublin where we have sometimes six owners of one house. It might take about three years' proceedings to get a house re-constructed.

22,110. What are the main provisions of your local Act which you consider bear upon this question?—The sanitary authority can, after a very short notice, cause a house to be repaired under the Towns Improvement Act; and if a house is in a ruinous state (evidence I believe will be given with regard to that by Mr. Neville) the lord mayor can go in and summarily eject the inhabitants; and he frequently does so. If the house is in such a bad state that it is likely to tumble down the lord mayor has power at once to summarily turn out every one in it, at the request of the engineer; but he must attend personally for that purpose.

22,111. Is that in a very old Act?—It is not a very old Act. I believe it is the Act of 1864; it is a local Act.

22,112. The lord mayor has to attend himself in person?—Yes.

22,113. (To Mr. Spencer Hart.) Do you know of any similar provision anywhere else?—I do not. It is the Dublin Improvement Act of 1864.

22,114. Is it put in force?—Constantly. (Dr. Cameron.) It was put in force the other day. (Mr. Spencer Hart.) It is the 27 & 28 Vict. c. 305. (Dr. Cameron.) In order to save the valuable time of the Commission I have shown in the memorandum the powers that we have under the Dublin Improvement Act, 1849, which is a local and "particular" Act, I may say arising out of the Towns Improvement Act, 1847. Then with regard to the defective sanitary accommodation of the Dublin tenement houses, I suppose Dublin a few years ago was in a worse condition than probably any town in the United Kingdom in that respect.

22,115. There were about 1,500 houses that had no closet of any kind, were there not?—That was so.

22,116. And the tenement houses were altogether without them?—A great number of them were.

22,117. Where there were privies they were generally in a dilapidated state, and they communicated with the ashpits, did they not?—Almost invariably.

22,118. And those ashpits were not provided with roofs and the contents therefore were rendered fluid by rainwater and gave off very offensive smells?—Very offensive.

22,119. The pits were mere excavations which permitted the escape of the offensive liquid contents into the sewer which became saturated with one of the most deadly forms of organic matter?—Precisely.

22,120. There has been a great deal of work undertaken during the last four years, has there not, in the abolition of the worst of the privies?—I may say that these are now nearly all removed, and waterclosets have been substituted.

22,121. In the year 1882 you had them all examined, had you not?—Every house in Dublin, from Dublin Castle down to the smallest cottage was examined.

22,122. You found over 15,000 waterclosets and 11,000 privies, did you not?—Yes.

22,123. People are gradually becoming accustomed

to waterclosets, and are becoming careful in the use of them?—They are. At first they abused them very much, I think more from ignorance than from design.

22,124. Whatever may be the case with English towns the situation of Dublin makes it easy to carry off sewage by the watercloset system, does it not?—Undoubtedly; the situation of the city is well adapted for the water carriage of excreta.

22,125. What decline in the death-rate has there been in your time?—The statistics of Dublin were rather inaccurately collected a few years ago. The rate formerly was represented to be lower than it really was. It was found that for many years the burials exceeded the number of registered deaths by about 11 per cent. Owing to the improvement in the law all the deaths are now registered, so that the burials now no longer exceed the number of registered deaths, which of course makes the death-rate now apparently greater, even supposing the same number of persons die now as died 10 or 11 or 12 years ago. But, making all allowance for that, there has certainly been an improvement in the sanitary state of Dublin, and more especially in regard to those diseases that are termed filth diseases there has been a decided improvement. With regard to what are called constitutional diseases, such as kidney diseases and diseases of the lungs, I believe that there has not been any very great improvement. The causes which produce those diseases are to a great extent beyond the power of sanitary authorities to deal with, arising as they do from poverty, intemperance, and want of clothing, but there is undoubtedly a great decrease in the mortality from filth diseases. Our death-rate is on the average about 26 per 1,000, which is somewhat higher than the death-rate which prevails in English towns; but it is a great deal lower than the death-rate which prevails in continental towns, in German and Italian towns, for instance.

22,126. Can you state the death-rate of the last four or five years?—It varies from 28 to 26 per 1,000. The death-rate in 1873 was 26.1; in 1874 it was 26.00; in 1875 it was 27.00; in 1876 it was 25.7; in 1877 it was 25.00; and in 1878 it was 29.5; then it rose to 35.7 in 1879; that is the year when we commenced operations.

22,127. Was there an epidemic of typhus that year?—No, there was not; but there was a high death-rate from all causes, more especially from measles and scarlet fever. In this year, 1879, we began to deal seriously with the tenement houses. In the next year the new Act came into force with regard to the registration of burials and deaths, making it obligatory upon all persons concerned with burials to notify them to the authorities, and therefore there was a corrected death-rate from that time, and the difference of 11 per cent. nominally between the burials and the registered deaths disappeared. Then, starting with what we may call our unhealthy years, the death-rate in 1878 was 29.5, and in 1879, 35.7; the next year, 1880, it was 35.00; then in 1881 it was 27.00; in 1882 it was 27.6; in 1883 it was 29.8; and last year it was 26.1; so that the yearly average from 1873 to 1882 was 28.9.

22,128. The corporation obtained a loan of 1,000*l.* with which to construct the sanitary accommodation of the tenement houses, the owners of which were unable or unwilling to do the work themselves?—Yes; we are using that money at the present time to enforce the construction of waterclosets.

22,129. With the exception of Birmingham, Dublin is the only town which has done that, I think?—So far as I am aware, that is so.

22,130. You think, do you not, that the corporation would do well to provide dwellings for their own labourers?—I have a rooted conviction that that is what ought to be done.

22,131. You yourself would be willing to go further, and see the corporation undertake housing itself, would you not?—Undoubtedly, for a certain class



only; that is, the lowest class, not for well-paid artisans.

22,132. Several thousand persons in Dublin of course reside in tenements, the weekly rents of which are very low, and a great number reside in tenements the rents of which are less than 2s. per week?—A great number; 1s. 6d. per week is a very common rent.

22,133. And you know that there are some as low as 8d. per week?—Yes, I saw one the other day.

22,134. (*Mr. Samuel Morley.*) Of course that is only for a single room?—Yes; and as much as 3s. 6d. and 3s. 9d. is given for a single room.

22,135. (*The Chairman.*) Looking at the very high rents that are paid in Dublin, how is it that the working classes crowd into Dublin itself, the fact being notorious that even workmen who work in the richer suburbs of Dublin live in the city?—How do you explain their crowding into the city if the rents there are so high?—Because, high as the rents are in the city, they are higher still in the suburbs.

22,136. How does it happen that rents should be so very high in the suburbs?—Because in Dublin the families who formerly each occupied a single house have, to a great extent, migrated to the suburbs, and the houses which they have vacated have been taken possession of by the lower classes. There are few old houses in the suburbs.

22,137. If rents are so high as you describe for the working classes one would have supposed that the erection of workmen's dwellings in the suburbs, supposing that there were no special causes to make living there very dear, would have paid both the people who erected them and the workmen who lived in them who would come in by rail or by tram, or by steam tramway?—I should have thought so; but the fact is that such cottages have not to any extent been built. A few have been built in the Pembroke township; and the Rathmines commissioners were lately before Parliament seeking power to erect artisans' dwellings; but, as a matter of fact, they were not erected.

22,138. We found, for instance, when we were in Edinburgh, that the working classes were leaving the centre of the town and going to the suburbs to a very large extent indeed, and that very excellent accommodation was being provided for them in the suburbs. In Dublin, however, the converse appears to hold; what is the cause of it?—I believe Dublin has been decaying in population for 30 or 40 years. There was a steady decay from 1841 to 1851, from 1851 to 1861, and from 1861 to 1871. One year there was a decay of 12,000.

22,139. Now there is a slight increase, is there not?—In the last decennial period there was an increase for the first time for 30 or 40 years; but that increase was an increase altogether due to the very lowest class of persons; whereas there was an absolute decrease in the number of persons belonging to the middle and upper classes.

22,140. I thoroughly understand the fact, but I am trying to get at the explanation of it?—I have not afforded any explanation, because I do not know why those cottages have not been built. There are no enterprising small contractors here.

22,141. One cause that undoubtedly prevails in the metropolis of London is cheaper food in the city as contrasted with the suburbs. I do not know whether that would be the case here?—It is rather cheaper in Dublin than it is in the suburbs.

22,142. There is also another cause in London, and that is the earnings of the women of the family, and of the children?—The women are not employed so much in Dublin as they are in English towns.

22,143. Of course where labourers go to live in the suburbs the head of the family alone earns wages, because the distance makes it impossible for the other members of the family to earn wages?—There is very little woman-labour, so to speak, in Dublin.

22,144. There are not many factories employing girls, are there?—There are very few in which women

are employed. There is only one in which there is any large number of women employed and that is the cloth factory of Messrs. Guinness, where they employ women exclusively to the number of about 60.

22,145. (*Mr. Samuel Morley.*) Is that a woollen cloth manufactory?—A woollen cloth manufactory.

22,146. (*Mr. Gray.*) It has only been opened about a year, has it?—Only about a year. It was intended to give employment to the wives and daughters of the men in Messrs. Guinness' employ. I do not know of any other place of the kind.

22,147. (*The Chairman.*) You have addressed many reports to the corporation urging the putting in force of the Acts relating to the dwellings of artisans and labourers, have you not?—I have.

22,148. And ultimately your suggestions were acted upon, and the Acts are partly in force?—They are.

22,149. The corporation have not as yet themselves built dwellings under the provisions of any of the Acts, but they have decided on a scheme for the erection of a block of artisans' and labourers' dwellings themselves on one of the city estates, have they not?—They have. Plans have been prepared.

22,150. You do not think it necessary to obtain further parliamentary powers for dealing with unhealthy houses?—I think the powers existing under the Public Health Act are simply terrific. There is one clause in that Act which provides that any place which is a nuisance or injurious to health may be dealt with, and that is one of those small but comprehensive clauses which permits almost anything to be done under it. You are not encumbered by any technicalities whatever, and under that Act of Parliament we can do almost everything.

22,151. But you think that increased powers are required to deal with houses which on being closed are allowed by their owners to become dilapidated?—Yes, we want power with regard to that point; and I especially refer to that in the printed memorandum which has been submitted to you.

22,152. For instance, in the case of houses which upon being closed become receptacles for filth?—One of the members of this Commission, who is not here to-day, lately went through Dublin and was quite surprised at the number of those houses, and expressed his regret that they were allowed to remain in that state. They are eyesores and places in which filth is deposited. We have no ready means of dealing with houses of that kind.

22,153. (*Mr. Samuel Morley.*) Are there many such horrible houses as you speak of, where all sorts of things are deposited?—Where a house is not fit for habitation, either by reason of defective sanitary accommodation or from want of proper attention gets into a dilapidated state, we notify to the owner to put it in a proper state of repair, and give him 14 days to do it in; and if he refuses or neglects to do that, we issue a summons against him before a police magistrate, and the police magistrate then invariably makes an order to have the house tenanted and closed unless the works are done; and if the owner still refuses to do anything then a summons is taken out, and that may be heard within seven days, and he is fined or perhaps imprisoned for not obeying this order. If nothing is then done we proceed ourselves and serve notices upon the individual tenants, and they are ejected and the houses are closed. I do not think that any further legislation is required with regard to those points; but having once closed a house then it becomes a difficulty how to dispose of it.

22,154. (*The Chairman.*) You think that further legislation is required for dealing with derelict houses?—Yes. Mr. Torrens' Act is perfectly unworkable in Dublin. Our own Dublin Improvement Act is incomparably superior.

22,155. (*To Mr. Beveridge.*) You consider, I believe, that the artisan and labouring population of Dublin is abnormally large, and forms an exceptionally high per-centage of the population as compared with

*Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.*

23 May 1885.



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.  
23 May 1885.

other towns?—Yes; that matter has been referred to very strongly in two Reports which have been already presented to Parliament. One of those is the Report of the Royal Commission on the Sewage, Drainage, &c. of Dublin, presented in 1880, and the other that of the Municipal Boundaries Commission, presented in 1881. In the Report on the Sewage and Drainage of Dublin, on pages 21 and 28, there are some very strong passages referring to this matter.

22,156. With regard to your building byelaws in Dublin, do you require any qualification in your surveyors?—The building byelaws are under the superintendence of the city architect. That officer, since the passing of the Public Health Act, has been annually elected, at a salary of 500*l.* a year; he is a qualified architect, and under him there are two building surveyors, who are qualified persons, and who watch the progress of every building from the time the foundation is excavated. Plans must be lodged with the city architect under these byelaws. These appointments were not dreamt of before the passing of the Public Health Act, but on the passing of the Public Health Act, after a very short time, it was found that the city architect could not be expected to supervise the erection of all these buildings. It was therefore eventually decided to elect two building surveyors, and an examination was held on papers prepared by the city engineer, by the city architect, and by Dr. Cameron, the medical officer of health; and the names of some seven persons who were considered to be qualified were reported to the town council, and out of those the town council selected two.

22,157. You have also taken careful steps, have you not, to select your superintendent of domestic scavenging?—Yes; it was found very difficult to get a qualified person for that purpose, and the attention of the corporation was called to the fact that such measures in the English towns in many instances led to an enormous expenditure. A deputation was therefore sent to visit the principal cities in England and in Scotland, and after very careful consideration an officer was selected who certainly possesses very high qualifications. I doubt if they could have got a better man if they had searched the kingdom for a year.

22,158. (To Alderman Meagher.) What is the extent of your sanitary staff; how many inspectors are there?—Twenty-three is the number of the officers, and there are two other officers connected with the disinfecting department of the corporation.

22,159. You have 23 sanitary inspectors?—We have.

22,160. That is a very large number. Do they give all their time to the work?—All their time. I may state that on a recent occasion we had 16 in addition to those. That was last year, when there was an apprehended invasion of cholera, so that we should have a more thorough inspection of the houses, and on the application of the medical officer of health for the city the corporation unanimously granted his request. We retained them for about six months.

22,161. What are the salaries?—24*s.* and 25*s.* a week, and clothing.

22,162. What have those men been before?—Nine of them are in the police. We entered into an arrangement with the commissioners of police on the initiation of this Public Health Act, inasmuch as their uniform more or less suggested authority, and the people submitted to their suggestions and paid more attention to them.

22,163. Do you dress the others who are not police in uniform?—Yes, we do, but they have a special uniform.

22,164. (To Dr. Cameron.) What steps have been taken with regard to the inspection of houses let in lodgings (I am not speaking of common lodging-houses) under section 100 of the Public Health Act?—The sanitary officers of each district have a list of the nightly lodging-houses.

22,165. I am not speaking now of common lodging-houses, but of houses let in lodgings under section 100?—Each officer has a certain district allotted to

him, and he inspects the houses in that district periodically. Over him there is a district inspector, and over him again there is the general inspector for the city, who acts under me. He has to report upon the condition of those houses periodically.

22,166. You have a register of them, I suppose?—We have the books to which I have already referred, which give an exact statistical account of every one of them, the number of people, the rents, and everything.

22,167. What number of houses are registered in Dublin under section 100 of the Public Health Act?—I cannot tell the number just now, but it is pretty large.

22,168. Would you say that there are several thousands?—I should say that including cottages there are 7,800.

22,169. Does the number of those houses on your register tend to increase or is it pretty stationary?—The number of registered houses in Dublin remains pretty much the same.

22,170. Do you fix in your byelaws a certain amount of cubic space per head?—We allow 300 cubic feet of space per head. I would invite your attention, as you have asked that question, to the memorandum with regard to the dwellings of the 50 or 60 labourers in the service of the Public Health Committee. With a view of determining whether or not the cubical space was sufficient, I had the rooms of each house measured exactly, and we found that the cubical space was nearly double the minimum allowed by the byelaws under the Public Health Act; so that there is no overcrowding in Dublin. I can say advisedly, from what I have read in the reports of medical officers of health of English towns, that although the evils of tenement houses are numerous, overcrowding is not one of them; you will hardly find one case of overcrowding.

22,171. You do not think that the high death-rate in Dublin is due to overcrowding?—Not to overcrowding in that sense.

22,172. The population is very dense per acre, is it not?—It is, but it is as dense in the buildings of the Artizans' Dwellings Company, and even more so than in other parts of the city. The high death-rate arises from other causes—insanitary causes—from there being too many families living in one house, and too many persons in one large room; so that the danger of communicating disease is increased.

22,173. But it is not a question of air space?—That is the reason why we cannot deal so well with those places; we cannot clear out the dwellings when we find that there is sufficient cubical space. We find 12 families occupying 12 rooms, but the law does not allow us to clear them out if each person has 300 cubic feet of space. Sometimes they have 500 or 600 cubic feet, whereas in English towns, where the dwellings are built specially for the working classes, and where the houses are necessarily small, there is very often overcrowding, and as little as 200 feet of space is very often the quantity. That is not the case in Dublin.

22,174. (To Mr. Beveridge.) We have had a good deal of evidence from the official witnesses, and we shall have other evidence from a gentleman who is in the room now, as to the schemes of the corporation under Sir Richard Cross' Acts; but I think you can inform us as to the measures that have been taken by the corporation to provide dwellings for the poor in a neighbouring village?—Yes, in the village of Baldoyle, a sea-side village, within about four miles of Dublin.

22,175. Will you state what has been done there?—The property came into the hands of the corporation in the year 1866, and it was found to be in a very dilapidated condition. The people were mostly fishermen. They did not come under the Acts for dealing with labourers in towns, and the corporation found a difficulty in raising money for the purpose of providing better accommodation for them. They decided eventually to allocate 1,000*l.* for the purpose, and they



built cottages there, which have since paid about 3½ per cent. on the outlay. In January 1881, when Mr. Dwyer Gray was lord mayor, he visited the place personally, and found a very wretched state of things; and he induced the corporation to again allocate a sum of 1,000*l.* in building new cottages; and that has paid about 4 per cent. This last year, when another committee of the corporation visited Baldoyle, they again reported as to the very bad condition of the remaining portions of the village, and the corporation decided to set apart 1,000*l.* last year, and 700*l.* a year for three consecutive years, on additional schemes for providing suitable accommodation for these poor people. They were induced to do this by the fact that they had practically not lost upon the previous outlay. They found no other means of providing these dwellings than the allocation of so much of their current revenue to the purpose.

22,176. (*To Mr. Neville.*) You have been city engineer for a long time, I believe?—Yes, for over 30 years.

22,177. (*To Mr. Spencer Hart.*) You have written a good deal upon the housing of the working classes, have you not?—Yes.

22,178. How long have you been assistant engineer?—For about 25 years.

22,179. You read a paper last year before the Statistical and Social Inquiry Society of Ireland on the working of the Artizans Dwellings Acts, as illustrated by the Coombe area, did you not?—I did.

22,180. In that paper you recite at length the report of the medical officer of the corporation on the subject of the high death-rate and the very insanitary condition of that area?—Yes.

22,181. Then you recite also the report of Mr. Neville the city engineer (who is here present), and you recite the action of the public health committee of the corporation, of which Mr. Dwyer Gray was chairman?—Yes; Mr. Gray initiated the whole scheme.

22,182. You went in that paper into the question of trade disturbance and the rates allowed by juries for trade disturbance, did you not?—Yes.

22,183. One person was awarded by a jury 350*l.* for the value of the premises and 250*l.* for trade disturbance; and you show in your paper that that person suffered no loss?—No loss at all, because he opened again immediately within two or three doors.

22,184. Who was the arbitrator?—Mr. Posnett.

22,185. But your complaint is not against the arbitration but against the action of the jury?—My complaint is against the action of the jury.

22,186. Another person who was awarded 7*l.* 10*s.* by the arbitrator was awarded by the jury 150*l.* and got 15*l.* costs?—Yes.

22,187. Another person who had been awarded 10*l.* by the arbitrator received from a jury 90*l.* and 15*l.* costs?—That was so.

22,188. Another person who had been awarded 1*l.* 19*s.* by the arbitrator received from the jury 40*l.* and 10*l.* costs?—That is so.

22,189. Then the cost was enormously increased by the effect of the traverses before juries?—It was increased 120 per cent.

22,190. Do you know the amending Act of 1882?—Yes.

22,191. That Act meets some of these difficulties, does it not?—It does.

22,192. And therefore your complaint is rather against what occurred before that Act was passed than against what might occur or probably would occur now?—Yes.

22,193. In the new cottages that have been built upon the area concrete has been very largely used, has it not?—It has.

22,194. Is that the only case within your experience where concrete has been largely used for artizans' dwellings?—It is.

22,195. Has the use of it been successful?—Very much so.

22,196. We have had it in evidence as regards England that concrete would be a very good material if it were carefully watched at all times, but that the mixing is so very important that unless it is constantly watched there is a great tendency to scamp the work, and the house may be built practically of mud?—The Artizans' Dwellings Company have a clerk of the works as well as their architect, and the clerk of the works was on the ground the whole time. They have a very respectable contractor erecting those buildings, and so far as I have seen myself I do not think there has been any scamping upon them. I am well aware that bad concrete is a very bad thing and disintegrates very much.

22,197. If you can secure that the concrete is good, it is a very cheap form of building?—It is.

22,198. I do not know whether you have ever visited Croydon and seen the concrete buildings there that have been erected by Mr. Lassalls, the builder, of Bunhill Row, or whether you have heard of his building?—I have not.

22,199. We have had Mr. Lassalls before us in England, and he gave evidence that building in concrete was extremely cheap. Your experience is similar to that of Mr. Lassalls', that the system is cheap, and that it has answered with you?—Certainly.

22,200. Do the concrete buildings give satisfaction to the tenants?—They do.

22,201. What rent is received for the rooms which have been built upon the Coombe area?—They receive 3*s.* 6*d.* and 4*s.* per week for the one-storeyed cottages, and 6*s.* and 7*s.* for the four-roomed two-storeyed houses, and 5*s.* 3*d.* for three-roomed houses.

22,202. How far are those dwellings occupied by tenants holding several rooms, and how far are they occupied by single-room tenants?—I could not exactly state that.

22,203. Do the company let any of their rooms as single rooms?—No, the houses are all let to one tenant, but in some cases there is sub-letting.

22,204. And the company do not prevent that?—I think not; but I know as a fact that there is sub-letting in some cases.

22,205. We have it in evidence that more people have been housed on this area than were displaced?—That is so.

22,206. But how far are they the same people or people of the same class as the displaced persons?—They are of a very much improved class.

22,207. In fact, you have got rid of the very poor and you have put in people belonging to the better class of artizans?—Yes, and they come in from the immediate neighbourhood; 107 from streets within half a mile radius, 53 from streets immediately adjoining, 25 from the north side of the city, and 17 from the suburbs.

22,208. (*Sir Richard Cross.*) What became of the poorer persons who were displaced?—The poorer class of people got into the houses that the others vacated, so that there has been a sort of gradual levelling-up.

22,209. (*The Chairman.*) Then the general effect was good?—Yes, it is an improvement.

22,210. (*Sir Richard Cross.*) There was a general rise all round?—Yes.

22,211. (*The Chairman.*) How far was the displacement gradual? What happened when you cleared the area?—The people readily found tenements in other places. I think also they got six weeks' rent from the arbitrator, and I think that acted as an impetus and assistance to them in finding other places.

22,212. The cost of this scheme to the corporation has not been very great, I think?—It has cost 24,000*l.*

22,213. I think you have stated in your paper that for the sum of one seventh of a penny in the pound the corporation have cleared one of the slums of Dublin of its pest houses, fever and cholera spots, filthy yards, &c., and have given the former inhabi-

Mr. Alderman  
W. Mcagher,  
M.P.,  
Professor  
C.A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.  
23 May 1885.



Mr. Alderman W. Meagher, M.P., Professor C. A. Cameron, M.D., F.R.C.S.I., Mr. J. Beveridge, Mr. P. Neville, C.E., Mr. S. Hart, 23 May 1885.

tants the chance of improved dwellings in other places in the city?—Yes.

22,214. In spite of the large sums awarded by the juries the net result on the whole has been satisfactory?—It has.

22,215. What do you consider to be the class of dwellings most suitable for the working classes?—The cottage dwelling is certainly the most suitable in Dublin.

22,216. Do you mean a ground floor and an upper floor?—Yes, two-storied cottages.

22,217. What do you consider to be the class of working people or labourers in Dublin who are most in need of the accommodation?—The very poor.

22,218. And I suppose the very poor are not able to live at any considerable distance from their work?—They are not.

22,219. (Sir Richard Cross.) What do you call the very poor; what sort of wages do those men get?—The average wages are about 13s. or 14s. per week, and they are very irregular.

22,220. (Mr. Jesse Collings.) That is the amount when they are in work, I suppose?—That is when they are in work. There are some wages in Dublin as low as 12s. per week.

22,221. (Mr. Samuel Morley.) And the work is precarious too, I suppose?—Yes.

22,222. Have you in Dublin anything analogous to London dock labourers?—We have quay porters here, and they earn from 20s. to 25s. per week.

22,223. And do they have pretty steady work?—Yes. There is in Dublin a very inferior class to that.

22,224. (The Chairman.) I suppose the rents in Dublin in the case of tenement houses are chiefly received by middlemen?—Yes.

22,225. And there is a very great difference, is there not, between the amount that is paid for the house and the amount that is obtained for the house room by room?—A great difference.

22,226. Do you think those middlemen make high profits?—They do, undoubtedly; they are the parties who make all the profit.

22,227. Do you think they should be held responsible for the condition of the houses?—Yes, I think they should be held responsible; and I certainly would give an option to the head landlord that in the case of the failure of those middlemen to do what is necessary he should be able to step in, because I think it is a great hardship upon a man that his property should be destroyed and that he should ultimately lose his rents, as has been the case, I believe, in Dublin.

22,228. (Mr. Jesse Collings to Dr. Cameron.) It appears from your evidence that overcrowding does not exist to any extent in Dublin. We should like to understand exactly what you mean by that. There are, according to your paper, nearly 55,000 families in Dublin?—Yes.

22,229. And out of these, 32,000 families in round figures live in 7,200 houses, representing about 48,000 rooms; that gives about a room and a half to a family?—Yes.

22,230. At what do you estimate the average number of a family?—At 4·5 persons.

22,231. That is a smaller number than we should take in London, for instance?—Yes; I think the idea that the people in Dublin are more prolific than the people in English towns is quite unfounded; it is quite the contrary, the birth rate is low.

22,232. Then your statement as to overcrowding is a comparative one; you would not regard with satisfaction the continuance of the state of housing the people in Dublin?—Quite the contrary.

22,233. Then may we take it that when you say there is not overcrowding in Dublin, your statement is simply made with regard to Dublin as compared with other places?—I wish to make that matter clear. What I mean by overcrowding is this. It might be stated that we allow more persons to live in a house than ought legally to live there. The minimal amount of space that each person must have by the

byelaws in 300 cubic feet; if we find five or six people living in a room, each of them having less space than that minimal quantity, we serve a notice under the section for overcrowding. Now and then we find a case of the kind; but there is not the same kind of overcrowding that we notice in English towns, where the rooms are built specially for artisans. Here they are perhaps large drawing rooms of houses which were occupied at one time by people in good position. That is not a defect that we have to complain of in Dublin.

22,234. We have similar houses in London and elsewhere, houses which were originally built for the families of people of a more wealthy class, but which are now let out in tenements; but we understand overcrowding to involve many other evils besides want of air space?—There is overcrowding in another way in Dublin, too many families living in one house, and too many persons living in one room, though each may have this minimal space of 300 feet. The law does not enable us to take action as to a room, if there are five or six people in it, so long as each person has the minimal air space of 300 cubic feet.

22,235. (The Chairman.) The law would enable you to fix your cubical space at more than 300 feet if you chose, with the consent of the Local Government Board?—It would; but as other authorities have not done that I do not see why we should do it.

22,236. (Mr. Jesse Collings.) My object is to ascertain whether you regard this state of things in Dublin as satisfactory with regard to overcrowding, meaning by overcrowding not only deficiency of air, but all the evils belonging to putting a lot of people to live in the same room?—Using the word in a more comprehensive sense, I think there is overcrowding in Dublin. Where more than two fifths of the people reside in one fourth of the houses there must be overcrowding. There are 32,000 families out of 54,000 families residing in 7,200 out of 24,000 houses.

22,237. That is to say, nearly two thirds of the people in Dublin live at the rate of a family in a room and a half?—That is so. There is no question at all about that.

22,238. Let us take the broader and what you have termed the more comprehensive meaning of "overcrowding," that is to say, the evils brought about by a family living in one room, and deaths, confinements, and ordinary sicknesses?—And people cook and work in and make workshops and living rooms of their bedrooms. All operations are carried on in the one room, and, as you say, even confinements take place there.

22,239. Taking those things into consideration, you would regard the state of things as being very unsatisfactory as regards overcrowding, understood as we have experienced it?—Yes; I consider it a deplorable thing when a family consisting of four or five persons of different sexes and various ages are obliged to live in one room. I think that is opposed to every sentiment of decency, besides being unhealthy. They are all breathing the same air, and a great many persons have lungs that are more or less tainted, and no matter what the size of the room is it must be bad.

22,240. And you would not consider any remedy satisfactory which contemplated a continuance of that state of things?—Undoubtedly not.

22,241. Did I correctly understand you to say that the corporation paid for the cleansing of courts and streets?—Yes, about 3,000*l.* per annum. Mr. Gray, when he was Chairman of the Public Health Committee, although a great many objections were urged by many persons that it was opposed to all principles of political economy to clean tenements and yards, carried that point. My experience as health officer was, that where eight or ten persons were living in a house, and no man was responsible for the cleansing of the place, the work was done in a very perfunctory way; and I very often suggested that the corporation should every morning cleanse the yards of the tenement houses and see that the sanitary accommodation was in a proper state; and that was carried.



22,242. And you find that the ratepayers do not object?—There has not been a solitary objection. It costs 3,000*l.* a year, and it is extended now to almost all the tenement houses, and I hope that it will soon be extended to all of them.

22,243. You stated that Dublin was very well situated for the water carriage of excreta, in other words, for the watercloset system?—Yes.

22,244. As medical officer of health, do you approve of that system?—I highly approve of any system which as speedily as possible gets rid of the excreta of the population, and I am utterly opposed to the storing of human excrement within a few feet of human habitations.

22,245. At the present time you turn it into your river?—We do. When once it has got into a large river like the Liffey, though it may be objectionable to the senses, I look upon the mischief done by it as being extremely small as compared with the mischief done by storing excrement in the yards of small houses. The river is, no doubt, a nuisance, and I should be glad to see the nuisance abated; but that it sensibly affects the death-rate of Dublin I do not believe, nor does any sanitarian who is qualified to express an opinion upon the subject.

22,246. How would you regard some quick removal system other than the watercloset system?—Do you mean if we had no water carriage system?

22,247. And no midden system, as we call it in England, but a quick removal system, as they have at Manchester and Birmingham?—Yes. I know the system of Manchester or Birmingham very well, and I have seen it in operation; what is called the pail system. The pails are removed every day in carts, and the contents are brought up to the works where they are partly manufactured into manure and partly burnt.

22,248. How would you regard that system as compared with the present watercloset system in Dublin?—I prefer the present watercloset system, as being less expensive. The pail system is a very costly system.

22,249. But putting aside the question of expense, and looking at it as a question of health, what do you say?—Under any circumstances I prefer waterclosets where they are in yards. I always object to a watercloset in a house, unless it is a house in which there are servants to take care of it. I always object to have a watercloset in any class of tenement house. We invariably have the watercloset in the yard; and even if it gets into a bad condition I do not think it does any injury there; I am altogether in favour of the watercloset system as against even the pail system.

22,250. Is that on the ground of expense?—Partly on the ground of expense, and also on sanitary grounds. As a sanitarian I am one of the watercloset school, and I prefer that expeditious and cleanly method of getting rid of the excrement.

22,251. Is yours a tidal river?—It is a tidal river, and unfortunately for about half the day the mouths of the sewers are sealed by tide gates, which open and close according to the tide.

22,252. Does the excrementitious matter find its way into the sea?—Undoubtedly.

22,253. It does not remain permanently in the river?—No; the river is swept by the tide. The water rises 16 feet in parts of the river.

22,254. You are in favour of the corporation housing the poor?—I am. That is, I might say, a "fad" of mine, almost.

22,255. Is your reason for being in favour of that that there is no other way in which rents can be kept down?—There is no other way in which persons of the lower stratum of the population can be properly housed. Those persons who give the sanitarian the greatest amount of trouble, in whose houses I may say the fires of infectious diseases are kept smouldering, cannot pay rents which would enable ordinary landlords, who merely look to the houses as a means of making an income, to keep those houses in a proper sanitary condition. Those persons pay 1*s.* 6*d.* or 1*s.*

per week. No ordinary landlord can supply a house with a watercloset and with proper yards and accommodation of that kind at a rent of 1*s.* or 1*s.* 6*d.* per week. That is the stratum alone, I think, for whom the corporation ought to provide dwellings. Well paid artisans and clerks and persons of that kind I would leave to the ordinary landlords or to the Artizans' Dwellings Company.

22,256. Then it is in order to avoid the action of middlemen and competition rents that you think the corporation should undertake that duty?—I do. I have stated in my memorandum that I think it is a sound principle of political economy to provide for that class of the population by the municipality.

22,257. (To Mr. Beveridge.) The water undertaking is in the hands of the corporation, is it not?—Yes.

22,258. Do you put the rates at such a figure as to return the corporation a profit, or do you keep the water rates so low as just to clear the expenses?—At present we levy the full rate of 1*s.* in the £ on occupied houses, and in addition to that there is a rate of 3*d.* in the £ for the fire brigade and for sanitary purposes. The full rate is 1*s.* 3*d.*, and up to the present time it has been levied. Possibly in the near future we may be able to reduce it a little. In addition to that we sell the water to all the outlying townships except one, and we charge a rate upon the valuation. That rate differs for the several townships. We are obliged if they want it to supply them with 20 gallons of water per head per day of the population. In addition to that we also derive a large revenue from supplying manufacturers with water, which is charged for according to a scale per so many thousand gallons.

22,259. But does your balance sheet at the end of the year show any profit to the relief of the rates on the water undertaken as a whole?—No, not as yet.

22,260. Then your object is not to make a profit but to keep the water rate as low as possible?—If we make a profit, as I hope we shall at no distant date, we shall at once reduce the rate.

22,261. Do you compel all property owners to give a continuous supply of water to the houses, including tenement houses?—We do. In a very large number of cases there is no water supply in the tenement houses. There are water fountains in the neighbourhood.

22,262. But have the corporation power to compel every owner of a tenement house or other house to give a supply of water to that house?—I think so in the great majority of cases.

22,263. Do they exercise that power?—Yes.

22,264. What does a penny rate bring in in your city?—At present about 2,600*l.* a year.

22,265. And what are your rates at the present time?—They are very high as compared with the rates in English towns. The commissioner of valuation would know what is the exact ratio.

22,266. (The Chairman.) If, as is the case I believe, your rate is on a basis which is very low as compared with the rental, it would affect the matter very much, would it not?—It would affect it very much. I can put in a statement which I have prepared showing all the several rates levied since 1874.

22,267. (Mr. Jesse Collings.) First of all what do you take off the rental in order to get at the rental value?—That would be supplied by the commissioner of valuation.

22,268. What would your rates be in Dublin, including the poor rate?—At the present time the rates, including the poor rate on the north side of the Liffey, which is in a different poor law union from the south side, amount to 9*s.* 6*d.* in the £; and on the south side this year they amount to 9*s.* in the £.

22,269. Then leaving out the poor rate, what would the rates be?—The municipal rates are 5*s.* 11*d.* in the £ for both districts.

22,270. I understood from one of the witnesses that the corporation have been building some houses for the poorer classes which have paid 4 per cent., and

Mr. Alderman  
W. Mcagher,  
M.P.,  
Professor  
C.A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.

23 May 1885.



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.

23 May 1885.

that they were about to build others?—They are being built at the present time. That is at a seaside village within a few miles of Dublin.

22,271. Do the corporation collect the rents and act as landlords in regard to these houses?—They are the owners in fee and in occupation.

22,272. And they will keep the houses in their possession?—Certainly.

22,273. And by that means they will be satisfied with a sufficient return to protect the ratepayers from loss, and if there is a profit, the profit will belong to the community?—There is a profit on that estate. One of the reasons that operated with the corporation was that as landlords they were receiving a very large profit annually, and that up to that period they or the previous tenants had not been allocating any sum to make proper repairs in those dwellings. I can put in a short report which gives all the particulars of that case. It is No. 237 of the year 1883.

22,274. You do not anticipate any difficulty whatever in the management of that property?—There is none.

22,275. (To Mr. Spencer Harty.) With reference to the difficulties that you named with regard to the arbitrator and the compensation given by juries, do you think that that has had a deterrent effect on the carrying out by the corporation of improvement schemes?—It has not had a deterrent effect upon the corporation.

22,276. If there were an official arbitrator under the Local Government Board, say, whose decision should be final, and whose office was a judicial one, do you think that would be a better tribunal?—I have no hesitation in saying that in my opinion it would.

22,277. That would be better than a professional valuer who is employed this week by the corporation and who might be employed next week by one of the parties interested?—Yes.

22,278. You think that an official arbitrator would be a better tribunal?—Yes. There have been some very curious cases in Dublin with regard to traverses before juries. I have been told by jurors themselves of cases in which they have simply put a certain sum on paper for each man, and then put the papers into a hat and mixed them up together and divided by 12.

22,279. (Sir Richard Cross.) Then you would approve of our recommendation, that the appeal should be done away with?—I would.

22,280. (Mr. Jesse Collings.) But, further than that, you recommend that the arbitrator should be an official one and not a professional valuator?—Just so.

22,281. You say that the cost to the corporation of this scheme on the Coombe area was 24,000*l.*?—24,376*l.*

22,282. Is that a net loss, or will they recoup any of it?—They get a rental of 200*l.* a year from the Artizans' Dwellings Company, and they are recouped in another way by the increased rates which are received by the corporation.

22,293. (Mr. Samuel Morley to Dr. Cameron.) We have heard a great deal about water just now; I should be glad if I could get an opinion that is reliable as to the effect of other kinds of drink upon the poverty of Dublin. Does your observation enable you to say that the habit of drinking amongst certain classes of the poor adds to their poverty?—If I answer in the affirmative I suppose I would only say what everyone says, that of course there is a great deal of intemperance amongst the poor of Dublin, as there is amongst the poor of other towns.

22,284. At a meeting of the relieving officers of London they did not hesitate almost with unanimity to say that one fourth of the occupants of our work-houses in London are there because of drink; have you any similar opinion yourself as to Dublin?—I have an opinion that there is a great deal of intemperance amongst the working classes in Dublin.

22,285. Without going into any detail, would you endeavour by some legislative interference to make men take more care of their families?—That is a

question more for a moral philosopher than for a mere practical sanitarian.

22,286. (The Chairman.) The first time I saw you, when I had the pleasure of meeting you many years ago, you gave some very strong evidence before a Committee of the House of Commons with regard to the harm done to the working classes of Dublin by the very bad character of the spirits they consumed?—Yes. The question arose out of my examination as to the existence of adulteration in whiskey. I said that there was no such thing in Ireland as adulterated whiskey, but that in many places there was a very low class of whiskey, new fiery whiskey, containing what is called fusel oil, and that that kind of whiskey had a very bad effect upon health.

22,287. (Mr. Samuel Morley.) You do not think that this is any mere sentimental matter, but that it is eminently practical?—I think it is.

22,288. We may talk about rates, and wages, and rents, and all conceivable questions, and no good will come of it if half a man's wages are spent in drink?—If a man having 1*l.* a week spends 10*s.* in drink it does not require any philosophy to come to the conclusion that the result, as regards his family and his dwelling, will be bad.

22,289. Are you able to say that that practice does not obtain to an extent which interferes materially with the welfare of the working classes of Dublin?—I have stated generally that there is a great deal of intemperance, but I have never gone into the question statistically as I have into the sanitary question.

22,290. (Sir Richard Cross.) Do you think that the taste or habit of drinking is often stimulated amongst the poorer classes by the vitiated atmosphere which they breathe, and their consequent state of bodily depression?—I think it is also stimulated by the extremely bad food that they have. I now say advisedly, because it is a matter within my own observation, and one to which I have given attention, that there is not a more under-fed population in the United Kingdom than the working classes of Dublin. Their food is bad and badly cooked, and when they do drink they drink very often on an empty stomach. An English labourer generally eats a good dinner before he drinks; but that is not the case with the Irish labourer.

22,291. The condition in which a man finds himself rather leads him to take more stimulant?—Yes. On a cold, raw, wretched day he has very little clothing, and feeling wretched and miserable he has a craving for something to keep him warm.

22,292. Have you found that much immorality goes on in houses where many people of different sexes live in one room?—I think there is a good deal of immorality in Dublin, as there is in all large towns where there is a dense population.

22,293. I suppose we may take it that, as regards morality, Ireland is in a better condition than England?—Ireland stands A 1 in Europe, I should think, in that respect; but in Dublin, as in all towns where there is intimate association of the sexes, and where, as I have already said, large numbers of persons are crowded into one room, of course there is more immorality than in the country districts.

22,294. And you can distinctly trace that to overcrowding?—Yes. I say advisedly that there is a great deal of immorality in Dublin. Illegitimate births are almost unknown in the country, but in Dublin there is a large proportion of illegitimate births.

22,295. As to these houses for the lowest classes which you think the municipality ought to provide, you agree that the municipality ought not to provide houses for the ordinary artisan?—I have always been of that opinion.

22,296. And that they should confine their action to the lowest class?—Exactly so.

22,297. Supposing that the municipality provided rooms at 1*s.* or 1*s.* 6*d.* per week as you propose, for what you call the lowest class, how are they to select the people who are to inhabit those places?—I would



exclude all persons who were tradesmen, and I would admit all widows with children. That is easily ascertained. I would admit into those houses the porters employed in the smaller establishments whose earnings are about 10s. per week. I have made inquiry and I find that a very common rate of wages amongst a certain class of porters is from 8s. to 10s. per week.

22,298. What distinction would you draw between giving a man clothing for his children or food for his wife and providing a house for him; does it not tend to pauperise him?—No more than it pauperises a medical student who is educated greatly at the expense of the State in a Queen's College and gets his diploma at, perhaps, one fourth of the cost of his examination.

22,299. Then if you give a house to a man at 1s. per week, whereas other people could not get houses under 3s. or 3s. 6d. per week, you do not consider that you are giving him relief?—I do not.

22,300. How do you distinguish between giving him clothing and giving him a house, or any other necessary of life?—In the same way as the lower classes of the community can get their children educated either for nothing or for a penny a week, or as persons of the poorer classes can get medical assistance and medicines without any expense whatever, and as I said before, as men can get an university education at the expense of the State, so as to fit them for a remunerative profession, so I say, if the houses of persons are a source of danger to us in this city, that in self-defence we are bound to keep those houses in a proper state; and I know of no way of doing that except by providing certain persons with accommodation, not *in forma pauperis* altogether, but by the corporation constructing those dwellings, and only allowing certain classes to occupy them.

22,301. I understand your view, but you have not quite answered the point I put to you. How do you distinguish between providing a house at 1s. per week below the market value and providing a certain family with clothing or food, because it is quite as necessary for the purposes of the community that a man should not starve, and that his children should not go about in absolute rags or nakedness, as that he should be properly housed? What distinction do you draw between providing a house and providing food or clothing?—A man going about with insufficient clothing would probably only injure himself, whereas if his house is in a filthy condition it may injure me, and as a means of protection I get his house put into a proper sanitary state. We are now spending the money of the ratepayers in cleansing the tenement houses, and upon that principle I would construct houses for that class of persons. At the same time I do not propose that a man should be thereby pauperised.

22,302. (To Mr. Beebridge.) I want to know about the condition of the tenure in Dublin; is there much leasehold property or much freehold property in the poorer parts?—I should think it is nearly all leasehold property.

22,303. Is it held in large estates?—It is mostly split up into different tenures. The corporation itself has a very large amount of property in Dublin, the greater portion of which is held upon terminable leases for periods of 35 years and 75 years—35 years in cases of repairing and 75 years in cases of rebuilding.

22,304. Lord Meath has a large property in Dublin, has he not?—Yes; for instance of that very Coombe area, one of the schemes carried out by the corporation, he was the owner in fee, and he met the corporation in the most amicable way; his interests were very easily settled with; but it was the leaseholders under him that caused the great difficulty.

22,305. Can you or can you not trace the evils that exist in the poorer parts of Dublin to the system of leasehold tenure?—It is possible, but the commissioner of valuation or his officers would give you more accurate information upon that point.

22,306. Are you acquainted with the terms of the lease that is granted by the corporation of Dublin

either in the Coombe area or the Plunkett Street area?—Yes, I can put in a copy of that.

22,307. Will you be good enough to explain why the corporation did not sell the property out and out, and why they kept it as a lease for 200 years or 900 years?—That matter was considered by the committee, and they put in certain clauses under which they bound the company to provide accommodation for a certain number of artisans and labourers; and in the event of their failing to carry out what are practically the trusts under that clause of course the corporation could resume possession.

22,308. Have they the power to re-enter?—I think so. I can put in a printed copy of the lease if the Commission desire it.

22,309. Did you bind them to let the accommodation below the current market rate, or was the price of 2s. 6d. which was fixed about the current market rate in the neighbourhood?—I do not think there was any fixed rate.

22,310. (To Dr. Cameron.) We are told that under the lease the rents in the Plunkett Street area were to be from 2s. 6d. to 6s., according to the number of rooms; is that the ordinary average rate in that neighbourhood?—The houses differ altogether from the other houses; the houses are old dilapidated filthy places, and considering the accommodation afforded, the rents are undoubtedly somewhat lower than the general rents in the locality.

22,311. (To Mr. Beebridge.) Have you a copy of the report of that Artizans' and Dwellings Company which has been established?—No; but Mr. Spencer will be examined before you and he will put in a copy of the report. (Dr. Cameron.) I have sent in a statement showing the valuation and the annual rent of 174 of those houses.

22,312. (Mr. Gray.) You were not able to explain to the Commission how it was that the working population in Dublin has not, as the working population of other great towns has shown a tendency of late to do, migrated to the suburbs. Dublin is, as we know by the map which has been handed in, surrounded by smaller independent municipalities; have any of those done anything, so far as you know, to encourage the erection of dwellings suitable for the working classes within their districts?—On the contrary, speaking of one township, the Pembroke township, the houses in which persons of that class generally resided were when the leases fell out usually pulled down and better houses at a rental of 40l., or 50l., or even 100l. a year erected in their places.

22,313. The greater part of the Pembroke township formerly belonged to the Corporation of Dublin, did it not?—It did.

22,314. And the corporation still holds it, does it not?—They are the nominal landlords still.

22,315. Speaking generally, of course, and not of particular instances, your experience is that the authorities outside have not shown any great zeal in the encouragement of the erection of dwellings to which these working classes could migrate?—The recent Bill which was before Parliament, promoted by the Rathmines Commissioners, and which was defeated by Lord Brabazon the other day, is the only Bill that I have ever known promoted with that object.

22,316. That was to provide dwellings for their own labourers?—Yes. When the leases fall out in the suburbs, as I have already told you, the tendency is to take the houses down and build a superior class of dwellings.

22,317. Is it not the case that the landlords, who have control over the land in these outlying districts, lay down, as other landlords naturally do elsewhere, stringent conditions upon which they let their lands for building?—Quite so; especially in the Pembroke estate.

22,318. They lay out the lands, and so on, and they lay down conditions, if they let a man a piece of ground, that he shall build a house at a certain price and under certain conditions, and so on?—That is the invariable rule.

Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beebridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.

23 May 1885.



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C.A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.

23 May 1885.

22,319. Do you think that they would be inclined to let their land for the erection of dwellings suitable for the working classes?—That is the only case in which the landlords were even asked to do it, and in that case the thing fell through. I do not know of any other case where they were asked to do it; and I am quite sure that if they had been asked to do it they would not have let the ground for that purpose.

22,320. Therefore the option is not open to the working classes in Dublin to go outside the city, because they have no places to go to?—It is not. They are coming in from the outside to the inside by reason of the destruction of their dwellings, and they are crowding into the city. I know from my own knowledge of the Pembroke township that a large number of the houses there that were occupied by the poor people have been taken down and the people have come into the city.

22,321. Going down the London, Chatham, and Dover Railway the other day, in the suburbs of London, an estate was pointed out to me that had been laid out with workmen's dwellings, and I was told by the chairman of the company, with whom I happened to be travelling, that they carry those workmen in and out for 2d. per day; that is to say, 1s. per week; are there any facilities of that kind in Dublin; do the railway companies or any of the carrying companies in Dublin afford facilities of that class to the working classes to live outside, and to come into their work in the city at cheap rates?—They do to a certain extent. The Dublin and Kingstown Railway Company have early and late trains for workmen, but that is more to bring them out to their work in the suburbs. They have also what are called workmen's trams in Dublin; but they are designed specially to take the workmen out of Dublin into the suburbs in the morning and bring them back in the evening.

22,322. In fact it is the reverse of the operation which I have described in London?—It is. (Mr. Beveridge.) The providing by the company of one workman's car each way was insisted upon by the corporation.

22,323. (To Dr. Cameron.) I think you have a good deal of knowledge with regard to the system of house farming in Dublin?—I have.

22,324. Is it the fact that a large number of houses are owned by individual house farmers in Dublin?—A great number. A large number of houses in the older parts of the city are owned by families occupying good positions, some of them living in other countries. Jervis Street is owned by the representatives of Sir Christopher Jervis, who lived 200 years ago. Then Mr. Tankerville Chamberlayne, a well-known country gentleman, is the owner of a number of houses. Those houses have been let at very small rents to house jobbers, who live by screwing the largest amount of rent they can out of the tenants. The disproportion between the rents which the actual owner of the house gets and the rents which these house jobbers get out of the tenants is sometimes as one to three. I have scheduled a number of houses, showing the terrific rents which are got out of these old houses.

22,325. Would you mind giving us one or two instances?—Some of the houses are valued at 8l. and let at 70l. a year.

22,326. It has been stated by former witnesses that five house jobbers in Dublin owned 1,100 houses between them?—I think that is rather an over estimate; but there is a large number. I have known a case where a man had two houses that were in a perfectly insanitary state, and we got a magistrate's order to close them, and the man came to me and said "It is a cruel thing closing these two houses." I said "they are quite unfit for human habitation." "Well," said he, "I will have to go into the poor-house if they are closed." I said "I cannot help that; you ought to get some other occupation." He was a mere year-to-year man; he had not even a lease. He took two houses and he and his large family lived upon the produce of those two small

tenement houses. I said "that is not the way to make a living; you ought to have some other employment than screwing rackrents out of your unfortunate tenants." The real owners of many of the houses get very little out of them, and as for the middlemen, whom I look upon as the curse of Dublin, even the rents which they undertake to pay they sometimes do not pay. Then there is another great hardship; one of these middlemen takes a house on a 21 years' lease; he pays 12l. a year rent, and he gets 40l. or 50l. from the tenants, and yet, if we want structural alterations done, we cannot even make that man pay for the expense of the structural alterations; and we make the head landlord pay, perhaps, 25l. or 30l. for putting in a water closet, all for the benefit of this middleman. We have no hold upon him at all. When we enforce structural improvements in houses I say that every one who has a beneficiary interest in the houses should be made to contribute to the expense of putting them in a proper state. I have known landlords have to pay so much money in improving their houses that for three or four years the rent altogether went in that direction; whereas in the meantime the middleman got his full rent.

22,327. Have you any information as to the valuation for the purposes of taxation of those houses for which the occupiers have to pay such large rents?—Yes, I have got the valuation recently from official sources of 175 of them. It shows that the rent is in round numbers about three times the valuation.

22,328. So that these house jobbers do not pay a reasonable contribution towards the local burdens?—They do not.

22,329. Although they are the main cause of the heavy sanitary expenditure?—Yes.

22,330. They cause considerably more than the average expenditure and they contribute a great deal less in proportion?—Yes.

22,331. Has your investigation into the valuation question shown you that in the poorer districts of the city the valuation, apart from the excessive rents derived from those houses by exceptional means is proportionately lower than the valuation in the wealthier parts of the city?—It has. One reason why houses are sometimes unlet in the decaying parts of the city is that the valuation is excessive, and persons do not like taking those places because the valuation is too high; the letting value and the actual valuation are much the same; whereas in other parts of the city, for instance, in my own case, I pay a rent which is one third greater than the valuation. In Gardiner Street, for example, the houses are valued at a rate that no one would now give for them; and the result is that they are rapidly becoming tenement houses.

22,332. In the poorer streets the valuation approaches the rackrent and in the wealthier streets it is one third less?—Yes. The valuation is in excess of some of the rents that are obtained from those houses.

22,333. In the business parts of the city, say, for instance, in places where the great insurance offices, and banks, and such like, are situated—Westmoreland Street, College Green, Grafton Street—and places where the houses are not occupied as residences, but as places of business, have you any knowledge of the proportion that the valuation would bear to the real rents?—I think the valuation there might be, perhaps, raised. The valuation in some of the best parts of the city does not appear to be much more than the valuation of the same kind of houses in a private street would be, although there are very fine houses in the best parts of Dublin valued at 100l. or 150l. a year, which is very small.

22,334. If the net result this: that the wealthier and more valuable portions of the city do not contribute a just proportion to the taxation?—That is my opinion. I think that in the north, as a whole, which is a decaying part of the city, the valuation is rather high, and the south part is very much undervalued.



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart,  
23 May 1885.

22,335. With reference to your sanitary staff, up to within a year or two ago I believe your sanitary staff was composed altogether of the Dublin Metropolitan police force?—Exclusively.

22,336. You have now changed it somewhat, but you have still nine members of the police force on your sanitary staff?—We have.

22,337. And the balance of the 23 are civilians?—They are civilians.

22,338. Do you pay the Government for those police?—We do.

22,339. At what rate do you pay them?—We pay half their salaries.

22,340. Used you not to pay one third?—We got a recoupment upon a certain portion of them, as sanitary officers.

22,341. But you get recoupment in any case for your sanitary officers, do you not?—No, only for a certain proportion of them. The reason why we have such a number is simply because the Corporation of Dublin did voluntarily what they need not have done if they had not wished to do it.

22,342. For all your sanitary officers you get the usual recoupment that every sanitary authority gets for its sanitary officers?—We do not. Dublin had at the time of the passing of the Public Health Act a certain number of sanitary officers, and we get no recoupment upon their salaries, whereas in the case of those that have been appointed since we do.

22,343. But that is a question between yourselves and the Local Government Board, and the question of what the sanitary police are does not enter into the consideration?—Not in the slightest.

22,344. With regard to your relations, not with the Local Government Board but with the executive, you have to pay to the executive, have you not, in that sense the full salary of all these policemen?—Yes.

22,345. You have to pay for the cost of their uniforms and everything at the full charge?—In the case of those that we had previously to the passing of the Act we have to pay the full charge.

22,346. Does not Dublin also pay for the police?—It pays a large proportion, not the whole. I think the amount is about 38,000*l.* a year. (Mr. Beveridge.) Pawnbrokers are taxed to the amount of 100*l.* a year, and there are carriage licenses and other matters which bring in 6,000*l.* a year in aid of the police.

22,347. (Mr. Lyulph Stanley.) Did you not say that a penny rate brought in 2,600*l.* a year?—Yes.

22,348. (Mr. Jesse Collings.) The police rate is 8*d.* in the *£*, is it not?—The police rate is 8*d.* in the *£*.

22,349. Half of the Government's subvention?—Yes. (Dr. Cameron.) The police force costs about 120,000*l.* a year.

22,350. (Mr. Gray.) You first pay 8*d.* in the *£* directly for the police?—Yes.

22,351. Do you then pay a certain sum which is levied on the pawnbrokers in Dublin?—Yes, and on the hackney-carriage licenses.

22,352. You get some 4,000*l.* from the pawnbrokers?—5,000*l.*

22,353. And you have a certain sum which is paid on the hackney carriages?—Yes.

22,354. If that was all levied by a direct tax, what poundage rate would it represent?—I have a printed table which I can put in which will show the cost.

22,355. (To Dr. Cameron.) Although Dublin pay one fourth of the amount that is levied for the police it pays over again for these sanitary policemen?—It does.

22,356. You are very well acquainted with the municipal system in operation in towns in England, such as Liverpool, Manchester, Birmingham, and so on?—Yes, I am. I take a great interest in the subject.

22,357. In those towns the police are altogether under the control of the municipality, are they not?—They are.

22,358. They are both controlled and paid for by the municipality?—They are.

22,359. In those towns, I presume, the municipality therefore can practically, if they think fit, use every policeman as a sanitary officer?—Yes.

22,360. But here you only have such a number as you think fit to pay for that special purpose?—That is all.

22,361. Do you think that your work would be lightened if the system in Dublin were assimilated to that of other towns in the United Kingdom?—If the police were all directly under the control of the municipality, and sanitary duties were assigned to the individual police, that would bring about a greatly improved state of things. Theoretically the ordinary police are supposed to prevent people from throwing slops, and so on, into the streets, but practically they do not do so.

22,362. Supposing that you went up to a policeman, and complained to him of his neglect of sanitary duty, what would he say to you?—He would probably take me into custody for interfering with his duty. (Alderman Meagher.) The sanitary authority of the corporation have frequently waited upon the Commissioners of Police in order that they might impress upon them the necessity of preventing persons throwing refuse upon the streets. I have frequently in my own experience seen boys open a water hydrant and let the water flow about the streets and damage the footway, and I have seen people throwing litter upon the roadways; and inasmuch as the police are not at all accountable to the corporation, they take no notice of these things. But I must say that the Commissioners of Police have always, on the representation of the corporation, told them that they would quicken the action of the constables in matters of this sort.

22,363. But has any practical improvement ever resulted from that?—For a very short time things would improve, and then it would all be forgotten.

22,364. Are you of opinion, as an experienced member of the corporation, that you could maintain your own police for 1*s.* 4*d.* in the *£*?—I think we could.

22,365. (Mr. Samuel Morley to Dr. Cameron.) Without at all impugning the character of the police, are they, as a rule, of a class quite fit to undertake a duty of that kind?—I think they are. I have the very highest opinion of the police. As a rule they are men who are incapable of being bribed. I remember once or twice persons were prosecuted for attempting to bribe them.

22,366. What are their wages?—About 30*s.* per week.

22,367. I have known cases in which they have been appointed to inspect public-houses, for instance, where it has answered the purpose of the publican to put two or three sovereigns into the hands of a policeman to shut his eyes and ears; and they are not always above the temptation?—No; but I believe in Dublin they are above temptation in that way. They might have their price like everybody, but it must be something enormous. One man was sent to prison for three months for attempting to bribe one of our inspectors; he put a 5*l.* note into the inspector's hand, and the inspector brought it to me, and he reported the case, and the man was prosecuted, and sent to prison for three months.

22,368. (Mr. Gray.) You were asked with reference to the existence of immorality in Dublin; of course we all know that there is plenty of immorality in Dublin, as there is elsewhere. During the investigations of this Commission with reference to the condition of affairs in London it was elicited that a certain amount of the more terrible forms of immorality existed, and they were attributed by some witnesses to the single-room system. Do you think there is much incest or any immorality of that class in Dublin?—No; I most certainly think that (and it is a matter that I have given some attention to) what are called unnatural crimes of every kind are held in peculiar abhorrence by the lowest class in Dublin. I think those unnatural offences are less likely to occur among the very lowest classes of the population than even



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C.A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.

J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.

23 May 1885.

amongst other classes. Anything opposed to natural practices appears to be looked upon with great aversion amongst the lowest class. To say that incest or anything of that kind never did occur would be saying what is contrary to the experience of all ages; but that anything like that is common in Dublin I do not believe.

22,369. (To Mr. Beveridge.) As to the effect of the limited boundary upon the matter which we are now investigating, we have had it in evidence that one of its effects has been to squeeze into the city the bulk of the working class population, although their occupation may take them outside the city during the day; are there, in your opinion, any other effects of the restricted boundaries of the city which bear upon this question?—There are a great many considerations bearing upon that, as set forth in the Report of the Municipal Boundaries Commission. That commission very strongly recommended upon all general grounds that the boundaries should be extended so as to take in what is really the modern city of Dublin. At present the artisans and labourers of the whole of that modern city are concentrated within the existing municipal boundary, so that all the obligations that they bring with them in the way of medical relief or contributions of the city to reformatories and industrial schools, and all that kind of thing, really fall upon the persons who hold property within the existing municipal boundary.

22,370. All the hospitals are situated within the municipal boundary, are they not?—All the hospitals are within the boundary, with the exception of two outside, to which the corporation gives grants.

22,371. Does the corporation give considerable grants to those hospitals out of the municipal funds?—Yes, about 4,600*l.* a year.

22,372. Speaking from your personal knowledge, while there is an immigration of the poorer classes into Dublin, is there an emigration of the wealthier classes, from the inside to the outside, for instance, from Dublin to Pembroke?—It is pointed out in the Report of the Boundary Commission that that process has been going on for years. In fact, both commissions pointed out that the depopulation of Dublin of the better classes has been going on for a great number of years, and the result was that the better houses became vacant and are now tenanted by the working class population. The Municipal Boundaries Commission in summing up their recommendations upon the subject stated, that in their opinion the extension of the boundary had been deferred too long; but although that commission reported in 1881 nothing has yet been done. It is out of the power of the corporation to promote a Bill for that purpose, because we have no powers, such as those possessed by English municipalities, to apply the funds of the city in promoting Bills in Parliament. If a Bill such as that which you have endeavoured to get through the House this session were passed of course it would leave the municipality free to move in the matter. Meanwhile it is not open to the municipality to do that. Several representations have been made to the Government, and in 1883 a memorial was presented, a copy of which I can put in (it is very brief) which summarises the main recommendations of both those commissions. It is paper No. 228 of 1883.

22,373. While this exodus of the better classes goes on the result is that those who remain within the city are less able to bear the necessary taxation?—No doubt.

22,374. Because the wealthier classes escape outside while the poorer classes are hemmed in?—No doubt. There are some wards in the city which, if they had to bear their own charges for everything, would certainly not be able to bear them. There being a portion of the city wealthy, such as the neighbourhood of Fitzwilliam Square and Mountjoy Square, the city is able to go on; but the taxation is very high and there is no more reason why the people of Fitzwilliam Square and Mountjoy Square should contribute to these general charges than the people of Pembroke

and Rathmines, who have just as much advantage from the labour of all these people, and from any civic improvements that are carried on.

22,375. Have you known cases of business firms who, when they have had occasion to change their original premises, have removed from one side of this arbitrary line, just a little distance across the line, and have so escaped taxation?—There was a very notable instance of that referred to before the Municipal Boundaries Commission, in the case of Mr. Bolton, a builder, in a very extensive way of business. His premises were just inside the canal in Richmond Street, and he moved immediately over the bridge to premises adjoining the canal outside the city, and you can see his workmen streaming into his premises every morning and passing out again in the evening. By that change of position he escapes perhaps a rate of 1*s.* in the £ on his premises, and at the same time he has all the advantages of the city; all his timber and stone are drawn through the city to his works, and all his workmen live in the city, and if they get knocked up they go to our hospitals. But the township in which he lives pays no contribution to the hospitals, and if the child of one of his workmen goes to a reformatory or industrial school the city has to bear the burden.

22,376. Do you not think that the townships would resist very strenuously any attempt to set right the condition of affairs that you have mentioned?—There is no doubt of that. In Rathmines this year the poor rate is only 1*s.* 2*d.*; the district immediately inside is paying 2*s.*, and the district to the north of the river is paying 2*s.* 6*d.* Then in the districts beyond Rathmines again there is a very high poor rate, and meanwhile this place which has practically no workmen's houses in it has all the advantage of the labour, and does not bear its due proportion of the burdens entailed by a labouring class.

22,377. Do you not think that so many persons being deeply interested in the maintenance of things as they are, even supposing that the corporation were to get power to promote a Bill, it would result in a desperate, extremely costly, and prolonged contest before this could possibly be settled, if it were attempted to be dealt with by private legislation?—I very much fear that it would. Of course if the present legal disabilities were removed, and if the Corporation of Dublin were placed upon the same basis as English corporations in regard to taking proceedings to obtain parliamentary powers, it would come into the contest with a considerable borough fund to maintain such proceedings; but I have no doubt whatever that the owners of house property in the townships outside would subscribe very largely to the expenses, and that a very costly parliamentary contest would be the result. Of course it would eventually end in a compromise.

22,378. There was a great Improvement Bill passed for Dublin in the year 1849, was there not?—There was.

22,379. That in fact is the basis of our municipal system here to-day?—Yes.

22,380. What kind of Bill was that?—Bills had been promoted for some years, and eventually the Government themselves brought it in as a public Bill.

22,381. Was that in consequence of abortive Bills having been introduced year after year by private individuals or local bodies?—Yes; one of the sections of that Act contains a provision for the payment of the costs of the two preceding futile attempts to obtain the necessary powers.

22,382. There is a power under your Acts of Parliament, is there not, to give certain abatements of taxation in the case of houses of low valuation?—There is, in the case of the improvement rate.

22,383. The corporation have never put that power into operation yet, have they?—They have never put it into force. The corporation have memorialised the Government to promote a Bill dealing with the collection of rates in the city. The collection of rates in



Dublin is carried out by a collector general nominated by the Lord Lieutenant. We propose that there shall be a clause in that Bill by which houses suitable for workmen's dwellings should pay only on a differential scale of rating. In Belfast there is such a power as that.

22,384. I do not want to go into the question of the collection of rates in Dublin, except to this extent, which I am sure will be deemed pertinent. Is it not a fact that there is a very large amount of uncollectable rates in Dublin under the present law?—Yes, I have a return here which shows that in a single year 9,000*l.* was remitted. However, that is in a great part due to remissions owing to vacancy.

22,385. When a house is vacant in Dublin it is first rated, and then the person who is rated makes application to have the rate remitted?—Yes, on the ground of non-occupancy during a specific period.

22,386. There is no rate levied on a vacant house, is there?—If a house is vacant for a whole year there is none, and if it is vacant for a portion of the year there is a remission for the proportion during which it has been unoccupied.

22,387. You yourself live in Rathmines, do you not?—I do.

22,388. Does the same law apply there?—No, an owner there must pay the township rates if his house is unoccupied.

22,389. A rate is levied in Rathmines upon every house, whether it is occupied or not?—That is so.

22,390-1. But here in Dublin a house is not rated unless it is occupied. Under the local Act they impose a tax on every house?—The rate is imposed on every house, and if it is not occupied the owner must pay the rates.

22,392. (*Sir Richard Cross.*) Have you a copy of the local Act with you?—No, but I can send for it.

22,393. (*Mr. Gray.*) Can you give us any approximate notion as to how many houses are vacant out of the 24,000 houses in Dublin?—The census return is, I think, the surest information on that point. I do not think the collector general's return would be so accurate; but the census return would show that there were then over 3,000 houses vacant. The exact number is 3,060.

22,394. That is to say, one house in every eight is vacant?—Yes.

22,395. And escapes taxation altogether?—Yes.

22,396. If every house in Dublin were rated, whether it were occupied or not, do you think that that would tend to coerce the landlords of those houses to let them at lesser rates so as to recoup themselves the rates which they had to pay?—I think it would have a beneficial effect.

22,397. Do you think it would tend to ease the present excessive rents in Dublin?—I think it would force owners to let houses at the market value, and not to hold them in hand for fancy rents.

22,398. Do they, as a matter of fact, hold their houses in hand, when they are vacant, in the hope of getting what they deem to be sufficient rents, that is to say, such a rent as they cannot get at the present time?—I believe there is no doubt of that; they hold out for speculative rents.

22,399. The corporation has during that time, has it not, to light the street for them, it has to sewer it and to pay towards policing it, and so on?—Yes, the expenses for street maintenance, for lighting, watching, and so on, go on all the same, and must be paid.

22,400. You are of opinion then, I take it (it is tolerably manifest), that if those owners were subjected to the Rathmines law and had to pay taxes for those houses, whether they were able to let them or not, they would try to let the houses as rapidly as they could?—They would have to let them at the market value.

22,401. And that would have the effect of relieving all the rents of the city?—The result would be that a lesser rate in the £ would have to be levied. The corporation would not levy more; they would only

require a certain sum of money, and being able to assess it upon so much more property the rate would necessarily be lower.

22,402. And it would also have the effect, by throwing more houses upon the market, of reducing the rents at the same time?—No doubt.

22,403. (*To Dr. Cameron.*) You have given evidence with regard to the large number of older houses which were once owned by the wealthier classes, but which are now turned into tenements; many of those houses are still in a very substantial condition, are they not, so far as their walls are concerned?—Yes, a great number of them are.

22,404. Perhaps even more solid than many of the newer houses?—A great many of them are; such as the houses in Henrietta Street, which are, in fact, mansions.

22,405. If those houses, instead of being let individually by a house jobber, were taken *en bloc* by a company, do you think they could be converted into dwellings at an economical rent, suitable for the working classes?—I am perfectly certain they could, and with a small profit in working it. That is one of the best remedies, I believe, for the present state of things. The difficulty with regard to houses of that kind is, that a house is taken at 30*l.* a year and sublet at 60*l.* or 70*l.*, so that the individual who thus sublets it has an excessive profit. If in those cases the collection of the rents were undertaken by a large company, or by the municipality, then the profits might be reduced to a very moderate amount; that is to say, instead of an individual getting cent. per cent. profit on working the concern as a speculation there should be a profit, under the circumstances which you have suggested, of 5 or 7 per cent. There are eight or ten houses in Henrietta Street sublet at the present time at rents which are three times greater than the sum which the landlord gets from the middlemen; if they were worked *en bloc* the rents could be reduced probably by at least 50 or 60 per cent.

22,406. Besides putting the roofs and floors in repair?—Yes, and being kept clean systematically.

22,407. Assuming that as a matter of course, what structural alteration would they want; sanitary accommodation and a good floor, I suppose?—Yes.

22,408. That would require new building, would it not?—Yes. They would also want dust shoots and to have their yards improved.

22,409. What do you say as to an outside stair?—I am very strongly in favour of an outside stair. I know the people are not; in fact they do not like it at all, because they think it gives the place so much of a public institution or barrack-like appearance. That is a matter of sentiment, and, as you know, the people in Dublin are very much moved by sentiment. As a matter of fact they would not go into the movable house which we provided for them with every arrangement. In regard to disinfecting houses in Dublin, we got a movable house drawn by horses and provided with everything that they could want, but not a single person would use it; they preferred lying out on the stairs.

22,410. (*Mr. Samuel Morley.*) Were they afraid of its toppling over?—Not at all; it was a mere matter of sentiment. We had to convert it ultimately into an office at the disinfecting chamber. The people said their neighbours would laugh at them if they used it. I went down myself and tried personally to persuade them, but they would not.

22,411. (*Mr. Gray.*) I gather that it is your opinion that there is a considerable amount of house property in Dublin to which this system of reparation is particularly applicable?—I should say, roughly speaking, that certainly there are 4,000 or 5,000 houses that could be so converted.

22,412. And that would manifestly be very much cheaper than destroying them and building artisans' dwellings?—Yes; I think it is an admirable plan for making them better and lowering the rents, which at the present time are simply preposterous. Those large

*Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.*

23 May 1885.



Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.,  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Harty.

23 May 1885.

houses in Henrietta Street are, as you know, converted into tenements, and no room can be had under 3s. a week; that is a single room.

22,413. (Mr. Lyulph Stanley to Mr. Beveridge.) The corporation, you say, owns a good deal of property in Dublin?—Yes.

22,414. Is that house property?—It is.

22,415. Have they got much of it in hand for which they are receiving the rackrents, or is it nearly all out on lease?—I do not think any of it is in hand for which they receive rackrents.

22,416. Then when a lease falls in, does the corporation give a new lease?—The house is examined, and if it is found capable of repair, the city architect estimates what the repairs would cost, and then it is put up to auction, the condition being a lease of 35 years.

22,417. Is that the usual length of a lease?—No, that is the length of a repairing lease. If it requires to be rebuilt the city architect prepares a specification in accordance with the surroundings, and it is put up at a lease of 75 years, with an exception in favour of the tenant in occupation, who is considered to have a vested interest.

22,418. Could you say roughly what acreage belongs to the city of Dublin, either in reversion or altogether?—I could not say; but I can hand in a coloured map which would give you an idea of the extent (*handing in the same*).

22,419. Is this property chiefly shop property, or house property occupied by the poor?—A great deal of the property of the corporation is very valuable; it is differently situated. In Grafton Street, for instance, many of the newly built houses are on the property of the corporation, that is in the western part of the city.

22,420. I do not want to burden the notes with the names of streets; I want a general answer. Has the corporation much property that is occupied by the poor?—No, not very much.

22,421. Have you any idea, within one or two thousand, what number of the population of the poorer class live on property that is owned by the corporation?—I do not think we have any statistics with regard to that.

22,422. (To Dr. Cameron.) Could you say at all how that is?—I should say about 1,000 people live on corporation property. I know a great number of the houses, because I visit them myself; and, without binding myself to that exact number, I should say, roughly, it was about 1,000.

22,423. You think that of the wage-earning class not more than 1,000 people live in houses which are the property of the corporation?—That is so.

22,424. Is that including all the property of the corporation which is out on lease?—It is not including the better class of houses; neither is it including the new area of course that has come in upon which you have had evidence that the corporation are going to build.

22,425. Then I gather that at the present time the bulk of the property of the corporation is occupied by shops and the better classes, and that only about 1,000 people of the poorer classes live on that property?—Exclusive of that one estate, I say so.

22,426. (To Mr. Beveridge.) Have you never made any stipulation when a lease has fallen in that a part of your property should be devoted to housing the working classes?—A lease has now fallen in of a large estate which was leased in the reign of Charles II., and the corporation are proposing to allocate on that estate two sites for the erection of dwellings under the Act of 1866.

22,427. To accommodate what number of people, can you say, roughly?—I can give you the exact numbers in a moment.

22,428. Can you give me within 50 or 60?—I would rather not. There have been several reports presented on the subject, and I wish to give you the latest figures. I have here a small table showing the proposed accommodation which I find to be as follows: 44 double rooms at 3s. 6d.; 116 single rooms at 1s. 9d.; 4 shops at 20s.; 16 dwellings, containing

bedroom accommodation for 20 families and a wash-house at 5s.; and 72 lodgings for men at 4d.

22,429. Roughly speaking do you think that 700 or 800 people would be so housed?—The first scheme was to provide accommodation for 700 or 800 people; that is Report No. 136, 1884.

22,430. What do you consider would be the rack rental value of all the property of the corporation if it were in hand?—Do you mean the rental that is derived?

22,431. I do not mean the rental which you now get for property that is out on lease; but what would be the rack rental value to the corporation ultimately. What is the present rack rental value?—I am afraid I must ask you to define it more accurately.

22,432. Supposing all the property of the corporation were at this moment in hand, what would be the fair rental that you could get from the tenants; letting it to substantial tenants, what would be the gross annual rent?—It would vary with the portions of the city.

22,433. What would be the rack rental value of the whole of it if you had it in hand now?—It ought to be worth 30,000*l.* a year to us.

22,434. And you get about 20,000*l.* now?—More than that, we get 27,000*l.*

22,435. Although it is out on lease for 35 years?—Some of it, and some of it at 75 years.

22,436. Surely the rack rental of that for which you have reversions must be worth more than that?—In the western portion of the city we do not expect to let any holdings that may fall in at an increased rent.

22,437. Is it the view of the corporation that, being such large owners of property, it is to a certain extent their duty to devote some part of the profits of this land to suitable houses for the poorer population?—I think the corporation regard it as one of their duties as the sanitary authority to do so, and that they are availing themselves of the opportunity of being the owners in fee of this estate to which I have referred to carry out such a scheme. It is rather an experiment than otherwise.

22,438. Questions have been put to you as to the neglect of duty on the part of other large landlords in the suburbs, and especially as to Lord Pembroke, having refrained from parting with his land for the purpose of housing the poor, and for absolutely demolishing property devoted to the poor in order to improve his estate; do the corporation feel that they too, as landlords in the city of Dublin, have a duty in connexion with their property, not to make the largest possible rental, but to suitably house the poor?—They have done so in the case of Baldoyle, and there is the other case in which they seek to be permitted by the Treasury to allocate sites for dwellings to be erected under the Act of 1866.

22,439. Are the corporation likely in future to use this large property of theirs partly to relieve the pressure in the matter of housing the poor?—I do not know. It is rather an experiment to build labourers' dwellings under the Act of 1866.

22,440. But instead of building dwellings themselves the corporation might do what I think the engineer suggested, viz., they might let the land to a company on condition that they should put up dwellings of that class?—I think Dr. Cameron has already pointed out that the class for whom the corporation now propose to provide are those for whom no company would attempt to provide dwellings. At the present time the Artizans' Dwellings Company are only making 4 per cent., and the corporation are proposing to provide for a lower class.

22,441. I quite understood Dr. Cameron in his answer to say that the rents should be reduced as low as possible in order to provide accommodation for the lowest class; but I am asking you generally with regard to the labouring class, whether the corporation might not lease some of its land when it comes in hand to a company or companies, who would put up ordinary and artizans' dwellings, that is to say, whether



they might not lease it with the condition that that particular class of buildings should be put on the land?—In 1876, immediately after the passing of the Act of 1875, Mr. Dwyer Gray brought under the notice of the corporation the powers given by that Act, and he got the corporation to commit themselves to a declaration that they would be willing to proceed to clear areas under that Act, provided that a company could be called into existence who would build as soon as the areas were cleared. Owing to the stir that was made at that time the Artizans' Dwellings Company was formed in 1876, and when the corporation proceeded to consider their scheme they had conferences with the Artizans' Dwellings Company, which eventuated in two sites being selected which both the corporation and the company considered suitable for such a scheme, and that has resulted in the successful experiment of the Coombe area.

22,442. Did the corporation lease the land to this company?—Yes.

22,443. And did they lease it to the company on more favourable terms than they could have got for the land in the open market, if it had not been saddled with any such condition?—Certainly, because the rent is very low.

22,444. Then they gave a subsidy in the shape of the reduced rent to house the poor?—Yes; and the company were bound to lay out 20,000*l.* in providing dwellings for a certain specified number of people.

22,445. Do you think that if, subject to proper security and safeguard, any persons or company were willing to put up dwellings for the working classes, and if they had the power of compulsorily acquiring sites from unwilling owners, without paying an excessive compensation, that would tend to facilitate the housing of the poor in these outlying suburbs of Dublin. You have stated that in Pembroke and those outlying townships there is a tendency to destroy houses which are already existing and used by the working classes in order to raise the residential character of the neighbourhood?—I do not think I gave that evidence; it was Dr. Cameron who said that.

22,446. And we have also had evidence from one of you that the working classes actually go out of Dublin to their work in these suburbs, and then come back to Dublin to be housed. Supposing there were a company, ready and willing at the present time to put up suitable dwellings for the working classes in these suburbs, and only prevented from doing so by the impossibility of acquiring a site, do you think that, probably, the housing of the poor would be simplified and the work made easier if, subject (as I say) to suitable provisions and checks, these persons or companies were enabled to get compulsory powers to acquire land in the suburbs?—I would rather have the compulsory power in the hands of the local authority; but I think there ought to be such a compulsory power.

22,447. Do you think that either the commissioners or local board of Rathmines or Pembroke would be a local body likely to use such a power?—The commissioners of Rathmines have attempted a scheme this year, and have failed owing to the opposition of the owner in fee.

22,448. (*Mr. Jesse Collings.*) They would have used the power if they could have got it?—Yes.

22,449. (*Mr. Lyulph Stanley.*) Do you think there would be any objection to the local authority, if they were willing, having the power, or an individual having it if they were not?—I see no objection to that; but I have not considered it.

22,450. Do you think that this power on the part of a large landowner to keep land back from the market may lead to serious inconvenience in the matter of housing the poor?—Yes.

22,451. And in your experience, in Dublin, has it already led to that?—Yes, I have given an instance of it.

22,452. (*Mr. Jesse Collings to Dr. Cameron.*) In reply to Mr. Gray you stated that it would be a good thing if these large good houses in Henrietta Street

and other parts were taken and converted into houses which would be fit for the working classes. Do you not think that that could be done better by the local authority than by any other body?—I think it could be done either by a company acting on philanthropic lines, that is to say, by some such company as the Artizans' Dwellings Company, or by the municipality.

22,453. What security would you have in the case of a company that they would not raise the rent, and rackrent, and get competition?—No security whatever, except the character of the persons forming the company, if it were formed on those lines.

22,454. You would have no legal security?—No.

22,455. But in the case of the corporation doing that they would have no object to rackrent?—They would not. I think the corporation could do it.

22,456. But they would not have the inducement to make a profit out of the poorer classes as regards rent in the same way as a private company would?—No.

22,457. Can that security be obtained by placing that power in the hands of any other body than the corporation?—I do not think it can.

22,458. Then your opinion, I may take it, is that inasmuch as corporations have not the necessity of making any more profit than would secure the ratepayers, or that, if they did, that profit would belong to the town generally, their operation with regard to the construction of these dwellings would be more favourable in the long run to the poorer classes, as regards rent, than that of any other agency?—Yes; but I should say further that, in order not to enter into what I might term injurious competition with general house owners and the Artizans' Dwellings Company, I think that the corporation should restrict its operations to the construction of houses suitable only to the underpaid class of the population, such as labourers. I certainly would not be disposed to see the corporation undertaking to house the artisan class at all; I would prefer leaving that to the Artizans' Dwellings Company and to private enterprise.

22,459. But you would allow the corporation to interfere in all cases in which the middleman conducts his operations?—Undoubtedly.

22,460. And that, so far as Dublin is concerned, would cover a very large area, and would affect a very large proportion of the population, would it not?—Yes, a very large one, as you see by the schedule.

22,461. (*The Chairman to Alderman Meagher.*) I believe you have some papers which you desire to put in?—I merely desired to make some statements, which I find have been anticipated, showing the constitution of the Public Health Committee. I have been elected chairman of the Public Health Committee for this year, and I wish to inform the Commission that the Public Health Committee consists of 15 members of the corporation who are intended, so far as possible, to represent the 15 wards into which the city is divided for municipal purposes. The committee meet weekly, and sit from two to three hours. Special committees and sub-committees are frequently appointed to discharge various duties, to visit places, and to make reports of their sanitary condition; and there is a superintendent medical officer of health with 23 sub-officers. The committee receive reports from the sanitary staff, and sanction or direct their proceedings. The appointment of the sanitary inspectors is intrusted to the medical officer of health, as is also the appointment of the persons connected with the disinfecting department. The requests of the medical officer of health are invariably acceded to, and his operations are never interfered with by the committee; he is supported fully in his proceedings to enforce sanitary improvements in various ways.

22,462. Those are the ordinary duties of the committees of town councils in England into which I think we need not go more in detail?—Very well. I find that what I wanted to represent to the Commission has been anticipated by other witnesses.

*Mr. Alderman  
W. Meagher,  
M.P.,  
Professor  
C. A. Cameron,  
M.D.,  
F.R.C.S.I.  
Mr.  
J. Beveridge,  
Mr.  
P. Neville,  
C.E.,  
Mr. S. Hart.*

23 May 1885.



W. Meagher,  
M.P.,

Professor

C. A. Cameron,

M.D.,

F.R.C.S.I.,

Mr.

J. Beveridge,

Mr.

P. Neville,

C.E.,

Mr. S. Hart.

23 May 1885.

22,463. (*To Mr. Beveridge.*) Is there anything further you desire to state?—I have a return here which shows the different sources of revenue for the police.

22,464. Will you please state the substance of it?—For the year 1878 the police tax realised in round numbers 20,000*l.*; carriage rents and public-house fees, 4,900*l.*; fees and penalties in police prosecutions,

7,300*l.*; pawnbrokers' licenses, 5,100*l.*; giving a total of nearly 40,000*l.* for that year; and that is irrespective of the Government contribution. I desire also to hand in a copy of the byelaws framed under the Public Health Act, and a copy of the special Act of 1864 for which an honourable member of the Commission asked (*handing in the same*).

The witnesses withdrew.

The Reverend JAMES DANIEL examined.

Rev.  
J. Daniel.

22,465. (*The Chairman.*) You have had, I believe, an intimate acquaintanceship of more than a quarter of a century, as a working clergyman in some of the poorest and most populous districts of Dublin, with the dwellings of the poor in those districts?—Yes.

22,466. And you have found the dwellings wretchedly bad and unfit for the population who live in them, and miserably deficient in all respects?—Yes.

22,467. And you consider that those dwellings have a depressing and demoralising influence upon the poor?—Undoubtedly.

22,468. It is in evidence before us that a great deal has been done, especially in the last four or five years, by the corporation and the Artisans' Dwellings Company to improve matters in Dublin; but I suppose it is your opinion that a great deal more yet remains to be done?—A vast deal more; I know of no city that requires greater supervision in this respect than the city of Dublin. I have been now 25 years in Dublin, 20 of them mixing daily with the people in these districts, and have been brought into contact with them in their houses, from being obliged to visit them when in sickness, and otherwise, and I have often been struck with amazement as to how they contrive to carry on existence at all.

22,469. Do you consider that there are areas available for building?—I do.

22,470. Do you mean in the city of Dublin itself?—Yes, in the city itself.

22,471. Do you mean on commercial principles, or through the action of the corporation, or how?—I think through the action of the corporation and through the action of the Artisans' Dwellings Company, who have done a vast deal of service in the way of improvement of the workmen's dwellings.

22,472. Do you mean that they should purchase the land in the open market?—Yes; but some facilities should be given to guard against exorbitant compensation; the demands made for the displacement of people by the clearance of areas have been to my mind excessive. With regard to an area that I am immediately connected with myself, and which Mr. Gray and I undertook to clear away, the cost in that one area for clearance was over 20,000*l.*

22,473. We have had evidence as to the whole of that area, Plunket Street area, and I rather stopped that evidence because it all occurred under the Acts previous to the Act of 1882; but there is an amending Act of 1882 which greatly affects that question of compensation, and which is applicable to Ireland—it extends to Ireland; and therefore in any new case now it is highly probable that those very startling cases of over compensation will not occur?—I am very happy indeed to hear that.

22,474. Have you any other observations which you would like to make to the Commission upon the subject?—No, unless it be merely to indicate that amongst the evil effects following from the overcrowding of people in those large tenement houses and the want of accommodation is the great evil of public wakes.

22,475. We find in some cases in London that a dead body would be left for a long period, sometimes even over a week, in a room where a great many people are living, people who have only one room, and that they would send for others to come and sit with them, and so forth; and that of course exists in a

more aggravated form in Dublin?—Bodies are not kept so long as a week; but in some cases undoubtedly, say, if a death occurs on Tuesday, the body is kept until Sunday to insure a large funeral. The inconvenience of those wakes arises from the large number of people in those houses; death always occasions inconvenience; the entire house is kept disturbed during the continuance of the wake; and then others gather into the room when a wake occurs, and so demoralisation and dissipation occur.

22,476. (*Mr. Gray.*) Under the existing law there is no power to interfere with those wakes?—No, there is only the moral persuasion of the clergy of Dublin in trying to direct the attention of the people to the evils resulting from them.

22,477. Except in a case where some danger is likely to arise to health, from holding the wake, the local authority has no power to prohibit it?—I believe that is so.

22,478. You must have had considerable experience of the condition of the poorer labouring classes in the poorer districts of Dublin?—Yes, I have just been saying so.

22,479. I should like to ask you the question which I asked Dr. Cameron; we have had some revelations as to the moral condition of the poorer classes, especially of those who drink, where a whole family has to reside in a single room; you are no doubt of opinion that that tends largely to immorality, but does your experience lead you to believe that the more terrible forms of immorality, incest, and such like exist to any serious extent in Dublin?—My experience convinces me of the extraordinary morality of our people in those respects. In fact I have been brought into contact with these people, as I have been telling the Chairman, for nearly 25 years, and the cases are rare in which anything approaching to gross immorality occurs in families. As to unnatural crimes they are almost non-existent, I cannot remember to have met in my long experience with more than three or four cases of unnatural crimes; in fact I have been often filled with astonishment as well as admiration at the purity of the mode of living of our people.

22,480. (*Sir Richard Cross.*) The morality of the Irish is proverbial throughout the world?—I am very happy to say that I can bear testimony to that. Of course instances do occur in which immorality will break out, but taking into consideration the way in which the houses are densely overcrowded, I am, I repeat, constantly struck with amazement at the absence of gross immorality.

22,481. Supposing a girl was to become immoral, would she or would she not be looked down upon by the class amongst whom she lives?—Undoubtedly.

22,482. The actual public feeling amongst that particular class is set dead against anything of the kind, is it not?—Yes, and there is a wonderful kindness, I must say, amongst the poor in that particular. If a girl falls they endeavour to correct her and bring her back to a sense of her moral obligations, and if she resists then she is cast away, and becomes a marked character. As to unnatural crimes, I know nothing more beautiful than the reverence of the Irish parent for his children; the parents cast around them every possible safeguard of sanctity and purity, and the last thing that they would ever dream of would be anything in violation of that parental reverence.



22,483. (*Mr. Gray.*) You have in your parish, or in the two or three parishes round about with which you are acquainted, the two classes of dwellings; you have the Coombe area with the new dwellings, and you have some of the old tenement houses?—Yes.

22,484. Do you know anything of the rents of those houses?—Yes, I do; in the Coombe area they are from 2s. 6d. up to 4s. 6d.

22,485. Do you think those houses are within the reach of the class for whom they were intended?—I think they are fairly within their reach; I think if thrift were practised by the people, and if they did not give way to drunkenness, that they would be able to meet those charges of from 2s. to 4s. easily; I have no doubt about it.

22,486. They are all single storied houses in the Coombe area, are they not?—Yes, nearly all.

22,487. Except the one fronting?—Yes. In the Plunket Street area they contemplate building two-storied houses.

22,488. But nothing at more than two storeys?—No.

22,489. Do you think that houses of that class are more acceptable and more applicable to the working classes in Dublin than those large batches of dwellings?—I think so, decidedly.

22,490. With regard to the other dwellings in your district, the enlarged artizans' dwellings, all those with outside stairs?—Not in my parish, but in the parish of Saint Katherine's, where I was at one time; but the small houses are preferable, the people themselves prefer them, they give them a sort of homeliness, and

an interest in the place which they never get in those large tenement houses.

22,491. They take a greater pride in the little dwellings of their own when they and their families live in them?—Certainly.

22,492. You would like to see those smaller dwellings rather than the barrack dwellings?—Certainly.

22,493. There is a great deal of almost semi-vacant land about that district, is there not?—I have just said so to the Chairman.

22,494. (*The Chairman.*) Is there anything further you would like to state to the Commission?—Possibly one result of this Commission will be to insure a greater promptitude and quickness in the clearance of areas. Mr. Gray and myself undertook the clearing of the Plunket Street area nearly six years ago, and actually the foundation stone has not been laid of the new buildings as yet; the people have suffered enormously up there in business, and it has given great dissatisfaction.

22,495. I presume you are aware that those delays occur in almost every place?—Yes; but I hope that one result of this Commission will be a means of obviating those evils. I may say that a number of other clergymen besides myself were willing to come and give evidence, but we were informed by the secretary that the Commission wished to confine itself to Dublin to-day. If the clergy can be of any assistance to any members of the Commission in conducting personal inspections of any district we shall be only too happy to afford all the assistance in our power.

The witness withdrew.

Mr. JAMES WILLIAM DRURY examined.

22,496. (*The Chairman.*) I believe you are secretary to the Rathmines and Rathgar Improvement Commissioners, and executive sanitary officer?—Yes.

22,497. The district known as Rathmines was formed into a township by special Act in the year 1847?—Yes.

22,498. And special Acts were passed subsequently in the years 1862, 1866, and 1880, by which additions were made to the township?—Yes.

22,499. The population in 1847 was between 10,000 and 11,000, and now it is over 26,000, I believe?—Yes.

22,500. The valuation of the township, which in 1847 was something under 40,000*l.*, is now slightly over 116,000*l.*, is it not?—Yes; these figures show the progressive increase of the township.

22,501. Is the increase in the valuation entirely due to the new houses?—Yes, quite so.

22,502. I believe the commissioners for some time past have had in contemplation the erection of artizans' dwellings, and in 1883 they sought for a provisional order, is that so?—They did.

22,503. The land to which the provisional order was to apply was a piece of unoccupied land called "Gulistan," was it not?—Yes.

22,504. It contains, I believe, about 3 acres?—About 3 acres; it was in the possession of the commissioners at the time.

22,505. Were you defeated on the ground that the Local Government Board had not power to make a provisional order giving compulsory powers to take land for this purpose?—So we understood.

22,506. And the matter dropped, did it not?—Yes, until quite lately; it did not drop altogether; we revived it again this year.

22,507. How was it the mistake was made, whose fault was it?—The Local Government Board, so far as we understand, hold that they have power to give us compulsory power under the Public Health Act to increase the width of a street or to make a new street, but not to take ground on either side; they said that the only powers in the Public Health Act

referring to artizans' dwellings were powers for the purchasing of land by agreement, and we were unable to agree with the owner in fee.

22,508. Then you promoted a Bill this year in Parliament for a number of township purposes, and amongst others to acquire the land before mentioned on which to build artizans' and labourers' dwellings?—Yes, we promoted the Bill but were defeated.

22,509. That scheme has been defeated lately?—Yes.

22,510. You hold the land at present for an unexpired term of 47 years?—Yes.

22,511. But you cannot well build on it unless you acquire the fee?—No, the term is too short.

22,512. The fee is vested in Lord Meath, I believe?—Yes.

22,513. And he opposed your Bill?—Yes.

22,514. The Committee of the House of Lords declined to grant compulsory power, did they not?—Quite so.

22,515. What was Lord Meath's ground of opposition?—That it would affect his inheritance and deprecate it.

22,516. He did not want the artizans' dwellings there?—Not there; there was other land adjoining that would come to him at the expiration of three lives, and he thought that by reason of our putting houses there his future inheritance would be prejudicially affected; that was his simple ground of opposition.

22,517. (*Mr. Lyulph Stanley.*) Could not that have been given in evidence before the arbitrator in determining the value?—Yes; and Lord Brabazon admitted that the opposition was wholly a matter for an arbitrator.

22,518. (*The Chairman.*) You were examined in support of the Bill, were you not?—Yes.

22,519. And you stated that you required accommodation for about 7,000 of the artizans and labouring classes?—That is what I imagined.

22,520. You said, did you not, that they are very badly accommodated at the present time, and that a great number of them lived in Dublin and had to go

*Rev.  
J. Daniel.  
23 May 1885.*

*Mr.  
J. W. Drury.*



Mr.  
J. W. Drury.  
23 May 1885.

backwards and forwards to and from their work?—Quite so.

22,521. Even in the township itself you have some houses which are crowded, houses of the tenement house type?—Yes, we have; but they are not nearly so much crowded as they are in the city.

22,522. You consider that there are 7,000 of your people who live in rather overcrowded dwellings or have to seek accommodation away from you?—Not quite that. I make out that there are about 3,400 who do live at present in the township, and who are insufficiently accommodated.

22,523. And others who have to seek accommodation elsewhere?—I consider that there are not enough residing in the township in proportion to the better class.

22,524. You think you ought to be able to house a working population of 7,000?—Yes.

22,525. And therefore your town commissioners felt that the duty was clearly cast upon them to see that sufficient accommodation for 7,000 was provided?—Yes.

22,526. Were you going to build houses yourselves for the accommodation of the working classes?—Yes, we took powers to build ourselves, and we also took the alternative power to lease, in case it was thought advisable; but the intention was to build.

22,527. Sir Richard Cross' Acts scarcely apply in your case, do they; there is no unhealthy area?—No, there is no unhealthy area. Moreover, until 1883 our population precluded us from the provision of Sir Richard Cross' Acts, which require that there should be a population of 25,000; we are just under that, as our population at the last census was 24,500.

22,528. It is over 26,000 now, is it not?—I think so.

22,529. Such unhealthy houses as you have, and which are scattered about and not concentrated in an unhealthy area, are some of them old stables or parts of stables, and old agricultural cottage dwellings that have been in existence for many years, but have come now to be a part of the town and are not used for those purposes?—Yes.

22,530. They are in fact old houses?—Yes.

22,531. As a matter of fact you have not tried Torrens' Acts, because no place in Ireland has tried them?—That is so. We have endeavoured to deal principally with those houses by means of the Public Health Act.

22,532. But have you never considered the applicability of Torrens' Acts?—No.

22,533. The Artizans' Dwellings Company of Dublin have just finished a block of houses on the borders of your township, have they not?—Yes, just on our borders. They are more convenient for the city artizans almost than for those of our township; the site is on the limits of the township.

22,534. I believe the rents are rather high?—The lowest rents are 4s., and I think that is rather high for a labourer who only earns at the average rate from 14s. to 16s. a week.

22,535. (Mr. Lyulph Stanley.) Have you got a copy of your petition to Parliament with you?—No, I have not.

22,536. (The Chairman.) Your own commissioners intended to let your artizans' dwellings when they were erected at such a rate as to only just pay interest on the outlay; they did not contemplate making a profit?—No.

22,537. Do you think you would have been able to let rooms cheaper than the Artizans' Dwellings Company?—Yes; about 3s. a room. The rate of wages in the township is from 14s. to 16s. for labourers, and it is a very large rent to pay 4s. out of that.

22,538. (Mr. Lyulph Stanley.) What was the acreage that you proposed to take under your scheme for the purpose of putting up dwellings for the working classes?—Three acres.

22,539. How many people did you intend to house upon that area?—About 700.

22,540. Would that have been sufficient to ease the pressure that there is at present in that respect?—No; it was a tentative measure. If it had succeeded we should have gone on and taken other portions.

22,541. What was the financial estimate of the total outlay of your plan for purchase and for building; can you tell me within 1,000*l.* or 2,000*l.*?—The architect gave evidence as to that in the House of Lords; I have the minutes of proceedings next door, and can send for them.

22,542. Can you not give me within 1,000*l.* or 2,000*l.* what was the estimate for expenditure?—I think about 15,000*l.* for building only. We did not really estimate the interest in the fee because it was so remote that it was very difficult to estimate; we held it for so long a period.

22,543. You only had to buy the reversion?—Yes; there were no intermediary interests to purchase.

22,544. What is the acreage of Rathmines?—1,714 acres.

22,545. Would any part of Rathmines be suitable for putting up artizans' dwellings?—Yes, there are a number of places which would be suitable.

22,546. Practically, so far as the employment of the people goes, it would not matter in what part you put them up?—We endeavour to get as close to the centre of the township as possible.

22,547. Is it the fact that you are unable by agreement to get any landowner to deal with you, or is it only that you want to deal with this landowner because it would practically cost you nothing?—We thought ours was a cheap scheme in that way; there are other portions suitable for the purpose, but they are either in immediate proximity to valuable building ground or too far away.

22,548. Does Rathmines belong to one or two landowners?—The ownership is very much scattered.

22,549. Do you think you would have been unable by agreement to have bought 3 acres in a suitable place?—We know of none in close proximity to the centre of the town which we could so acquire.

22,550. Did you think it was essential that you should be within a quarter of a mile of this spot which you selected?—We endeavoured to get close by it.

22,551. Was it suggested by the opposition that there were other places where you might have bought land by agreement which would have been equally useful?—They suggested one portion of land that belonged to a Mr. Bolton, one of the commissioners; but the same objection would apply to that as to the artizans' dwellings close beside it, namely, that it is a plot of ground immediately on the city boundaries, and naturally more useful to the city people than ourselves; also Mr. Bolton being a commissioner it was not advisable to purchase from him.

22,552. At any rate, your commissioners were anxious to try this experiment, in order to improve the condition of the working classes, and were willing to run a certain risk by the expenditure of some 16,000*l.* or 17,000*l.*?—Yes.

22,553. And you have lost now the benefit of your parliamentary powers?—Yes, that was the only part that was opposed, and it cost, of course, a good deal of money.

22,554. Do you think that your commissioners are discouraged, or that they will try again to house the working classes?—I have not heard any very strong opinion upon the subject, but I think they are very much discouraged about it.

22,555. Has there been much discussion amongst your commissioners as to the two alternatives, either of housing the people themselves or acquiring land and letting it out to a company?—There has been a great deal of discussion with regard to that; a number of the board were simply for letting it to a company, and providing that they should put up a proper class of house and charge a reasonable rent for it.

22,556. Are your commissioners fairly representative of the property of Rathmines as well as of the population?—Yes.



Mr.  
J. W. Drury.  
23 May 1885.

22,557. They are not considered a body of extreme or sectional views, but fairly representative of the mass?—Yes, they are fairly representative.

22,558. (*Mr. Samuel Morley.*) Was Lord Brabazon your only opponent in the House of Lords?—Yes.

22,559. Do you think your Bill would have gone through if he had been willing to come to terms?—Yes.

22,560. Did he consider that the class of persons for whom you proposed to build was an undesirable class to be brought into contact with his property?—Yes; he said that this was a portion of a large property of his.

22,561. Is his property a large one?—Nearly all the unoccupied ground in the centre of the township is his, but it would require a large financial scheme to open it up for building sites, and his interest in it is very remote.

22,562. Was that ground taken publicly by Lord Brabazon; was it known through the press that that was his sole objection?—Yes, it was.

22,563. (*Sir Richard Cross.*) Did he offer you any land anywhere else?—He did not.

22,564. (*Mr. Gray.*) You say that your commissioners are fairly representative; what is the franchise in Rathmines?—10*l.* is the qualification of voters and six months' residence.

22,565. That is against 5*l.* as the ordinary qualification of commissioners under the ordinary law?—Yes, I think it is 5*l.* in the city.

22,566. Then by your local Acts you have a double qualification?—Yes, our local Act qualification is since 1847; it is the original qualification.

22,567. Then if any complaint were made against your commissioners it would rather be that the property classes were over represented?—Yes, I suppose it would.

22,568. Do you hold your proceedings with closed doors?—Yes; the press are not admitted.

22,569. Can you give me any information as to the taxation of Rathmines, the method of collecting, and the incidence of the taxes; you tax under your local Acts every house in Rathmines, do you not?—Yes, we do.

22,570. Whether occupied or unoccupied?—Yes.

22,571. Do you find that system work satisfactorily?—Yes, we have found it work very satisfactorily.

22,572. You have no arrears of rates in Rathmines?—No.

22,573. And no bad debts?—No; our total arrear last December was 250*l.* for that and all previous years, and our total rate for that year was over 18,000*l.*

22,574. That 250*l.* is not merely the arrears of that previous year but is the total outstanding debt?—Yes.

22,575. In fact, therefore, you collect to all intents and purposes the entire rate?—Yes.

22,576. And you collect it by means of your local Acts, which enable you to tax every house; in fact, you tax everything you have, and you give no remission?—That is so.

22,577. And you find no difficulty?—No; we think it tends to a speedier letting of houses, and prevents an excessive scale of rents.

22,578. That is a system of taxation imposed by a body elected by rather a high franchise?—It is the system of taxation provided for in the original Act, and has been carried on ever since.

22,579. It was asked for by a body elected by a comparatively restricted franchise, in which property is at least fairly represented?—Yes; but there was no representation at all previously to 1847, as you are aware of course. I mean to convey that there were no commissioners previously to 1847 of any kind, and therefore there was no elective constituency.

22,580. How did you get the local Act?—Some of the inhabitants banded themselves together.

22,581. And formed themselves into a local body?—Yes, a local inquiry was held.

22,582. Then you were created; but at any time since you could have changed that, I presume?—Yes, if it had been found not to work.

22,583. With regard to the water supply, you are carrying out an independent water supply?—Yes.

22,584. Your present water supply is defective rather, is it not?—It is hardly sufficient in volume, and there is not sufficient pressure. It was quite sufficient at the time it was provided in 1862, but the township has grown so enormously, particularly in the high district, that the pressure has been defective for many years.

22,585. Do you consider it a pure supply; it is supplied from the canal, is it not?—Yes, from the higher reaches.

22,586. What is your water supply going to cost?—So far as we can ascertain about 130,000*l.*; it was originally estimated at 100,000*l.*, but then there was a very large expenditure for parliamentary costs, amounting to 10,000*l.*, to get the Bill through in consequence of opposition, and the action of the Land Act has increased the cost of land by another 10,000*l.*; so that our original estimate of 100,000*l.* is likely to be exceeded.

22,587. What taxation will it require to meet that?—I do not know that the rates will be very materially increased; the township is growing so quickly that I think the increase in the valuation will nearly meet an increase in taxation. I do not anticipate that there will be any increase in the rates during the next three or four years.

22,588. What amount of rates will be represented by the water tax?—I can hardly tell you that; we do not divide our taxes separately; we embody all our taxes in one, but I suppose it will be something like 4,000*l.* a year.

22,589. Will you not have to pay about 5 per cent. interest, and to provide a sinking fund?—Yes, we will.

22,590. How much will that be on 130,000*l.*?—6,500*l.*

22,591. And you will have your old water tax besides?—Yes, but they are getting rapidly diminished; we shall be able to make some use of the existing works.

22,592. Will it be about 7,000*l.* altogether?—About 7,000*l.*, including maintenance.

22,593. And what will that represent upon that population; it is 6,500*l.* on the new water supply?—Yes.

22,594. As a matter of fact, what do you pay on the old water supply?—About 700*l.* a year.

22,595. That is 7,200*l.* without maintenance at all; what do you estimate the maintenance at?—But that will be wiped off.

22,596. What does the maintenance cost?—Of the new works about 500*l.*

22,597. Let us call it 8,000*l.*; that is the figure I put. How much would that represent on the valuation in the £; what is the valuation?—116,000*l.*

22,598. How much will that represent in the £. About 1*s.* 4*d.*?—I might explain that I did not expect this line of evidence, and therefore am not prepared for it.

22,599. You did not see your way to taking water from the Dublin supply?—If you are to go into the history of it, there was an agreement made between the township of Rathmines and the Corporation of Dublin, which the township was quite prepared to carry out; but the corporation went out of it, and the new terms proposed by the corporation were not at all so equitable.

22,600. You agree in the statement (I think you made it yourself) that a number of the working classes in Dublin at present have to come out from the city to work in the township and go back again at night?—I do.

22,601. That you consider to be rather a hardship upon them?—I do.



Mr.  
J. W. Drury.  
23 May 1885.

22,602. They have no sufficient accommodation in the township?—No.

22,603. Nor does the township in any way contribute towards the expenses entailed by that class of the population?—Not in the city.

22,604. Does it contribute to it in any way?—No, not to the city.

22,605. Have you any hospitals in your township?—There is a hospice for the dying, that is the only one, in Howard's Cross.

22,606. That is purely a voluntary institution?—Yes.

22,607. Do you contribute to the public hospitals?—There are no public funds to contribute, other than under the Public Health Act, and at present we are treating for that; but we also contribute to the county hospital of the grand jury.

22,608. Do the grand jury levy a rate for that purpose?—They do; and from that rate they pay to the hospitals, reformatories, and industrial schools.

The witness withdrew.

Mr. FREDERIC WILLIAM PIM examined.

Mr.  
F. W. Pim.

22,609. (*The Chairman.*) You are the honorary secretary of the Dublin Sanitary Association, I believe?—Yes, one of the honorary secretaries.

22,610. Which was constituted in 1872, was it not?—Yes.

22,611. And I believe you have been honorary secretary from the first?—Yes.

22,612. I believe there are more than 200 members of that body?—There are more than 200 members. This is a copy of our last report, that gives the objects of it at the present time (*handing in the same*).

22,613. It is a voluntary body, the objects of which are set forth in this report which you have placed before us, and which carries on its work by an executive committee, meeting weekly?—Yes.

22,614. The association has from time to time, ever since its foundation, had opportunities and has taken pains to inform itself as to the actual condition of the houses inhabited by the poorer classes in Dublin?—Yes.

22,615. This you have done partly by personal visits and inspection by sub-committees, by reports and correspondence sent in by other members or by the public, by communications from the dispensary medical officers, all of whom are ex-officio members of your association?—Yes.

22,616. And several of whom have been regular attenders of the executive committee?—Yes.

22,617. In the first year of the association it was recorded in the report that the Public Health Committee of the corporation had called the attention of the association to the fact that there were in Dublin "more than 1,000 houses unfit for habitation in their present state"?—Yes.

22,618. And also that there were "many houses" deprived of the means of drainage owing to their "defective construction"?—Yes, that is a quotation from the report.

22,619. I believe that there is no reason to think in your opinion that since that time, that is to say, since 1872, any very decided improvement has taken place?—No.

22,620. You admit that there has been a good deal of improvement during the last four or five years, do you not?—Yes; a good deal of improvement has taken place in certain quarters, while there has been disinclination in others.

22,621. You think that the great improvement which has taken place in certain quarters, in consequence of the energetic action of the corporation, has had for a set-off against it the deterioration by the moving out the better people of the old quarters of the town?—I cannot state that as a positive fact, but I think it is our opinion that the bad districts which have not been taken for improvement have deteriorated by process of time and wear and tear, and that that nearly counterbalances the advantage of the improvements.

22,622. As regards new buildings, byelaws can perfectly well be made under the Public Health Act of 1878, and a stringent set of byelaws has been promulgated by the Corporation of Dublin, which are enforced with regard to new buildings, but those, as a rule, affect the dwellings not so much of the working classes as those of the class above them; the new houses are built for a better class, whereas the work-

ing classes are crowded into the old houses which were built before the byelaws came into operation?—Yes, that is my opinion.

22,623. Your association have upon their records numbers of old houses in which zymotic disease has repeatedly shown itself, and in which infectious disease appears to be always dormant and ready to show itself from time to time whenever the favouring conditions come into operation; that is so, is it not?—A number of such cases arise from time to time.

22,624. A great majority of the working classes in Dublin live in tenement houses, as we have in evidence before us, and a very large number of those tenement houses were stated in 1879 by the executive sanitary officer to be unfit for human habitation; but a great number of those which were so described in 1879 have been closed since that time, have they not?—They have, but others have been degraded into tenement houses since that time.

22,625. You do not agree with Dr. Cameron and with the Public Health Committee of the corporation who are in favour of waterclosets; your opinion is the other way; you think it is doubtful whether the watercloset system is a good one?—We think it extremely doubtful. I myself and others have come to that conclusion from an inspection of various houses. In James Street, for instance, Nos. 36 and 37, there were two waterclosets with no water, and the closets were completely choked up to the level of the seat; the people said they had not had water for some time.

22,626. Do you consider that it is impossible to keep waterclosets in good order in tenement houses where each has to serve the needs of a large number of people?—Quite so. Again, in 33 and 34, South King Street, there were two waterclosets where the water is flowing perpetually, and in fact they are about as bad in another way as those in James Street are, by being choked and full.

22,627. The filthy habits of one single inmate may render decent cleanliness impossible, and choke the closet by throwing unsuitable substances into the pan?—Yes.

22,628. With regard to the artisans' dwellings, it was very largely through the application of your association, was it not, that the Artisans' Dwellings Company in Dublin was founded in 1876?—Yes, it arose out of a meeting called by two of our very active members, Mr. Furlong and Dr. Grimshaw.

22,629. That company, as we have had in evidence before us, has been very successful in its working; it has worked in co-operation with the corporation in condemning the area that it was proposed originally to take under the schemes, and in the re-building upon the sites where houses have been cleared away under the schemes that have been carried through?—Yes.

22,630. The total number of houses already built or being built by the company will accommodate 1,200 families, will they not?—That is stated by the secretary.

22,631. That represents 6,000 persons?—Yes.

22,632. You think this work is comparatively trifling as compared with what remains to be done, do you not?—Yes, considering that it was stated by the public health officer that there were 117,000 of the



population in those tenement houses, which number nearly 10,000.

22,633. We have had several witnesses who have explained to us to-day how the migration of the rich out of Dublin has taken place, and how the poor have crowded in and taken their places in what were formerly the better parts of the town; I suppose you feel that while building byelaws provide for the erection of new houses, the conversion of the old houses from houses originally occupied by wealthy families into tenements is unaccompanied by any provision to meet the new state of things?—I think there is very little done; as soon as a house is vacated by a wealthy family it is immediately let in tenements.

22,634. You have from time to time made surveys through your members, or received statements from other people, which you have verified, as to the bad condition of certain particular houses and streets?—Yes.

22,635. In 1879, for instance, in two houses, numbers 33 and 34, South King Street, you found as many as 78 people, and for the accommodation of this population there were only two wretched privies; is not that so?—That is so. I may say that I have a return which was kindly given me by Dr. Cameron of the Public Health Department, of the population in those houses now, and it appears to be 58; but there are two or three vacant rooms.

22,636. I believe you visited those houses again as late as the 13th of May?—Yes.

22,637. Did you find the waterclosets very bad and the houses generally in a miserable condition?—I do not know that the waterclosets there are so very bad, except that they are so disproportioned to the population; there are only two very small waterclosets, with a very narrow entrance, and a large ashpit for so large a population in the two houses; the ashpit is built against the wall of the house and the yard, and is bounded on the other side by the back wall of a slaughter-house.

22,638. Your Artisans' Dwellings Company have provided accommodation for a select number of families of a more thrifty section than the working class, and in so doing they have done a very valuable and beneficent work; but it is doubtful, is it not, whether you have not left a residuum who are perhaps by picking out the better people among them even in a more squalid condition on the average than before?—I think the residuum is at all events no better.

22,639. Do you agree with the other witnesses who have been examined to-day that the circumscribed area of the city proper is a great drawback from a sanitary point of view?—Yes.

22,640. Do you think that all the better class of new dwellings are, as a rule, being erected outside the city, and that the poor gravitate towards the centre, and that thus the city revenues lose the benefit of the rates on the new property of the better class, and that the comfortable classes living altogether apart from the poor are far less made to pay for necessary improvements than would otherwise be the case?—Yes; and not only that but they are less familiarised with the squalor of the remainder of the city. I think Dublin is almost unique in the extremely limited area which the boundaries of the city contain.

The witness withdrew.

Mr. WILLIAM SCOTT examined.

Mr.  
F. W. Pim.  
23 May 1885

Mr. W. Scott.

22,653. (*The Chairman.*) You appear on behalf of Mr. Ball Greene, the commissioner of valuation, do you not?—Yes. I have to express Mr. Ball Greene's sincere regret in not being able to come here in consequence of the serious illness of his son; he is unfortunately detained in London.

22,654. I believe the rateable value of the buildings in Dublin is now 638,530*l.*, is it not?—Yes.

22,655. Which is an average of 23*l.* per house?—Yes.

22,641. Except Glasgow, that is in just the same case?—Comparing it with Belfast, it is a constant source of very unfair comparisons between Belfast and Dublin.

22,642. Glasgow is a similar case as it strikes one?—Perhaps so.

22,643. Do you think it is very difficult for the corporation to do more in grappling with this great evil than they have done?—I think it is very difficult indeed for them to do anything like what is required to be done; they have done a good deal.

22,644. You also point out that the clearance of the condemned area involves not only the demolition of the houses condemned as unfit for human habitation, but that it generally includes property of a very different description for which high compensation is likely to be awarded, and in many cases out of all proportion to its real value?—I think that is one of the greatest difficulties in dealing with the subject.

22,645. Statements have been made specially here to-day, by other witnesses, with regard to particular schemes under Sir Richard Cross' Acts, which have been carried through in Dublin. I asked them whether they had any experience of the working of the amending Act of 1882, and they said, of course, they had had no experience, as there had been no scheme here since that Act; do you know that Act?—I am not familiar with it.

22,646. With regard to the action of the Public Health Committee in closing a large number of dwellings declared unfit for habitation, and also their action in suppressing cellar dwellings, are you of opinion that it often happens that houses that have been officially closed have been re-inhabited sometimes when they were not supposed to be?—Yes, we have known cases of that kind, but I think the oversight of that is better now than it was a comparatively short time ago.

22,647. You think that they are surreptitiously inhabited, in fact?—Sometimes.

22,648. And the same is the case sometimes with cellar dwellings?—No, I do not know that it is the same with cellar dwellings.

22,649. There is this evil about disused cellar dwellings, is there not, that they form receptacles for filth?—Yes, they do; I have seen it often, and smelt it still more often.

22,650. There has, I believe, been a great improvement in the state of the back yards, and of the surface of courts and alleys, and in the ashpits, which are better looked after?—Yes; but there are still a great number of ashpits in places where they ought not to be. Bishop's Court is a great instance of that.

22,651. But you think there is now less overcrowding than there used to be?—With regard to that, I am not so well able to give an opinion; it is a matter of figures, and I have not got them with me; but I think the overcrowding now is less than it was formerly.

22,652. Do you think that the legal powers of the sanitary authority are ample?—I believe so, since the passing of the Public Health Act. I desire to hand in the bound volume of all our reports (*handing in the same*).

22,656. In the year 1881, by the census returns, there were 14,348 houses occupied by one family each, were there not?—Yes.

22,657. And there were also close upon 3,000 houses occupied by two families each?—Yes.

22,658. And there were 1,884 houses which were occupied by three families each, and there remained, excluding public institutions, 5,000 and odd houses which were occupied by four families each, and upwards; is that so?—Yes.



Mr. W. Scott.  
23 May 1885.

22,659. There is an average of 28 persons per house in the 5,000 houses occupied by four families each and upwards?—That is 28 to each house of the 5,000 houses occupied by four families and upwards.

22,660. I believe there is no means of exactly ascertaining the number of houses in Dublin occupied by the labouring or working classes, short of a special enumeration?—That is so.

22,661. But if the 5,000 houses occupied by four families and upwards, and representing a probable population of 140,000, be taken to start with, it is almost certain, is it not, that we shall find among those most of the poverty and bad housing?—Yes.

22,662. Would you say that that was through the tenement house system in Dublin being connected with the bad housing?—Yes.

22,663. When Dr. Cameron made his sanitary survey of Dublin he estimated that the weekly rents and rateable valuation in the case of 175 tenement houses, I believe, made up for the year 8,312*l.* or 47*l.* per house, and the rateable value was 2,677*l.* or 16*l.* per house, so that the valuation worked out really at only one third of the rental?—So it appears.

22,664. There ought to be a considerable deduction made from that for nonpayment and absence of occupancy, ought there not?—For nonpayment principally, I believe; but those gross yearly rents include taxes and maintenance as well; they include everything.

22,665. Then there is a remission of city rates in the case of an unoccupied house which does not extend to those let in tenements, inasmuch as no remission is claimed so long as any room in the house is let?—No remission can be claimed so long as a portion of the house is occupied, I understand.

22,666. Are the houses valued in one amount for each house?—Yes.

22,667. I believe there is no legal power to value the apartments separately, is there?—I understand that that is so; we have had legal opinion upon the subject.

22,668. (*Sir Richard Cross.*) Is there no definition of a house?—We understand that we have no legal power to value it in separate rooms or apartments.

22,669. (*Mr. Samuel Morley.*) You cannot rate a room, I suppose?—No, we cannot rate a room.

22,670. (*The Chairman.*) What is your position?—I occupy the position of one of the senior officers of the service, subordinate, of course, to Mr. Ball Greene.

22,671. What is the service; is it peculiar to Ireland?—The valuation service is this: that under an Act of Parliament we have made the tenement valuation of Ireland; we have the ordnance maps and upon them are marked the boundaries of the different holdings all through Ireland; we have had the areas computed of those holdings and the land valued and buildings valued, showing a total of all. In fact our books and maps show the name of the occupier, the immediate lessor, the description of the holding, the area of the holding, the valuation of the land comprising the holding, the valuation of the buildings attached to it, and the total of all.

22,672. (*Mr. Jesse Collings.*) All throughout Ireland?—Yes.

22,673. Of all the property in Ireland?—Yes.

22,674. Houses and lands?—Yes.

22,675. (*The Chairman.*) We cannot go into the matter as regards the rural districts, but as regards the towns (which has some bearing on the questions which this Commission has to consider), how is your work done?—We have maps on a much larger scale than the 6-inch ordnance sheets, and upon them are marked the boundaries of the different town holdings, and we have books to correspond exactly in the same way as in country districts.

22,676. Do you mark every house?—Yes; we mark the boundary of every tenement. We have large scale maps, some 10 feet to a mile, some 5 feet to a mile, and so on.

22,677. With regard to the rating in Ireland, and

to the incidence of the rates, do the various towns have the same system of valuation under you?—Yes, the same system precisely.

22,678. What plan is adopted with regard to deductions made from the rental in rating?—That will all depend upon what the rental is; about Dublin and in Dublin we have a peculiar system, that the rent paid by the tenant is the gross rent including taxes and repairs and insurance.

22,679. What proportion do you consider the rate is on that rental?—The rateable valuation in Dublin is about 48 per cent., at least of this small class; that is to say, the new artisans' dwellings that have been already built within the last 10 years.

22,680. Then who pays the rate in Dublin, in the case of a tenement house, for instance?—Of course it is the middleman, the man who lets it out in rooms.

22,681. Does he get any deduction of any kind from the rates because he pays for all the other people?—He has no per-centage off that I am aware of.

22,682. He has no per-centage except in Belfast?—Not that I am aware of.

22,683. Do you know the English system of what used to be compounding, in which the middleman used to get a per-centage off?—I have an idea of it, the only thing I know of English rating is the present Metropolitan Act in London; I am familiar with that system.

22,684. You are probably aware that throughout all the English towns there is the practice of allowing a per-centage; it varies in different places; it is as high as 20 per cent. very often for the payment through middlemen or the holders of the block buildings, because the money is more easily got, and there is less cost of collection, and so forth, from them?—Yes; as a matter of fact the middlemen collecting those weekly rents ought to be allowed in making the valuation, and are virtually allowed in our valuation, a sum for the collection of those weekly rents. That is the reason in those small tenement houses why there is such a great disparity between the rateable value and the annual rental.

22,685. That would apply everywhere; therefore, if there is a further allowance off at Belfast, how does the matter stand there?—I will just give you the deductions in Belfast; they are not like Dublin, they have three rating bodies in Belfast, that is, three taxing bodies; they have the town council, the water commissioners, and the board of guardians; and the taxes in Belfast are rather a complicated thing. For instance, on houses valued at and under 20*l.* there is only half the police rate charged; the police rate is 1*s.* 4*d.* in the £, and only half of that is charged on houses valued at 20*l.* and under.

22,686. Then there is one great difference between Belfast and Dublin, which is, that the tenement house system hardly exists in Belfast?—It does not exist; they are all separate self-contained houses.

22,687. Taking the whole of Dublin through, of all classes, there are over 10 people to each house; whereas in Belfast the average is under six?—Yes, the houses in Belfast are of a smaller class as a rule.

22,688. (*Mr. Gray.*) Did you complete your answer as to the deductions made for smaller houses in Belfast?—Yes; I will give you all the rates. The general purposes rate on all tenements is 2*s.* 6*d.*; the borough rate, including a small rate for parks and public free library, is 6*d.* If the police and general purposes rates are paid within one month of striking the rate, there is a deduction allowed of 25 per cent. off houses valued at and under 8*l.*

22,689. Take a house valued at 7*l.* First there is only one half the police rate?—Yes.

22,690. That does not apply to the general purposes rate?—With regard to the general purposes rate there is the same deduction.

22,691. There is 25 per cent. allowed off both those rates, is there not?—There is 25 per cent. off if the money is paid within one month.

22,692. So far as the police rate is concerned, is it 25 per cent. off the half or off the whole? The



houses, say, at 7*l.* are only subject to eight tenths of the police rate?—I will read my note. There is for all houses valued at and under 8*l.* a deduction of 25 per cent. off the police and general purposes rates, if it is paid within one month from the striking of the rates; that is only 2*d.* in the £ off the police rate of those small houses.

22,693. Then the police rate on a small house is only three eighths of what it is on a large?—It is only 6*d.* in the £ for the police rate after taking off the 25 per cent.

22,694. Have you formed any opinion as to how far this system of deduction has promoted the other system in Belfast of the existence of small houses instead of tenement houses; has it facilitated it do you think?—Here is the difficulty about that part of the question, the houses in Dublin are old houses, large houses built for another purpose altogether; whereas Belfast is a new place, a growing place, 50 or 60 years ago Belfast was a very small place, and the houses which are now built are of a smaller class. The same class of house does not exist at all in Belfast as the large tenement houses in Dublin which were originally built for private occupation.

22,695. There is no doubt about that, but do you think that the system of giving a substantial deduction upon houses valued under 20*l.*, and a still further deduction upon houses valued under 8*l.*, has tended to encourage the building of those small houses instead of the larger houses?—I have not the slightest doubt at all that a reduced taxation must naturally be an encouragement to the building of houses.

22,696. With regard to the system of valuation, how long is it since there was a general re-valuation of the city of Dublin?—If you mean a general re-valuation, I do not believe there has been any general re-valuation since 1854, when it was first made.

22,697. Do you think that the relative conditions of the various districts in the city as regards their value has substantially changed since then?—I believe they have very considerably changed, I know as a matter of fact from my own residence in Dublin, which extends to nearly 40 years, that some portions of Dublin have very considerably gone down.

22,698. But other portions, though not to so large an extent I am sorry to say, have increased in value, have they not?—They have; but I am greatly afraid that we cannot say much for Dublin as an improving city.

22,699. Take for instance College Green, that has increased in value, has it not?—No doubt, but that is a very small part.

22,700. Some districts have risen but larger districts have gone down, that is what it comes to?—There is no doubt about it.

22,701. But there has been no general re-valuation?—No.

22,702. In your opinion is a general re-valuation urgently required in Dublin?—I believe that it is almost impossible that a city valued in the first instance 30 years ago could remain, every part of it, in a relative position with the other portions of it, so far as valuation is concerned, for that time.

22,703. In English cities the system is, I believe, a 10 years' valuation?—The only part I know of is London, and under the Act of 1869 they have a power to make out a new list every five years.

22,704. Your department has no power of itself to provide for a general re-valuation, has it?—There is a power under the 15th & 16th Vict., that is our first tenement Act, under which the tenement valuation of Dublin was made; there is a power on the application of the grand juries to the Lord Lieutenant to order the commissioner of valuation to make a regular revision of the valuation, a new valuation in fact, on the application of the grand jury; but unfortunately the section of the Act authorising payment for that new valuation has been repealed; so that although the Lord Lieutenant has power to order a valuation at

the instance of the grand jury, there is no power to pay for it.

22,705. How does that occur?—Under the 15th & 16th Vict. the cost of the valuation was entirely advanced out of the Consolidated Fund, and ultimately repaid by the counties. The subsequent amendments have reference solely to the annual revision of that valuation, and have dealt merely with providing funds for this annual revision, which is a mere patchwork to keep it in order, and the other sections have been repealed, so that there is no power now to advance money to make a general revision of the valuation as was contemplated in the 15th & 16th Vict.

22,706. Apart from that there would be no objection, would there, to allowing the Treasury to pay for it altogether, if they should wish, but I want to get to the point; the procedure for re-valuation is for the grand jury to apply to the Lord Lieutenant, and for the Lord Lieutenant, if he think fit, to order a valuation of that district of the county, and now for such a purpose the corporation is the grand jury of the city of Dublin, and I presume from your evidence that they might apply to the Lord Lieutenant for a revision, to remedy those inequalities you mention; but is it not the fact that there are various taxes which are dependent upon your valuation; which are levied upon the city of Dublin and which are outside the control of the corporation, such as the police and other taxes?—Yes, I believe that is so.

22,707. Those would be increased if a re-valuation resulted in an increase of value?—Yes, of course. The 8*d.* in the £ police rate paid in Dublin is exactly the same as on the small houses in Belfast; that would bring in a larger sum if you had a higher valuation, no doubt.

22,708. There is a bridge tax also, is there not?—Yes.

22,709. Which tax is levied on an area greater than the city?—Yes, I believe it goes out as far as the metropolitan police boundary.

22,710. And the Dublin proportion of those taxes would be increased?—Yes, the increased valuation at a poundage rate would bring in a larger amount.

22,711. But it should be a poundage rate?—Yes, I do not see in what other way it could be done. If you had a fixed sum it would not make any matter if you wanted to collect it off a higher valuation; if it is a poundage rate, the increased valuation would bring in a larger amount.

22,712. What I want to ascertain is, whether, with true regard to the interests of their constituents, it would be possible under such a system for one local body to utilise that power of applying for a re-valuation, unless it were assured that all other local bodies would apply simultaneously for it. Is not the power practically inoperative, because the argument which would immediately be used against it by the corporation applying for an increase is, "True, we may level down the inequalities in Dublin, but we compel Dublin to pay a larger proportion than its own expenses to general charges to which it is a contributor?"—If I understand you aright, the bridge tax and the police tax which you referred to appear to amount to only about 10*d.* in the £ at present; whereas the consolidated city rates will amount to over 9*s.*

22,713. There is the income tax also; is not that based on the valuation?—Yes, but it is a small amount.

22,714. And the poor rates are, I suppose, a substantial proportion?—That is in the consolidated rate.

22,715. You see it comes to more. I mean to say this, the whole of your evidence tends to show that a general re-valuation is urgently required for Dublin, and the points which I put to you, and which would probably operate against the local body taking the initiative in demanding it, is that it should be a general thing, or there would not be much prospect of getting it done?—My impression is that if the Corporation of Dublin thought it desirable to have a new valuation, the consolidated rate being so large would very

*Mr. W. Scott.*

23 May 1885.



Mr. W. Scott.

23 May 1885.

much tend to outweigh the other consideration with regard to the police and bridge rates.

22,716. Then there is the income tax and the poor rate?—With regard to that, so far as Dublin is concerned, I think the corporation ought to take it into account too, because the poor rate is part of the consolidated rate, as I said before.

22,717. Was not the difficulty so far recognised by your department that they have two or three times introduced valuation Bills?—Yes, but not specially with regard to the city of Dublin.

22,718. Generally?—Yes, but—

22,719. Why have they dropped them?—Unfortunately from parliamentary pressure of one kind or another. No doubt the income tax had a great deal to do with it.

22,720. How long is it since you introduced the last valuation Bill?—I can hardly speak from memory, but I should say about six or seven years, I am not quite certain.

22,721. Have the department under contemplation the introduction of any measure of general re-valuation?—The department had no power to take the initiative in any matter of the kind.

22,722. But it must have taken the initiative probably in the suggestion of this Bill being introduced?—The thing must come from the authorities, so as to put the head of the department in motion; he would not of his own will (except it were from some great necessity arising from the statute becoming unworkable) propose to have a new valuation. The pressure must come upon him from some other source. As long as the present valuation works and fulfils the intention of the original Act it is not his business to propose a new Valuation Act.

22,723. In other parts of the United Kingdom, as you know, the local authorities can send and see to this matter themselves?—Yes. It is very different with us; we have a general Act for all Ireland, and the unions of parishes in England make their own separate valuations.

22,724. Your evidence is that the authority having the administration of that Act would not deem it their duty to take any initiative steps to remedy the defects that are acknowledged to exist?—The head of the department would be powerless to do so; the great thing in the matter now with regard to a re-valuation would be the cost; where would it come from? I am sure the head of the department is most anxious to have the defects remedied, but he seems to be powerless; I do not see what he could do about it.

22,725. (Mr. Jesse Collings.) What department of the Government are you under?—We are now under the Treasury. The expenses of our department are paid out of the votes of Parliament.

22,726. Then you report direct to the Treasury?—Yes.

22,727. How long ago do you say it is since there was a re-valuation of property in Ireland?—We have what they call an annual revision, but it only extends to the division of tenements, or the extension of tenements, or the alteration of tenements.

22,728. And if there is no alteration in any house there is no revision?—If there is no alteration in any house there is no revision; it might remain 20 years without being touched.

22,729. Since when has it actually remained. Take a house in Dublin, for instance, that has had the same occupants and where there has been no alteration in it; when was that valued?—In the first instance in 1854, and probably a good many have not been altered since then.

22,730. Then unless there is some special reason the houses have not been valued for 30 years?—The houses have not been valued for 30 years; but there is this about it, that each year in November the clerk of the union is compelled to send into the commissioner of valuation lists of tenements requiring revision from one cause or another, such as a small alteration in value, the demolition of any premises, rebuilding

and new houses; he is each year compelled by the Act, if he does his duty, to send in this list of alterations requiring revision, and those alterations the commissioner of valuation carries out within the succeeding six months.

22,731. Supposing a district should go up or down, as regards rent; supposing it should be very much higher from the operation of commercial causes, or lower from depression, would that be a reason why you should revise the valuation?—I am afraid the portion of the Act referring to the annual revision of the valuation never contemplated the re-valuation of an entire district or city.

22,732. Take such a place as West Wharf, for instance. In that decayed part of the city (I do not know whether it is since the time you mentioned) would not the general depression in such a case constitute a reason why you should re-value?—I am afraid not. In the Act 15 & 16 Vict. there are three things set forth clearly; the original valuation, the revision of the valuation every 14 years, and an annual revision of the valuation, merely extending to the minor things that I have described.

22,733. In case the middleman fails to pay the rates, is the tenant liable?—Yes; the tenant can be looked to in every case in Ireland as the person in occupation.

22,734. What is the process in case the middleman fails to pay; is there a distress levied on the tenant?—It is either by distress or summons, or some process of that kind, but if the tenant pays the rates he is empowered to deduct them from his landlord's paying his rent.

22,735. (Mr. Lyulph Stanley.) Have you anything to do with collecting the rates, or is your duty merely in assessing them?—We have nothing to do with the collection of rates.

22,736. (Mr. Jesse Collings.) You said that you had got a register of all the houses and other property in Ireland. In the case of the sale of a house, do they come to you to notify the sale?—No; the information comes to us through the clerk of the union in the way I have described, and the rate collectors going about every year to different tenements to collect the rates get the correct names, so far as they supply them to us (they are not very careful in many cases) we ascertain that they are correct and carry them out.

22,737. But you are not responsible for it?—We try to be as accurate as possible, but the boards of guardians, under the Act, have power when striking the rate to make any correction in the names they may find necessary.

22,738. And the town councils in Ireland, that is to say, the local governments as represented by town councils, have nothing whatever to do with the valuation of the property on which rates are collected?—No; we supply them annually with revised copies of the valuation upon which they strike the rates.

22,739. You said that in Belfast one of the rating authorities was the water company?—The water commissioners; it is different from the town council, though some of them may be town councillors for what I know. It is a body called the water commissioners, who have got works to supply water, and have a special rating power.

22,740. With regard to the police rate, is there anything else collected under the head of police rate besides money for the support of the police?—Not that I am aware of in Belfast. There may be.

22,741. But anywhere else, is there anything included in it?—Nothing that I am aware of. You know, of course, that where there is a special police force there is a special charge, and there are several cases of that in Ireland. I ascertained those particulars about Belfast six months ago.

22,742. (Mr. Gray.) Is not the police rate for Belfast a species of general rate?—So far as I understand, it is confined exclusively to the support of the police, but it may include some other expenditure.

22,743. Who supports the police of Belfast?—They are constabulary.



22,744. (*Mr. Jesse Collings.*) What I want to get at is this: who settles what sum is required for police, whether it is to be a 6d. or 8d. or 10d. rate; who are the persons who settle the amount of the rate required for the police?—I cannot give you any information upon that head.

22,745. (*Mr. Lyulph Stanley.*) You have given evidence that in the poorer class of property the rateable value is about 48 per cent. of the gross annual value?—48 per cent. on those artisans' houses that have been built.

22,746. Taking all the property of Dublin together, could you give us any idea what relation, averaging all through, the rateable value bears to the gross annual value?—The gross annual value is a term which we hardly use here.

22,747. But you are called in to value new property. Suppose I build a house on the outskirts of Dublin, your office would have to put a rateable value on it?—Yes.

22,748. And in arriving at what they thought a fair rateable value they would have regard to what they believed to be the gross annual value?—I will answer the question in this way: the gross value in England is the rent which the tenant may be expected to pay; having to pay the rates and taxes as well.

22,749. That is the yearly letting value.—Then if you take the repairs and insurance from the gross value you have the rateable value. That is exactly the principle we have in Ireland; our rateable value is in principle identical with the Metropolitan rating.

22,750. You mean this; that if a person on a plot of land in the outskirts of Dublin or in Dublin built a house, which cost him, say, 4,000*l.*, and which he could let for 200*l.* or 250*l.* a year to a tenant, that tenant would pay the whole of the rates and taxes, would he not?—That depends upon arrangement; about Dublin and its suburbs the arrangement generally is that the tenant pays a lump sum as rent, and the landlord pays everything—he pays taxes, repairs, and insurance.

22,751. But if I was a builder, and built a house costing me 4,000*l.* or 5,000*l.*, and I let it to a man on a seven years lease at 250*l.* a year, would the usual agreement here be that I the lessor should pay the rates and taxes and make the repairs?—Very commonly it is so. I pay it myself in the same way.

22,752. In a house of that class, is it so?—There may be many ways of letting in Dublin, but commonly, about where I live, the occupier pays a fixed rent, and the landlord pays the taxes and keeps the premises in repair.

22,753. You mean the rates and taxes?—Yes.

22,754. Even on a lease?—The leases we have in those cases are merely agreements for a term of 5 or 10 years.

22,755. But on a seven years lease, the usual thing you say is, even in a large class of house, for the landlord to pay the rates and taxes and keep the building in repair?—That was my own agreement with my landlord.

22,756. I ask you if you know what the general practice is?—Very commonly the practice is that which I have described about where I live.

22,757. (*Mr. Gray.*) Where is that?—At Rathmines.

22,758. (*Mr. Lyulph Stanley.*) In your office, supposing you were going to settle what you thought ought to be the rateable value of a new house, I suppose you would inquire what that house was let for, and you would inquire also who paid the rates and taxes?—Certainly.

22,759. Supposing you found the case of a house let at 200*l.* a year, the tenant paying the rates and taxes and keeping the house in substantial repair, you say that you would put down as the rateable value of that house the 200*l.* per year, minus what you believe to be the fair yearly cost of keeping it in repair?—If the tenant undertakes to keep the house in repair and pay the rates and taxes, the rateable valuation ought to be as near the rent he pays as possible.

22,760. Subject to the annual repairs?—If he

undertakes to keep it in repair and maintain it, of course then the remainder is the rateable value. There are three ingredients which form the gross amount: one amount is the taxes, another is the repairs and insurance, or what we commonly call maintenance, and the remainder is the rateable value, just as you have it in England.

22,761. Do you say, practically, that upon new property the rateable value in Ireland does not fall more below the real value than it does in England?—I say where it is below the actual rents; it is in consequence of the length of time the valuation has been made.

22,762. That is not my question; I said on new property, when you are assessing for the first time. Supposing that a builder builds a row of villas in Kingstown, or anywhere, in assessing that do you say that you put the rateable value as near to the real gross value as is usual in England?—I think the allowance probably in England would be about the same thing; it varies; for houses under 20*l.*, so far as I remember, it is 25 per cent., and for houses from 20*l.* to 40*l.* it is about 20 per cent.

22,763. Do I take it from you that, apart from the inequalities that creep in from the long lapse of time without any re-assessment on new property, property is assessed in Ireland for rateable purposes at as near its real value as it is in England?—Judging from the two Acts of Parliament it should be so.

22,764. I am asking what your practice is in your office?—Our practice is to take the rent, and if the tenant pays the taxes and the landlord keeps the house in repair, to deduct from the tenant's rent what we consider would be sufficient to maintain the tenement in proper condition, and to put the remainder as the rateable value.

22,765. Then in a case of a house at 200*l.* a year rent, where the landlord pays the rates and taxes and keeps the house in repair, what is the amount deducted?—I cannot tell you that; a great deal depends upon the situation; if it is in an exposed situation there is a much larger deduction.

22,766. Take the case of an ordinary house?—Generally we assume that about 1 per cent. on the structural cost ought to maintain the premises.

22,767. Being in the habit almost daily of having to make assessments of houses, cannot you tell me what is your usual deduction?—About 20 per cent., I am sure it is.

22,768. Not more?—No; I am sure about that.

22,769. Then we may take it practically that you consider that in Ireland on new property it is as fully written up as it is in England?—I should say so.

22,770. As to old property that has not been changed in its quality or structure; you say that there is no machinery for re-assessing it?—There is no machinery for making a new valuation of the whole district.

22,771. But take the case of a particular man; say I had a house in Dublin deteriorated, not structurally but from the locality, that is, from the neighbouring houses having become tenement houses so that I could only let it at two thirds of the original rent, I have the power of personally appealing to have my rate put down?—When those applications are made to the commissioner of valuation they are always considered.

22,772. Then there is power for an individual to appeal?—Yes; the application comes in in the ordinary course through the clerk of the union.

22,773. But even without the clerk of the union, could a person who thinks he is rated too highly owing to change of circumstances, not change of structure, appeal under the assessment and try to get it put down?—The only appeal he can have is when the valuation is first published; but in cases of that kind, where the property has gone down considerably, or become deteriorated, if an application is made to the commissioner of valuation the property is always re-valued, and everything necessary is done.

22,774. The substance of your evidence is, that if a person's property is diminished in value he does in

*Mr. W. Scott.*

23 May 1885.



Mr. W. Scott.  
May 1885.

fact get the valuation re-assessed; he gets a reduction from the commissioner?—He gets it revised.

22,775. But there is no machinery to put up a man's rating if his property instead of going down becomes more attractive; if, for instance, a railway is made in the neighbourhood, and so his land is more likely to let, the commissioner has no power to come in and put up the valuation?—Applications for increased valuations are very rarely made, but when they are, the commissioner has just the same power to increase the valuation as to reduce it.

22,776. Who is the person to make that application?—There are very few that I know who would do that.

22,777. Take for instance a railway company, would they, as a large ratepayer, have the right to challenge the valuation of the others, and say that they themselves were paying too large a proportion of the rates of the union?—I am certain they would have the right if they liked, but I never heard of it.

22,778. I mean that one man could open up the question of another man's valuation?—Any ratepayer in the union is authorised to make out a list of ratings which he thinks should be revised.

22,779. If a man was to add a storey to his house, or improve it, that would be reported to you, and you would consider the re-valuation?—Many are not; but if they were reported we should revise the valuation.

22,780. If a man leaves his house in the same structural state as before, then it is not reported and the valuation remains as it is?—Yes.

The witness withdrew.

Mr. JOSHUA CARROLL MANLY examined.

Mr.  
J. C. Manly.

22,789. (*The Chairman.*) You are secretary of the Pembroke Township Commissioners?—Yes.

22,790. Previously to 1863 the district which is now known as the Pembroke township was under the grand jury of the county of Dublin, but in that year the Pembroke township Act was passed and the district was placed under a body of township commissioners and has so remained?—Yes.

22,791. The valuation of the township in the year 1863 was 58,752*l.*, and in 1885 it is 98,179*l.*?—Yes.

22,792. The population which in 1863 was 13,200 in 1884 was 24,242?—Yes.

22,793. Being an increase of over 11,000 in 21 years?—Yes.

22,794. On the 1st January 1884 there were within the township 672 houses occupied in weekly tenancies by labourers, fishermen, coachmen, gardeners, and the workpeople engaged in the glass works and manure manufactories, and also in Messrs. Johnston's bakery, and in Messrs. Henshaw's iron works?—Yes.

22,795. Of those 672 houses, 326 with 711 rooms were occupied by one family each?—Yes.

22,796. And they contained a total of 1,495 persons?—Yes.

22,797. 167 houses with 592 rooms were occupied by two families each, and they contained in all 1,375 persons?—That is so.

22,798. The houses occupied by three families each numbered 83 and contained 363 rooms and 1,026 persons?—Yes.

22,799. There are 63 dwellings with four families each, occupying 313 rooms with 923 persons?—Yes.

The witness withdrew.

Mr. EDWARD SPENCER, M.A., examined.

Mr.  
E. Spencer.

22,809. (*The Chairman.*) You have been secretary to the Dublin Artizans' Dwellings Company, Limited, since its formation in the year 1876?—Yes.

22,810. And you have been assistant secretary to the Dublin Sanitary Association since its formation in the year 1872?—Yes.

22,811. Are you also the author of a pamphlet

22,781. And owing to the antiquity of the valuation many houses now are rated much lower than a new valuation would make them?—Yes, and some higher.

22,782. And a man might be persuaded from touching the house, because it would open up the question of re-valuation if he did?—He might, but unless it was brought to his notice the commissioner of valuation would know nothing of that.

22,783. (*Mr. Jesse Collings.*) Who bears the expense of your office?—It is defrayed in the first instance out of the votes of Parliament, and there is a schedule attached to our last Act showing the amounts to be repaid to the Treasury by the several counties in Ireland.

22,784. Then the ratepayers pay part and the remainder comes out of the Consolidated Fund?—Not out of the Consolidated Fund, out of the votes of Parliament; it comes regularly before the House of Commons every year.

22,785. What proportion is paid by the localities?—8,000*l.* of the expense is paid by the counties and boroughs in Ireland.

22,786. Out of how much?—Out of about 23,000*l.*; I do not know what the vote is for the present year.

22,787. And 15,000*l.* out of the general taxation of the country comes to Ireland for that purpose?—Yes.

22,788. (*Mr. Samuel Morley.*) Can you give any reason why the ratepayers should not as other honest men do pay for all the work done for them?—They did for a long time.

22,800. And there were 33 dwellings occupied by more than four families, containing 227 rooms with 684 persons?—Yes.

22,801. That is a complete statement of what may be considered as the working class population of your district?—Yes.

22,802. Do you act under the Public Health Act?—Yes, but we have a special Act.

22,803. Does your local Act contain clauses bearing upon the subject of our inquiry?—No.

22,804. Then you act under the Public Health Act for all purposes?—Yes, for all purposes outside our special Act.

22,805. (*Mr. Gray.*) Nearly all the land in the Pembroke township is owned by the Earl of Pembroke, I believe?—Yes.

22,806. And it is nearly all laid out or in course of being laid out for the building of a superior class of house, is it not?—Not all, but I should say that about two thirds is.

22,807. Has it been laid out at all for providing accommodation for the working classes?—Lord Pembroke and others have built a number of houses for the working classes.

22,808. Where are they?—They are situated principally at Balls Bridge, and one or two other places, and Lord Pembroke is proposing to build a number more. Of the 672 houses mentioned, about 592 were originally built for the purpose of forming dwellings for the working classes.

entitled, "Artizans' and Labourers' Dwellings," which was a paper read at the Social Science Congress in Dublin in the year 1881?—Yes.

22,812. And of a pamphlet entitled, "The Homes of the Working Classes in Dublin," which was read at the Sanitary Congress in Dublin in the year 1884?—Yes.

22,813. You think there is plenty of room in



Mr.  
E. Spencer  
23 May 1885

Dublin, do you not, for housing the working classes?—I do.

22,814. You have prepared figures as regards Summer Hill and Gloucester Street Upper which give a comparison of their present occupancy with their occupancy of 1865, and you show how the tenement houses have increased, and how the professional and private residences have diminished?—Yes.

22,815. Then as regards building ground, the Artizans' Dwellings Company has acquired building ground at from 20*l.* to 50*l.* per acre, or from 8*d.* to 1*s.* 6*d.* per foot frontage per annum?—Yes.

22,816. Comparing the supply of and demand for accommodation for the working classes, as regards the supply we have already had figures given from the census of 1881, and I believe you are prepared to add to that a statement that there is now provided or being provided single house accommodation for about 2,000 families or about 9,000 persons?—Yes, making, with the existing tenement houses, a total provision of accommodation for 187,996 persons.

22,817. Taking the demand you find from the social census of 1881 that the population of the artizan and general service class, excluding the army, police, postal delivery, prison service, and domestic servants, but including the very small shopkeepers, is 161,760?—Yes.

22,818. So that you think the accommodation is sufficient in quantity?—Quite so.

22,819. As to the quality we have had already stated to us the evidence which was given upon the subject in 1879 and 1880 before the Sanitary Commission; you have, I believe, examined that evidence?—I have.

22,820. And you point out that the repairable houses, bad as the state of things was, were much more numerous than the completely rotten houses that were incapable of repair?—Yes.

22,821. As regards the repairable houses, you agree, I think, in the evidence which has been given here to-day by Dr. Cameron that there is in one sense not much overcrowding, because the rooms are very large and the cubical space is sufficient?—The cubical space is sufficient and the rooms are large.

22,822. But in those rooms there is often no proper provision for the separation of the sexes, and all the operations of life are accomplished by a large family in one room without any partition?—That is so; and there is not sufficient sanitary accommodation for the increased number of families occupying the single dwelling.

22,823. You agree with the other witnesses that there has been an improvement in the last few years in the drainage, in the paving of yards, and in the watercloset accommodation, and so forth?—I do; as to the watercloset accommodation, I do not quite agree that that is an improvement.

22,824. You are doubtful as to the watercloset system?—Yes, as compared with the dry system for tenants of that class.

22,825. As regards the classes for whom accommodation is most needed, the new houses which have been built on the areas cleared by the company are intended for people who can pay more than 4*s.* per week rent, are they not?—They are; perhaps that answer of mine may be qualified slightly. The erections constructed on the areas that have been cleared are for a class of people who are able to pay from 3*s.* 6*d.* per week and upwards.

22,826. Then it is the poorer labourers and the hawkers, and the seamstresses, and so forth, and people in casual employment, who are mostly in want of house room?—Quite so, and those without family ties, the unmarried class.

22,827. The people that the company houses show a marked preference for cottage accommodation as against tenement houses, do they not?—A very marked preference.

22,828. Do you believe that for improving and carefully selected labourers cottage accommodation

can be provided by private enterprise so as to pay a fair profit?—I do; that is our experience.

22,829. But you do not think that private enterprise can provide for the classes below?—I do not.

22,830. And you are very anxious in any such provision to get rid of the lodgers amongst the very poor, are you not?—Yes, I am anxious to get rid of the lodgers amongst all classes. The lodger in our artisans' dwellings is one of the greatest evils that we have to contend with, and an evil that we cannot satisfactorily deal with.

22,831. Somebody who does not like the lodger has suggested that the lodger is "the pig that pays the rent"?—He resembles that animal in more ways than one, perhaps.

22,832. At all events your desire is to get rid of the lodger in the very poor houses where there is no sufficient room?—Yes, and not only in the very poor houses; there is a system of taking boarders into houses rented at from 5*s.* upwards, which we are anxious to check.

22,833. You have had cases, have you not, of lodgers being lent by one charitable tenant to another tenant to tide over a temporary difficulty?—We have had such cases.

22,834. The Dublin Artizans' Dwellings Company (Limited) was formed in 1876 with a capital of 50,000*l.*, with power to increase its capital, was it not?—Yes; the capital was subsequently increased to 100,000*l.* in 1882, and it has borrowed from the Commissioners of Public Works 47,000*l.* in addition.

22,835. You agree, I believe, with other witnesses in complaining of the rates of compensation that had to be paid in the Coombe and Plunkett Street areas?—Yes.

22,836. But are you acquainted with the Act of 1882, which has been passed since the date of those arbitrations and which appears to remedy some of the evils that you complain of?—I am; and therefore I am very anxious that some scheme should be undertaken in Dublin under that improved legislation.

22,837. In the case of those Dublin schemes there was general demolition, was there not; there was no gradual demolition, accompanied by re-housing?—There was general demolition. The entire area was made a waste of.

22,838. Did that, in your opinion, cause any overcrowding?—I think it caused hardship and overcrowding.

22,839. What is the case of Oxmantown?—That is an estate owned by the corporation, and cleared by them some three years ago.

22,840. Is it all their own property?—All their own property.

22,841. Under what Act did they proceed?—It did not require the intervention of an Act. The leases fell out.

22,842. What have they done?—They have done nothing yet. They have had plans and reports before them from the different committees, and I believe that they have approved of those plans and determined upon re-construction; and I believe they have gone further and applied to the Treasury for a loan of money to carry out the buildings to be constructed.

22,843. Several of the areas that were reported on in 1876 are still very much in the condition in which they were when they were reported on, are they not?—Very much worse.

22,844. They may be worse in some respects, but perhaps they are better in others, because the corporation have taken steps with regard to ashpits and dustbins, and waterclosets, and so forth, since that time; so that possibly you are not prepared to say that they are much worse?—Having inspected them within the last fortnight I am prepared to say that they are much worse, simply because the rate of decay is greater than any amelioration in the sanitary fittings.

22,845. Then I suppose you are very anxious to see these schemes carried out?—Very anxious indeed.

22,846. At the time that the then medical officer reported upon these schemes he said that he had



Mr.  
E. Spencer.  
23 May 1885.

several others upon which he would report as soon as this had been dealt with?—He did say that. He also added a proviso:—if the population which was removed from those areas were re-housed.

22,847. You think that there are a great many schemes which ought to be carried out if the compensations do not make them too costly?—I do.

22,848. You think that the compensations are excessive and you would like to see them reduced; and if that were done you would like to see a great many more schemes carried out?—Yes.

22,849. Of course they never can be carried out without cost in a town like Dublin?—Dublin is particularly favourably circumstanced in that respect, because the valuation of the old and poor parts of Dublin is exceedingly small, and the local authority will make a very good profit by the increased valuation of the new buildings. That is specially noticeable in the Coombe area, where there is an increase in the rates received of nearly 600*l.* a year.

22,850. Do you think it is desirable for the corporation to acquire by agreement larger portions of the area to be dealt with before they proceed to make their notices?—I think so.

22,851. You think that a great deal of bad property can be had in Dublin by agreement on very moderate terms?—Yes.

22,852. But that single owners here and there hold out for high prices and prevented any general dealing with the property?—Yes. The Artizans' Dwellings Company were privately negotiating some time ago for property, and they would have been able to get all they wanted on moderate terms except in the case of one man whose property was valued by him at 52 years' purchase of the gross rental.

22,853. Is there any legislation needed to do what you want?—No, I think no legislation is needed at all; it is a question of administration. It must be done of course privately and quietly; I am speaking of acquisition by agreement.

22,854. Do you think that Mr. Torrens' Acts are so unworkable as the Dublin authorities consider them?—The demolition clause of Mr. Torrens' Act I think might be very well put in force in Dublin.

22,855. You know, do you not, that Mr. Torrens' Acts are being worked to some extent in London?—That is recently, probably. I do not think they were very much worked before 1881.

22,856. Since 1882 there have been three or four schemes of some little importance?—I think that Mr. Torrens' Acts are very workable in Dublin, the demolition portions especially, for the opening of alleys.

22,857. For the removal of obstructive houses?—Yes.

22,858. Have you had much acquaintance with the manner in which the corporation have under section 100 of the Public Health Act worked the byelaws not as to common lodging-houses, but as to houses let in lodgings. The corporation you know have on a list or register many thousands of houses which they inspect?—Yes. I do not think that the register of houses which the corporation have is based on a proper principle.

22,859. You mean that they do not register houses that they ought to register?—I believe that they register houses which they ought not to register. Houses are on that register which ought not to be permitted to be occupied as tenement houses.

22,860. You mean houses that are unfit for human habitation?—Houses that are unfit for human habitation, and adapted houses which are not provided with proper and suitable accommodation.

22,861. You spoke of the absence of proper provisions for the separation of the sexes; that is one of the subjects upon which the corporation are able to make byelaws, and if they do make byelaws it is one of the subjects upon which they are able to enforce their provisions?—I believe that no structural alterations have been enforced by the corporation in those tenement houses. Their efforts have been directed

rather to sanitary improvements than to structural alterations.

22,862. They have not tried actually to enforce the separation of the sexes, for instance?—No, certainly not.

22,863. Have you ever come across any cases where there has been an absence of separation of the sexes?—I have a very strong case, which, with your permission, I will read to you.

22,864. Is this in a tenement house?—This is in a tenement house.

22,865. Is it actually registered?—This house has been a private house for many years; it has been converted into a tenement house within the last three years. It is a very good house; its structural condition is admirable, and it could very easily be made suitable for a large number of families.

22,866. You do not know whether it is on the corporation register?—No, I do not.

22,867. When a house is on the corporation register, do they put up, as some corporations do in England, any notice in the house?—No. This house is occupied by nine families, but it is in good order. The cubic space per head is not less than 300 cubic feet, and the house may be taken as a very favourable example of the tenement dwellings in Dublin. Six rooms are occupied by as many families, containing 47 persons, and three rooms are occupied by three families, containing 18 individuals. In the back kitchen there was a family of six, father and mother and four sons, the eldest of whom is 17 and the youngest 10. The second floor front room is occupied by a family of 10, of whom two are men over 25, two boys from 14 to 16, and three women from 23 to 40. In the top front room live another family of 10, comprising two males, one 19 and the other 40, and four females aged 10, 12, 14, and 36 respectively. In the top back room live a man and his wife, her mother and a baby. All the other rooms are occupied by families with children under 13 years of age. There is no permission required for a house to be put on the register; a house is on the register simply from its existence. It is not a register of tenement houses properly so called, but a list of all houses in Dublin; when a house is let in tenements, it is merely so marked in the margin.

22,868. But if that were so then this house which you have just described, being a tenement house, would be on the register?—It would be on the register, and I have no doubt that it is on the register.\*

22,869. You mean that if the corporation find that the air space is sufficient, which according to their own statement it universally is in Dublin, then they confine themselves to looking after the watercloset accommodation, and so forth, but that they do not go into the question of the separation of the sexes?—That is so.

22,870. (Mr. Gray.) Where is that house of which you have been speaking?—21, Upper Gloucester Street.

22,871. (The Chairman.) Have you seen the Report of this Commission with regard to England?—I have.

22,872. With regard to your mention of Mr. Torrens' Acts just now, it was recommended by this Commission, in the case of England, that the clause requiring the local authority to purchase should be struck out; would that, in your opinion, make Mr. Torrens' Acts more workable?—In the case of repairs I do not think that the local authority should be called upon to purchase, but I think that where the local authority call upon the owner to demolish they should be compelled to purchase.

22,873. You would not go so far as the local Act in force in one of the Scotch towns with which we became acquainted, in Aberdeen I think it was, where the local authority have themselves power to demolish without going to a magistrate?—I would go as far as

\* It is on the register as a private dwelling-house occupied by one family.



that, in the case of an unhealthy house, for the purposes of demolition.

22,874. I suppose the most important branch of the tenement question in Dublin, looking to the rapid conversion of private houses into tenement houses, is that a private house should not be made into a tenement house without structural alterations sufficient to fit it for that purpose?—That is really the chief thing that we want here.

22,875. There has been a suggestion, has there not, that where a house is so adapted as to become practically a new building the byelaws as to new buildings apply to it?—I am not prepared to say that there has been a decision to that effect, but the Liverpool town council have had a special Act passed, and the clause in that Act under which they insist on private houses which are adapted as tenement houses being considered as new buildings is the same as the clause in the Irish Public Health Act. I am not aware of any legal decision upon the subject.

22,876. Are the Corporation of Dublin acting upon that?—Not that I am aware of.

22,877. But you think they could—I believe they could.

22,878. (*Mr. Gray.*) Would you read that clause?—It is section 43 of the Public Health (Ireland) Act, and these are the words of the section:—"For the purposes of this Act, the re-erecting of any building pulled down to or below the ground floor, or of any frame building of which only the framework is left down to the ground floor, or the conversion into a dwelling-house of any building not originally constructed for human habitation, or the conversion into more than one dwelling-house of a building originally constructed as one dwelling-house only, shall be considered the erection of a new building; and whenever any old building has been taken down to an extent exceeding one half such building, such half to be measured in cubic feet, the re-building thereof shall be considered the erection of a new building."

22,879. Do you think that is meant to apply to the case?—I do.

22,880. I should have thought it would, when you really turn one house into two houses, using the word house in the ordinary sense of the word?—Section 21 of the Liverpool Act says:—"The conversion into a dwelling-house of any building not previously constructed as a dwelling-house, or of any building originally constructed as a dwelling-house, and subsequently occupied and used entirely for other purposes, or the division or conversion into more than one dwelling-house of any building originally constructed as one dwelling-house only, shall be deemed for the purposes of this Act, and of any other Act, order, or byelaw in force within the city, to be the erection of a new dwelling-house or dwelling-houses, and in cases of division or conversion of a building into more than one dwelling-house, the corporation shall determine which (if any) one of the houses formed out of the previously existing house shall be deemed to be the old or original dwelling-house."

22,881. But do you know that, as a matter of fact, in Liverpool they interpret it in that way?—I will read you a letter, dated August 1884, from the town clerk of Liverpool:—"Prior to the Act of 1882, the corporation had no power whatever to prevent the owners from altering such a house, so as to make separate sets of rooms in it; but by the Act of 1882, if any such conversion were now attempted the owner would become liable to the provisions of the building regulations in force in Liverpool, and the corporation could then step in and insist upon proper space for light and ventilation, &c. being given to each tenement."

22,882. (*The Chairman.*) You agree with the other Dublin witnesses, I think, that the limited area of taxation in Dublin has a bearing upon the housing of the working classes here, that the wealthy persons who move from Dublin, their place being filled by the

working classes who come in from the outside, escape taxation for town purposes?—Yes, I do.

22,883. Do you think that what you call the principal landlords, or what I think are called here the chief landlords, are sufficiently protected as against the middlemen, or do you think the landlord ought to be given greater power of re-entry, and then that some necessity for care for the sanitary condition of the property should be held to exist on his part?—I think the chief landlord ought to be given greater powers of re-entry.

22,884. You would like to be able to come upon the principal landlord, but if you did come upon him you would feel that you ought to give him greater legal powers?—Yes, and I think it should be also the duty of the sanitary authority to proceed against the tenant for misuse of sanitary fittings.

22,885. For destruction of the landlord's property?—Yes; that is one of the great causes of the present condition of things in Dublin, that the tenant has the landlord in his power in these matters.

22,886. (*Mr. Gray.*) How would you propose that the local authority should proceed against the tenant for injury to another man's property; should they proceed civilly or criminally?

22,887. That is to say, if A destroys a gas pipe belonging to B, C is to prosecute him for it?—I am only referring to sanitary fittings. The Corporation of Dublin have already byelaws referring to that: "That no occupant residing in any such house, nor any other person, shall throw from any window or other opening to or upon any roof, shed, yard, passage, or street, any water, foul liquid, or other offensive matter or thing, or shall throw or drop same in or upon any common entrance, staircase, lobby, street, or place, other than that provided for the proper deposit thereof, and every occupant or other person shall so use any requisite in, or appurtenant to any such house as not to injure or break, or render ineffective, or put same out of order." Those byelaws have been in existence since 1881, but there has been only one prosecution instituted under them against the tenants.

22,888. But do you not think that it might be more effective to give the person injured some remedy than to call upon the public authority to interfere in the question as regards a matter of property between two individuals. Of course where the place is dangerous to public health the public authority intervene; but supposing that the tenant did damage by misappropriation of the property, would you then have the public authority intervene?—I would not go quite so far as that perhaps, but as far as regards the destruction of sanitary fittings I think the public authority should prosecute.

22,889. What do you consider in the lesson to be drawn from that case which you have cited of No. 21, Upper Gloucester Street, what would you like to see done there?—That house was occupied as a private house for many years. Before that house was permitted to be occupied as a tenement house I would have had the landlord compelled to carry out such structural alterations as would provide for the due separation of the sexes, and such additional sanitary accommodation as is required for the use of the dozen families living in it now as compared with the one family living in it before, and until he did that I would not allow the house to be occupied as a tenement house.

22,890. With regard to the question of the separation of the sexes, you have had a good deal of very minute personal experience of the condition of the poorer classes in Dublin, and of their family life; where a single family lives in one room, no matter how large it is, huddled together promiscuously, no doubt it has a demoralizing effect generally speaking, but do you think that it leads to any direct immorality amongst the family?—My experience of the lower classes of Dublin is that their morality is of a very high standard, but still I have no doubt that such a

*Mr.  
E. Spencer.*

23 May 1885.



Mr.  
E. Spencer.

23 May 1885.

condition of things encourages immorality, especially where there are drinking habits.

22,891. It destroys delicacy of feeling, no doubt?—Yes.

22,892. If you take a family of 10 living in one of these big rooms, father and mother, and girls and brothers, supposing that there was an attempt by the public authority to compel them to separate, do you not think that they might resent it very strongly, and that it might be extremely difficult to enforce it, unless you could have a species of separation by having a partition in the room or something of that kind?—Yes.

22,893. But if you sought to compel them to go into different rooms, to have three rooms, for instance, instead of one, you might meet with considerable opposition?—I think there are two ends to the civilisation process; one by the sanitary authority providing proper means for the separation of the sexes, and the other by teaching these people how they should live. It is impossible that they should live properly and improve their condition unless structural alterations are provided.

22,894. Taking the case of a father and mother and a grown up son and a grown up daughter, and supposing that they were so very poor that they were only paying 2s. or 3s. per week rent for this room in Upper Gloucester Street, if you had plenary power would you compel them to rent three separate rooms, one for the father and mother, one for the grown up daughter, and one for the grown up son, or would you be satisfied with some such things as wooden partitions going half way up to convert the room into three separate apartments?—I would commence by saying that a family of that description would not be a poor family, and they would be able to pay a higher rent than 2s. or 3s., and therefore they would be able to live in a house of their own. Therefore it is not necessary to consider that case.

22,895. In some cases they might be poor; for instance, there might be sickness or delicacy in the family, some of them might be out of work, but, leaving the poverty out of the question, would you compel them to occupy three different rooms?—I would absolutely; rooms or compartments.

22,896. By a hard-and-fast rule?—By a hard-and-fast rule.

22,897. (*Sir Richard Cross.*) Whatever their wages were?—I have referred to that question before. A family of that kind, in my experience, would earn very large wages, from 40s. to 50s. per week.

22,898. (*Mr. Gray.*) If they were in work?—If they were in work; and if they were not in work they would probably belong to some society which would tide them over the difficulties. The possibility of not being at work affects every family in all classes of society.

22,899. Then you would seek to place the working classes in the towns on a very much higher level as regards their house accommodation than the bulk of the working classes throughout the country who live in single-roomed houses?—I am not sufficiently acquainted with the position of the working classes throughout the country to be able to compare the two cases.

22,900. Do not the mass of the people in the west of Ireland live in cabins which just consist of a single room?—Yes; but in the west of Ireland very few of the grown up members of the families live in the houses, it is only small children. Emigration has dealt with it.

22,901. What about the harvesters who go over to England every year and come back and live here for six months in the year?—Still I think there are fewer grown up members of the family in those cases.

22,902. I am afraid it will take a considerable while before we get to that point of yours. With reference to Mr. Torrens' Act, you think that the Corporation of Dublin ought to seek to utilise it?—The demolition portion of it. I think that the repairing or the structural alterations can be carried out by

that section of the Public Health Act which I read, and by the building byelaws framed under that section; but the demolition of obstructive dwellings and unhealthy dwellings can, I think, only be carried out in Dublin with propriety by Mr. Torrens' Act.

22,903. Very possibly; but the really important portion of Mr. Torrens' Act, as I take it, is the portion dealing with the repairs of houses. Would you be inclined to uphold the doctrine that the public authority ought to repair another man's house under Mr. Torrens' Act with public money, even though they could charge the premises with the repairs?—I would prefer to see the structural alterations carried out under the Public Health Act, which, I think, is a more workable Act, and under the building byelaws made under that section which I have read.

22,904. Dr. Cameron I may tell you says that he can do all that is required under Mr. Torrens' Act by a simple procedure?—The question is, is it done?

22,905. The portion of Mr. Torrens' Act that you would use in Dublin would be that part which deals with the destruction of obstructive buildings?—That is the chief portion, and I might, perhaps, apply the repairing portion as well.

22,906. Are there many such buildings in Dublin blocking out air space from courts and passages?—Yes, an immense number.

22,907. Where?—In very leading thoroughfares too. Take South Great George Street and Upper Dorset Street, two extreme ends of the city; in a great many cases the removal of a house would be of the greatest benefit to the court and would improve the value of the property and would raise the moral condition of the people.

22,908. You say that the Liverpool clause which you quoted is the same as the clause in the Irish Public Health Act?—Yes, I stated that.

22,909. Is the Irish Public Health Act the same in that respect as the English Public Health Act of 1875?—I do not know that.

22,910. Assuming that the clauses are the same (as they are), do you not think that the letter of the town clerk of Liverpool would seem to indicate that the Act of 1875 was not effective, because he said he could not do anything to make it so?—Yes.

22,911. And if that is so, the Irish Act would not be effective either?—Just so; but the clause in the three Acts seem to me identical; the clause in the English Act may have been ineffective in Liverpool owing to the absence of proper byelaws regulating new buildings.

22,912. (*Sir Richard Cross.*) I have got before me here a statement of the lodging accommodation for the rent according to the rate of earnings, &c. in a case reported by the Public Health Committee of the Dublin Corporation. There is one case that I want to call attention to, where there was a family of six living in one room, with 371 cubic feet of space per head in the room, in which case the weekly wages were 3*l.* 2*s.* 2*d.*; would you not say that that man was well off?—I would.

22,913. In that case the weekly rent is 2*s.*?—Yes.

22,914. Do you think that the Public Health Committee ought to allow that to go on?—I do not.

22,915. I have another case I am happy to say on the other side, which I should like to quote against it, of a man with three in family in one room, the whole of his earnings are only 15*s.*, and he has a room at 4*s.* a week; that is a very high rental, is it not?—Very high, but we find that a great many of our tenants whose wages are only 15*s.* a week pay as much as 4*s.* a week for rent; in fact 40 per cent. of the labouring class that occupy our cottages pay as much as 4*s.* a week.

22,916. Their wages being only about 15*s.*?—Yes, I have a return which I can put in (*handing in the same*).

22,917. Have you the annual report of your society?—We have a half-yearly report and statement of accounts which I shall be happy to hand in if required.

22,918. You have had no experience of the Act of



1882?—No, nothing has been done under the Act of 1882 in Dublin.

22,919. But you have read the Act?—Yes.

22,920. Can you suggest any further improvement of the Act beyond that of 1882?—I think the arbitrator should be definitely prohibited from awarding compensation to yearly, monthly, or weekly tenants. So far as I can see, it is left within his power under Sir Richard Cross' Act, and I think he should be prohibited from doing that.

22,921. What would you do with the weekly tenants?—I do not think they are entitled to any special compensation.

22,922. Would you give them a week's rent and let them go?—Yes, because they cannot be got rid of for five or six weeks, and practically no inconvenience or hardship is imposed upon them. I would also abolish appeals to the jury, and I would make the acquisitions of a certain portion of the area to be dealt with on private agreement and on specified terms a condition precedent to the declaration of a scheme by a local authority. That would be most useful in Dublin, because there are very many places where the local authority could quietly buy up any unhealthy areas, and then declare their scheme with regard to an area, and embrace those places so bought up in their area.

22,923. (*Mr. Gray.*) I should like you to explain that last answer. Suppose there was an extremely unhealthy area at present in Dublin, and that the local authority could not purchase it by agreement, would you prohibit them from dealing with it under Sir Richard Cross' Acts?—As a matter of fact there are so many unhealthy areas in Dublin where they can make such purchases that it is not necessary to consider their ability to purchase.

22,924. Cannot the local authority at present do this as in the case of Boyne Street; get an Act of Parliament, and before they proceed to serve notices, cannot they endeavour to negotiate for the purchase by private agreement, and failing that throw up the scheme?—Yes; but the effect of that is very bad and injurious, and has been in the Boyne Street case and other cases; it makes the area a waste, and prevents the area being rebuilt on practically. That is the outcome of it.

22,925. It would be an extremely serious thing to say that a local authority should not go on with their scheme until by private agreement they have bought a certain portion?—My experience in Dublin is that that is one of the chief remedies for the excessive cost of the schemes.

22,926. Would you be inclined to extend the powers of the local authority by letting them purchase compulsorily vacant ground without houses, which therefore does not come within Sir Richard Cross' Act as not being an unhealthy area? For instance, is there not in Dublin a considerable amount of practically waste ground which can scarcely be used advantageously, owing to the number of persons interested in it, and which cannot be purchased owing to one man standing out?—Quite so.

22,927. It cannot be touched under any existing law; the corporation cannot buy it because it does not come within Sir Richard Cross' Acts?—That is so.

22,928. Might it not be desirable to have power to purchase such land, which could be got cheaper, than land with houses on it, and to build upon it?—It would be exceedingly desirable to do that. There is a strong case in point, the case of Wood Street, which Dr. Mapother included as one of his unhealthy areas in 1876. The corporation did not take proceedings with regard to it; the houses were condemned, some for being unprovided with sanitary accommodation and some for being structurally dangerous, and the entire area is now waste; the short leases in connexion with the property prevent the owners (although two or three of them are desirous of building) from doing so.

22,929. And is not that because the corporation have put into active operation its powers to destroy those areas and has deprived itself of the power to

purchase?—Yes, because they cannot now go at it as an unhealthy area.

22,930. (*Mr. Jesse Collings.*) Do you think poverty is at the bottom of the difficulty with regard to a large number of the poorer classes?—Do you mean in Dublin?

22,931. Yes.—That is a very difficult question to answer, but I may say generally that I do not think so.

22,932. We have had it in evidence that there are a good many people getting 13s., 14s., and 15s. a week, and whose employment is uncertain, even at that rate of wages. If that is so, how can they possibly afford to pay for the two or three rooms necessary for them if they are to house their families and if those families are to be housed in a decent manner?—I believe those families, most of them, can afford to pay 2s. 6d. to 3s. 6d. a week, and I believe that accommodation at that price can be provided by private enterprise.

22,933. Do you mean that they can have three rooms for 2s. 6d.?—They can have two rooms for 2s. 6d.

22,934. Did I rightly understand you to say, in an answer which you gave, that you were in favour of a private owner demanding that the local authorities should buy his property when it was condemned?—In the case of the demolition of obstructive or unhealthy buildings.

22,935. Why should an owner be paid for any dwelling that is unhealthy?—There are two classes of houses, unhealthy and obstructive; I think there can be no question about the propriety of paying him for an obstructive building, which is not in itself unhealthy.

22,936. You confine yourself to that. If a building is obstructive but not unhealthy, and is wanted to be pulled down to let light and air into other buildings, in such a case the local authority should, you think, be compelled to purchase?—Yes, and also in the case of the demolition of an unhealthy building I think the local authority should be bound to purchase. I think it would be a hardship on a man to say we will not let you repair your house; we will pull it down.

22,937. Is it not also a hardship on the seller of bad milk and fish that their property should be condemned; and is it not a great hardship on the poorer classes that they should be obliged to live in those unhealthy dwellings?—Well, it is.

22,938. I can see with regard to healthy dwellings that are taken down for the purpose of preventing obstructions, but I want to hear again your opinion with regard to houses that are unhealthy in themselves?—I think if you demolish an unhealthy house you take away a man's earning power, in fact; but it is different in the case of alterations; a man can carry out alterations and be still getting in his rent; but if you pull down his house his rent is cut off.

22,939. Has he any right to rent for an unhealthy dwelling?—It is very hard to draw the line there, I think.

22,940. (*Mr. Lyulph Stanley.*) I understand that your company has a capital of 100,000*l.*, and 47,000*l.* had been borrowed?—Yes, at present.

22,941. If you wished to extend your operations, do you think that you could get more capital?—Yes, without the slightest difficulty.

22,942. You think that private enterprise would furnish capital to build houses for workmen?—Yes, supplemented of course by loans by the Board of Works on reasonable terms.

22,943. And you are paying 4 per cent.?—Yes.

22,944. And you anticipate that your company will be able to extend its operations?—Yes, very widely.

22,945. Do you find any difficulty in getting sites from landowners in the neighbourhood of Dublin?—Not the slightest.

22,946. Have you tried to get sites in Rathmines or Pembroke?—Yes, we have got a site of 3 acres in Rathmines at present, and are building.

22,947. And you think there will be no difficulty in getting further sites there on reasonable terms?—I

*Mr.  
E. Spencer.*  
23 May 1885.



Mr.  
E. Spencer.  
23 May 1885.

think there would be no difficulty in Rathmines, there might be some in Pembroke.

22,948. You think there is no difficulty that a little judicious negotiation could not overcome?—None.

22,949. As a matter of fact, I may take it that in your operations, either existing or contemplated, the difficulty of obtaining sites has not been one?—We never met with it.

22,950. I noticed in that little balance sheet which you showed me that your rates and taxes amount to 860*l.*?—Yes, that is very high; that is the greatest bar we have.

22,951. What is the whole rateable value of your industrial dwellings?—That item of rates and taxes is for the half year; for the year it would be 1,700*l.* Our rateable value would be four times that (860) in round numbers.

22,952. Then your rates and taxes come to only 5*s.* in the *£*?—No, our rates and taxes are, say, 10*s.* in the *£*.

22,953. Your rateable value is twice that?—Yes.

22,954. You mean your gross value is twice that?—Our gross value (that is, the gross rents) is twice our rateable value, and our rateable value is twice the amount of our rates and taxes, which last are, therefore, in round numbers 25 per cent. of our gross rents.

22,955. Your rateable value is about one half of your real value?—Yes.

22,956. (Sir Richard Cross.) How much can you afford to pay per square yard, and yet make the build-

ings pay when you have put them up?—We can afford to pay some 20*l.* to 50*l.* an acre rental.

22,957. An annual rental?—Yes.

22,958. Do you generally buy by rental, and not out and out?—Generally by rental. The ground rent comes to from 8*d.* to 1*s.* 6*d.* per foot frontage.

22,959. (Mr. Lyulph Stanley.) On how long a lease?—Our leases vary in length from 10,000 years to 150.

22,960. (Mr. Samuel Morley.) Have you seen a lease of 10,000 years?—Yes, we have a lease of the Coombe area, which is for 10,000 years.

22,961. (Sir Richard Cross.) Why do you not buy the freehold, will they not sell it?—Some have not power to sell it, and some will not sell it, and we generally do as I say.

22,962. (Mr. Samuel Morley.) Does that mean that every house upon that particular area would be liable for that rental?—Yes. I wish before I leave to apologise for the absence of Sir Richard Martin; he was anxious to have been here, but he had a prior engagement, and had no intimation up to this morning as to when he would be required.

22,963. (Sir Richard Cross.) Will you send us the last report that you have got?—I will send you a complete set of reports.

22,964. (The Chairman.) Is there anything further that you desire to state to the Commission?—Perhaps you will allow me to mention that the greatest bar we find to our operations is the present condition of the valuation in Dublin.

The witness withdrew.

Sir  
E.C. Guinness,  
Bart.

Sir EDWARD CECIL GUINNESS, Bart., examined.

22,965. (The Chairman.) I have a brief of your evidence with which you have kindly favoured me, and I will ask you questions in the order in which the things are placed there. First of all with regard to the number of men in your employment, the total number of working men as distinct from clerks in your employment is about 1,600, is it not?—Yes.

22,966. And about 300 of those are skilled tradesmen, earning wages from 30*s.* to 4*l.* and upwards a week?—Yes.

22,967. And about 1,300 are workmen whose wages average 1*l.* a week?—Yes.

22,968. It is mainly for this last class that the dwellings that you have erected have been intended?—Yes, it is so.

22,969. The great majority of those 1,300 men are still actually housed in the ordinary dwellings of the city?—Yes.

22,970. And some of them in dwellings of the Artizans' Dwellings Company in which you are a large shareholder yourself?—Yes.

22,971. But a proportion, say, about 14 per cent., are provided for in your own dwellings?—Yes.

22,972. And it was with reference to those that you thought you would be likely to be asked to speak to-day?—Yes.

22,973. You first attempted in 1872 to house your own people?—Yes.

22,974. In 1872 you erected the Belle Vue group of buildings?—Yes, I commenced to build it.

22,975. And in 1876 the Artizans' Dwellings Company was inaugurated, and in 1882 you commenced a second group of your own buildings, known as the Rialto Buildings?—Yes.

22,976. In your two groups of dwellings you now provide complete accommodation for 180 families, I believe?—Yes.

22,977. Out of your 180 dwellings there are six of the cottage class, each containing three bedrooms, living room, scullery, and so forth, and the other dwellings are contained in three storied houses and comprise 57 dwellings, containing two bedrooms, living room, scullery, and so forth; 105 dwellings containing one bedroom, one living room, scullery, and so forth; 12

dwellings containing only a living room with a recess for a bed, a scullery and watercloset, &c.?—Yes.

22,978. Now these last groups of dwellings, not the cottage dwellings, but the three last groups, have a common staircase, but each dwelling has its own entrance door, and is like a separate home, is it not?—Yes.

22,979. Each have their own separate water supply, ashpits, and so forth?—Yes.

22,980. The buildings are of brick and slate with granite staircases, and the sites are concreted, and in every way they are dwellings of the most modern and improved type?—Yes, I think they are.

22,981. With regard to the cost, your cottage dwellings cost 250*l.* each?—Yes.

22,982. And the buildings containing three rooms cost 166*l.* each, those being separate dwellings containing three rooms each?—Yes.

22,983. The two-roomed buildings cost 146*l.* each and the one-roomed dwellings 115*l.* each?—Yes.

22,984. The rents charged are for cottages 5*s.* 6*d.* a week; for the three-roomed class 4*s.*; for the two-roomed class 3*s.*; and for the one-roomed class 2*s.* 6*d.*?—Yes.

22,985. How do you think those prices compare with the prices paid in the open market for dwellings in the city?—I think they are lower than the price of dwellings generally in the city. The last 20 applicants for admission to the dwellings which I have erected stated they had been paying 2*s.* per room.

22,986. That would be easily accounted for by the fact that you do not look for interest on your money?—Just so, not in that way, not directly.

22,987. That necessarily would account for your rents being low considering the accommodation which you give?—Yes.

22,988. With regard to the rates of wages received and the proportion between rent and wages, this Commission showed that in London in many cases the rent was a fifth of the income; in this particular case you calculate it as being about an eighth, with regard to your men?—Yes; that is so, I am sure of those figures.

22,989. Have you ever tried to calculate what is the proportion in the case of the larger number of your men who live outside your buildings in the city?



Sir  
E.C. Guinness  
Bart.  
23 May 1885.

—I do not know what the rate of wages generally is in the city.

22,990. There are 14 per cent. of your own men who live in your own buildings, and in their cases the rent they pay to you is an eighth of the wages on an average; but in your case you did not look for interest on your money, and your rates of rent are lower than those which would prevail for such dwellings, if there were such in the city. Now comes the question: with regard to the remainder of your men, the 86 per cent. who do not live in your dwellings, or rather that portion who do not live in improved dwellings at all, but in the ordinary dwellings in the city, do you know what the proportion of their wages would be to their rent?—It would depend upon whether they were satisfied with one room for a large family to live in.

22,991. But could you tell me what the average would be?—About 2s. per room, I should imagine, but I have no evidence to show exactly how that would be.

22,992. Do you think that one family living in a large single room, would get that with the other accommodation for 2s.?—I am afraid that there would be hardly any other accommodation.

22,993. That they would get for the 2s.?—Yes, so I am given to understand.

22,994. You do more than provide mere dwellings, you provide medical accommodation, medicines, dispensary treatment, and hospital accommodation for your people, do you not?—Yes.

22,995. And you also take very careful steps with regard to the character of the people you admit to your houses?—Yes.

22,996. And you also provide for the visiting of the houses?—Yes, I do.

22,997. You collect the rents; you do not stop them from their wages, I believe?—Yes, we do not stop them from the wages.

22,998. I suppose that the direct return on the capital sunk on those dwellings is either nil or very small?—Between  $1\frac{1}{2}$  and 2 per cent., I believe.

22,999. Then do you mean that you make your profit in the improved capacity of the people to work? Yes, they live in fresher air and are more healthy; there are fewer days in the year when they are unable to do their work, it saves in that way.

23,000. The experience you have gathered probably gives you an opinion as to the best type of dwelling suitable for the working classes in such a city as Dublin; a few of your houses are cottages, but most of them are dwellings situated in buildings at least three storeys high, with a common staircase, although with a separate water supply and separate closets; of course there are two views taken with regard to this question; some think that the workmen will never like to dwell in mere dwellings in large buildings that they compare to barracks; is that your opinion?—No, I do not think that; I do not hear of any complaints from them of this tenement system.

23,001. On the other hand, do you consider the cottage system too costly?—Yes, but I should be very glad if it could be extended.

23,002. You do not think that in the centre of the town where land is dear it is possible to build on the cottage system?—Not if one is influenced by the financial aspect of the question.

23,003. Then with regard to single men, have you got many single men in your employ?—About 500 or 600.

23,004. You have not attempted to lodge them, I believe?—Not as yet, but I am anxious if possible to do something in that direction.

23,005. You do not like the system of lodging in families?—No; in those buildings which we have erected we do not allow them to take in lodgers, we attach great importance to that. We think from the experience we have had that a great many evils arise from taking in lodgers.

23,006. Have you ever attempted to interfere with regard to a matter which has been mentioned here by

one of the clerical gentlemen of the city who attended here to-day. I mean the question of wakes, and keeping the bodies a long time. The Reverend Father Daniel who came here to-day spoke of the serious inconvenience of keeping bodies for some time, and waking them in rooms where there was a large family living in a single room; have you attempted to do anything with regard to that question?—No, I should be very glad to erect mortuaries if I was asked by the people and clergy of different denominations to do so; but I should be sorry to take any steps in that direction unless it was entirely with their approval.

23,007. You would not like to interfere with the habits of the people?—No.

23,008. You would like to get the clergy to support you in any such action?—Yes; at the same time I am well aware of the great evils that arise at the present time from the presence of the dead in these already overcrowded rooms, and the great excesses that often attend the practice of waking the dead.

23,009. (Mr. Jesse Collings.) There is one question I wish to ask you. You said that 14 per cent. lived in your buildings, was that 14 per cent. of your own men who lived there or was it 14 per cent. of the population on the ground?—No, 14 per cent. of my own men; 180 families with between 800 and 900 people in the families.

23,010. (Mr. Samuel Morley.) I should like to know what special object you have in letting the dwellings at what is evidently a very low rent?—I do not think they can afford, considering the wages they receive, to pay a higher rent.

23,011. As I understand you, it would not reach much beyond  $1\frac{1}{2}$  per cent.?— $1\frac{1}{2}$  to 2 per cent.

23,012. (Sir Richard Cross.) Have you any set of rules for their guidance and any agreement?—Yes (handing in the same).

23,013. (Mr. Samuel Morley.) Do they all sign that agreement?—Yes, before they are taken in to the buildings.

23,014. (Mr. Jesse Collings.) When they go out of your employ, do they leave the cottages?—Yes.

23,015. That is part of the agreement?—Yes.

23,016. Is there any restriction put upon them as to coming in and going out in any way?—No, I do not think there is any.

23,017. (Mr. Samuel Morley.) They have not only one common entrance you say?—No, they each have a separate entrance to their own tenement, but they enter by a common door below; there are granite staircases.

23,018. But the occupiers of a house have simply the restriction of their own door?—Yes, of their own outside door; they have a hall door, as it were, like flats in London, with a common staircase.

23,019. Like the Peabody Buildings, in fact?—I fancy so, but I do not know the Peabody Buildings.

23,020. Can they get in and out at any hour of the night?—Yes; they have to ring the bell of their own hall door.

23,021. After what hour?—It is always kept shut during the day.

23,022. Who keeps the key?—They have a key inside in their own rooms. Let me explain. There is a common staircase and a separate entrance to each tenement.

23,023. (Mr. Jesse Collings.) An outside staircase?—No.

23,024. (Mr. Samuel Morley.) Is it on the Scotch plan of the flat?—Yes.

23,025. But to get to their own door they must enter by the common door, to which they cannot get access but by ringing the bell?—And that is open all day.

23,026. And all night?—Yes, I think so; but we have gates at each end of the building, so that the outside public cannot get in.

23,027. Then the inhabitants cannot get in either? No, not without the watchman allowing them in and out.



Sir  
E.C. Guinness,  
Bart.

23 May 1885.

23,028. Then they have to get through the watchman first and then through the door of their own house, which cannot be opened except from the inside?—I cannot say for certain whether they are locked up at night, but there are gates and persons in charge of the buildings.

23,029. Where are these buildings?—The Belle Vue Buildings are close to the brewery, and the Rialto Buildings are on the canal.

23,030. May I be allowed to see them?—I shall be only too glad if you will pay them a visit.

23,031. (*Mr. Jesse Collings.*) What distance is it from here?—About three quarters of a mile, I should think.

23,032. (*Mr. Gray.*) You have given us the cost of the various classes of buildings which you have erected, and you are of opinion that the excessive cost of the cottage dwellings renders them inapplicable where financial considerations come into play, as they naturally must do if anything of the kind is to be done on a sufficiently extended scale?—Yes.

23,033. But your cottage dwellings I find you estimate cost 250*l.*, that is the first class?—Yes, two of the six cottages are two storeys high, and that 250*l.* is the average cost of the six buildings. I have not gone far in that direction, but I should be glad to go further. I have some thoughts, if possible, of erecting cottages perhaps outside the city boundary in the country, and bringing my people in by train if I could see my way to do it as the Great Southern and Western Company do at present, but I have not yet matured that plan.

23,034. You are by far the largest shareholder, or one of the largest shareholders, in the Artizans' Dwellings Company?—Yes, I am one of the largest.

23,035. You are aware, probably, that the Artizans' Dwellings Company have been able to erect cottage dwellings at a much lesser cost per cottage than 250*l.*, as low as 140*l.*?—I think that is quite possible.

23,036. What I was anxious to ascertain was, whether you think at all that your dwellings may, perhaps, have cost more than they might have been erected for; did you aim to erect them at the most economical rate or are they exceptionally strongly built?—They are exceptionally strongly built, and, perhaps, some people would call them unnecessarily good.

23,037. They certainly are a very much higher rate than the buildings erected by the Artizans' Dwellings Company?—I think it is possible if you went further in that direction that you might be able to build them cheaper; I should hope so.

23,038. And in that case you would either get the rents down or get a more substantial interest on the investment?—Yes.

23,039. There must be very few people, of course, who would be either able or willing to invest money for this purpose and only get 1½ or 2 per cent.?—I have not had as much experience in the question of

cottage dwellings as I have in the question of tenement buildings, and therefore I cannot speak upon that subject.

23,040. The gross interest you get on these outlays is between 5 and 6 per cent. without any deductions; taking the rental of 5*s.* 6*d.* on 250*l.*, or 4*s.* on 166*l.*, or 3*s.* on 146*l.*, that would represent a gross interest of from 5 to 6 per cent.?—Yes.

23,041. From this you take all the deductions for cost of management, and the various services which you render, and the rates and taxes?—Yes, and also depreciation, allowing so much yearly for that.

23,042. (*The Chairman.*) And water you also deduct?—Yes, that would come in the rates.

23,043. (*Mr. Gray.*) Have you found, as a matter of fact, or have you any means of ascertaining, whether the health of the workmen who inhabit your dwellings is better than that of those who are still housed in the city?—Decidedly so; the doctors speak in the strongest way on that head. I am sorry to say that I have no statistics at the present moment to prove it, but I was speaking yesterday to one of the doctors, who said that they never had to visit the children in the model dwellings, but that they were constantly attending those who live in the slums, so to speak, in the poorer districts, in wretched hovels. The doctor also stated that ricketts, which is a disease that I believe is common amongst children, is quite unknown in the Belle Vue and the Rialto Buildings.

23,044. I suppose we must assume that you workmen, taken all round, are probably about the best, and about the best paid for their various classes, of course, in the city?—I cannot speak about that, I do not know what they receive in other establishments.

23,045. Are you aware whether many of them are able to supplement their income by the earnings of the other members of their family?—There are about 120 girls whom I employ in the woollen factory, which I started for the benefit of my work people. The best way I thought of raising their wages was by finding employment for their daughters, and these girls, of course, supplement to a certain extent the wages of the father. A great many of my workmen also have sons who are working in the brewery; where it is possible if a man is suitable he is taken on.

23,046. I suppose you have found, as a matter of fact, that there really was not much employment for the female members of a family, and that is the reason why you started the woollen factory?—Yes, and I also hoped as far as I could to encourage Irish manufacture generally.

23,047. We have had it in evidence that in London the earnings of the father are very substantially supplemented sometimes by the earnings of the female members of the family; but that is not the case here, is it?—I was led to believe that there was a great want of employment for female members of the families in Dublin.

The witness withdrew.

Mr. Alderman  
V. B. Dillon.

Mr. Alderman VALENTINE B. DILLON examined.

23,048. (*The Chairman.*) You are an alderman of the city of Dublin and solicitor to the Dublin (South) City Market Company, I believe?—Yes.

23,049. The company was formed to erect a public market and widen streets in connexion with it?—Yes.

23,050. And it obtained an Act, I suppose, with compulsory powers?—Yes, and it was amended three times.

23,051. And you had to work in a crowded area of the city?—Yes.

23,052. And therefore you are of opinion that the difficulties you met with have some bearing upon the taking of lands for artizans' dwellings purposes?—Yes, with the taking lands for any public improvement.

23,053. What portion of the land you took was covered with houses unfit for human habitation, in

your opinion?—The property generally was unsuitable for human habitation. It was described by the sanitary officer of the Dublin Corporation, the late Mr. Boyle, in those terms, and described by the local sanitary inspector Dr. Peele, as the most unhealthy part of his district. It was occupied by slaughter-houses, stables, and a great number of tenement houses. I found that there were 119 tenement houses in the area, and taking those at an average of six families to each house, which Dr. Grimshaw tells me is a low average, I found that we removed from the area 714 families or 3,570 persons, taking five persons for each family. What I principally wished to direct my evidence to was the difficulty of getting this ground.

23,054. Before we come to that, I might as well ask you one or two questions that grow out of what you have said; where do the people go to who are



Mr. Alderman  
V. B. Dillon.

23 May 1885.

turned out?—I was glad enough to get rid of them, and did not follow them very closely. I mean those tenement holders. They went to all parts of the city. But although our Act required that we should provide accommodation for them, no application was made by any of them, and we paid them in sums varying from three to twelve months' compensation, based upon the most fallacious basis, viz., their rents, so that the higher the rents they had been previously paying the more compensation they got instead of the reverse.

23,055. They signed agreements and you paid the money?—Yes, and they went away.

23,056. Then perhaps you will go on with what you were about to say, and tell us about the cost of ground, and the claims of compensation. At the same time I will not ask you to go into that matter at any considerable length, for this reason; that you are probably aware that not only is the artisans' dwellings law under Sir Richard Cross' Act not exactly the same but rather more liberal to the public than would be the provisions under your private Act, probably, but also that Sir Richard Cross' original Acts were amended in 1882 to meet some of the difficulties with regard to compensation that have arisen under the earlier forms of the Acts, so that those matters are therefore outside the present position of the Artizans Dwellings Act?—Except that in most important particulars Sir Richard Cross' Acts do not apply to Ireland.

23,057. Oh yes they do?—The practice in taking land in Ireland under the Act is wholly different from that in England.

23,058. Do you refer to traversing?—I refer to the system of assessing the damages. From the commencement to the end it is wholly different. One of the matters which I wanted to point out to this Commission is, that the practice in Ireland is regulated by a code of Acts known as the Railways (Ireland) Acts, which may answer to the Lands Clauses Consolidation Act of 1845. Under that Act there are two proceedings. In the first place, plans are lodged; then a draft award is made by the arbitrator, and he sits to hear the objections to the draft award. That involves two sittings at a very much increased cost. I would recommend that one of those sittings should be abolished, and that only one sitting should be held. From his decision appeal may be had to a jury. That system has worked most mischievously both in artisans' dwellings cases and in the case of any public improvement. In England, under Sir Richard Cross' Act of 1875, no person could appeal from an award unless the amount of damages was 500*l.* That has been amended; that limit was not considered sufficient evidently, and was amended in 1882, and increased to 1,000*l.* There is no such limit in Ireland.

23,059. (Sir Richard Cross.) We have recommended that alteration in our English Report, so we need not go further into that?—If you abolish the appeal, you have to provide in Ireland a wholly different system of assessing damages; it is quite different from the system in England. I say that that limit, if appeal be not abolished, should be extended to Ireland. The promoters are placed at this further disadvantage, they cannot traverse unless the award exceeds 500*l.*

23,060. (The Chairman.) It is the fact, as Sir Richard Cross has stated, that this Commission have recommended such an alteration of limit. I think a corresponding change in Ireland would meet your views, would it not?—Except that the tribunal in Ireland is wholly different from the tribunal in England; the officer in Ireland is an officer appointed by the Board of Works. I think it an extremely difficult thing to get an official so appointed who would be competent to assess damages for the taking of lands in the country, and to assess the damages for the taking of houses in Dublin, where questions of trade compensation arise. I speak in the interests of the promoters endeavouring to acquire land, but I can see that it might not be perfectly fair in the interests of claimants to have no appeal from a tribunal of that

kind; therefore although the Commission in their preliminary report say that it is the interest and advantage of lawyers and surveyors that these appeals should exist, I think notwithstanding that that there should be some mode of reviewing the decision of an arbitrator; but if the right of traverse be not abolished there should certainly be an appeal in my opinion from the decision of the jury, a system which has worked most mischievously.

23,061. You would have a double appeal you mean?—I say that unless the arbitrator's award be made final the verdict of a jury should not be final.

23,062. Either you would abolish the appeal or else you would have two appeals?—Yes, certainly.

23,063. Those would probably be very costly, and therefore you will probably come back to the view to which we incline of abolishing the appeal?—The Act of 1882 does not apply to Ireland.

23,064. Yes it does?—Not as regards the limit of traverses.

23,065. But the Act as an Act applies to Ireland, does it not?—No, it is in this way; the original Act of 1875 says that land is to be acquired under the Lands Clauses Act in England as amended by the schedule to this Act; but in Ireland the Irish Lands Clauses Act is abolished and the Act of 1882 does not apply. The decisions of juries in cases in which I have been interested have been extremely bad; they have been particularly bad in cases of licensed houses; but I think it is a very serious thing for promoters to be at the mercy of a jury, because in Ireland as in England there is no appeal whatever from the decisions of juries. Perhaps the Commission do not require to be satisfied as to the miscarriage of those cases before juries, but if they wish it I can give ample proof.

23,066. No, we have had full evidence this morning of most startling cases with regard to the Coombe area?—Very well, omitting that portion, if you are satisfied upon that question of miscarriage before juries, I have nothing further to add.

23,067. (Mr. Gray.) Would you have any remedy to suggest in the first method of assessing compensation for trade disturbance, that is the main difficulty, is it not?—Yes, the arbitrator is not a person accustomed to that; you could not select an arbitrator who would be accustomed to all sorts of businesses, and therefore he cannot bring technical knowledge to bear upon it; he is guided by the witnesses who come before him; the witnesses on the part of the company, I must say, usually give their evidence very fairly, and in an unprejudiced manner; the witnesses on the part of the claimants are all prejudiced, and there is nothing but a mass of misleading figures to decide upon. The arbitrator has power to appoint an accountant, but I know of only one case in which he has exercised the power to appoint an independent accountant. If he were required to do so it might be an advantage. But the only suggestion I would make at present would be that the double mode of procedure should be abolished, and that there should be only one inquiry before an arbitrator, now there are two, that would save half the expense.

23,068. And either abolish the traverse or give an appeal against the traverse?—Yes.

23,069. If you are ascertaining the value of premises in which a number of parties are interested, do you find, as a rule, that if compensation has to be paid, say, to six parties interested in a house, from the ground landlord down to the tenant in occupation, you would have to pay more for such a house than for a house exactly similar in all respects, save that it is owned and occupied by one person to whom a single payment would have to be made?—Most undoubtedly; you have to pay a great deal more when the interest is split up.

23,070. Do you think it would be a fair thing in such a case to ask an arbitrator to ascertain the gross value of the premises and leave it to be divided?—I do not think it would. I think each individual has a right to whatever the selling value of his interest is.



Mr. Alderman  
V. B. Dillon.

23 May 1885.

23,071. You think the parts can be greater than the whole?—It is a most curious thing, but in my experience the parts do work out to be very much greater than the whole. If a person makes these sub-lettings of premises, the value of the interests is increased, but the great difficulty is the trade interest, which has to be compensated for.

23,072. I am not exactly able to follow how it is that the Act of 1882 does not apply to Ireland; will you explain how that is?—The Act of 1875 defines the mode in which land is to be taken; it says in England that the clauses of the Lands Clauses Consolidation Act, 1845, as amended by the schedule to the Act, shall apply; but in Ireland the Lands Clauses Consolidation Act, as amended by a number of Acts known as the Railways (Ireland) Act, shall apply, and not as amended by the schedule. The amendment to which I referred in the schedule limits the right of appeal to an award of 500*l.*, which was increased subsequently to 1,000*l.*; that does not apply to Ireland, because the schedule does not apply to Ireland.

23,073. (Mr. Jesse Collings.) Then what is the procedure in Ireland?—There is no schedule.

23,074. (Mr. Gray.) But the Act of 1875 applies to Ireland, but substituting the Railways Acts for the Lands Clauses Acts?—The whole code is governed by the old code relating to the acquisition of land for railways since the year 1851, and no amendment has been made by those recent Acts.

23,075. (Sir Richard Cross.) Then why does not the Act of 1882 apply to Ireland?—Because the Act of 1875 does not apply.

23,076. (The Chairman.) The Act as an Act applies to Ireland, but neither the Act of 1875 nor the amending Act of 1882 apply as regards this limit of money, and so forth, because the whole thing hangs upon a series of Acts in Ireland, which constitute a different mode of procedure?—Just so. If you would allow me I would send you a memorandum containing information upon that point.

23,077. Will you also send in the form in which you would like to see amendments to our recommendations?—Yes.

The witness withdrew.

Dr. T. W.  
Grimshaw,  
M.A., M.D.,  
F.R.C.S.P.

Dr. THOMAS WRIGLEY GRIMSHAW, M.A., M.D., F.R.C.S.P., examined.

23,084. (The Chairman.) You are Registrar General for Ireland, I believe?—I am.

23,085. You are a graduate in arts, medicine, and surgery of the University of Dublin and a fellow of the King's and Queen's College of Physicians in Ireland?—Yes.

23,086. You have been a censor and examiner at the College of Physicians and an examiner in the Queen's University in Ireland?—Yes.

23,087. You have given a great deal of attention to questions of public health and State medicine, I think, and you have delivered many lectures and written many papers upon the subject?—Yes.

23,088. And you discharge personally the duties of medical superintendent of statistics to your department?—Yes.

23,089. You have given special attention to the subject of the housing of the artisan and labouring classes, particularly in Dublin, have you not?—Yes.

23,090. You were connected with the Cork Street Fever Hospital a great many years ago, and you still hold an honorary appointment in connexion with that hospital?—Yes, I was physician to the hospital for 13 years, and I hold a sort of brevet rank as a consultant.

23,091. And when you were first connected with that hospital you began to turn your attention to the housing of the working classes?—Yes.

23,092. You used to investigate the circumstances under which the patients, who were admitted to the hospital, lived when they were at home?—Yes.

23,093. You know the south side of Dublin well

23,078. (Mr. Jesse Collings.) With respect to this tribunal of arbitration, do you think that an arbitrator appointed by the Local Government Board, an official arbitrator, in an official position, and without a jury, and whose verdict shall be final, would be an improvement upon the present system?—That is the system we have in Ireland.

23,079. (The Chairman.) That is the system in England, the universal system under the Act of 1882?—The arbitrator is appointed by the Board of Works.

23,080. (Mr. Jesse Collings.) If an arbitrator was sent from the Local Government Board, not a professional arbitrator but a man with a judicial character, who could come down and hear whatever evidence he chose, and give his verdict, and whose verdict was final, would that be an improvement on the employment of a professional arbitrator, a man who was perhaps employed by one of the contending parties in his private capacity at sometime or another. I do not say that that would influence him altogether, but it would be likely to be an element in the transaction?—I think what you suggest would be an improvement, but the interests involved are so very large that where we have the system of trial by jury for such trifling interests, it seems to be a great change in the law to confide claims of thousands of pounds to the decision of any one single individual.

23,081. I thought you objected to the jury?—I object to the jury if it is a final tribunal; I would think it an improvement that there should be this individual, looking at it from the promoters' point of view; but looking at it from the point of view of the claimants, I think it might work injuriously to them, but I think it would be an improvement, and would simplify the carrying out of works. My strongest difficulty is with the juries. I have been hit so much by them that I have rather an edge on them.

23,082. (Mr. Gray.) With regard to the arbitrators appointed in Ireland, of what profession are they usually?—All the arbitrators I know are land agents.

23,083. And pursuing their ordinary avocations as land agents at other periods?—Certainly, that is so.

and you know the north side of Dublin and the suburbs to some extent?—Yes.

23,094. You were also for many years a member of the Inspection Committee of the Dublin Sanitary Association, and you visited many houses in that capacity?—Yes.

23,095. You gave evidence before a Select Committee of the House of Commons in the year 1876 on the question of Local Government and Taxation of Towns (Ireland), did you not?—Yes.

23,096. And your evidence had reference to the sanitary defects of Dublin and the condition of the dwellings of the working classes?—Yes.

23,097. In the year 1871 you published a pamphlet on the prevalence and distribution of fever in Dublin, did you not?—Yes, I have that pamphlet here (*producing it*).

23,098. In that pamphlet you gave descriptions of the houses at the time and maps of the unhealthy districts?—Yes.

23,099. You also gave evidence before the Local Government Board Inspector who held the inquiry relating to the application of Sir Richard Cross' Acts in the Coombe area?—Yes.

23,100. In your evidence in 1876 you stated that at a meeting of 11 out of the 14 medical officers of the city, held a short time previously, nine out of the 11 who were present declared their opinion that the high death-rate in Dublin was in a great measure due to the houses?—Yes.

23,101. You took active part in founding the Artizans' Dwellings Company, and you frequently visit the company's houses, I believe?—Yes.



23,102. And you have quite lately, during the past month, with a view to the present inquiry, visited a great number of streets and bye lanes and examined the condition of the houses, and you have compared their present condition with their former condition as it was known to you?—Yes, I have visited above 200 streets and examined above 70 houses, besides casually looking out many hundreds more. This (*producing a map*) is a map showing the parts of the town that I went through recently. They are marked with a blue line.

23,103. Your opinion is, that except in cases where the houses have been completely removed and rebuilt there is not much improvement in the tenement houses in Dublin?—Practically there is no improvement structurally in the houses, although there is some in the surroundings.

23,104. You think that improvement has taken place in the state of the yards and in the ash-pits and closets, and you think, probably, that the accumulations of filth around the houses are less bad than they used to be?—Yes.

23,105. Do you know of any houses which have been closed, as being unfit for human habitation, which are now open again and as bad as they were before?—Yes, I have come across some cases of that kind.

23,106. Those are houses which are supposed to have been repaired and to have been made fit for human habitation, I suppose?—Yes, and I have no doubt that they were partially repaired, that is to say, they were touched up.

23,107. Do you know of houses being surreptitiously inhabited when they are supposed to be closed?—I cannot say that; but I have got a hint that people have walked into some of these places almost in spite of the sanitary officers.

23,108. One witness told us that he knew of houses which were surreptitiously inhabited when they were supposed to be closed?—For instance, a place called Meath Market in the Liberties, with 12 houses in it, I think some years ago was closed completely and those houses were all open a few weeks ago, except two.

23,109. You have been Registrar General since 1879, have you not?—Yes, I was appointed in September of that year.

23,110. The registrars furnish notes, with their quarterly returns of births and deaths, which give information regarding the prevalence of disease and the sanitary condition of their districts, do they not?—Yes, that (*producing a paper*) is a copy of the last return. I have marked some points which I thought, perhaps, the Commission would like to have before them.

23,111. You go carefully over these notes, and all those which point to defects which seem to require immediate attention are forwarded to the Local Government Board?—Yes. There is a point which I have not made a note of that might be worth mentioning. I classify those reports into two lots; some of them are marked "confidential," which are not printed under any circumstances in the report. They are reports in which there is some reflection, perhaps, on individuals or sets of individuals, and I have an arrangement with the Local Government Board that they are only to utilize those reports through their inspectors; so that they are not made public unless it is absolutely necessary for the Board to do so.

23,112. The Irish census is more complete and more minute than the English census, I think?—It is more detailed, and it deals with some points that are not dealt with in the English census.

23,113. It is fuller, perhaps, in some points than even the Scotch census; in other points it is not so full as the Scotch census. It is much more full than the English census in containing special statistics as to house accommodation; but it does not, like the Scotch census, show the number of people living in single rooms?—Not in rooms. The Scotch census deals with the question of rooms directly, and we deal with it in a sort of indirect way, by classifying the houses

and then ascertaining how many families there are proportionately to each house.

23,114. Your returns also contain statistics of disease, showing the number of persons sick and the nature of their illnesses on the census night?—Yes.

23,115. Then your Dublin census contains a social census, does it not?—Yes; that is only for Dublin and the Dublin registration district.

23,116. You have prepared certain tables with regard to house accommodation which show the percentage of families occupying each class of accommodation?—Yes.

23,117. In your house accommodation table, Dublin appears to come out rather badly, does it not?—It appears to be the very worst, so far as such accommodation as would be used by the working classes goes.

23,118. On the other hand, it has not such a high death-rate as some of the towns which according to these tables are classified in a more favourable way and appear in a better position?—The death-rate of Dublin is nearly the highest.

23,119. The death-rate of Dublin last year was not so high, was it, as that of Waterford?—No it was not.

23,120. Nor so high as that of Listowel, or New Ross, or Enniskillen, or some of the smaller towns?—No; but then the number of people there is very small indeed, and a few deaths make a great difference. You will find in the abstract which has just been presented to Parliament a table of the death-rates of all the urban sanitary districts in Ireland.

23,121. The tenement system prevails a great deal more in Dublin than elsewhere, does it not?—The system of living in large tenement houses prevails to a very great extent.

23,122. One fourth of all the families in Dublin are housed in large tenement houses with six or more families in each house?—Yes, they are, in round numbers. Of course that relates to the city of Dublin.

23,123. Then the number of persons per house is much higher in Dublin than it is in any other part of Ireland, is it not?—It is. I may mention that the birthplace table is drawn up with a view of illustrating the migration of country people into towns. It was really drawn up for the French Government. A question was sent to me from the Foreign Office, and it was in order to illustrate the point put there that I got that table prepared, and I thought it might be useful to this Commission.

23,124. Dublin, however, is altogether an exceptional place, not only in Ireland, but in the United Kingdom, from the fact which has been stated here to-day by a great number of witnesses, who all agree that the working-class population is moving into the city, and the richer population is moving out of the city?—More correctly speaking, the working-class population are staying in the city.

23,125. As the houses which were formerly occupied by the wealthy go down hill and become old they appear to be deserted by the wealthy, who move into the adjoining townships, and to be occupied by the working classes?—Yes; that is certainly the effect.

23,126. A much smaller proportion of the working people of Dublin reside in the suburbs than is the case in other towns, I believe?—Very few indeed reside in the suburbs of Dublin.

23,127. The death-rate for the whole of Ireland is lower than that for the whole of England, is it not?—It is.

23,128. But the death-rate of the Irish towns is vastly higher than that of the English towns?—It is.

23,129. How would you account for that curious state of things?—It is very hard to account for it. The only explanation is the extremely unsanitary condition of Irish towns.

23,130. In England the death-rates of the towns, putting aside manufacturing towns where there are unhealthy trades carried on, are in many cases better than in the rural districts, but in Ireland it is exactly the opposite?—It is.

23,131. In the towns in the south of England the death-rate is lower than it is in the rural districts,

Dr. T. W.  
Grimshaw,  
M.A., M.D.,  
F.R.C.P.I.

23 May 1885.



Dr. T. W.  
Grimshaw,  
M.A., M.D.,  
F.R.C.P.I.

23 May 1885.

but in Ireland the case is exactly the opposite?—There are two tables that I have here, extracted from a decennial abstract of births and deaths, Tables X and XI, where the town districts have been grouped and the country districts have been grouped by provinces. All those towns have populations of 10,000 or upwards, and it is there shown very markedly how excessive the death-rates of the town districts are as compared with the country districts. Table X. gives the absolute numbers and Table XI. gives the per-centages.\* Then you will see that there is a table for the four past years. The reason why I have separated them from the other statistics is that during those years I have excluded the deaths of all persons who came from places outside these districts into public institutions. Nearly all the towns on that list are towns containing public institutions and workhouses and the death-rate is corrected.

23,132. The mortality in the Irish towns is 25·7 per 1,000, whereas in the large towns of England it is 21·8?—The similar list published in the Registrar General's Return for England for this year gives 21·8, and for Scotland 23·2.

23,133. Your Table No. 6 gives the corrected death-rate during the last four years?—When I say that it is a corrected death-rate, perhaps you are aware that there is a table of corrected death-rates which is published by the Registrar General for England, in which he corrects the ages and other matters. This table is not corrected in that sense; it is corrected by throwing out the cases of persons who came into public institutions from the surrounding country and died there.

23,134. I find that Waterford has a very high death-rate; are you acquainted at all as to the towns outside Dublin with anything besides the mere facts?—No; I have never been in Waterford.

23,135. You know nothing about the causes of this high death-rate?—Of course we have the causes in detail. For instance, I know from recollection that diarrhoea is a very potent cause of death in Waterford.†

23,136. And in Kilkenny there is also a very high death-rate, is there not?—The same remark applies to Kilkenny.

23,137. What do you say as to Limerick?—The death-rate of Limerick is very high, but I cannot exactly remember what the cause is.

23,138. Deaths from zymotic diseases are very high in Limerick, are they not?—They are.

23,139. And they are extraordinarily high in Waterford, are they not?—Yes, they are.

23,140. Do you know whether the attention of the authorities has been directed to the very high death-rate in places like Waterford?—That does not come within my department; that is under the Local Government Board; and of course they get all this information as soon as I can supply it to them. You will find the smaller towns for the past two years in the parliamentary abstracts, where the death-rates of all the urban sanitary districts of Ireland are given, together with the principal causes.

23,141. With regard to those towns which had a very high death-rate before 1881, judging from the census of 1881, I want to see what their death-rate has been since. What is the death-rate of Listowel, for instance?—42·5 for the year 1884.‡

23,142. That is a frightful death-rate. What was it for 1882 and 1883?—I could not give it you for 1882 and 1883. This is a new table, and Listowel must have been a newly constituted district, so that it is not here.

23,143. What was the death-rate in New Ross?—It was 30 in 1884, and in 1883 it was 31.

23,144. What was the death-rate in Enniskillen?—

The death-rate in Enniskillen was 35 in 1884, and in 1883 it was 31·2.

23,145. The death-rate for the whole of Ireland was 16·9 in 1884, was it not?—I think so.

23,146. And for the rural districts it was 14·9?—Yes.

23,147. So that you have in those places a death-rate of more than double the total rate for Ireland, and that not for a single year of epidemic, but continuously?—Quite so. The columns further on show that there was no very great epidemic.

23,148. These are places which I picked out from the census of 1881.

23,149. (Mr. Lyulph Stanley.) What is the population of Listowel?—The population of Listowel is only 2,965, and it is not likely to be less than that, for the population of Kerry is increasing.

23,150. (The Chairman.) Have you in your hands a copy of Table X. of the decennial abstract already referred to?—Yes.

23,151. That is a table showing the total deaths and deaths from several causes registered during the 10 years from 1871 to 1880 in those unions or superintendent registrars' districts containing towns which in 1871 or 1881 had a population of 10,000 or upwards?—Yes. Table No. XI. contains the rate struck on Table No. X.

23,152. Will you look at Tables No. 9 and No. 10, and at the corrected Table No. VI., if necessary, and tell me the death-rates and such circumstances as appear to you to be important, so that I may get on the evidence the death-rates from various causes in these unhealthy towns?—There are none of the small towns in this table; these are towns of 10,000 inhabitants or upwards.

23,153. Will you give me the facts for Cork, Limerick, and Waterford?—You understand, of course, that these are unions containing towns. For instance, in the case of Cork, Queenstown is included as being another town of 10,000 inhabitants.

23,154. I quite understand that it is the whole union. Can you give me the death-rates for the towns themselves?—Yes, I can give you those from another table.

23,155. Have you specified the various causes in the tables under the towns?—I have not done so, but I can give you that at any time if you wish for it.

23,156. Will you kindly give me some definite information as to the death-rates in the following towns, so that I may have it early on Tuesday morning; the death-rates, say, for the last 10 years, for Cork, Limerick, Waterford, and Listowel?—I do not think we can give it you for Listowel, because this system of taking out the information has only been quite recently introduced.

23,157. Then I am afraid it is no use my asking you as to New Ross and Enniskillen?—I can give you the figures for the New Ross dispensary district; that is not the unit of the sanitary district.

23,158. What sized district would that be as regards population?—The area is 4,400 acres and the population 7,280, according to the census of 1881.

23,159. We shall be glad to have any facts that you can give the Commission bearing on these particular towns: New Ross, amongst the smaller towns, and the three larger towns which I gave you. With regard to the nature of the deaths, which cause the extraordinary surplusage of mortality in the Irish towns over the Irish rural districts as contrasted with what occurs in England how far are those deaths, generally speaking, deaths caused by diseases of the respiratory organs?—A great proportion of them.

23,160. Why should the number of those deaths be so much higher in the towns than in the country?—I believe it is owing to the unsanitary conditions in which the people live.

23,161. Do you think it is from their being crowded?—Partly from their being overcrowded and partly from the bad air of their houses and their surroundings. Those towns are generally very dirty places.

\* See Supplement to the Seventeenth Report of the Registrar General of Marriages, Births, and Deaths in Ireland. Containing Decennial Summaries, Tables X. and XI., pp. 18 and 19.

† A further examination of the statistics shows that typhus prevailed in Waterford during this period.

‡ A further reference to the original returns showed that in the case of Listowel the deaths of certain persons who came into the workhouse from outside the district had been included by the late registrar in the urban death rate.



23,162. But if it were dirt, would not that show itself more in zymotic diseases?—I am one of those people who think that the general lowering of the health from dirt is of more importance than the power of dirt in promoting zymotic diseases. For instance, I think you will increase your death-rate from lung diseases in far greater proportion by dirty surroundings than you will increase your death-rate from zymotic diseases.

23,163. These figures go rather to confirm that view?—However, that is a matter of opinion.

23,164. The death-rate from lung diseases in Irish towns is extraordinarily high, is it not?—It is. When you take consumption and diseases of the respiratory organs together it is very excessive, and it is almost impossible to separate them in any statistics.

23,165. (*Mr. Gray.*) Have you seen this memorandum on the dwellings of the labouring classes published by Mr. Wodsworth?—Yes, I think I have, but I am not quite sure.

23,166. He says this, with reference to the death-rate: "It is a mistake, however, to conclude that the high death-rate in towns is attributable solely to the dwellings of the poor classes. It is due to other causes also, and I attach a memorandum on the subject prepared some time since, but which still holds good. It is mainly attributable to the deteriorated constitutions of the population, a deterioration which is the result of inferior and insufficient food, poor clothing, and misery generally for generations, resulting in sickly, feeble, and strumous conditions of body, rendering the poor people obnoxious (to use a medical term) to disease, and unable successfully to resist its inroads and consequences." I find that this interesting table which you have handed in, and which gives the birth-places of the people, shows not only with reference to Dublin, but with reference to all the Irish towns, that there is a steady influx into the towns, that although the population may not be increasing, and even in the towns where we know that the population is decreasing, the percentage of those born outside is steadily increasing over a series of years?—It increased very much in 1851, but there is not, I think, a very great increase since.

23,167. We see that in Dublin it has increased steadily from 24 to 32 per cent.; in Kilkenny it has increased since 1841, taking four decennial periods, from 6 to 14·91 per cent.; in Drogheda it has increased from 7 to 13 per cent.; in Cork from 4 to 7 per cent.; in Limerick from 10 to 17 per cent.; in Waterford from 15 to 24 per cent.; in Belfast from 12 to 16 per cent.; and in Galway from 8 to 12 per cent. As a rule, I may take it that the majority of those people may be assumed to be broken down?—They are people in search of work. For instance, in Belfast they are people who have gone there because there is plenty of work for them.

23,168. But, as a rule, do you not think that most of them are broken down and that they have come as a last hope into the towns?—I do not. From my conversation with large employers in Dublin—corn merchants, for instance—they say that all their corn porters come from Wicklow and Kildare; they are not Dublin born people. The degeneration appears to commence after the people have settled in Dublin for some time.

23,169. Taking that observation of Mr. Wodsworth's in connexion with the facts shown by this table which you have handed in, and also in connexion with the other fact, that while the death-rate in the Irish towns, though not higher absolutely, is higher relatively than in the English towns, in proportion to the rural death-rate, and also the fact that the death-rate from zymotic diseases is not much higher, it would suggest itself to me that the high death-rate of these towns is accountable for by such diseases as consumption and bronchitis, and that would point

more to an impoverished condition of the people than to what we should call, in the ordinary sense, insanitary conditions, such as dirty houses?—Of course, it is open to that, and I know that it is the opinion, for instance, of Dr. Cameron, who has often expressed it to me, that the proportion of very poor people in Dublin is much greater than it is in most other places—in England, for example. It is impossible to arrive at a precise conclusion, because when you come to compare the poor law statistics, owing to the way in which relief is given, and from other causes which come in the way such as voluntary aid and charities in large towns, you cannot make a fair comparison.

23,170. Your table would show, with reference to Dublin, if you take table No. 7 and you take the period from 1875 to 1880, that the death-rate has increased from 27 to 36?—Yes; but you must take into consideration that the deaths are better registered. On the passing of the Public Health Act, 1878, there was a clause introduced as to that. That increases the number of deaths registered by about 10 per cent.

23,171. But still, even taking the whole period, there is no substantial reduction of the death-rate?—There is not any reduction, in fact.

23,172. But there has been a reduction of the zymotic death-rate?—There has.

23,173. And there has been, as we know (although we may differ as to its amount), a very considerable effort in the direction of sanitary improvement?—Yes, in the direction of a lowering of the zymotic death-rate; for instance, the suppression of infectious diseases is much more actively carried on than it was formerly.

23,174. And also as regards cleansing?—The regulations as regards cleansing are much better. For instance, as I have already said, the yards of the tenement houses are much cleaner; but the structure of the tenement houses is not a bit better; in fact, I think it is worse.

23,175. There have been new houses built, have there not?—There have been new houses built, but those new houses do not do more than tend to keep down the evil.

23,176. But when we find simultaneously with a considerable expenditure of money and efforts in the direction of sanitary improvement a reduction in the zymotic death-rate not followed by a corresponding reduction in the general death-rate, would it not tend to indicate that the high death-rate is in some substantial degree occasioned by causes which are beyond the reach of the sanitarian, such, for instance, as poverty?—There is no doubt of it.

23,177. I mean the direct action of poverty, want of clothing, and want of food causing a high death-rate from chest diseases and diseases of that kind?—No doubt.

23,178. (*The Chairman.*) Have you ever compared the death-rate among the most miserably poor of the population of parts of Mayo, for instance, with that prevailing in these towns? I fancy from what I see in your figures that the death-rate is higher in those towns than it is in the poorest parts of Ireland?—Very much more so. The death-rate of Mayo is low. That really comes to the question of the houses again to a certain extent. The rural population really do not look upon their houses as homes to live in in the same way that town people do; they live, as every one in Ireland knows, to a very large extent out of doors, and they keep their doors open, and it is only as shelters that they use those houses.

23,179. (*Mr. Gray.*) Would you not say, as a medical man, that the exposure which would give a bad attack of bronchitis, or sow the seeds of consumption in an ordinary average denizen of a town, might be withstood with comparative immunity by the average agricultural labourer in Mayo?—Certainly.

The witness withdrew.

Adjourned to Tuesday next at 10 o'clock.

*Dr. T. W. Grimshaw,  
M.A., M.D.,  
F.R.C.Q.C.P.I.*

23 May 1885.



## At the City Hall, Dublin.

Tuesday, 26th May 1885.

## FORTY-FIFTH DAY.

PRESENT :

THE RIGHT HON. THE EARL BROWLOW.  
THE RIGHT HON. SIR RICHARD ASSHETON CROSS,  
G.C.B., M.P.  
THE RIGHT HON. SIR CHARLES WENTWORTH  
DILKE, BART., M.P.  
THE RIGHT REV. THE BISHOP SUFFRAGAN OF BED-  
FORD.

THE HON. EDWARD LYULPH STANLEY, M.P.  
MR. EDMUND DWYER GRAY, M.P.  
MR. JESSE COLLINGS, M.P.  
MR. SAMUEL MORLEY, M.P.

MR. JOHN EDWARD COURTENAY BODLEY,  
*Secretary.*

THE RIGHT HON. SIR CHARLES WENTWORTH DILKE, BART., M.P., in the Chair.

MR. J. E. KENNY, L.R.C.P., L.A., examined.

Mr.  
J. E. Kenny,  
L.R.C.P.,  
L.A.  
26 May 1885.

23,180. (*Chairman.*) You are visiting medical officer of the North Dublin Union Hospital?—Yes, and I have been so since the beginning of the year 1880.

23,181. And five years ago you were medical officer of health for seven years of the No. 2 north city district of the North Dublin Union?—Yes.

23,182. Your attention, I believe, was called to over-crowding in the habitations of the Dublin poor?—Yes, my attention was constantly called to it; it was a constantly present evil to a very considerable extent.

23,183. You were struck with the wretched condition of the people as regards the absence of cleanliness or comfort and deficiency of air space?—Yes, and with the impossibility of their being clean under the circumstances in which they lived. My impression was that they were not dirty from choice but from necessity.

23,184. And there was a considerable want of sanitary accommodation?—There was almost an entire want of sanitary accommodation.

23,185. That particular evil has been a good deal remedied by the action of the Corporation within the last five years, has it not?—Yes, a good deal, as much as was possible under the circumstances.

23,186. There was an absence of means for the separation of the sexes, was there not?—Yes; except where a tenant was able to take two rooms there was no possible means of separation of the sexes.

23,187. Of course you know that in Dublin there are in force byelaws under section 100 of the Public Health Act which gives a Corporation power to enforce means for the separation of the sexes, such as the putting up of screens and so forth?—Quite so; but it was exceedingly difficult to act upon it, for so far as my experience up to that period was concerned, I saw no steps taken in that direction. There are houses which are in that way dealt with by private owners, and there is one notable example which I think it would be worth the while of the Commission to visit in Stafford Street, and which I mentioned before a previous Commission. Mr. Marjoribanks, who owns nearly the whole of one side of Stafford Street, has modified houses therein which were never intended for tenement dwellings into something approaching decent tenement dwellings in the way referred to.

23,188. One need hardly ask you with regard to the effect of these wretched conditions upon the social and moral habits of the people?—It goes without saying.

23,189. And also upon their health and wage earning capacity?—Yes, certainly. I think a great deal of the ill-health of Dublin, though not the whole of it, and of large cities generally must be attributed

to the depressed conditions under which the people live which must of necessity lower their wage earning power, and to that extent make them worse labourers and less manually dexterous, and less intelligent than those who live in better conditions.

23,190. We have already heard from representatives of the Corporation the difficulties that are in the way of dealing with tenement dwellings which are unfit for human habitation by reason of defective construction, and their view as to the expenses incurred for compensation?—I should have nothing to add to that, because that is quite outside my line. I only know it from evidence from without.

23,191. Of course you would agree with the other witnesses as to the dislike of local bodies to undertake very large and comprehensive schemes, through fear of increasing the already high local rates?—Quite so. There is a general disinclination on the part of local bodies to undertake such schemes, for example, in Dublin the rates are very burdensome, and the occupiers pay them all, and even those who will not take any trouble in such matters are loudest in their outcry against an increase of the rates. An exceedingly ignorant cry is very often raised by people, of whom one would expect more intelligence, against corporate bodies for not acting in a way in which they themselves will not, through their obstructive tactics, allow said bodies to act.

23,192. Have you any remedies to suggest upon the subject?—I would be inclined to apply very radical remedies indeed, and chiefly in the direction of interference with the so called rights of property in which I am a thorough disbeliever; I do not believe that property has any inherent rights, though those who possess property have rights. In reading Mr. Gray's addendum to the report, I am strongly of the opinion that he has hit upon a very valuable method, that is to say, the compulsory purchase by municipalities and other bodies of such entire or partial interests as may be found necessary in the property under their control and the dealing with them as is thought best for the public benefit. But I would go further and say that where there is a limited ownership, that is to say an ownership limited to the tenant, and the tenant in tail with no other heir apparent at the time, public bodies, for the public good, ought to be able to say, to the owners of such property where there has been a user of it for a long time by the parties owning it (some of whom have acquired it under very suspicious tenures indeed):—"You have had the advantages derivable from the possession of this for a sufficiently long period, and we now give notice that at the expiration of the tenant in tail's interest possession thereof for the public good will be resumed."

23,193. Without compensation?—Without compensation.

23,194. (*Sir Richard Cross.*) Without paying any-



thing?—Without paying anything. If compensation according to the so called rights of property were to be paid, it would be just as burdensome as any rates that you could put upon the people to carry out improvements without buying the property.

23,195. I should like to understand exactly what you mean. Do you mean that in all cases where there is a property in tail with a life tenant and a reversion to somebody else, the municipality is to take the property from the life tenant?—No, I would leave it to the life tenant and the tenant in tail; and the public body should then and there give an intimation that at the termination of the tenant in tail's interest the property should revert to the public body.

23,196. You say that the property should revert to the public body, but it never came from them in the first instance?—That it should become the property of the public body. But I think I am right in saying "revert" notwithstanding. I believe that all the property now claimed to be possessed absolutely by the owners was obtained in the beginning by the first owners by illegitimate means, and that therefore it is in reality public property and should revert to the public.

23,197. But still after the tenant for life and the tenant in tail, there is always a reversioner of some kind or other is there not?—Yes, but beyond a given time that reversion is unprovided for, I believe, by the law of entail. Supposing that I possess property and I have a son who is tenant in tail, if there is no heir to him at the time we are treating of, then there is a limited ownership between the two, the actual possessor and the next tenant. I would in that case give an intimation that the interest of those people would terminate at the termination of the next life. I will take an example. The Pembroke Estate was obtained on some extraordinary terms from the Corporation of Dublin on a ridiculous rent, a rent which even at the time could not have represented by any means its value, a rent of 40*l.* a year. That is now worth thousands a year; and that increase of value has been brought about by no efforts on the part of the landlords. I do not mean to say that the landlords are now making no efforts to improve the estate; they do, and in this particular instance I believe the landlord has made a considerable improvement. But in cases where landlords have done that they have derived very large benefits from it; and that which was originally let at 40*l.* a year has become, in the main, without the efforts of the owners, of enormous value now. I say that that value should belong to the people.

23,198. That is what is called the unearned increment?—The unearned increment.

23,199. That is your point?—That is my point.

23,200. (Chairman.) But you gave evidence much more strongly than that just now?—I do not see the distinction.

23,201. You said just now that you would take away property from a man and his son without any compensation at all?—What I said was that at the termination of the next interest, the falling in of the next life, it should *de facto* become the property of the public body.

23,202. (The Bishop of Bedford.) If there was no direct heir?—Whether there was a direct heir or not.

23,203. (Sir Richard Cross.) And whether the property belonged originally to the Corporation or not?—Where it belonged to the people. If it did not belong to the Corporation, it belonged to the people, who are now represented by the corporations.

23,204. (The Bishop of Bedford.) You said, did you not, that the ill effects of overcrowding and the insanitary state of the houses that you described upon the morality of the people went without saying?—I do not think I said that it had an ill effect upon the morality of the people; the morality of the people is of a very high standard; but I say that the tendency of such conditions is necessarily to lower the moral tone of the people.

23,205. Is not the standard of morality exceptionally high in Ireland?—It is exceptionally high, I am happy to say.

23,206. Therefore you have not seen in practice those ill effects of overcrowding exemplified in immorality?—Of course every one in his experience will have seen examples which he may in his mind trace to those causes, though there may have been other causes at work as well.

23,207. But those examples have been very few?—Very few, I speak of the tendency. I would wish to mention, that I think it is not alone the crowding in Dublin, and the poverty and the dirt and other causes which will account entirely for the abnormally high death rate in a city like Dublin, and for the abnormally high death rates in other large towns in Ireland. I think that these high death rates are not to be accounted for either by those conditions, or by the geographical position or climatic influences of the places in question. You must seek for the causes outside the cities themselves, and they are of a general character. The general condition of the people of Ireland is one of extreme depression and poverty. In the rural districts the general effects of bad food and insufficient means of livelihood are counteracted by the fact that the people live in a condition of isolation or semi-isolation, and with plenty of fresh air, which is not only a great factor in health, but which is actually food, and which is very often overlooked as being a food. Air is a food in itself in a certain sense. That counteracts to a considerable extent some of the other conditions under which they live, and that of course is absent in the towns when they come in there. Those results of which I speak arise from political and social causes, and these high death rates of the cities are therefore to be looked at as arising, not only from sanitary defects, but from the socio-political condition of the people. When they are driven into the towns by want of means of livelihood in the rural districts, they become then subjected to all the evil influences of the towns in addition to those outside. A constant depression is going on, their employment is precarious from want of trade and commerce in the country, and their general condition of life is very low. Under such conditions the human frame becomes exceedingly susceptible to disease, and a very trifling accident will determine an attack of disease in the case of a person so situated. It is for that reason that I have said that I think the question is a national one, and ought to be dealt with from a national point of view. It would lead, in my opinion, to the necessity of a local central body of a really representative and strong character in which the people would have confidence, and which would have ample power of dealing in a legislative way with those evils which we are discussing.

23,208. (Chairman.) How could anybody deal with that particular evil?—They would have the power of encouraging the manufactures and industries of the country, which would have the effect of elevating, morally and physically, the general condition of the people, and they would also have the power of removing such causes as lead to their gravitation towards the cities, amongst which the most prominent are the clearances of land.

23,209. (The Bishop of Bedford.) Do you object to stating before the Commission what in your opinion is the reason of the high standard of morality amongst people living in circumstances which are actually conducive to immorality?—I have not the least objection. It arises first from that natural morality which is implanted in the race, and secondly from the moral training to which they are subjected from very early life by the priests and other clergy. I do not limit it to the priests more than to the other clergy; they are all very painstaking and hard working. The condition of the poor in the large towns is the main cause of drunkenness. In the first place I wish to say that drunkenness is not so general in this country as it is supposed to be. Drink affects the people much more easily here than elsewhere, on account of their bad food. It is a notorious thing that if a man drinks

Mr.  
J. E. Kenny,  
L.R.C.P.,  
L.A.

26 May 1885.



Mr.  
J. E. Kenny,  
L.R.C.P.,  
L.A.  
26 May 1885.

whisky or other strong liquor on an empty stomach it flies to his head immediately, and the depressed conditions under which the people live provoke them to drink in the mornings, especially when a man perhaps cannot taste ordinary food; and at such times there is generally a tendency in the human race, and in other animals too, to take something very stimulating. Some fly to tea, and tea is, I believe, a potent cause of ill health from the way in which it is drunk; others fly to something much stronger than tea, and although I have a strong objection to alcoholic liquors both by training and by experience and inclination, I have no doubt that if I had to live in the depressed conditions in which the poor of this country live, I too should become a drunkard.

23,210. (Mr. Lyulph Stanley.) I understood you to express the opinion that where the ownership of a property is divided between two persons, the life tenant and the person in succession to him, subject to those two interests, the property should belong to the municipality?—I do not say in all cases, but I say that it should in many cases where the public good seems to demand it.

23,211. Any property which the municipality wish for?—Not which they wish for, but which they find on inquiry it is necessary to take.

23,212. Then are they to be the judges?—Yes.

23,213. Then any property which the municipal authority, after inquiry, find they need, they are to be allowed to take subject to those two interests, that of the life tenant, and that of the remainder man?—Yes.

23,214. Supposing those two interests are united in one person, and the man in possession is the owner in fee, would you then say that on his death the property should belong to the municipality?—Under such conditions as I have already predicated.

23,215. That is to say, where the municipality find they need it?—Where the municipality find they need it for the public good. I am of course aware that that is a very radical proposal indeed.

23,216. Then it comes to this, that subject to the determination of the life interest of the first owner in fee, the municipality should have the power to take, without compensation, any property which, after inquiry, in their judgment they need?—I think so, where it is clearly for the public advantage.

23,217. Would you apply that to any purpose, either to the housing of the poor or to the making of recreation grounds or to the making of new streets?—I would apply it to all purposes directly for the public good.

23,218. Whether for new streets or recreation grounds or cemeteries or for any other public purposes?—Anything for the public good.

23,219. (Sir Richard Cross.) Anything which in the opinion of the municipality was for the public good?—Exactly so; provided always, that the body so dealing with it are representative in character.

23,220. (Mr. Lyulph Stanley.) Then when you got outside of a municipal body you would give that power to the rural local authorities?—Quite so.

23,221. And therefore although you take the Pembroke property as an illustration, that would be irrelevant; you do not care what the origin of the ownership was, you are content with the fact that the municipality wants the property?—I think that where people acquire property by purchase there might be some limitation to it, but I am not prepared to say what limitation I would put to it. I would state it as a general proposition which may have exceptions.

23,222. And you look forward, you say, to diminish-

ing the disease and death rates in towns, and generally to improving the condition of the poor in this country through the establishment of a popular representative local authority which should be able to develop local manufactures?—Yes, and to develop the resources of the country generally, that is to say, which should govern the country for the benefit of the people.

23,223. But I think you mentioned the development of manufactures?—I mentioned that as one special cause, inasmuch as it is an obviously present cause with us. There are no real manufactures in the country.

23,224. Would that development of manufactures be effected by means of protective duties?—It might be done by bounties, not by protective duties.

23,225. By subsidies?—By subsidies.

23,226. Would those subsidies be raised by taxes or by taxing the land?—I would look to the land as the source from which all these benefits would be developed, but whether by a tax on land or by some other means of taxation I am not prepared to say.

23,227. I suppose in "lands" you include houses built upon land?—To a limited extent, yes. The house, in my opinion, differs considerably from the land.

23,228. But in proposing to take urban property you proposed to take it with all that stood upon it?—No, I would except the house property which was in the possession of those who actually built it, or their successors in title.

23,229. Of course every house is the property either of the person who built it or of his successor in title, and that limitation of yours would practically exclude all houses?—Very nearly so. Every house must, as you say, be owned either by the actual erector or by his successor in title.

23,230. Then that would rather limit your original proposition, and what you would aim to take would be not the whole value of the property, but either the ascertained or the conjectural ground rent?—I would take the ground principally, but it might be necessary to take the house as well.

23,231. But you would recognise the principle of compensation for houses?—I would compensate for houses.

23,232. Would you allow the municipality or the local authority when once it had acquired the land to alienate it for a valuable consideration?—Not to alienate it from any public purposes; I would enable them to give a limited ownership, the benefit of which would be sent into a public channel. If they took land for given purposes, say for the clearing of an area and the erection of dwellings thereon, and making recreation grounds and schools, and so on, and if they had a surplus of land which they could not use themselves for that purpose they might grant leases for limited terms to people for erecting manufactories or other things, and allow private enterprise to be developed in that way; but I would not allow them to entirely alienate the property.

23,233. Always keeping the ownership of the fee in their own hands?—Yes.

23,234. And the profit of what we may call the ground?—The profit to be always devoted to public purposes.

23,235. Then you are in favour of what is popularly known as the nationalization of the land?—To a certain extent, I am.

23,236. You hold Mr. Davitt's views?—Mr. Davitt's views and Mr. George's views, so far at least as they relate to matters having in view some undoubted public advantage.

The witness withdrew.

The Rev. ROBERT CONLAN and the Rev. ABRAHAM PLUNKETT examined.

Rev.  
R. Conlan,  
Rev.  
A. Plunkett.

23,237. (Mr. Gray to the Rev. Robert Conlan.) You are the administrator of the cathedral parish?—Yes.

23,238. What number of inhabitants are there in

that parish?—There are about 48,000 inhabitants in the parish belonging to our Coombe Union.

23,239. You have had a very considerable experience in that parish, I believe?—I have had about five years



experience there. I had more experience of the poor two or three years ago than I have now, because I do not attend the sick as I used, but of course I know all about it. I might say that our parish is very large, and on account of the north side of the city going down, and the former handsome houses being turned into tenement houses, a house only intended for one family with the servants will now hold 70 people, and I suppose 12 and 13 families. Some of those houses are very fine. There is a great deal of sickness on our side of the city. Our sick calls in the year are about 5,800, and our baptisms about 1,500 to 1,600. I am sorry I did not know that this Commission was coming before, because I could have got some valuable information; but I read your report, and I went and visited a couple of those tenement houses this morning. One of these houses is in North Cumberland Street. Forty years ago those houses could not be got under a 600*l.* fine, and now they are tenement houses. One of those houses was purchased in the Landed Estates Court some years ago for 55*l.*, and the owner paid 50*l.* for the man's bargain, so that he has it for 105*l.* The taxes are about 12*l.*, and the valuation is 27*l.* The accumulated rents out of that house are about 23*s.* per week. Then there is another house, not so well kept; I suppose it was purchased in about the same way, and I made out the rent this morning to be about 30*s.* per week, that is to say, 78*l.* a year. Some of these houses are very well kept, others are not.

23,240. There is a very large working class population in your parish, is there not?—Very large.

23,241. I suppose that almost the whole of the parish is subject to that condition that you mentioned of steady deterioration?—Yes. I am sorry to say that the whole side of our city is going down, from fashion, and from one cause or another. Of course those old houses, although they are splendidly constructed, have not modern appliances.

23,242. (*Mr. Lyulph Stanley.*) On which side is the cathedral?—On the north side, in Marlborough Street.

23,243. (*Mr. Gray.*) I suppose you have scarcely taken into consideration the causes which have led to the deterioration of that portion of the city?—I think fashion has a good deal to do with it; and as I say, these old houses have not modern appliances, particularly the under storey; and in the low lying parts of the city the under storey is too low. All our houses on the north side being built many years ago they had an extraordinary way of plunging one storey in the ground, and of course on a tidal river that is too low down. Another cause would be the high taxation on those places; and as people can get fresh air, and everything outside in the suburbs, with lower taxes, they go there. There are other causes too.

23,244. The taxation is, I suppose, as high on those houses which have gone down as it is on the other houses in other portions of the city which have maintained their status?—Quite as high, but of course the valuation is lower when a house that would be worth 70*l.* or 80*l.* some years ago has fallen in that way down to 27*l.* or 30*l.*

23,245. But is the valuation generally lowered?—It is lowered. The house that I spoke of that you could not get under a 600*l.* fine, is now on a valuation of 48*l.* or 50*l.* and a taxation of 12*l.* or 13*l.* a year.

23,246. You gave one instance of a house being purchased altogether for 105*l.*, was that subject to a rent?—It was a long lease and subject to a ground rent due to the Corporation.

23,247. Of how much?—8*l.*, and I was informed that the inhabitant of the stable more than paid that, because the man in the stable was a carman and his rent would pay the whole of the ground rent.

23,248. Do you think there are many houses in your parish in that condition of having been acquired either for low fines or at very low rents and sub-let again at the very heavy amounts that you state?—I think there are a very large number.

23,249. The larger proportion of them?—I should

say so. There are people in the city who own an immense number of tenement houses that have been purchased from time to time at an exceedingly small sum. In one street, like the street I mentioned, one man will save money and will buy the houses as they come in for sale. The man I speak of now only bought one or two houses, but there is another man in the street who has seven or eight of these very large houses, and of course they become a very valuable property, and it is almost impossible to buy the people out.

23,250. Have you any notion at all of the average rents which are paid for rooms in those large houses in your neighbourhood?—Yes; the rents of the rooms would vary according to the position in the house. The people live of course from the kitchens to the garrets. The people in the front kitchen will pay 2*s.* per week; the people in the back kitchen will pay 1*s.* 6*d.* per week; in the front parlour they will pay 3*s.* 6*d.* per week; in the back parlour about the same; in the front drawing room about 3*s.* 6*d.*; and in the back drawing room about 3*s.* Then upstairs the rents will be 2*s.* 6*d.* and in the garrets above they will be about 1*s.* 6*d.* to 2*s.* I have got the exact figures for those two houses; I took them down this morning. The back parlour at No. 10 North Cumberland Street, is let at 3*s.*; the front parlour at 3*s.*; the front drawing room at 3*s.* 6*d.*; the back drawing room at 3*s.*; what they call the two pair back in Dublin, that is to say the second storey is let at 3*s.*; the back of that at 2*s.*; and the whole of the top at 4*s.* That is 21*s.* 6*d.* altogether.

23,251. (*The Bishop of Bedford.*) Do any of the tenants occupy more than one room?—Yes, at the top sometimes, if they have a large family and can afford it. I also ascertained this morning some of their wages. One person paying 1*s.* 9*d.* rent has 20*s.* per week, and another paying 3*s.* rent has 16*s.* per week.

23,252. (*Chairman.*) A rent of 1*s.* 9*d.* on a wage of 20*s.* per week is a very small amount of house rent?—Very small.

23,253. Was that a case of a family?—Yes, there were two or three children there. The man was a porter. Then there is one man paying 3*s.* 6*d.* who has 18*s.* per week, one paying 2*s.* 6*d.* has 20*s.* per week, and one paying 3*s.* has 30*s.* per week, but he is a painter, and he only gets work off and on. One house brought in 21*s.* per week and another 29*s.* per week. The house that brought in 21*s.* per week was the house that was bought for 105*l.*, and the house was in excellent order from top to bottom and well cared for, and the people are very respectable. The other house occupied by people paying higher rents was not so well cared for, and they are not the same class of people.

23,254. (*Mr. Gray.*) As a rule, are the other members of the family able to any substantial extent to supplement the earnings of the father?—They do. Everywhere in Dublin that is the case. Boys are taken from school too early to carry a basket and earn something small, and they bring those earnings home. The wives could sometimes earn something too, but having infants they are not able to leave them, unless they can get somebody to take care of them.

23,255. Since the decadence of the district in your parish, or a portion of it, have improper houses crept in to any extent there?—They have, I am sorry to say. Improper characters and houses occupied by people of that sort in Dublin are not nearly so bad as they are in other cities, but whether from want of power on the part of the police, or from other causes, they are allowed considerable immunity. They sometimes get hold of leasehold property, and in one case there is a person in the city, who is reported to have several thousand pounds, who will purchase up a house and let it to a person for an improper purpose. The increase in these has been somewhat considerable in the last two or three years in the low lying localities; and I think increased powers ought to be given to deal with them, because sometimes these improper characters settle in a tenement house, greatly

Rev.  
R. Conlan,  
Rev.  
A. Plunkett.  
26 May 1885.



Rev.  
R. Conlan,  
Rev.  
A. Plunkett.  
26 May 1885.

to the trouble of the poor and honest people above and below them.

23,256. That is almost a new feature, is it not?—It is rather a new feature. The good people above and below do not exactly like going to call in the authorities to get these improper characters turned out; and then those that will visit the place will not always be able to know the character of the inmates, because when they go round the rooms they are very sanctimonious, and you would not know that there was anything the matter; but of course, from time to time, we hear of it. However, considering that we live in the poorest part of the city, the increase in these houses is not very considerable.

23,257. But it would have an extremely demoralizing effect, I presume, on the respectable poor who live in those houses?—Strange to say, not as much as you would expect. In the very worst streets where there are one or two or several of these people, the large majority of the people are exceedingly good. The parents keep their children always within doors, and in many of those places they do not allow them out after hours; and I have found extremely good people living in these streets and narrow lane-ways. The children all frequent the schools, and they are generally good little boys and girls. In the lowest parts of the town the good people are largely in excess of the bad people.

23,258. You have devoted some attention, have you not, to the question of how this evil, which, whether it be proportionately great or not, is considerable in itself, could be abated in your district?—Yes.

23,259. You have found that there is not sufficient power?—I think there is not sufficient power, because I joined a committee which was started for the purpose of keeping this matter under control and not allowing fresh houses to start up in new streets or places, so that property should not be deteriorated; because when they start in a street the whole street will directly run into tenement houses, and increase those very things which this Commission wants if possible to lessen. As I say, some of these people sometimes get hold of leasehold property; and I have found that there was not sufficient power on the part of the police for some reason or another to deal with them, and I also came to the conclusion that it would be a very good thing if their powers were increased, if, for example, we could get the powers which the City of Edinburgh has in its Municipality Act of 1868. There are several clauses in that Act which give them power, I think in one case, with regard to persons settling in tenement houses. We have no such powers in Dublin. It would be, of course, a great thing if people of that class could be confined to one locality.

23,260. You are speaking of powers which have been obtained by the Corporation of Edinburgh and exercised by them?—I am. I do not think that the people in Dublin would very willingly approve of there being very much increased power, unless it was in the hands of the municipality, I mean stringent power with regard to these people, power of search, or power of prosecution. One of the great difficulties is as to getting evidence.

23,261. The Municipality of Dublin has nothing whatever to do with the regulation of public morals or dealing with houses of this class?—No.

23,262. (Chairman.) The Municipality have power under the bye laws made in compliance with the terms of section 100 of the Public Health Act, to make and enforce rules with regard to all tenement houses, that is to say all houses occupied by members of more than one family; and therefore they could, if they used these powers freely, one would suppose, make it quite impossible to use those houses regularly and on a large scale for immoral purposes?—Except that they must get some executive, and the executive must be the police.

23,263. No, they can use their own sanitary inspectors?—I was not aware of that.

23,264. (Mr. Lyulph Stanley.) Are you speaking of houses that are kept as brothels, or are you speaking

of individual prostitutes who take lodgings and bring men with them into their lodgings?—There are some of those houses that are regular bad houses; but in the case of tenement houses bad people who would carry on the same trade would take a flat.

23,265. A prostitute takes lodgings in a tenement house and brings men into her own lodgings in the house?—Yes.

23,266. (Mr. Gray.) With reference to that matter your suggestion would be that the Municipality should be given such increased powers as may be requisite?—I should say so, and I am quite confident that the great majority of the people would welcome such powers being exercised, because as I say, even in the lowest parts of the city the great majority of the people are good people. But the power should be exercised by their own representatives. I think that if the police were under the authority of the Municipality, it would be a great matter, because the police in Dublin are a highly respectable body and greatly respected, and if they were directed by the Municipality or under their control, as they are in England, they would have far larger powers.

23,267. (Chairman.) The metropolitan police in London are not under the control of the municipal body; they are under the Home Office?—I thought they were under the Municipality. If the police in Dublin were under the control of the Municipality they would have the sympathy of the people to a great extent, which from some cause or another they have not now.

23,268. (Mr. Gray.) You would seek in the exercise of these more stringent powers, which you think necessary to enlist the sympathy of the people with the authorities, by making the people feel that it was their own representatives who were exercising this power of control over them?—Yes, if they were under the Municipality they would be regarded as our police. At present they are regarded as masters.

23,269. (Mr. Lyulph Stanley.) Do you find that at present the Municipality takes active steps to insure the separation of the sexes, and generally to secure the improvement of the tenement houses?—I do not see how they could insure the separation of the sexes, because each large room has a family in it.

23,270. But do you find in fact that they do?—No, I do not.

23,271. Do you know how many officers are employed to inspect nuisances, and generally to see that the lodging-house regulations are carried out?—I cannot tell how many they employ, but I think there are two on our side of the city, and I have frequently sent word to the sanitary office whenever I have found a nuisance.

23,272. What are the kind of complaints that you bring to their notice?—Bad drains and closets out of order, and houses so badly and dirtily kept as to be injurious to health.

23,273. But you do not feel yourself at liberty to call their attention to the fact that there are too many adults of different sexes in one room together?—Yes, we would where they are crowded in one room; but I have not found that that exists to a large extent.

23,274. (Chairman.) Do they put up screens?—Yes.

23,275. (Mr. Lyulph Stanley.) When you have called attention to these matters have you found the nuisance abated immediately?—Yes, immediately. No later than the week before last I drew attention to a matter of the kind, and the next day it was attended to.

23,276. Are you quite satisfied with the promptness and efficiency with which any sanitary requirements to which you call attention are attended to by the local authorities?—Certainly within the last two or three years.

23,277. But before the last two or three years was that the case?—I was not aware of it myself until the last two or three years.

23,278. Do you think the discussion that there has been both in England and in Ireland on these questions



has awakened the interest and sense of responsibility of all the various people who could improve things?—I should say so.

23,279. And there is a keener desire to put things right than there was formerly?—I think so.

23,280. Therefore you have every hope that the responsible authorities will go on in the same way?—I think so, because hitherto the place was a sort of Augean stable, and nobody thought there would be any use in doing anything; but that is not so now, because if I made a complaint and it was not attended to I should not make a second or third, but as every complaint I make is always attended to I am much more ready to make them.

23,281. And you think that the people would elect as town councillors persons who would bring pressure to bear upon them?—I think they would in time when the good of the thing would become more and more apparent; but in the beginning of every movement the improvement is not so apparent. I think that if the people found that such and such a councillor or person was very active in their interest they would elect him again.

23,282. You have sufficient confidence in public opinion to believe that with plenty of power given to the local representatives to make improvements you can trust public opinion to work upon the local bodies to secure improvements being made?—I should say so, certainly.

23,283. Have you heard a complaint at all that these improvements lead to an increase of the rates?—No.

23,284. Your rates are heavy, are they not?—Yes, they are heavy; but of course that might be all rectified, because there is an anomalous state of things, namely, that the people are leaving the city and going to the suburbs to avoid the taxation in the city.

23,285. You mean that you might bring in some valuable property to relieve your rates?—Yes.

23,286. That does not apply to the north side of Dublin as much as to the south does it?—It is beginning to apply because another class of house, not so handsome as the class of house at Rathmines, but a very handsome class, is growing up in the northern suburbs, and they escape the rates there, and of course the city is likely to extend in that direction.

23,287. Then you look both to greater powers being given to the local authority and to the existing powers being efficiently used for remedying the evils connected with the housing of the poor which now exist?—I do; and to an extension of the city and lower taxation.

23,288. And you are confident that if those powers were given people would bring more and more pressure to bear upon their representatives to make improvements?—I think so, because everyone is anxious to make improvements.

23,289. (Mr. Gray to the Rev. Abraham Plunkett.) You have had a large experience on the south side of Dublin, have you not?—Yes. I had very short notice that I should be asked to give evidence, and I do not think that I could give very accurate or detailed information on the subject, except to testify to the general effect that there is overcrowding in all the tenement houses, and that they are not suitable for that purpose, having been built originally for one family, and being now occupied by eight or ten.

The witnesses withdrew.

Mr. J. C. BRETLAND examined.

23,301. (Chairman.) You are a member of the Institution of Civil Engineers, and you are borough surveyor of Belfast?—Yes.

23,302. Belfast has been rapidly increasing in population during the last 60 years, has it not?—It has.

23,303. The population in the year 1821 was

o 18894.

23,290. Do you agree generally with the evidence that has been given by the Rev. Mr. Conlan?—Yes, I do, except that there is not the same deterioration in house property on the south side that there is on the north. I think that the tenement houses are not increasing.

23,291. You have probably had the same special cause of complaint as the Rev. Mr. Conlan has in consequence of the presence of an objectionable class in that district?—No, we are almost exempt from them.

23,292. In fact your district has got almost clear of them?—Yes. From time to time they come into a particular house; but we have succeeded in getting them out of almost every house into which they have come.

23,293. Is there in Dublin any of the grosser or more terrible form of immorality to any considerable extent which is alleged sometimes to arise from overcrowding by reason of the adult members of one family living in the same room?—No, I do not think so. The sexes are always separated as a rule, although they are living in the same apartment; and on the report sheet of the Gentlemen's Society of St. Vincent de Paul that is one of the queries: "Are the sexes separated at night?" So that it is almost a *sine qua non* of their getting relief, even in the case of the poorest families, that the sexes are separated; and of course it would be their duty to report to the clergyman of the district if such a state of things existed. As Father Conlan has said the parents always adopt every safeguard they can under the circumstances with regard to the morality of their children.

23,294. You have voluntary organisations of a charitable character which practically cover every parish in the city, have you not?—Yes, in almost every parish there are ladies and gentlemen's associations who visit the sick poor, and in the event of their seeing anything wrong or immoral in any way they report to the clergyman.

23,295. Do they visit at night at all?—No, I think not.

23,296. But they have means of making themselves acquainted with the habits of the people, have they not?—They have.

23,297. (Mr. Lyulph Stanley.) How would they find out whether the sexes were separated at night if they did not visit at night?—Principally from the information obtained from members of the family testifying in their own case.

23,298. But you think there is no danger if they knew that that was a condition of their getting relief, that they would make false representations?—Well that is possible; but there is some evidence in the number of beds in the apartment and the number of children.

23,299. Would you call the sexes separated if they slept in separate beds in one room?—In that way they are separated, but there are usually screens as well. Of course when a whole family is living in one room the male and female portions of the family do not occupy the same beds.

23,300. (Mr. Gray.) I suppose that it would be almost impossible for anything of the kind that I have mentioned to exist without its coming to your knowledge?—It could not exist without coming to our knowledge.

37,117; in 1831 it was 48,224; in 1841, 75,308; in 1851, 100,301; in 1861, 120,777; in 1871, 174,412; and in 1881 it was 208,122; and the estimated population now is 222,000?—That is correct.

23,304. Have you extended the municipal limits lately?—Not lately; but it is expected that perhaps shortly it will be done.

Rev.  
R. Conlan,  
Rev.  
A. Plunkett.  
26 May 1885.

Mr.  
J. C. Bretland.



Mr.  
J. C. Bretland.  
26 May 1885.

23,305. When were the limits last extended?—In 1845, I think. I should have said in 1853.

23,306. What population should you bring in now by the extension of your limits?—I cannot tell you accurately.

23,307. (Mr. Lyulph Stanley.) What is roughly estimated to be the present population outside the municipal limits that would be taken in?—I should say perhaps 12,000, but I am not sure of that, as I have no statistics of it.

23,308. (Chairman.) The average number of persons per house within the borough is low, I believe it is only  $5\frac{1}{4}$  per house, is it?—It is rather low; it is  $5\frac{1}{4}$  in some parts; and in the more densely populated parts of the town it is assumed to be about  $5\frac{1}{4}$ .

23,309. But roughly speaking it is only half that of Dublin?—I believe so.

23,310. The number of buildings in Belfast has increased from 18,000 in 1861 to nearly 47,000 now, has it not?—Quite so.

23,311. The number of new buildings erected year by year has been over a thousand, I think?—Yes.

23,312. The highest number reached being in 1880, when there was an increase of 1,820 new buildings within the year?—That is perfectly correct.

23,313. The death rate in Belfast was in the year 1874 28·5 per thousand; in 1875 it was 29; in 1876 it was 25; in 1877 it was 28; in 1878 it was 28; in 1879 it was 31; in 1880 it was 29; in 1881 it was 23; in 1882 it was 25; in 1883 it was 26; and in 1884 it was 23?—Yes.

23,314. Are those the death rates corrected for deaths in public institutions, and so forth?—Yes. I got that information officially from the Medical Department.

23,315. Then the valuation of Belfast has also very rapidly increased. In 1861 it was 270,000*l.*; in 1865 it was 310,000*l.*; in 1871 it was 426,000*l.*; in 1877 it was 503,000*l.*; and on the 1st of January 1885 it was nearly 605,000*l.*?—Yes.

23,316. The poor rates in the county of Antrim part of the borough are 1*s.* 6*d.* in the pound, and in the county of Down part 1*s.* 4*d.*, are they not?—Yes.

23,317. The water rate for the domestic supply is 10*d.* in the pound, the maximum rate which you have power to levy being 1*s.* 8*d.* in the pound?—Yes.

23,318. The municipal rates are the police rate for premises valued at 20*l.*, and under, 8*d.* in the pound; the police rate for premises over 20*l.*, 1*s.* 4*d.*; the general purposes rate for areas lighted and watched, 2*s.* 6*d.*; the general purposes rate outside the specially watched areas, 1*s.* 10½*d.*; and the borough rate, including parks and libraries, 6*d.*?—Yes.

23,319. (Mr. Jesse Collings.) What is the total of the rates for municipal purposes?—The rates on the superior class of property would be about 4*s.* 4*d.*, leaving out the district sewer rates, which are variable in the different localities.

23,320. That is plus the poor rate?—Yes.

23,321. (Chairman.) The owner of premises valued at 8*l.* and under is entitled to a rebate of 25 per cent. on the police rate and the general purposes rate if paid within one month, is he not?—Yes.

23,322. The Corporation have by statute the power of extending the police rate to a maximum of 3*s.* 4*d.* in the pound on premises above 20*l.*, and 1*s.* 8*d.* in the pound on premises under 20*l.*, have they not?—Yes.

23,323. You draw an enormous distinction in Belfast in favour of houses rated at under 20*l.* a year, greater than is drawn in any other town in the United Kingdom?—I believe it is rather exceptional.

23,324. And it is quite exceptional as regards Ireland?—I believe so.

23,325. There is no such system in any other Irish town, is there?—Not that I am aware of.

23,326. To turn to what you do with regard to lodging houses, under the Common Lodging Houses (Ireland) Act, 1860, which answers to the English

Act of 1851. You have 99 common lodging houses registered to hold 830 lodgers?—Yes.

23,327. At the minimum cubical space is 300 cubic feet per head?—300 cubic feet is the minimum.

23,328. Then you have byelaws under the Public Health Act with regard to houses let in lodgings?—There are building byelaws.

23,329. Do they register the houses?—They are registered.

23,330. How many houses have you registered?—There are 47 tenement houses that are registered, containing 265 rooms and 583 persons. There is no overcrowding in those houses at Belfast.

23,331. What is the cubical space that you allow there?—300 cubic feet.

23,332. Are those all the tenement houses that there are in Belfast?—I could not say distinctly that they are all.

23,333. Do you try to register them all, or is it the intention of the Corporation to register them all?—It is, certainly.

23,334. The tenement house does not largely prevail in Belfast?—To a remarkably small extent.

23,335. Do you inspect at night?—There is inspection in the common lodging houses at night.

23,336. But not in the others?—Not in the other only, I think, between the hours of 10 o'clock and 4.

23,337. Your byelaws have not been so drawn as to give you the power of inspecting at night?—Not in the latter case.

23,338. You know, I suppose, that they might be so drawn?—I was not aware of it.

23,339. The words of the Irish Public Health Act are, I believe, the same as those of the English and Scotch Public Health Acts, and there is no doubt that night inspection does exist in some English towns under those words, though not in all; it exists in Manchester for example. You have local Acts in Belfast, have you not?—We have several local Acts in Belfast.

23,340. Have you any sanitary powers under those local Acts?—Considerable powers.

23,341. Do you use your local Acts or do you proceed chiefly under the Public Health Act?—With regard to the erection of new buildings and all such provisions, the local Acts are used exclusively I may say; but with regard to the inspection of existing buildings, old buildings and that kind of thing, the Public Health Act is used by the sanitary officials. I myself have nothing to do with that, and I have no responsibility with the Public Health Act as a sanitary Act. My duties of course are more to go on with new works in the town. That is the way in which we divide the matter in Belfast.

23,342. Under the Artizans Dwellings Improvement Act, 1875, 91 houses were demolished, I believe?—Yes.

23,343. They formed an unhealthy area and you made a new street?—We did.

23,344. Then you took a portion of the ground in connexion with the scheme for the erection of dwellings in the place of the dwellings that were removed?—We did in order to fulfil the obligations of the Act, although I think it was hardly necessary in Belfast.

23,345. You have let the ground, have you not?—It has recently been all let, but only recently.

23,346. Some houses are built, and some are building, are they not?—That is so.

23,347. And you have not kept any of it in the hands of the Corporation; you are not going to build yourselves?—No, we do not wish to do that.

23,348. What number of people did you displace from the 91 houses?—I should say between 300 and 400.

23,349. Did you accommodate the same number?—Yes, we made ample provision for it.

23,350. Under the Belfast Improvement Act, 1878, about 550 buildings in the central parts of the town were demolished, were they not?—They were; that was rather an extensive scheme.

23,351. And upon the site so cleared buildings of



quite a different class have been erected?—Of quite a different class; a wide thoroughfare has been opened.

23,352. What has become of the people who were turned out there?—There has been no difficulty in rehousing them in Belfast owing to the peculiarity of the town; there is always building every year.

23,353. Averaging over 1,000 new buildings every year?—Yes.

23,354. Then under the Belfast Improvement Act, 1884, you are about to demolish 360 buildings, are you not?—Yes.

23,355. Why have you preferred to proceed by private Acts in these two cases instead of, as you did on the first occasion, under Sir Richard Cross' Act?—Some of the property that we had to take was not a bad class of property, but of a better class, and we had to take property for other purposes, for widening the bridge for instance.

23,356. Was the better class of property taken in connexion with the new street?—That was inevitably so.

23,357. It was rather a street improvement scheme than an artisans' dwelling scheme, was it not?—Exactly so, but the large majority of the buildings were of the worst class.

23,358. Then there again you do not intend to rehouse in this last case, do you?—Certainly not.

23,359. You consider that there are enough suitable dwellings?—Perfectly so.

23,360. The houses in Belfast are usually either for one or two families, are they not?—The rule is that they are built for one family, but there are exceptions where two families reside in one house.

23,361. Under your local Acts you require privies or waterclosets for every dwelling house, and you have provisions for the large size of the yards; you provide that the dwelling rooms on the ground floor shall be at least 8 feet high and on the upper floor 7 feet 6 inches?—Yes.

23,362. And you insist upon passages at the back at least 9 feet wide, do you not?—Since the passing of the Act of 1878 we have had that power. Before that we had no such power, I am sorry to say; but we got that defect remedied in 1878 by statute.

23,363. (*Mr. Gray.*) How is it that the Corporation of Belfast has power to promote Bills for all these purposes?—I cannot answer that question, except that they went to Parliament to get these Bills, and Parliament granted the Bills.

23,364. But there was no opposition to their promoting the Bills?—Very little.

23,365. Was the opposition to the general propositions in the Bill, or was there any opposition to the mere promotion of the Bills?—The opposition was on clauses.

23,366. It was in opposition to the proposals in the Bill before the Committee?—Yes.

23,367. But was there any attempt to prevent the Corporation getting to the Committee at all, to their promoting a Bill, in fact?—Not that I recollect.

23,368. Its power to promote a Bill has never been tested?—Not that I am aware of.

23,369. (*Chairman.*) Have you ever heard any doubt whatever raised as to the legal right of the Corporation of Belfast to promote a Bill for these purposes?—I have not.

23,370. (*Mr. Gray.*) Are you aware that Irish corporations have no such power to promote Bills except for works unless they may have it by the accident of having got some clause inserted in a local Act for a special town?—I do not think there is anything very special in the legislation with regard to Belfast.

23,371. The question was never raised in Belfast?—Not as a matter of principle, so far as I recollect.

23,372. No person tried to restrain them in the courts by injunction from using the city seal or from using the corporate funds for the promotion of the Bill?—Not that I am aware of. The corporate funds can only be appropriated for costs of a Bill when that

Bill becomes law; otherwise costs of promotion of Bills are chargeable to promoters personally.

23,373. Is it your opinion that that system which you have told us is peculiar to Belfast (or at least peculiar in Ireland) of giving a large amount of assistance in the matter of rating to the smaller class of houses rated at and under 20*l.* and additional reductions in the rates to houses at and under 8*l.*, has had a substantial effect in stimulating the erection of houses suitable for the working classes in Belfast?—It appears to me that it is a question of supply and demand.

23,374. (*Chairman.*) When did you get the power of exempting so largely as you do the houses under 20*l.* and under 8*l.* respectively?—A good many years ago, before my time. I think 1865 was the date of the last Act, but I am not quite certain.

23,375. The increase in the number of new buildings has been much greater since 1862; do you think it was prior to that?—The years vary a little, but I do not think there is any great difference.

23,376. (*Mr. Gray.*) Could you ascertain precisely when that reduction was first given?—With pleasure. I shall be most happy to send up to the Commissioners any information. The differential system of rating has been in force since 1845, the present proportion and valuations being fixed by Act of 1864.

23,377. Do you think that the working classes in Belfast now having had for years the advantages of these suitable dwellings would submit to be housed as the working classes in other Irish and English towns are in these dilapidated tenement houses which unfortunately exist to so large an extent in other towns?—I think they would not be at all satisfied with it.

23,378. (*Sir Richard Cross.*) Were you able to trace where the inhabitants of those 91 houses whom you displaced under my own Act went to?—I am not able to give you that information. I only know generally that there was little or no difficulty in rehousing them, for I know myself as a matter of fact there were plenty of houses not very far away into which they could go.

23,379. So that in Belfast there was no difficulty at all?—You may say that practically there was no difficulty at all.

23,380. And there was no hardship inflicted upon the people?—There was no hardship inflicted upon the people. There were gentlemen who, by private enterprise, voluntarily put up some buildings of a suitable nature in the vicinity for these people as a speculation. Some of them were engaged in trade, and there were some small shops of about the same value put up for their accommodation; but they were perfectly new premises built according to the new regulations of Belfast.

23,381. Were they built in a cheap manner?—No, they were built in a somewhat substantial manner.

23,382. At what sort of rents were those dwellings let?—I took out what a house would cost. The lowest class of workers house that is built now in Belfast costs about 45*l.* to 50*l.* for building, and it will fetch from 2*s.* 6*d.* to 2*s.* 9*d.* per week. The middle class of house would cost from 60*l.* to 65*l.*, and it would fetch from 3*s.* to 3*s.* 6*d.* per week. The cost of the rather better class of workers house would be from 80*l.* to 90*l.*, and it would fetch from 4*s.* to 5*s.* per week.

23,383. Does that cost include the price of the land?—No, it does not; but I can give you approximately what the price of the land would be. For a workers house in Belfast, taking the frontage of the house as 12 feet and the depth for the house and yard as 33 feet, the annual price per foot of frontage in Belfast (that is the way of dealing with this kind of land in Belfast) would be, say 3*s.* The annual value of the site of the house would therefore be 1*l.* 16*s.* Taking that at 20 years' purchase the value in fee comes to about 36*l.*

23,384. What is the length of the leasehold?—A very long term, 999 years.

23,385. What would those houses be rated at?—

*Mr.*  
*J. C. Bretland.*  
26 May 1885.



Mr.  
J. C. Bretland.  
26 May 1885.

The lowest class might be rated at about 4*l.* 10*s.*, the next class at about 6*l.*, and the better class at about 7*l.*

23,386. Is most of the property in Belfast leasehold or freehold?—Long leases.

23,387. 999 years?—Yes, subject to an annual rental.

23,388. (*Bishop of Bedford.*) You said, I think, that the people of Belfast would not be content with the same surroundings and the same houses as content the people elsewhere; how do you account for that; are they of a different race at all; is there much infusion of Scotch blood?—I do not account for it as a matter of race exactly; but they have for a great many years had the privilege of living in their own single houses, and it seems to be liked by the people there; and I do not think they would like to go into tenement houses unless as a matter of necessity.

23,389. Do you think, therefore, that the providing of better houses in other parts of Ireland would be welcome to the people?—Certainly I suppose it would.

23,390. You have no means of telling us how the people of Belfast became anxious to live in better houses than they have been content with elsewhere?—All I can say is that from my knowledge, extending over a good many years now, I know that the people very much prefer those houses, and I notice that year by year they will select and choose and prefer houses that are built and finished in rather a better style, and there is a great deal of competition going on in the town amongst those who speculate in buildings to finish the houses better in order to get a better class of tenants in. As an instance of that, although it is a little thing, I may mention that I happen to own a few houses myself, and I remember I put in venetian blinds, and such like little fittings, and some ornamental brickwork, and the people would prefer those houses and they seemed to take pleasure in their being fitted up in a somewhat superior way; and latterly I am very glad to say the builders are voluntarily putting areas in front of those single houses, and in some cases they are even going so far as to put two houses together in a semi-detached way, each with its little garden; but still they are let at a very reasonable rent.

23,391. (*Mr. Lyulph Stanley.*) By an area you do not mean a sunken space but an open space?—A small front garden. If Her Majesty's Commissioners will allow me I will give you a plan of such a house.

23,392. (*Mr. Samuel Morley.*) Are there any companies formed in Belfast for erecting houses?—No, not for erecting houses. Of course there are building companies that give facilities for persons building, I have here a plan of the borough with the relative positions and sizes of the various improvements marked in red ink upon it (*producing a plan*). This (*producing another plan*) is a plan of the houses now being built upon the artisans dwellings site. This (*producing another plan*) is a copy of the plan of such a house as I have just been speaking of, where the builders are voluntarily putting those areas or gardens in front of the houses which I consider to be a step forward to no small extent.

23,393. Would that be in houses upon which they hold a long interest or lease?—Precisely so.

23,394. Would the whole house be let at a rent, or would it be let in rooms?—No, that house is let to a single family.

23,395. I think I gathered from you that there is rather a growing disposition on the part of the common people to move into better dwellings?—There is.

23,396. Is not that a temptation for private enterprise?—More or less.

23,397. But is there any symptom of it in Belfast?—Yes.

23,398. We have companies in London who are building on their own account; have you any such companies in Belfast?—There are no companies, so far as I can gather, in Belfast for building. I now call to recollection one building company having occa-

sionally built some rows of artisans' dwelling-houses. Of course there are building societies and building companies who give very great facilities to people with small capital for building houses.

23,399. Are the houses that you have been speaking of erected by the Corporation?—No, the Corporation have erected no dwelling houses.

23,400. Who are those of whom you are speaking as having provided those dwellings?—Private parties.

23,401. To whom did the land belong?—It belonged to a private owner. The Corporation under the artisans dwellings scheme bought this land (there was an acre and a half of it) and laid it out in three streets, and now private parties have taken the ground and are building upon it.

23,402. Mr. Jesse Collings and I have been this morning to see some buildings that have been erected by Messrs. Guinness the brewers; they do not produce a very large rental, but still it is all a step in the right direction; you have nothing of that kind in Belfast?—We have no tenement blocks in Belfast.

23,403. Those are both tenement blocks and houses that are let separately?—There are no companies in Belfast, so far as I know, for building. I now call to recollection one building company having occasionally built some rows of artisans' dwelling-houses.

23,404. You do not consider that there is any particular movement amongst the people for better lodging; they are glad to get the opportunity of improving their position, but there is no very great demand for it?—There is a good deal of competition to get into the better houses.

23,405. Have you any idea that that obtains in other towns besides Belfast?—My experience is chiefly of Belfast.

23,406. It is worth a great deal to stimulate an appetite of that kind?—Yes.

23,407. (*Mr. Jesse Collings.*) Do the Corporation, when they lay out the land, sell the fee simple or lease it to these private builders?—In the large public improvements under the Act of 1878, the Corporation take the property, clear the land, and lay out the streets, and they let the land at a rental. Then when the buildings are put up they sell the fee simple.

23,408. To the builders?—To any party. He then becomes the ground landlord in fee of this block, and such property has been sold to a pretty large extent, and fetches about 22½ years' purchase.

23,409. They sell it out and out?—They sell it out and out.

23,410. Do they sell it at the highest commercial value?—At the highest commercial value.

23,411. And they impose no restrictions as to rent or of any other kind?—The rent is annihilated by this purchase.

23,412. But I mean as to the rent of the dwellings that have been erected, or the class of dwellings that are going to be put up?—In every case the Corporation prescribe the class of property which is to be built upon a certain improved frontage.

23,413. They do not allow the buyer to put up warehouses or any other class of property than that which is suitable for housing people of the artisan class?—That is so in the artisans' dwellings scheme, but not with regard to the public improvements by any means; quite the reverse.

23,414. But with regard to the artisans' dwellings scheme they make that restriction?—They are bound to do so, I presume, but it was a small scheme in Belfast.

23,415. Can you tell the Commission what the accommodation is in these lowest class of houses that you have mentioned as costing from 4*l.* to 50*l.*, and which are let at a rent of about 2*s.* 6*d.* per week?—I happen to hold in my hand a plan of such a house as I was speaking of; it is a plan that was deposited in my office. There is a kitchen or living room, with a little porch to keep the draft away from the inmates. Then they have a little scullery with a small sink. The back yard is behind, and there is a privy and ash



pit built at the remote end of it. Upstairs there are two bedrooms. That is the accommodation.

23,416. Then there are two bedrooms upstairs, and on the ground floor there is a kitchen, back kitchen, and scullery?—There is a kitchen or living room, a scullery, and two bedrooms upstairs.

23,417. And that is let for 2s. 6d. per week?—Yes.

23,418. Are you correct in stating that such a house as that can be built for 45*l.* to 50*l.*?—I know it for a fact; it seems somewhat surprising.

23,419. What are they built of?—They are 9-inch brick walls outside, and inside they are walls of 4½-inch brickwork, the yard walls are 9-inch brickwork; they are slated roofs, and the yards are tiled.

23,420. (Chairman.) Is concrete used?—No.

23,421. (Mr. Jesse Collings.) The next class of house which you take costs 60*l.* to 65*l.*, and they are let at rentals of 3s. to 3s. 6d. per week; what accommodation is provided for that amount?—They have similar accommodation. On the upper floor there are two bedrooms, but they manage in a house of that kind to get a little bedroom downstairs behind the living room owing to the house being somewhat larger in its area.

23,422. There would be a living room, a scullery, and a small room besides on the ground floor?—Exactly so; that small room would be large enough for a child.

23,423. Then in the house that costs from 80*l.* to 90*l.* in building, and which is let at 4s. or 5s. per week what accommodation is there?—There would be in that house a little front parlour or sitting room, and a kitchen behind, and there would also be a projecting scullery.

23,424. Do the working classes in Belfast to any extent acquire their own houses, or buy their own houses?—Very recently there have been some steps taken in that direction, and I am informed, although I do not know it officially, that by means of a certain building company which is operating in Belfast, the artisans are commencing, by the lodgment of money annually, or periodically, to become their own proprietors.

23,425. In the case of the middle-class houses which are let at 3s. to 3s. 6d. per week, does the landlord do the repairs?—Yes.

23,426. And he pays the ground rent?—The landlord pays the ground rent and the taxes.

23,427. Not the rates?—Yes, he pays the rates in the case of these small houses.

23,428. Does not the occupier pay the rates?—Not in the case of the small houses in Belfast.

23,429. Are these rents of 3s. to 3s. 6d. per week for a middle-class house free from all rates and taxes as regards the tenants?—As regards the tenants perfectly so.

23,430. With regard to exempting houses below 20*l.* and 8*l.*, is it your opinion that the tenant gets the advantage of that or the landlord? I presume that the landlord gets the competition price for his land?—The advantage of it will filter down to the tenants undoubtedly in a town where there is competition, as regards the letting of houses.

23,431. Then you think that the exemption, as regards rates, on these small houses is a direct advantage ultimately to the tenants?—I think so, ultimately.

23,432. Would that be so in areas that are very much crowded, where there is a great demand for accommodation?—I am afraid that I can hardly give you an opinion upon that point.

23,433. In Belfast I take it that they can extend as quickly as they like and according to the demand?—It is a question of supply and demand. The supply is generally a little in excess of the demand.

23,434. And there is no difficulty in getting land?—No difficulty whatever. There are very great facilities indeed in Belfast for getting land on account of this leasehold system.

23,435. Which is a perpetual leasehold system?—Practically so.

23,436. I noticed you said that the death rate had decreased from 31 per thousand in 1879 to 23 per thousand in 1884?—I think you are taking a maximum year. It was less than 31 per thousand before. In 1874 it was 28 per thousand; in 1875 it was 29 per thousand; in 1876 it was 25 per thousand; and in 1879 it got up to 31 per thousand. That was an exceptional year; of late it seems to be decreasing on the average.

23,437. Leaving out the year 1879, when there was an exceptionally high death rate, and taking the 10 years from 1874 to 1884, there is a very great reduction in the death rate, is there not?—There is.

23,438. How do you account for that?—I think it is owing to the better system of drainage. We have been working in the borough of Belfast for a long time with arterial drainage; and I know as a matter of fact that there were formerly places which no doubt were very unwholesome indeed with stagnant water and such kind of things, which have been done away with now by drainage.

23,439. The valuation has trebled in about 20 years; is that by revaluing the whole borough or by new houses being put up?—The latter. The Government valuer comes round once a year and values all new property upon the scale which he puts down for it. If an old property has been substantially repaired in any structural way I believe he has the power of revaluing it; and it seems to me to rather handicap people wishing to improve old property, because it is seized upon immediately and valued at the higher rate. In Belfast there are a large number of premises which are valued upon their value say 20 years ago. That has never been changed, although the rents may be three times that valuation. That seems to me to be a great anomaly.

23,440. Then if you take a house which 20 years ago we will say let for 100*l.* a year, and which has never been altered or improved or anything done to it to bring it under the notice of the valuator, although that house might be let at the present time for 200*l.* or 300*l.*, yet the valuation remains precisely as it was?—That is so.

23,441. Does not that inflict great hardship upon the builders of new property and those who improve their property?—It always seemed to me to be an anomaly.

23,442. Do not the local authorities complain of that?—Certain sections of the people of Belfast have complained from time to time about that.

23,443. Do not those who live in new property and who have built new property complain that their rates are proportionately higher because the valuation of the old property is so low?—No doubt there is cause of complaint.

23,444. Is there no agitation to get an alteration in that respect?—I do not think it has gone so far as agitation. I think the thing is not thoroughly understood by many people in Belfast.

23,445. What does the town council do in such a case?—The town council has not taken any active or official measures yet, although it has been spoken of on one occasion. It escaped my recollection that on the occasion referred to the matter went so far as being discussed in committee and preliminary steps taken to obtain a revaluation, but owing to difficulties these steps were not matured.

23,446. The town council has no power in the matter?—No power whatever.

23,447. The town council has no power over its own valuation?—None whatever.

23,448. Has the subject ever been brought up in the town council?—I do not think it has come before the public formally at a meeting, but I have often heard the question mooted.

23,449. Can you form any idea, supposing there was a revaluation of the whole borough, to what extent it would reduce the rates; would it reduce them to the extent of a penny or twopenny in the £?

Mr.  
J. C. Bretland.  
26 May 1885.



Mr.  
J. C. Brettland.  
26 May 1885.

—I should think it would reduce them considerably more than that.

23,450. (*Mr. Lyulph Stanley.*) You find as a matter of fact that at those prices which you have given us builders find the building of houses for the working classes profitable?—Yes, there are a good many people who have made their living by building houses and selling them.

23,451. And there is a continuous building of houses?—There is a continuous building of houses.

23,452. Which proves that people who go into the business find it answer?—Yes. Of course bad speculations are sometimes made.

23,453. But people go on building houses?—That is so.

23,454. Does the builder generally sell the house or does he hold it himself and let it?—There are cases of both.

23,455. What is the usual thing?—We will say that a man wants to invest his money, builds, intending to keep it and get an investment for that money; that is very frequently the case. On the other hand there are people whose business it is to put up these buildings as a trade. In that case they sell them, and I may say that the one case is as frequent as the other.

23,456. (*Mr. Gray.*) To whom do they sell them?—To people, we will say, living in Ulster outside the town who have accumulated some money.

23,457. (*Mr. Lyulph Stanley.*) But are the houses let to the occupiers by the week, month, or year?—By the week. The people sometimes pay once a fortnight, but they are weekly tenants.

23,458. A person who pays 4s. or 5s. per week is generally a weekly tenant, I suppose?—Yes.

23,459. And of course his immediate landlord pays the rates?—Yes, he pays all rates, water rates and everything except the gas.

23,460. Do you find many cases where the workmen themselves have built those houses?—Yes, I have heard of a good many such cases, and as I said just now, I am informed that there is some company operating in Belfast now which has for its object the purchasing of the houses by the individuals who live in them, and which gives facilities for that being done.

23,461. Have you building societies in Belfast?—Yes, several.

23,462. Are you connected with any building society?—No.

23,463. Are you familiar with their operations?—In a popular way I am; I have a few shares in one.

23,464. Are the people receiving wages generally investing members or borrowing members?—It is not the people who live in the houses who would have transactions with the building society.

23,465. Do the working men use the building societies as banks in which to deposit their money at interest?—I do not think so to any great extent; I think it is small farmers and such people, outside the town, who get deposit receipts for small amounts in the building societies.

23,466. And then the building societies use that money to finance small builders?—Yes.

23,467. But you do not think that the working classes at Belfast use the building societies largely for the investment of their savings?—I do not.

23,468. What would be the usual weekly wages of a bricklayer in Belfast?—About 31s. The actual wages for time work are 7½d. per hour, or 33s. 9d. per week of 54 hours (5 days 9½ hours, 1 (Saturday) 6½ hours).

23,469. And they are not paid by the hour, are they?—They are paid both ways; it is piecework sometimes and time work sometimes. It is a day of 10 hours.

23,470. Are carpenters wages about the same?—About the same, there is a slight variation; actual wages 7d. per hour.

23,471. (*Earl Brownlow.*) With regard to the

sanitary arrangements, I see that those cottages, the plans of which you have produced, have privies and ash pits?—They have.

23,472. How are the privies and ash pits cleaned out; is each man responsible for his own?—Unfortunately before the Act of 1878 was passed, the Corporation had not the power to insist, when property was laid out, upon back roads or back passages; and that is no doubt a great evil, and it still exists, I am sorry to say, in houses that were built before the passing of that Act, though not exclusively so, because the landowners laying out their property in many cases voluntarily laid out those passages. But there are a considerable number of houses in Belfast, where I am sorry to admit that the refuse of the ash pits is emptied out at the most convenient hour possible through the house. That is done away with now, and it is not allowed. The cleansing is taken charge of by the municipal corporation. They arrange with farmers, where the farmers wish to take certain ranges of houses, and clean them periodically under a sort of license. Then all the rest are cleared by the Corporation at various periods.

23,473. (*Mr. Lyulph Stanley.*) I see you say that the depth of your plot is 33 feet?—That is about the average.

23,474. That is by your present building byelaws?—Yes.

23,475. Have they recently increased their stringency?—Not in that particular direction. We have got more stringent measures under the Act of 1878 and under the Act of 1884, by which many defects were cured.

23,476. When your Corporation had before them these questions as to the regulations of house building, may I ask whether the owners of small properties or speculative builders were strongly represented on the town council?—Yes, sometimes.

23,477. Do you find that there is much opposition to increasing the stringency of your building byelaws?—I do not. I may say that a plan of every building that is put up in Belfast passes through my hands, and I, under the statute, have to approve or disapprove of it.

23,478. But you are bound of course by the building byelaws; you could not insist upon a greater number of feet than the building byelaws require?—I dare not approve of anything of course that is in contravention of the Acts.

23,479. But you cannot increase the sanitary requirements beyond what your building byelaws lay down?—We cannot.

23,480. And you say that the soil is very often brought through the house?—Not in the case of the new houses that are being built now. We always have a back passage since 1878.

23,481. (*Mr. Jesse Collings.*) Mr. Lyulph Stanley mentioned the water rate, did I correctly understand you to say that all the rates, poor rates, borough rates, and all the rest, including the water rate, are paid by the landlord?—They are all paid, by the landlord in the case of this class of property.

23,482. Of course, if it is a better class of property that is altogether changed?—Yes.

23,483. Then it would leave it not a very paying property by the time they had paid all the outgoings?—Certainly; but taking into consideration the low rate at which a house in Belfast can be put up, it still leaves the landlord a margin of profit.

23,484. (*Mr. Gray.*) Does the Corporation of Belfast undertake the entire removal of the house refuse throughout the city?—Yes, it has the control of the removal of the whole of it. I explained just now that in some cases farmers are arranged with to take a certain block of property by arrangement under the control of the Corporation. All the rest is taken in hand by the Corporation.

23,485. But it is also true that building generally in Belfast is cheaper than it is in any other part of Ireland?—I believe that is correct.



23,486. Can you give me any idea how that is?—I cannot. I have often wondered at it myself. We have large brick-fields close to the town; and we have the port into which timber comes close too, and Welsh slates, for instance, come right across by water very cheaply, with no railway carriage. Beyond that I really cannot account for it, but nevertheless it is the fact.

23,487. Do they do as the Corporation of Dublin does, that is to say, do they gratuitously or out of the rates undertake the domestic scavenging of the city, or do they make the people pay for it?—There are cases in the poorer class of property where they do it under the Public Health Act gratuitously. In some cases there is a small charge made; I think it is 1s. per load.

23,488. They do not undertake gratuitously the general scavenging of the city?—No, they charge for the better class of property. It is only in the lowest and very insanitary class of property where they do it thoroughly gratuitously. The street scavenging is all done at the expense of the ratepayers.

The witness withdrew.

Mr. A. BOWMAN examined.

23,494. (*Chairman.*) I believe you represent the Trades Council of Belfast?—Yes.

23,495. You are the secretary of the Trades Council?—Yes.

23,496. What number of members are there in the societies which are in connexion with your Trades Council?—About 8,000.

23,497. You complain, I believe, to judge from your letters, of the general congestion of Belfast?—Yes.

23,498. You think that although there is not overcrowding in the houses the centre part of the town is congested?—I do not mean that there is not overcrowding, but I mean that overcrowding is not increasing so much as the general congestion.

23,499. What do you mean by general congestion?—The complete absence of breathing spaces in the centre of the town.

23,500. You mean to say there are no open spaces?—There are no open spaces.

23,501. The cause, to judge from your letters to me, is, in your opinion, the speculative, the high price of land?—Yes.

23,502. Who does the land belong to?—The land originally belonged to the Most Noble the Marquis of Donegal, but the chief landlords are never the cause of all the evil; it is the under landlords who hold, perhaps, an acre, and hold it until they can command any price almost owing to the exigencies of trade or of population. I know of one spot in the centre of the town which measured 80 feet by 120 feet; a church was built on it 100 years ago, and they got a lease for that term for 10*l.* per annum; the lease has now fallen in, or will do so in November, and they cannot have it renewed unless by paying 240*l.* per annum.

23,503. You are one of those who think that the community ought to get the advantage of the increase in the price of land?—Clearly; for it was the community that gave it its increased value.

23,504. You think it ought to go to the community and not to private individuals?—Clearly.

23,505. (*Mr. Samuel Morley.*) Have you any companies or associations for building?—We have a number of building societies in the town, but some of them have got into trouble with their members, and appear at the moment to be scarcely solvent. This has brought the whole class of building societies under a cloud.

23,506. Have they been in the habit of paying a dividend; has it been carried to a sufficient extent to bring a return in any case?—They are not building societies in the sense that you have in London, Dublin, and some other places; they simply advance money on the security of the houses built.

23,507. Do they make advances to builders?—To

23,489. That would be another advantage which you give to the small property holder?—

23,490. Can you, from your professional knowledge tell me how it is that the cost of building in Belfast is (as I know to be the fact, and as is shown by the figures which you have quoted) so much lower than the cost of building, say, in Dublin; have you had any experience of the cost of building in Dublin?—No, I have had no experience as to Dublin, but I have always understood that Belfast is most peculiarly situated in that respect. I believe that a working man can get a self-contained house cheaper in Belfast than in any manufacturing town in the three kingdoms. Yet the rate of wages is not much higher.

23,491. What would you, as a professional man supervising a building, consider to be a fair tale of bricks for a man to set per hour or per day?—I cannot answer that off-hand.

23,492. Would it be about 1,300?—It is about a cubic yard and a half, I think.

23,493. Would you mind ascertaining that also?—I shall have very great pleasure in ascertaining that.

Mr.  
J. C. Brellan  
26 May 1885.

the persons who build. In some cases their liabilities exceed their assets, so that they have had to compound with their members, and consequently the confidence of the people is shaken with regard to that kind of investment.

23,508. Are the people able to pay a fair rent, an increased rent?—They are not, because wages are not increasing in anything like the same ratio that rent is increasing. Belfast is the centre and emporium of the linen trade, indeed of the manufacturers of Ireland; land is therefore increasing in value very rapidly, but wages are not increasing; wages are actually lower to-day all round than they were 10 years ago.

23,509. There has been a depression within the last two or three years, but you think wages are lower to-day all round than they were 10 years ago?—Yes.

23,510. Do the manufacturers do anything in the way of providing accommodation for their workmen?—In very many cases the employers of labour have their own houses, and they say it is from the houses they own that they derive their dividends.

23,511. Do you mean to say that the manufacturers get more by dealing in houses than by dealing in linen?—They say that they get more from rents than from their legitimate manufactures.

23,512. (*Mr. Gray.*) To what trade do you belong?—I am a flax dresser, therefore I am engaged in the linen trade.

23,513. We have had some evidence as to the cost of building workmen's dwellings in Belfast and we find that the very smallest and cheapest class of house can be erected in Belfast for from 45*l.* to 50*l.*; that I believe to be a considerably lower rate than exists in any other place in the United Kingdom, certainly a lower rate than exists in Dublin; can you give me any information as to how it is that those houses can be built cheaper in Belfast than they can elsewhere?—One very important factor in that is the lowness of wages to which I have referred; wages are as a rule lower in Belfast than they are in centres of industry and population in the sister islands.

23,514. (*Chairman.*) What is a bricklayer's wage in Belfast?—About 30s.

23,515. What is it in Dublin?—I do not know.

23,516. Why can houses be built in Belfast for less than two-thirds of what they cost in Dublin?—Some of the building materials are more accessible, so that that would make a slight difference.

23,517. Slates and timber of course come as cheaply to Dublin as they do to Belfast?—Yes, but we have gone in largely in Belfast for the manufacture of brick, much more largely than they have in Dublin.

23,518. Are bricks much cheaper in Belfast than in Dublin?—Yes.

Mr.  
A. Bowman.



Mr.  
A. Bowman.  
26 May 1885.

23,519. (*Mr. Lyulph Stanley*). How much are they in Belfast a thousand?—From 16s. to 24s.

23,520. Do you know what they fetch in Dublin?—No, I do not, but I know that good bricks are sold at 24s. in Belfast.

23,521. (*Mr. Gray*). You have said that some of the employers state that they get their dividends now from the rents of houses?—Yes.

23,522. Do you think they charge excessive rents for those houses?—I do not, because I believe the ground landlord exacts all the wealth produced except the very lowest possible profit and the lowest possible wages. I do not think it is the manufacturers who own houses that cause the unsatisfactory state of things that exists; I believe it is the men who have control over the forces and resources of nature.

23,523. Do the men who live in those houses, owned by mill owners and such like, hold under a weekly tenure, from week to week?—Yes, from week to week.

23,524. Supposing a man leaves the employment of that mill owner, what happens?—He has to flit, or leave the house.

23,525. Suppose there is a strike?—He has to leave; he must clear out.

23,526. Suppose he gets ill and is not able to work, what happens?—He has to clear out unless some other members of the family work to pay the rent, or unless some other labourer who is also employed in the same place is sufficiently considerate to pay the rent for him.

23,527. Whether the house was owned by a mill owner or by anybody else if he did not pay the rent he would have to go out?—Yes.

23,528. Suppose a man quits a mill, has a quarrel with his employer and goes away, does the employer expect him to vacate his house to make room for the new man who is coming in his stead?—As a rule he would not be discharged, and get what money is owing to him in the mill until he hands in the key; that is the rule, but there are exceptions of an honourable nature.

23,529. Is that felt to be a great hardship by the working classes?—So much so, that though I have worked in a mill since I was under 10 years old I have never lived in a house owned by a mill owner since I was about 14, just because I was as completely at the mercy of the mill owner as five or six years ago the agricultural farmer was at the mercy of his landlord.

23,530. I suppose you think the remedy for the difficulty you point out would be, therefore, to take the land from the landlord?—I would go that length; but I suppose that would hardly be within the region of practical politics yet. I think a very important remedy, I mean perhaps not a remedy, that is hardly the word, a palliative might be a better word, would be the encouraging of the establishment of co-operative societies, such as that of M. Godin, of Guise, in France; he had given his workpeople such an interest in the firm (they manufacture a number of articles of metallic works of art) that they now practically own houses that are sufficient to accommodate 1,400 workmen and their families. Those houses are all built in a sort of quadrangular form, and the upper parts and the lower parts are alike tenanted by means of a balcony running round the upper part, so that it serves all the purposes of a street. Those houses are owned by the people and they employ people to attend to the keeping of them in proper sanitary order, nobody has to perform any of the services that they would shrink from doing. As a matter of fact in Belfast, I think I am safe in saying that not 1 per cent. of the dwellings of the artisan classes possess waterclosets; I believe that in 99 per cent. of the houses there are simply dry closets; in many cases there are not even back yards, and consequently not even a dry closet. I would say that in the case of probably 10 per cent. of the population that is so. The entire ashes, and all the refuse of the house, together with the night soil, all gathers in a pit formed in the back yard where there is such;

and every individual has to pay to the Corporation one shilling per load for having it removed. So that if more than a load happens at any time to gather into the pit the householder has to go and pay the Corporation one shilling to have that removed; and when the men come up from the Corporation they simply remove twelve baskets full, and if three or four baskets full remain in the bottom of the pit they leave that which is the very worst part of the entire refuse.

23,531. (*Chairman*). The witness from the Corporation who was before us just now said that the Corporation charged a sum, and he mentioned the same figure that you have given, but he said that it was not in all cases, that in the cases of some of the smaller houses they did not charge at all?—Well, all I have to say is that I know people who when they are in straitened circumstances and want to have their yards cleaned have to go to the sanitary officer and say that their husbands are out of work; the women generally go, the men seldom go themselves, and they invariably have to say that their husbands are not in work, whether they are or not; so that this cheese-paring policy you see creates a disregard for truth.

23,532. (*Mr. Gray*). Then a gratuitous removal of this refuse is not accorded to all the workmen, but it is only a matter of charity to those parties who are out of work?—It is as a matter of charity. I may again repeat what I have said, that I went to Belfast when I was under 10 years old and it never was removed from our house without a fee being exacted. I do not know of any other case, except a very few where the people were really too poor and could not afford it, and then they had to tell an untruth.

23,533. In those cases where there is no back yard, of course there is no way of removing the foul refuse except through the living room?—That is so.

23,534. (*Chairman*). That is in the older houses, is it not?—Yes, and in many of the new houses.

23,535. Since 1878 they have had a new byelaw, you know?—Yes, they have a byelaw, but I am afraid it is about as much honoured in the breach as in the observance. I know very many houses built since 1878 where the refuse has yet to be removed through the living room.

23,536. You are referring to houses which have no back space?—The two backs have no passage between them.

23,537. Have they been built since 1878?—Yes, they have been built since 1878. I also know of some sewers which are not more than 2 ft. 6 in. below the surface; of course those are in the older streets, but I think a regard to the public health should compel the Corporation to remedy those evils.

23,538. The death-rate has decreased of late years, which seems to show that the Corporation have improved the state of the town?—Yes, that is true; but while that is true I think probably I can give a different complexion to that. The death-rate upon the town has decreased, and a number of the vilest dens in Belfast have been swept away to make room for Royal Avenue, during the last three or four years; but there are still districts in the town that are year by year getting worse, such places of necessity must get worse. I do not know by what means they can be got rid of. We do not want the State to spend money upon improving the condition of our dwellings; but we do think that some of the surplus value created by the community should be devoted to the amelioration of the condition of the community.

23,539. Still on the whole, the death-rate of Belfast has decreased, and it is low for an Irish town; it is considerably lower than that of other large Irish towns?—Yes, it is.

23,540. (*Mr. Gray*). Great as are the drawbacks which you have mentioned, I suppose the working classes of Belfast, now that they have been accustomed to living in separate dwellings with a house for each family, would never be content to submit to going back to the tenement dwellings, such as they have to content themselves with in Dublin and in some of the English towns?—No, I do not think they would,



that is one bright feature in our social system, if you can call it bright. But when I say that, I know of one small room that has not nearly the superficial area of this table, in which I have known 20 girls to sleep. That surely is bad enough.

23,541. (*Chairman.*) Still that cannot be generally or widely spread in Belfast, because the average population of Belfast is only just over five to a house, which is very low?—That is very low, but there is one district in which it obtains very largely; it is a suburban one, I mean Ligoniel; the entire population of Ligoniel would not be more I suppose than 6,000; so that that would not materially affect the general average.

23,542. (*The Bishop of Bedford.*) I think I understood you to say that some of the manufacturers made more profit on their houses than by their manufactures?—No, I did not exactly say that; I said that they professed to receive their dividends from rents rather than from profits.

23,543. (*Mr. Samuel Morley.*) That is the same thing, is it not?—No, somewhat different.

The witness withdrew.

Dr. DENNIS D. DONOVAN, Mr. MICHAEL J. McMULLEN, C.E., Mr. ALEXANDER MCCARTHY, examined.

23,547. (*Chairman to Dr. Donovan.*) You are the superintendent medical officer of health for the city of Cork?—Yes.

23,548. And you have been deputed by the Corporation of Cork to represent them to-day before this Commission?—Yes.

23,549. (*To Mr. McMullen.*) You are the borough engineer of Cork, I believe?—Yes.

23,550. (*To Mr. McCarthy.*) I believe you are town clerk and law agent of the Corporation of Cork?—Yes.

23,551. The desire of the Corporation of Cork is that you should attend the sitting when the two witnesses whom they have selected, the medical officer of health and the city engineer, are under examination, so that you might be able to supplement the evidence they give if necessary?—Yes.

23,552. (*To Dr. Donovan.*) The area of the city of Cork is a little over 2,685 acres, is it not?—About that.

23,553. Which is nearly four square miles, and its population is 80,000 and odd, is it not?—It is 80,124.

23,554. The density of the population may be estimated at 30 to the acre?—About 30 to the acre.

23,555. The death-rate is just under 20 per 1,000, is it not?—It is 19·88.

23,556. Is that good for an Irish town?—Yes, very good.

23,557. Are there about 11,000 houses in the city?—Yes.

23,558. The rateable value of which amounts to 148,000*l.* and odd, does it not?—Yes.

23,559. Are there 1,732 tenement houses?—Yes.

23,560. And are there in those tenement houses 11,330 rooms containing 6,000 and odd families?—Yes.

23,561. That would give a total of nearly 22,000 occupants?—Yes.

23,562. That is an average of three and a half families to each tenement house, and of nearly two persons to each room in a tenement house?—Yes.

23,563. You consider that your tenement houses may be divided into three classes, viz., the large tenement house, the small tenement house, and the intermediate?—Yes.

23,564. The large houses are frequently found about the centre or flat of the city with 10 or 12 rooms, containing from 20 to 30 people, is not that so?—Yes.

23,565. Do they pay about 20*l.* a year rent?—That is about the average.

23,566. What do you mean by about 20*l.* a year rent?—The total rents come to nearly 20*l.*, the total weekly rents of the different rooms.

23,544. What is the difference? In Belfast your employers say that they do not get a profit by their business, but they do get a dividend by their houses, is not that so?—Yes.

23,545. (*The Bishop of Bedford.*) May I go on to remind you that you also said that the great bulk of the rents of the houses goes to the ground landlord, so that the manufacturers are a sort of middlemen, practically, and yet the smallest possible margin of profit?—Yes.

23,546. And the inference from that is, that the manufacturers themselves are in a very bad way at present?—Judging by their own reports, they certainly are. I may say in further explanation that the directors of the most extensive spinning concern in Belfast have informed me when I have been with them relative to an advance of wages, that they were practically losing on their manufacturing end, and that it was in their commercial end that they were making their profits. The people in Belfast are remarkably fond of advertising the fact that they have two identities.

23,567. Are they held by middlemen?—I do not know exactly how they are held.

(*Mr. McCarthy.*) They are principally held by middlemen.

23,568. Are there large landed estates in Cork; do the houses stand, a certain number of them, on the same man's land?—Yes, a great number are standing on land owned by the same person.

23,569. And then the houses are held from him by lease?—Yes.

23,570. And then, are the tenement houses in the hands of lessors or are there sub-lessors, that is to say, middlemen, who collect the rents?—Sub-lessors principally.

23,571. Is there very much difference between what the middlemen receive, and what they pay?—There is a very large difference.

23,572. The tenement houses are old, and in bad repair, especially those in the centre of the town, I believe?—Very bad.

23,573. (*To Dr. Donovan.*) The halls of the tenement houses, their entrance halls, are very often mud, are they not?—As a rule they are.

23,574. And the stairs are generally rickety and broken?—Yes, they are earthen floors, unpaved and unflagged.

23,575. The old tenement houses in the city are structurally as bad as possible, are they not?—They are very bad.

23,576. Do you put in force section 100 of the Public Health Act with regard to tenement houses; you do not, I think?—No, I do not believe we do.

23,577. Do you know why you do not?—We do not know exactly who to come at, whether the landlords or the tenants.

23,578. (*To Mr. McCarthy.*) The byelaws under that section are enforced in three Irish towns only, Dublin, Belfast, and Limerick. We have not yet had evidence from Limerick before us, but Belfast contains so few tenement houses, from the practice of living in separate houses, that practically the total number there is very small, is quite manageable, and can be easily dealt with, so that virtually it may be said that Dublin and Limerick alone to any extent are affected as regards tenement houses by byelaws. Has your Corporation ever considered the desirability of doing so?—No, they have not.

23,579. (*To Dr. Donovan.*) Has your attention, in reading the Public Health Act, been called to that subject at all; have you considered the advisability of recommending the Corporation to put it in force?—No, I have not. I have not been long in office.

23,580. That is a section under which a register

Mr.  
A. Bowman.  
26 May 1885.

Dr. D. D.  
Donovan,  
Mr. M. J.  
McMullen,  
C.E.,  
Mr.  
A. McCarthy.



*Dr. D. D.  
Donovan,  
Mr. M. J.  
McMullen,  
C.E.,  
Mr.  
A. McCarthy.*

26 May 1885.

may be kept of all tenement houses?—They do that with common lodging houses.

23,581. But this applies to all houses, that is to say, it may be made to apply, it includes (you need not apply it in every case) all houses occupied by members of more than one family, and you can register all such houses and inspect them, you can even (although it is not done in Ireland, or in many towns in England) inspect at night; you can regulate the amount of cubic space; you can make regulations as to white-washing and cleansing in the case of infectious disease, and you can make regulations with regard to the separation of the sexes to prevent adults of different families being mixed up together in one room, if your byelaws are in force?—I do not think our present staff could undertake that.

23,582. How many sanitary inspectors have you?—We have five sanitary inspectors for the lodging houses; they look after the cases of infectious disease. There are so many tenement houses, and such an amount of work to be done that I hardly think the present staff could do more.

23,583. In my own parish, which has a larger population than the city of Cork, we find that one inspector specially working the tenement houses, can keep them in pretty good order under byelaws of this kind?—Yes, being specially set apart for that work alone, but these men have a great deal of other duty to do besides.

23,584. What is the salary of those people?—I think they get about 25s. a week.

(*Mr McCarthy.*) 22s.

23,585. (*To Dr. Donovan.*) If you found that by increasing the present staff by one sanitary inspector he could go such a good work, perhaps that might be worth considering?—I will consider it, and recommend it.

23,586. With regard to the small tenement houses, those are houses which accommodate two families, are they not?—Principally.

23,587. Those houses each contain four rooms?—Yes.

23,588. Those also you consider to be in a defective sanitary condition, do you not?—They are in a very bad state.

23,589. You have typhus in Cork, have you not?—It always prevails in Cork.

23,590. If you have such a bad state of things in the tenement houses, and always have typhus and so forth, how can you account for the death-rate being less than that of other Irish towns?—The prevalence of typhus does not materially affect the death-rate.

23,591. Do you mean that there are only a few cases?—On the average; I think it varies. At the coming on of cold weather there is an increase of it when people huddle together to keep warm; but as a rule we have odd cases always going on.

23,592. On the passing of Sir Richard Cross's Acts you had a scheme I think in Cork?—Under the Artizans' Dwelling Scheme, yes; it was taken up at the time by the Corporation.

23,593. The late medical officer, your predecessor, reported seven unhealthy areas?—Yes.

23,594. The Cork Improvement Scheme in 1878 proposed to deal with those seven areas at a cost of between 51,300*l.* and 52,000*l.*?—Yes.

23,595. The Corporation borrowed 22,000*l.*; you took in hand an area which you call No. 1, at a cost of nearly 22,000*l.*; at least the estimated cost was very nearly 22,000*l.*; the actual cost was 19,000*l.*; is not that so?—About 19,000*l.*

23,596. You removed 101 houses, did you not?—107, I believe, is the actual number.

23,597. And you built 170 new houses?—Yes; we did not build them, we simply cleared the area, but that was handed over to a private company, who built on it.

23,598. The company built 170 new houses, did they not?—Yes, a private company.

23,599. And those houses are artizans' dwellings, but of a superior class. They are not inhabited by

the people who were turned out, but by a superior class of people?—They did not meet the requirements of the people who were turned out.

23,600. What became of those people?—They went into the immediate neighbourhood and made things a great deal worse there.

23,601. Is there any overcrowding in the tenement houses?—Very much.

23,602. The proper way to deal with overcrowding in tenement houses, is of course by byelaws under that section 100 of the Irish Public Health Act?—But unfortunately you cannot disturb them, because you have no place to put them; you must leave them where they are.

23,603. Do you consider that houses of the poorest kind of tenement house, properly constructed, cannot be built in Cork to pay?—We have none at present.

23,604. Cork is not a very prosperous place for building; but building materials are cheap, are they not?—The engineer will tell you that.

23,605. (*To Mr. McMullen.*) Is it not a very cheap place in which to build?—Yes.

23,606. Timber and slates are cheap?—Yes, as cheap, I think, in Cork as in any place in the Kingdom.

23,607. (*To Mr. McCarthy.*) The Improved Dwellings Company, that took No. 1 area, took it on a lease for 900 years, did they not?—Yes.

23,608. Did they take it at a rent of 80*l.* a year?—Yes, 80*l.* a year.

23,609. You have got an improved valuation out of the area?—Yes.

23,610. The difference being about 600*l.*?—About that.

23,611. (*To Dr. Donovan.*) But you consider the loss (after considering all things) to the Corporation by the area was 1,000*l.* a year?—It stands at that at present.

23,612. Have the Corporation built any houses themselves?—No.

23,613. The Corporation have taken steps, have they not, to clear a second area, area No. 2?—Yes, they have.

23,614. But owing to the excessive cost of the first undertaking they have been deterred from carrying out the second scheme?—They have.

23,615. They have taken some houses down under that scheme, but they have not proceeded to build?—No, they have not proceeded to build.

23,616. They have spent 640*l.* in compensation in the second scheme, have they not?—Yes, very nearly.

23,617. (*To Mr. McCarthy.*) You have a local Act in Cork; does your local Act contain sanitary provisions?—Yes.

23,618. (*To Mr. Donovan.*) Do you proceed entirely under the Public Health Act, or also under the Local Act?—Generally under the Public Health Act.

23,619. (*To Mr. McCarthy.*) Are there any points in your local Act to which you desire to call our attention?—I do not think there are.

23,620. But it contains sanitary provisions, you say?—Yes.

23,621. Of what kind?—It has incorporated all the general provisions that affected the English towns before the Public Health Act was passed.

23,622. It is an older Act then?—Yes; the date of it is 1882.

23,623. Then it is superseded by the Public Health Act, is it not?—It is concurrent with it.

23,624. The powers there are also in the Public Health Act?—Yes, that is so. I should add that the Act of 1852 gave a power to the Corporation of making new streets, which was a very peculiar power; it was not in any English Act, I believe; it enabled them to make streets, and they have availed themselves of that to a large extent. They practically carried out a good deal of this artizans' dwelling scheme before the Artizans' Dwelling Act was passed at all; two or three large streets were made by which a large amount of that class of buildings was cleared, and that



practically carried it out without at the same time providing accommodation for the population that was turned out.

23,625. (*To Mr. McMullen.*) Besides the tenement houses which are in a bad condition, are there a good many cabins in Cork one-storied houses?—Yes, in the outlying portions of the town; the situation is pretty good, but they are in such a bad condition themselves.

23,626. They contain either one or two rooms, do they not?—One, two, and three rooms.

23,627. (*To Dr. Donovan.*) How long have you been medical officer?—About eight months.

23,628. (*Mr. Samuel Morley.*) Are there any extensive manufacturers in Cork?—No, I do not think we have any.

23,629. Can it be called a manufacturing city in any respect?—I do not think so.

23,630. Are the wages of the working class equal to the average of other towns in Ireland; could you give any idea of about the rate of wages paid to what you would call the working classes?—The rate is about 12s. per week; that is the average wage.

23,631. Would that be to the artizan class?—No, the labourers.

23,632. And they have no means, perhaps, of occupying more expensive buildings?—No, they have not; they are unable to pay more than from 1s. to 1s. 6d. for their rooms.

23,633. For a cottage or a couple of rooms, do you mean?—There are very few cottages that would let at that price, they have to go into rooms principally.

23,634. I do not know whether you said that there was much overcrowding in Cork?—Yes, very much.

23,635. What do we understand by your definition of overcrowding?—Overcrowding in rooms and in houses; you have too many families in a house, and too many persons occupying a room.

23,636. Do you mean a single room?—Yes. I have brought up some specimens of the overcrowding. We have handed in a recent statement of a random run through the city, in different parts of it, when we got some rooms measured.

23,637. (*Chairman.*) I am afraid those specimens may suggest the consideration of the steps which the law gives you power to take to remedy this overcrowding?—If you disturb the people they have no place to go to; that is the evil. If we were to dispossess the people from the present uninhabitable houses we have no place to put them.

23,638. On the other hand one would suppose that with the cheapness of building in Cork the enterprise of the town ought to be sufficient to grapple with that evil?—If you mean to meet the requirements of the people who are able to pay such a very little rent, I do not know that the enterprise would meet the requirements; because I think the class of house that would meet those people would hardly pay any company to build, for instance, you could hardly build a house to let at a rent of 1s. 6d. a week, I fancy, and make it pay.

23,639. (*Mr. Samuel Morley.*) You have spoken of some cases in which there was only 165 cubic feet of air for each person as against 300 feet, which I believe is the minimum?—That would not be considered a very bad case in Cork.

23,640. (*Chairman.*) Not with you?—No.

(*Mr. McMullen.*) I have often found it as low as 40.

(*Dr. Donovan.*) I have found it 35.

23,641. Then the windows must be broken or they would die?—There is no back window at all.

23,642. But with the warmth of such a number as that even one aperture would produce ventilation?—Yes.

23,643. (*Sir Richard Cross.*) Did you ever take the heat of a room with the thermometer?—Fortunately I went there when the inhabitants were out; these places are awfully stuffy if you go in the day-time; they must be terrible at night.

23,644. (*Mr. Samuel Morley.*) Would you not feel

it justifiable to interfere by Act of Parliament?—Yes we do, but the difficulty we meet with is that if you dispossess the people you cannot put them elsewhere.

23,645. (*Chairman.*) There is plenty of legislative power you know?—I will just give you an example. In one of the cases which I visited recently I came across a great deal of overcrowding, and upon making inquiries into it, I found this; I had shut up a house directly opposite in the same lane where typhus had broken out; the people simply came out of that house and went into the house opposite where a second family had been before, and they had absolutely two families in a house that had not sufficient room for one.

23,646. (*Mr. Samuel Morley.*) Did you take any steps to prevent it?—They must go somewhere; they had no place to go to, and they were simply taken in by the persons opposite. That is the difficulty we meet with in Cork in coping with overcrowding, the people have nowhere to go.

23,647. Inasmuch as the public health might be seriously compromised by such a state of things, would you not feel it justifiable to find accommodation for them?—That is the question and the difficulty.

23,648. I would not say less for their sake than for the sake of the public, but it is a tremendous thing for a city to be exposed to that kind of thing. Our great object is to find a remedy, and it is a most difficult problem no doubt?—No doubt.

(*Mr. McCarthy.*) I am authorised to state that the Corporation are anxious to build houses if they can find the way to do it, if it would pay at all; they would put up with a large loss if they had power to build houses; but they have not.

23,649. We are not here to condemn A, B, or C, but to find out the causes of this state of things, and if possible a remedy?—The great difficulty which has made the Corporation hold their hand about carrying out the rest of the scheme is that until additional house accommodation can be given to the labouring classes, it only adds to the evil. The Artizans' Dwellings Company, to whom they let the ground, have built five houses full of all the sanitary appliances and they took it under the condition of providing that sanitary accommodation, and no doubt the one class, the artizan class, have got improved dwellings, and have made room to a certain extent for the labourers, but at the same time Cork is exceedingly badly off for that class of dwelling; the builders do not build that class of house for some reason; in fact to give the sanitary accommodation now required they would say it was a non-paying speculation.

23,650. But surely it is a great responsibility for the Corporation to remain quiet under such circumstances, are there persons on the committees of the Corporation who are owners of property do you think?—I do not think that the Corporation would be influenced in that way, there may be a few; but from my experience of the Public Health Committee I should say that they have not evaded the carrying out of the law when it was of any practical use; but shutting up a house simply means sending them into another and making matters worse.

(*Dr. Donovan.*) In Cork the competition is for houses and not for tenants.

23,651. (*Mr. Lyulph Stanley.*) You describe that the overcrowding is owing to the want of accommodation?—Yes.

23,652. How long have you known Cork?—I have known it 30 years.

23,653. That overcrowding existed all the time you have known it?—I have been dispensary physician in Cork for 14 years, and that has been my experience for the 14 years I have been in practice there.

23,654. Have you lived in Cork longer than 14 years?—I have lived there all my life.

23,655. As a matter of general knowledge do you believe that overcrowding has existed for 30 years?—I could not say that.

23,656. Do you believe it is worse now than it

*Dr. D. D. Donovan,*  
*Mr. M. J. McMullen,*  
*C.E.,*  
*Mr. A. McCarthy.*  
26 May 1885.



Dr. D. D.  
Donovan,  
Mr. M. J.  
McMullen,  
C.E.,  
Mr.  
A. McCarthy.  
—  
26 May 1885.

was?—I do not know; I had no previous knowledge of it.

(Mr. McCarthy.) I do not think it is worse; I think it is about the same. There have been additional houses built in the suburbs of the town for that class, which has taken the pressure off somewhat. I think the sanitary condition of Cork has improved since the Public Health Act came into operation.

23,657. May I take it that the overcrowding in Cork has been about as bad as it is now for 30 years?—I think not.

23,658. Do you think it is worse now than it was previously?—I think it is better now than it was.

(Mr. McMullen.) The Improved Dwellings Company during the past four years have built 419 houses.

23,659. Would those houses hold 2,000 people?—Yes, and private individuals have built 500 houses within five years of the same class.

23,660. That would accommodate 2,500 more?—Yes.

23,661. So that you have provided additional accommodation for the wage-earning class for 4,500 people in the last five years?—Not for the labouring class.

23,662. For the wage-earning class?—Yes.

23,663. One witness said that any accommodation which you provide sets free other accommodation, therefore it is for the labouring class indirectly that you provide?—Yes, it is.

23,664. If you take a man out of house A. and put him into house B. you set free house A. for some one else?—Yes.

23,665. Have houses been pulled down much in Cork during the last three years?—I have obtained during the last three years under my statutory power about 700 justices' orders to take down, repair, or secure.

23,666. During the last three years the Corporation of Cork have caused the demolition of 700 houses?—Very nearly; some have been secured, not actually taken down, but secured.

23,667. What do you mean?—If dilapidation was reported which was dangerous to the public or to the adjoining premises it was made good.

23,668. But out of the 700 houses about how many have been destroyed, do you think?—I should say close on 500.

23,669. Then the action of the Corporation has been to cause the demolition of about 500 houses which were unfit for human habitation?—Yes, from their being dangerous.

23,670. And at the same time the Artizans' Dwellings Company and other private efforts have provided for the erection of about 900 houses?—Yes, quite 900.

23,671. So that leaves a balance to the good of 400?—Yes.

23,672. I suppose there are still a great many houses which in your judgment ought to be demolished as unfit for human habitation?—Yes, they have come under review from day to day.

23,673. Do you think that there are 2,000 houses more that ought to be destroyed?—No, I would not say more than 500 more, from their dangerous condition.

23,674. I am not merely talking of their being unsafe for habitation, but of their being structurally unfit from the smallness of the accommodation?—There are fully a thousand of such in Cork.

23,675. Of course a house that was originally fit for human habitation may be decayed; but I am speaking of houses that never at any time were fit for human habitation?—I should also mention that some of the tenement houses in the flat of the city occupied by the poor are subject to flooding during the period when the spring tides and mountain floods are coincident, and that renders them unhealthy.

23,676. Do the people live in the basements?—No, but the tide rises to the height of the ground floor, and in some instances the ground floor is below the level of the roadway.

23,677. The ground floor is subject to flooding?—Yes.

23,678. Those houses would also be unfit for human habitation?—Yes.

23,679. Then they would be permanently damp and unhealthy, even though not actually flooded?—Yes.

23,680. Cork, I may take it, is on the whole a decaying town; there is no growth of industry and trade in Cork?—No; the manufactures are gradually decaying.

23,681. Looking at the census returns I see that your population has only increased about 1,500 since 1871?—Yes.

23,682. And it is about the same as it was in 1861; it is within three?—So it is.

23,683. So that it is practically a stationary or decaying town?—We had some very good manufacturers in Cork at one time; the tanning trade was a large trade.

23,684. Is the population kept up by immigration from the country?—I think it is; it has been of late years.

23,685. What sort of people are they that come in, are they very poor?—Very poor.

23,686. They are not active and energetic people?—No.

23,687. Are they people who help to be a dead weight round your neck?—Yes, more or less.

23,688. They are a burden on your rates?—Yes.

23,689. There is not much independent building of cottage property; there have been only those two cases which you have mentioned?—There has been none at all of cottage property; those are really in all cases two story houses.

23,690. You do not think it is a thing that would pay a speculative builder to put up houses for the occupation of working classes?—I do not think it would pay a speculative builder financially; but I think it would pay corporations aided by Government advances.

23,691. Is it the feeling of the Corporation of Cork that they would be glad to take into their own hands the building of dwellings for the wage earning class?—Yes, provided they were assisted by Government.

23,692. First of all they would not take the responsibility on themselves, if they had to pay the cost out of the rates?—No.

23,693. Not even if they had loans at a moderate rate of interest?—It would have to be very moderate.

23,694. Say 3½ per cent.?—I think if they could get it at 3 per cent. they might try, but the Corporation would be anxious to get it at 2 per cent.

23,695. You see the Government cannot borrow at less than 3 per cent.; I suppose that the Corporation of Cork could not borrow on its own security at less than 4 per cent.?—No.

23,696. If they had Government security they could borrow at 3 per cent.?—Yes.

23,697. But you would require some sinking fund to pay off the debt?—Yes.

(Mr. McCarthy.) I think the Corporation would be glad to undertake building and housing the poor if it were not at any great loss; they are very heavily overtaxed.

23,698. Do you personally, on behalf of the Corporation recommend that the State as a whole should subsidise the housing of the working classes in separate parts of the country from national and central funds?—I think it might be a joint thing.

23,699. I say "subsidise"?—Yes.

23,700. That would of course have to be applied to rural districts as well?—I do not think the rural districts have the same claims as in the towns; they have good air to counteract disease; but taking townspeople huddled together, I think it is more necessary to have sanitary accommodation provided for them.

23,701. The principle you lay down is that the State is to help with a subsidy because private enterprise will not house people at a profit?—Yes. I think the public health is a matter of such enormous advantage.



23,702. (*Chairman.*) If you subsidise the towns and not the rural districts, you would increase the rush in from the rural districts?—I daresay you would.

23,703. (*Mr. Lyulph Stanley.*) I want to know your view, is it not that you would like to get a subsidy from the public money?—I am authorised to state to you that the Corporation are prepared to spend 50,000*l.* if you will give it money at 2 per cent.

23,704. That is a subsidy of course of 1 per cent.?—Yes.

23,705. Is there any difficulty about getting land for the purpose of building houses for the workmen?—There is no difficulty, but we find the carrying out compulsory purchase makes the schemes expensive.

23,706. When you are carrying out a street improvement?—No, under the Artizans' Dwellings Act.

23,707. Yet you have no difficulty in buying three or four acres by agreement?—No, I do not think there is any difficulty.

23,708. You think as a practical man that if the Corporation were ready and willing to build houses themselves for the wage earning class, the difficulty of obtaining sites by agreement at a reasonable price would not be great?—It would not be great.

23,709. You would not be stopped by the difficulty of obtaining sites?—No.

23,710. It is a financial difficulty merely?—Yes.

23,711. But you feel sure as practical men that you could not put up dwellings even of a simple and cheap description to be sanitary and proper such as would satisfy the public authority, so as to pay interest upon the cost of construction?—So I am informed.

23,712. And you believe it?—Yes.

(*Mr. McMullen.*) Not at the present rate of interest at which you could obtain money.

23,713. (*To Mr. McCarthy.*) I presume the work-people of Cork have no objection to live in blocks?—That seems to be a disinclination so far as I understand.

23,714. I thought you said that a large number did do so?—They do.

(*Mr. McMullen.*) But they give it the preference; the item of rent for a cottage varies from 2*s.* to 3*s.*, and they can crowd their own family into a tenement house, into one room, which they can get at 10*d.* a week.

23,715. If the Corporation owned the property could they not set a better example?—I am strongly of opinion that the Corporation should provide separate dwellings varying in size according the families.

23,716. Would you recommend them to build one cottage type, or on the block type?—I should recommend the cottage type.

23,717. Do you think that you could house 100 families on the cottage type deep as cheaply you could one block type?—If you provide houses of three apartments, say, to accommodate two, three, or four persons, you could, in my opinion, build such accommodation for 65*l.*

23,718. I asked you if you wanted to provide accommodation for 500 families could you do it as cheaply if you built on the cottage type (in varying sizes) as you could on the block type?—I think it would be cheaper on the cottage type.

23,719. Then is there any motive for the Corporation to build on the cottage type?—In my opinion cottages are preferable to buildings.

23,720. The first question is which would be cheaper for the Corporation; you say the cottage type?—Yes.

23,721. The cottage type is also more satisfactory to the people, you say?—Yes.

23,722. And also, in your opinion, more healthy for the inmates?—Yes.

23,723. So that those three advantages all combine for the cottage type?—Yes.

23,724. Taking 500 families requiring varying accommodation, have you made any calculation as to what it would cost to build 500 tenement houses or cottages?—No; but I can give it to you in this way: If houses were built first containing three apartments,

such a house would accommodate a family of two, three, or four persons.

23,725. Would you provide accommodation so as to give a family of three persons three apartments?—I would make that a minimum sized house.

23,726. You would build nothing less than three-roomed houses?—No.

23,727. Two sleeping rooms and a living room?—Yes.

23,728. For two people?—For two, three, or four.

23,729. First of all for, I say, for two people?—Yes.

23,730. Do you mean two people of the labouring class, a man and his wife?—Yes.

23,731. Taking into account the extreme poverty which you have described, and the low wages, do not you think it would be better to provide single room tenements for the very poor if there were only two of them?—I felt strongly on that point, and if you provide large houses at the rate of 4*d.* an apartment you would put it in the reach of all.

23,732. You think you can do it?—I think so; such houses as I am speaking of could be built for 65*l.* each.

23,733. That is exclusive of land?—Yes.

23,734. Have you made any calculation of what the land would add to the cost?—I have taken it in this way: for a house with three rooms costing 65*l.*, the rent payable weekly would be 1*s.*, or 2*l.* 12*s.* a year. I should say the land would cost 1 per cent. on that amount.

23,735. Do you mean to say that you would buy the land for about 13*s.*?—Yes.

23,736. Do you mean buy it outright?—No, at an annual rent.

23,737. Of 13*s.* a year, you mean?—Yes. I was taking the case if the money could be got at 2 per cent.

23,738. Wait a bit; 65*l.* if you got it at 3 per cent. would be close upon 2*l.* a year?—Yes.

23,739. And to that you would have to add 13*s.* for the ground?—Yes.

23,740. And you are proposing to get as rent for that 2*l.* 12*s.*?—Yes.

23,741. That would be an annual loss of 1*s.*?—Yes.

23,742. And the Corporation would have to pay the rates and taxes?—Yes, the Corporation have at present numbers of sites.

23,743. But the Corporation have, like any other landlords, rates and taxes?—Yes.

23,744. Then there is the repairs, the cost of management, and empties?—Yes, there would be maintenance and collection of rent. I was taking this case where the Corporation had sites of their own free.

23,745. But you cannot, in stating an account, state it excluding the rates and taxes?—Of course, what comes out of one pocket goes back again in that case.

23,746. Then there are repairs, and empties, and cost of collection?—I put that at 1 per cent. also, 13*s.*

23,747. Do you know any man having cottage property who manages it for 1 per cent.?—Upon new built houses I fancy it would be done for that.

23,748. That is rather a speculative estimate; you would not like to do the business yourself for a private employer, would you?—No, I think it would be rather a low rate.

23,749. However, taking it in this way, you think the Corporation could build suitable houses for 65*l.*, exclusive of the price of land?—Yes. And then houses of four rooms I estimate would cost 86*l.*

23,750. Has anything of the sort been before the Corporation for them to express an opinion upon definitely?—No further than that they desire to spend money upon the building of those houses in a general way; they have had that before them.

23,751. What is the rateable value of Cork?—148,278*l.*

23,752. That is only about 30*s.* per head of the population?—Yes, about that.

*Dr. D. D. Donohoe,  
Mr. M. J. McMullen,  
C.E.,  
Mr.  
A. McCarthy.*

26 May 1885.



Dr. D. D.  
Donovan.  
Mr. M. J.  
McMullen,  
C.E.,  
Mr.  
A. McCarthy.  
26 May 1885.

23,753. And what are at present the total rates; borough rate, county rate, and everything?—About 11s. in the pound.

23,754. What do you think is the real value. Supposing you had a new valuation of the city of Cork, taking it at only 20 per cent. beyond the rack-rental letting value, what do you think would be the real gross letting value of the city of Cork if you had a re-valuation?—I know it would be considerably increased.

(Mr. McCarthy.) It would be very nearly double, I should say, what it is at present.

23,755. That would be getting on to 300,000l.?—The old valuation of Cork has been a matter of most serious complaint for years, not in reference to non-valuation, but to the relatively wrong valuation.

23,756. You mean taking one house as compared with another?—Yes, in some cases houses which are let for 100l. a year, and easily taken, are valued at 25l.

23,757. And if I built a new house, and let it at 100l., perhaps it would be valued at 75l.?—Yes, and if you lay a penny out on your house it is at once added on.

23,758. Do you think that on a new house the rent valuation is about three-fourths of the real value, or what should you say is the proportion?—About two-thirds.

23,759. On the new valuation?—Yes.

23,760. Do you think there would be much complaint in the town if the Corporation were to go into a large scheme for the housing of the poor?—I think not.

23,761. That is because the Corporation are popularly elected?—Yes.

23,762. The mass of the voters would not be the people upon whom the burden of the rate would fall?—No; for the most part the very highest ratepayers are the least complaining, though they do not exactly praise the Corporation for their system.

23,763. (Earl Browlow to Dr. Donovan.) With regard to the water supply, do you consider the water supply sufficient and good?—Yes, we have a splendid water supply.

23,764. Is that properly laid on in all the tenement houses?—No, it is not.

23,765. How do the people get their water?—They get it upon the streets from the public fountains.

23,766. (Chairman.) For public health purposes it is rather an advantage, is it not, that they should draw their water from the streets than otherwise, because that obviates the possible risk of contamination?—It is a very much better plan.

23,767. (Earl Browlow.) But with regard to the closets, are they water-closets or privies?—In the tenement houses some have water-closets, some have privies, and some have nothing.

23,768. And the soil is collected in the house when they have nothing; how is that removed?—The Corporation provide dust bins and boxes at the corners of the streets, specially where the houses have no sanitary arrangements, and those things are cleared out every morning.

23,769. And the soil is turned out into the dust bins at the corner of the street every morning, which are cleared by the Corporation?—Yes.

23,770. Do the Corporation make any charge for removing the soil?—No, not from the public dust bins, but they do not remove the refuse from the poor; they have not taken up domestic scavenging at all.

23,771. (Mr. Gray.) You have no establishment of domestic scavenging at all?—No.

(Mr. McMullen.) Except where it is paid for.

23,772. How do the poorer classes manage?—There are a large number of scavengers in Cork, and they go into the houses of the people and take the manure; take it to a depot where they store it and sell it.

23,773. (Sir Richard Cross to Mr. McCarthy.) What is the tenure of the land in Cork; is it leasehold or freehold?—It is leasehold principally.

23,774. Is there a good deal of freehold?—Yes.

23,775. What are the leaseholds; do they belong to large estates?—No, they are split up among a great number of owners.

23,776. There are no great landowners?—No.

23,777. What is the term of leasehold usually?—I think about 99 years, generally.

23,778. Not more?—Sometimes more, sometimes less, I am not quite sure.

23,779. Is there any objection to sell the freehold out and out?—There is very great difficulty in getting at it, the titles are so mixed up; we find it a very difficult thing to get the fee of any land in Cork.

23,780. Is that owing to the complication of titles?—Yes, and to there being different parties interested.

23,781. Do you think the existence of that leasehold system tells against having good houses?—No, I do not think so. I may add that the Corporation of Cork are owners in fee of the whole city under charter, but the properties in the olden times were got rid of very rapidly for nominal rents, and for ever I may say in a large proportion of cases; there is only one case in which the reversion will come in 50 years hence.

23,782. What was the original length of the Corporation leases?—Principally fee farm and 999 years in some cases.

The witness withdrew.

Mr. WILLIAM SPILLAM examined.

Mr.  
W. Spillam.

23,783. (Chairman.) You have been mayor and sheriff of Limerick?—Yes.

23,784. And although you have ceased to take so active a part, still you are well acquainted with the present condition of the town and attend at the wish of the Corporation?—Yes.

23,785. The death rate of Limerick is, although not the highest in Ireland, a high one?—It is high.

23,786. It averages about 27 per 1,000 does it not, taking a number of years together?—Yes, it has been more than that, but that is the average of recent years.

23,787. Do any considerable portion of the population live in tenement houses?—Yes, a very large number of the labouring classes live in tenement houses.

23,788. Do they inhabit what used to be the good houses?—Yes, what were formerly the good houses.

23,789. You have in force in Limerick, have you not (it is one of the three towns in Ireland, with Belfast and Dublin, which have them in force), by-laws under section 100 of the Public Health Act, that

is to say by-laws for the inspection and regulation of tenement houses?—Yes.

23,790. What number of tenement houses are registered by the Corporation under their by-laws?—I have never heard, I do not know.

23,791. Do they act in the inspection of tenement houses by their ordinary sanitary inspectors, do you know?—Yes.

23,792. Do you know how many sanitary inspectors they have?—There is a medical officer of health and there are under him, I think, either three or four officers.

23,793. What is the population of Limerick?—38,500.

23,794. That is a very fair staff as regards number for a population of that size, is it not?—Yes.

23,795. You do not know whether they inspect the tenement houses at night at all?—Judging by what I know I think the inspection very imperfect either day or night.

23,796. Do you think there is much overcrowding?—There are some cases of overcrowding of families.



23,797. You know, do you not, that those byelaws regulate the overcrowding and prescribe the amount of cubic space?—I know that the people have not got it.

23,798. They are not acted upon?—They are not acted upon.

23,799. Besides the general powers of the Public Health Act, do you know whether there are any sanitary powers in any local act in Limerick?—There are under the Towns Improvement Act, that is the only local Act they have, they have a gas and water Act, which are different things of course.

23,800. I know they have a local Act, but I do not know its contents?—Yes, I was wrong, they have what is called the Improvement Act of 1853.

23,801. But that is not a local Act, that is a general Act?—No the Limerick Improvement Act of 1853 is a local Act, I forgot that.

23,802. But the Towns Improvement Act is a general Act?—Yes, but the Act of 1853, is a private Act.

23,803. It is superseded by the Public Health Act?—Yes.

23,804. The sanitary state of things in Limerick is very bad, I believe?—Yes.

23,805. A great many of the houses have no back yards and no closets?—Scarcely any of the tenement houses have back yards.

23,806. A great many are without closets?—All of those houses inhabited by the labouring people have no closets at all.

23,807. They throw the refuse out of doors, in fact?—Yes, or if there is a little yard attached they deposit everything in the yard.

23,808. The floors are very bad, are they not, earthen floors?—Earthen floors; all the basements are full of holes, nothing could be worse.

23,809. And the roofs also are often broken, are they not?—Yes, the rain is let down in the greater number of houses; they do not mind having a slate or two off at all.

23,810. You have found a great many families living in one room?—Yes, two families living in a cellar, with eight people in it.

23,811. Are there a good many cases where there is no furniture at all and the people sleep on the floor?—Yes, there is not a stick of furniture, and they sleep on the floor.

23,812. Has there been any action taken by the Corporation with regard to cellar dwellings?—Yes, they have closed a few, but a great number are open that in my opinion ought to be closed. I have found in my inspection of cellars that 8 feet high is the highest. I have found rooms of 7 feet, and from that down to 5 feet in height, and people living in them.

23,813. There was a labourers' dwellings company formed in Limerick last year?—It is just in its infancy.

23,814. At present they have only 14 houses tenanted?—Yes.

23,815. At rents varying from 1s. 6d. to 3s. per week per house?—Yes, the highest is 3s.; that is only for two houses, all the cottages we have built have been let at 2s. 6d.

23,816. If you succeed, you intend to extend your operations up to 10,000l.?—Yes, that is our capital.

23,817. It is a commercial undertaking?—Yes, a joint stock company.

23,818. It is expected to make 5 per cent. dividend, is it not?—We hope to divide 5 per cent.

23,819. Has the Corporation increased its action or not of late years; since you have been mayor has there been any further action of the Corporation than used to be formerly taken?—I do not see it.

23,820. You have not a healthy public opinion upon the subject?—We found a great difficulty in getting capital subscribed for this company; we only got 700l. in the town; we had to go to the Board of Works for the remainder of the money, and we cannot go on with the Board of Works under the present system of

lending money; it is a prohibitive rate that they charge for it.

23,821. How much do you pay?—Nominally 4½ per cent. for 40 years, but if you come to work it out you have to start with 6½ per cent. and it runs down to 2½ per cent. in the fortieth year.

23,822. Does that include sinking fund?—It does; but the first year you get 100l. from them you must give them 6l. 9s. 6d.; the next year 6l. 8s. 6d. for every 100l., and when you come down to the fortieth year only 2l. 11s. 6d.

23,823. But then the sinking fund is in addition?—Yes; when they are paid 4½ per cent. for every 100l. the debt is discharged.

23,824. Is there any typhus in Limerick?—Yes, we generally have fever; we are scarcely ever without it.

23,825. I do not mean ordinary fever, I mean typhus?—They do not always have typhus.

23,826. But typhus prevails sometimes?—Yes, we frequently have it.

23,827. Taking, for instance, the excess of your death rate over Cork, taking the additional six or seven in the 1,000, has any calculation ever been made as to what are the special causes of death which caused that increased mortality?—There are various opinions; one man says one thing, and another man says another. It is no wonder, considering the state in which the poor people are lodged, that we have fever perpetually in the town.

23,828. The state of things in Cork is very bad, yet your death rate in Limerick is very much higher; I want to know whether you have made any investigation into the cause?—I do not know how they are in Cork, but I know that they could not be much worse off anywhere in the world than we are.

23,829. Do you know Waterford?—Only by the death rate; that is rather worse, I fancy. I do not see that anything can be worse.

23,830. The death rate in Waterford is even higher than yours considerably?—We have a fine river, and the town is, generally speaking, healthily constructed. There is a fine fall to the river from all parts of Limerick, and were it not for the poverty, squalor, and filth, I think it should be healthy.

23,831. Is the water supply good?—Wherever they have it, but that is in a few places; there is no water in any of the lanes at all.

23,832. They fetch it from a distance?—I have known them go a quarter of a mile for water; they have to go away to a public fountain that runs for an hour and three-quarters, and as best they can they have to scramble for a little to do till next day.

23,833. (*Sir Richard Cross.*) Have the Corporation never applied for powers to undertake the water supply?—Yes, but they only got the waterworks into their possession a year ago.

23,834. (*Chairman.*) Are they going to lay water into those houses?—They intend to put water into every part of the city.

23,835. (*Sir Richard Cross.*) Is that going to be done soon?—The plans are all ready to do it; they have applied for a loan, and there has been some controversy between themselves and the Local Government Board about the loan. They are applying for 11,000l. to lay mains in cases where there are no mains; there are none in fully half the town.

23,836. (*Mr. Lyulph Stanley.*) I suppose Limerick is not a rich town?—No, Limerick is not a rich town.

23,837. How long have you lived there?—All my life.

23,838. You have been intimately acquainted with Limerick for the last 30 years, I suppose?—I should say nearly 40 years. I am considerably over 40.

23,839. I mean since you began to be interested in the town?—Well, say 30 years; I have never lived out of it.

23,840. Do you think it is getting poorer?—I do, decidedly.

23,841. The consequence is that improvements which the people would be glad to have for their own

*Mr.  
W. Spillan.*  
26 May 1885.



Mr.  
W. Spillam.  
26 May 1885.

sakes they shrink from on account of the cost?—Precisely. The cost of building houses in Limerick is so great now, that unless some other plan can be devised besides the way the Board of Works lend money, it will stop building altogether. We cannot build a house in Limerick now and set it at a rent which would make it a boon to people requiring houses, unless the money can be got on better terms than I have described as being given by the Board of Works.

23,842. I suppose the wages you pay for building a house are higher than they were 30 years ago?—Yes. This company which has been started has not been able to build houses. We build our cottages 20 feet square, that is 20 feet in all, and give them a kitchen about 20 feet by 12 feet, two good living rooms down stairs 8 feet by 12 feet and 8½ feet high, and the loft for boys upstairs is 20 feet by 12 feet; then there is a yard 12 feet by 20 feet, a privy, an ash pit, a scullery with the water laid down; in the kitchen half the room is boarded, and there is a kitchen range in each. We could not build those houses under from 85*l.* to 90*l.*; we cannot get more than 2*s.* 6*d.* for them; and if we could set them at 2*s.* we would be pleased to do it, but we could not; we never could pay the Board of Works their instalments, if we set the houses under 2*s.* 6*d.*

23,843. And the increased cost is probably owing to the greatly increased wages?—Both labour and material are dearer than they were 30 or 40 years ago.

23,844. Are the houses built of stone in Limerick?—We build a lot of our houses of brick; we purchased the site of an old gasworks when the Corporation were surrendering them and cleared the site, and utilised both slates and brick.

23,845. Is Limerick mainly a brick or stone built town?—It is mainly stone; the brick is bad and very dear.

23,846. But persons building in Limerick would build of stone?—Yes, I may say that universally these cottages are built of stone.

23,847. What are the weekly wages of masons in Limerick?—They get about 26*s.* to 28*s.* a week.

23,848. And carpenters; what do they get?—About the same wages.

23,849. And the other trades of the same kind?—Yes, precisely.

23,850. Plasterers, plumbers, and slaters you mean?—Yes; that is about from 28*s.* to 30*s.* a week. I should say 28*s.* is a fair average of a mechanic's wages.

23,851. The wages are much higher than they used to be?—They are.

23,852. Still, you say, the prosperity of the town is decaying?—The general trade of the town is worse than it was, say 20 years ago, I have no doubt.

23,853. Then how is it that the wages of mechanics have improved?—Because occasionally they go on strike, and insist on getting higher wages; they have been getting up their wage by degrees. I think that is the universal state of things.

23,854. Do you think that wages are demanded in excess of what the place can pay, do you attribute the decay of Limerick partly to the strikes of working classes?—I would not say that; I think the country all round us is not as rich as it was 20 years ago, it is suffering from universal depression.

23,855. Nevertheless, you say that the wage-earning people are getting better wages than they did 20 years ago?—Yes, and they would be better off if they had constant employment, but they have not.

23,856. I see that your valuation of the city of Limerick was 65,000*l.* a year in the city in 1881?—It is about 66,000*l.* now, I think; it has gone up the last four years.

23,857. But I suppose that is very far from the real value if a new valuation of the city were made?—It is supposed to be revised every year.

23,858. That is only for new buildings, not the old ones?—The revisor looks at everything, and for every improvement which he sees made, no matter how trivial, he puts something on.

23,859. But there is no revaluation if a house is not altered?—No.

23,860. If there were a revaluation of the city have you any idea what it would be?—The valuation of Limerick is not high.

23,861. Do you mean by that the real value of all buildings in Limerick, which I think is about 33*s.* a head of the population yearly?—As compared with other towns the valuation is lower than that of any other town I know of. A house in Limerick valued at 50*l.* a year if it was in Dublin would be valued at 80*l.* The very best and largest dwelling house in Limerick would not be valued at more than 50*l.*, whereas in Dublin it would certainly be valued at 75*l.* a year.

23,862. Comparing what you know of the valuation of the shops in the principal streets with what they let for, would you say the valuation was far removed from the real value?—I do not think it is an excessive valuation by any means.

23,863. Is it an extremely inadequate valuation?—I think in a great many instances the valuation is rather low.

23,864. What are your rates in Limerick all put together?—I have the rates for 1884. The poor rate last year was 3*s.* 10*d.*, the improvement rate 3*s.* 10*d.*, the grand jury rate 1*s.* 0½*d.* I may say that the domestic water rate ran on an average 1*s.*

23,865. I will not take that, because that is services supplied?—The other rates would make 8*s.* 8½*d.* If our valuation were higher, of course our rates would be lower in the £. It is the fact that too low a valuation means the rates too high.

23,866. Have many houses been pulled down lately in Limerick as unfit for human habitation?—There have not been many pulled down, a good many fell themselves from age.

23,867. Your Corporation have not taken any steps to close compulsorily houses unfit for human habitation, have they?—No, I think not, with the exception of a few cellars.

23,868. And they have not taken steps to prevent the crowding of more than one family into a room?—I never heard of any steps being taken.

23,869. But you have the power?—Yes.

23,870. But they do not exercise that power?—I am not a member of that body now; I have not been a member since 1875; I have for 10 years ceased to be a member.

23,871. Still the law as it stands at present gives the people of Limerick power to put down those evils?—Yes, but if the people were turned out of those houses there are really no places for them to go to; something should be done to provide them with suitable houses first.

23,872. Do you think that the population of Limerick is even now in excess of its industry; are there a lot of hangers-on in Limerick that find no employment?—Very seldom. At times I think every able-bodied man in the town finds work; it is only very seldom that we have a dearth of labour of that sort.

23,873. I was asking you as to an excess of labour not a dearth; I was asking whether the industry of the town of Limerick was able to employ the whole population of Limerick?—I think it is.

23,874. (Mr. Samuel Morley.) There used to be a large manufactory for clothing for the army at Limerick, used there not?—Yes, a very large one.

23,875. It is still there, is it not?—It is doing very little now. I believe it does not employ a fourth of the hands it used to employ. I have known 1,400 girls to be working there; it is open now, but it is only doing a little.

23,876. Would you say that there is a want of spirit in the sense of promoting manufactures?—We have very few factories in Limerick.

23,877. Is there water power; I have been there, but I forget?—Yes, there is fine water power.

23,878. Do you believe that the manufactory of paper which has been spoken about a good deal lately



would be likely to succeed?—Well, all the paper that is used has to be brought from other places.

23,879. Evidently there is some spirit wanted in getting the people into better lodging and modes of living so far as their tenements and cottages go?—From my experience they will go into the cheapest place they can get, totally irrespective of how unsuitable it may be.

23,880. Therefore they need to be controlled?—Precisely. They will go into an 8d. room, they will not pay 2s. for a cottage.

23,881. Are your Corporation disposed to put in force the powers that are in existence to prevent a good deal of these evils?—I really do not see that any steps are being taken to do that.

23,882. (*The Bishop of Bedford.*) Do you find evidence of dissatisfaction amongst the people as to the state of the buildings in which they live?—Decidedly; they have complained repeatedly to me of the filth, squalor, and wretchedness of the houses.

23,883. Then they would be glad of better houses although at present they take the lowest rented house?—Yes; the labouring classes who have employment would be very glad to go and take a decent cottage, and pay 2s. or 2s. 6d. a week if necessary, but there are no such houses to be had.

23,884. You do not think that the labouring classes generally are content with the very unhealthy class of houses?—I know they are not content with the unhealthy class of house; they have repeatedly complained to me, but as I have said they have no better houses to go to.

23,885. (*Sir Richard Cross.*) Do you attribute this large death rate (I did not quite catch what you said) a good deal to the want of water supply?—I think the want of water and the filthy houses must contribute largely to it.

23,886. With regard to the filthy houses, surely the Corporation could put that straight under their existing powers?—No steps have been taken so far as I know; the houses there are to be seen in a state of squalor and filth such as you would scarcely credit.

The witness withdrew.

Mr. JAMES MAHONY, Mr. JOSEPH WILLIAM HOWARD, Dr. THOMAS TOBIN, examined.

23,897. (*Chairman to Mr. Mahony.*) You are the high constable of Waterford?—Yes.

23,897A. (*To Mr. Howard.*) And you, I believe, are the town clerk of Waterford?—I am.

23,898. (*To Dr. Tobin.*) And are you the medical officer of health of the city of Waterford?—I am.

23,899. Will you state the death rate of Waterford?—It is something over 42 per 1,000.

23,900. In the last year?—Yes, in the last year.

23,901. For 1884?—Yes, for 1884.

23,902. How do you account for such a frightfully high death rate?—There are three causes; the first is that it is such a very badly drained city; secondly, some parts of it are extremely overcrowded; and the third is the habits of the people themselves.

23,903. (*To Mr. Howard.*) You are a practising solicitor and have been town clerk of Waterford since 1873?—Yes.

23,904. And you have been executive sanitary officer of the city since 1874?—Yes.

23,905. What do you mean by executive sanitary officer as contrasted with medical officer of health?—Under the Public Health Act, 1874, the office of executive sanitary officer was created, that is to say he is the chief officer over all the other sanitary officers of the city.

23,906. Such as the superintendent medical officer of health?—There are three medical officers of health, the superintendent medical officer and two sanitary officers, who are medical officers also. There are two districts in the city and each of them has a doctor.

23,907. The area of the borough of Waterford is

o 18894.

23,887. Have you a medical officer in Limerick?—We have.

23,888. Is he an active gentleman?—He is a young, healthy, strong man and going about a good deal.

23,889. Do you know whether he had made any reports to the Corporation?—I know that he had made repeated reports.

23,890. Of the different cases which the Corporation ought to deal with?—He has given some very long reports showing the state of the town from time to time, and the amount of disease, but as a general rule very little or no action has been taken upon them.

23,891. Do you think that the members of the Corporation are the owners of much of this property?—Some of them own some of it.

23,892. Do you think that that has anything to do with their apparent unwillingness to undertake the necessary steps for improving the sanitary condition of those houses?—I fear it has something to do with it.

23,893. Do you say that building is dear in Limerick?—It is very dear.

23,894. Why is that; are not the materials handy?—We have a good deal of limestone in the neighbourhood of the town; it is a limestone country all round, but whatever the reason is, we cannot get houses built, such as I have described, under the sum of 85*l.* to 90*l.* each.

23,895. (*Chairman.*) I suppose timber and slates would be much dearer in Limerick than in Cork or Belfast owing to the cost of carriage?—I do not know. However, whatever the reason is (we do not pay more wages to the men, and I do not think timber would be a great deal dearer in Limerick); we cannot build a house there for the price for which it could be built in Belfast, Cork, or Dublin.

23,896. (*Sir Richard Cross.*) If wages are no dearer and timber is no dearer, how do you account for the difference of the price of a house in Limerick as compared with other towns?—The men may not be so experienced, perhaps.

over 500 acres, and the population at the last census was over 22,000, was it not?—That is of the borough.

23,908. The number of dwellings occupied by the working classes of the city and suburbs are according to you, I believe, about 2,200?—Yes.

23,909. Of which 400 are in the suburbs?—Yes, about 400.

23,910. Do you mean outside the limits of the municipal boundary?—About 400 are immediately adjoining.

23,911. All the suburban houses have gardens, have they not?—Yes, they have.

23,912. With regard to the 1,800 dwellings in the city occupied by the working classes about 80 per cent., I believe, are one-storied cottages?—Yes.

23,913. And the remainder are tenement houses?—They are large houses set in tenements.

23,914. With regard to the tenement houses which are situated in the old parts of the city, you have never put in force section 100 of the Public Health Act; you have not made byelaws with regard to the regulation of tenement houses?—No, we have not.

23,915. Have you ever considered the desirability of doing so?—It has not come before the sanitary authority, but we have a staff of sanitary sub-officers who visit all those houses regularly and keep them under strict supervision as far as can be.

23,916. You are not able, without making byelaws under section 100, to regulate overcrowding; you cannot say, for instance, that so many cubic feet of air shall be required?—No, we cannot.

23,917. In Belfast, Dublin, and Limerick, they have made byelaws under section 100 of the Public Health

Mr.  
W. Spillam.  
26 May 1885.

Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.



Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.

26 May 1885.

Act; but you have not?—We have not made any byelaws in that way; but we have byelaws regulating registered lodging houses, and the quantity of cubic feet there.

23,918. That is universal; but probably such byelaws for the regulation of space would be more required in the case of tenement houses than in the case of common lodging houses?—I should say so.

23,919. What number of sanitary inspectors have you?—We have seven sanitary sub-officers.

23,920. Do they give their whole time to those duties?—No, they have other duties to perform. We have a staff consisting of the high constable and six borough constables who are sanitary sub-officers, and they are all paid small salaries.

23,921. What other duties do they perform?—They generally look after the city markets and tolls; they collect the tolls of the markets, and look after the condition of the city generally.

23,922. None of them give their whole time to sanitary duties?—No.

23,923. Can you say what proportion of their time they give to sanitary duties and what to other duties?—I should say fully half their time is devoted to sanitary duties.

23,924. You have a local Act in Waterford; have you any sanitary provisions under that Act?—We have none under that; we are governed by the Municipal Reform Act.

23,925. You are in the list of boroughs having local Acts; that is why I asked the question; probably it is some old or forgotten Act?—There is a very old Act of George II. that only applies to the widening of streets and things of that kind; but there is no general Act governing the city.

23,926. Waterford is one of the towns where the Corporation itself has built houses, I think?—Yes.

23,927. We have already had our attention called this morning to the fact that some of the death rates which have been reported from the localities, differ very considerably from the death rate as reported from the Registrar General's office in Dublin. With regard to most of those cases they are cases where the death rate, as reported to us in Dublin, has been very much higher than the death rate is admitted by the localities; in your case the opposite has happened. I have Waterford on my own notes with the death rate of 30 per 1,000; that was founded on the Registrar General's table, in which he gives Waterford for 1884 as just under 30, that is 29·8; but your own medical officer makes it 42?—I do not know how that is.

(Dr. Tobin.) I thought, as well as I remember, that it was 42 per 1,000 on the Local Government Board's report; I may be wrong.

23,928. Dr. Grimshaw has given us a statement by which he makes it 29·8 in 1884; of course, even 29·8 is a very high mortality; it is higher than any other town of any size in Ireland; but 42 would be an alarming mortality; are you quite sure of that figure?—I am quite sure it is 42 for the three months of 1885; and I thought it was the same for the year before; I am quite sure of it for the first three months of 1885.

23,929. How long have you been medical officer?—Not quite a year.

23,930. (To Mr. Howard.) Have you not been in the habit of keeping the death rate year by year?—We have not kept any definite account of it; we have had it notified us from time to time, and have called upon the medical officer to report upon the cause of it, and generally the cause reported to the sanitary authority has been the prevalence of certain epidemics.

23,931. You would have expected to find it, from your knowledge, 10 or 20 per 1,000, or something like that?—Yes.

23,932. But if it were 40, or something like that, your attention would be immediately called to such an alarming state of things?—And it has been called. The medical officers have been asked to report as to the cause, and generally the report is to the effect that

the cause has been a sudden outbreak of an epidemic such as measles and typhus fever.

23,933. What has been the report during the last three months of the medical officer, as to the cause of the death rate being over 42?—A serious outbreak of a very bad type of measles; that is reputed to be the cause of the largely increased death rate.

(Dr. Tobin.) And fever is always present there in Waterford.

23,934. Do you have any typhus?—Yes, we are always sending up cases. I find I make a mistake; it not 42 per 1,000 last year, but it is 42 for the first three months of this year.

23,935. (To Mr. Howard.) I was asking a question, when we went off into a digression upon the death rate, as to the Corporation building themselves. Waterford is one of the few towns that have done anything in that direction. There are none in England; there is no Act applicable to Scotland; and there are only a few towns in Ireland that have done so, so that Waterford is one of the very few towns in the United Kingdom that have taken steps under powers conferred upon them many years ago to build houses themselves?—Yes, under an Act of 1866.

23,936. In England the Act dates from 1851; it was never made applicable to Scotland (at least there is a doubt as to that), but in England it has been an entire dead letter?—Yes.

23,937. Therefore in Great Britain there has been no case at all; but in Ireland certain towns have acted upon those provisions; a few towns, Waterford being one, have adopted them. In Waterford you have borrowed 1,700*l.*?—Yes, from the Board of Works, under that Act of 1866.

23,938. You have built 17 two-storied buildings?—Yes.

23,939. And a great number of private persons, Messrs. Mandeville, Harty, Hassard, Cox, and the Dwellings Company, have built a large number of suitable one-storied cottages?—Yes.

23,940. And others have built a large number of cottages of a similar kind?—Yes.

23,941. Land is dear in the centre of the city, is it not?—Very dear; rents are very high. I refer to head rents.

23,942. Does all the land belong to one person, or to different persons?—There are a great number of owners in fee of small portions of the city; the principal portion belongs to the Corporation and the Holy Ghost Hospital.

23,943. What is the Holy Ghost Hospital?—It is a charity.

23,944. Is it managed by the Corporation?—No, by a board of trustees appointed by the Court of Chancery.

23,945. And partly by the Corporation, is it not?—No; the Corporation is represented on the board, which consists of 12 members.

23,946. What amount of property does the Corporation itself hold?—The rental of the Corporation in the city is, I should say, between 8,000*l.* and 9,000*l.* a year.

23,947. That is considerable in so small a town?—It is.

23,948. What number of houses occupied by artisans or by the poor do the Corporation hold?—Very few; they have none of them directly under them. They are the owners of the land on which a large number of cottages have been built, but with the exception of the houses built by themselves they have little or no house property of the cottage class.

23,949. They do not receive the rents you mean?—No.

23,950. The tenement houses in the old part of the town are in a deplorable condition, are they not?—They are very bad.

23,951. Yet you never considered the advisability of adopting byelaws under section 100 of the Public Health Act for their regulation?—We have endeavoured to regulate them, so far as we can, by prosecutions under the sanitary authority where we find



nuisances and bad accommodation, but it is impossible to get them into good order; nothing but sweeping them away and building good edifices will ever do any good in that respect.

23,952. What are you doing with regard to new houses; have you got sufficient byelaws, and proper byelaws, such as you might have to prevent the construction of new houses in improper situations?—We have not; we have not adopted the clauses of the Towns Improvement Act that would enable us to control the erection of new houses.

23,953. Why have you not done that?—The Corporation of Waterford has peculiar ideas about taxation, and they are afraid that if they did get the thin edge of the wedge in at all with regard to the adoption of the clauses of the Towns Improvement Act, it would lead to the introduction of taxation. Until lately there has been no municipal taxation of any description in Waterford. The borough fund provides for the expenditure in the city. We have now a water tax for the supply of water.

23,954. I should think, with the mortality in three months at 42 per 1,000, it might be thought about time for you to apply some of those powers. The cottages built by the Corporation under the Irish form of Shaftesbury's Act, containing four rooms, are let at 3s. 6d. a week, are they not?—Yes.

23,955. Do you let the whole cottage to one family?—Yes.

23,956. You do not allow two families in one house on your property?—No.

23,957. (*Sir Richard Cross.*) You do not allow the cottages to be sub-let, I suppose?—We have never had reason to believe that the tenants wanted to do so.

23,958. (*Chairman.*) Do you allow them to take lodgers?—They do take lodgers; we have made no restriction with regard to that, and a good many of them do, but we let by the week to one person.

23,959. How do you choose the people to whom you let them?—We have a principal land agent, and under him a sub-agent.

23,960. And do you let them at such conditions as there is competition for them?—We find that we never have them vacant. There is no very active competition for them. The rent is rather high for the class of people who inhabit them.

23,961. You let some of three rooms at 3s. per week, and some of two rooms at 2s. 6d. per week?—That is the Dwellings Company.

23,962. You own houses you let at 3s. 6d. for the four rooms?—Yes.

23,963. I believe that in the year 1882 you did try to take some sanitary steps, did you not, which were greatly resented by the population?—We did in one locality.

23,964. You ordered to be closed 50 houses?—We got an order from the magistrates to close about 50 houses.

23,965. And the men, women, and children, the whole population, assembled in front of the town hall?—They besieged the town hall, and refused to let the mayor leave until he consented to allow them to remain in their houses. In fact, we had no place to put them in.

23,966. (*Sir Richard Cross.*) Were the houses in very bad condition?—They were totally devoid of any sanitary appliances, either closets or ash pits, and the filth of the house was thrown out on the roadway opposite.

23,967. (*Mr. Lyulph Stanley.*) I suppose they are still inhabited?—They are still inhabited.

23,968. (*Chairman.*) The company that has recently been formed for the erection of houses for the working classes, and which has built a large number of cottages at a cost of over 2,000l., have set their rents so high, have they not, as to be quite out of the reach of labourers?—They have. I have their report here. With all that they are only able to pay 4 per cent. upon the capital.

23,969. (*To Mr. Mahony.*) You bear the title of

high constable and you are sanitary inspector of the city?—Yes.

23,970. There are 1,180 houses in the city of Waterford, are there not, which are inhabited by the working classes or the poor in which there are more than two families in one house?—That is so, up to 10 families sometimes.

23,971. In some cases of course there is one family in a single room?—As far as possible I allow no more than one family in a single room, because I take proceedings at law if I find there are more.

23,972. Under what Act do you proceed?—Under the Public Health Act.

23,973. Under what clause?—I report it to the officer of health.

23,974. As being a nuisance injurious to health?—Certainly, overcrowding.

23,975. As being a nuisance injurious to health?—Yes.

23,976. Of course you could proceed under the 100th section, if you would make byelaws, because then you could enforce a certain amount of cubical space?—I know we could.

23,977. But you prefer to proceed against them as a nuisance?—Yes.

23,978. There is no doubt that overcrowding may be a nuisance injurious to health, and you proceed against it in that way if the magistrates back you up?—I find great difficulty in persuading them to do so.

23,979. I should have thought that it would be far better to proceed under byelaws?—No doubt it would, but we fall short of what we want. I will give you a case in point. In 1883 the then mayor brought the whole side of a street, from one house in which I know nearly 30 people went out with fever, before the Sanitary Committee. It became so alarming that we proceeded at law. Mr. Howard, who represented us, and I proved to the satisfaction of the magistrates that all the houses ought to be closed on account of being overcrowded and for want of proper sanitary arrangements and accommodation. Then the difficulty arose that in those houses there were six or eight families, and if you closed the houses where were those people to go to? You could not turn them into the streets or into the fields. The Public Health Committee stayed proceedings. The mayor then got the committee to take up the houses from the landlord. The landlord was so poor that he was not able to lay out money; this property was his sole source of living. They took up the houses and laid out a lot of money in endeavouring to improve their condition, and I am very happy to tell you that they have improved also with regard to the prevalence of fever; the fever has passed for months out of the way altogether. That is how we stand. If I follow up the Act of Parliament and prosecute I subject the people to greater hardship by turning them out from the want of proper accommodation elsewhere. If I had my way I would not have a single tenemental house within the city. It is impossible to get them to do what is right in them.

23,980. (*Mr. Gray to Mr. Howard.*) You have an income from your land in Waterford, which up to this time, with the exception of the water rate, has sufficed to pay the whole of the municipal expenses of the town, have you not?—Yes.

23,981. And that in the opinion of the Corporation is a reason why no taxation should be imposed for sanitary purposes?—That is the opinion of the Corporation. The other day a report on the sewerage of the city was made, in which it was pointed out that some sewerage works were absolutely necessary. It was then proposed at a special meeting of the Corporation to strike a borough rate of 6d. in the £ for two years, for the purpose of providing a sum of about 1,600l. to make these sewers. The Corporation adopted the principle that the sewers were necessary, and they said: "By all means make the sewers, but we will not strike the rate." Consequently there were no funds.

23,982. It has not suggested itself to the Corporation that the possession of this large, and exceptional in-

Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.  
26 May 1885.



Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.  
26 May 1885.

come is a reason why Waterford ought to endeavour to be pre-eminent amongst the towns in Ireland for its effective sanitary condition, because it has resources that other towns have not?—It has; and having these resources they object to strike any rate, and the income of the Corporation is just sufficient to pay for the paving, lighting, and cleansing the city.

13,983. So that in point of fact the result is this:—that having this income is rather an injury and a curse to the population of Waterford than a benefit?—It would really appear so. Of course we have a large debt on the borough fund. There is a debt of about 80,000*l.* independent of the loan due for the waterworks.

23,984. Is that an old debt which was bequeathed to you by the old Corporation?—About 62,000*l.* was an old debt which was bequeathed to us by the old Corporation.

23,985. That would represent something under 2,500*l.* a year I suppose?—Yes. As to the balance we have raised and applied a great deal of it to sewerage purposes.

23,986. (*Mr. Jesse Collings.*) You have no municipal rate at all, have you?—None at all, except of late years when we formed a new water supply under a special Act of Parliament. There is a special rate for that.

23,987. (*Mr. Gray.*) You say that these insanitary houses are not many of them directly in the hands of the Corporation, but are there many of them on corporate land?—Yes, a large proportion of them are built on portions of the city that are the property of the Corporation. They are very old houses in what were formerly called the respectable portions of the city, but which have fallen away.

23,988. When will that land fall into the hands of the Corporation?—The greater part of it will fall in the year 1924 when the rental of the Corporation will be increased by about 25,000*l.* to 30,000*l.* a year.

23,989. Has the Corporation, as landlord of that property, no power to insist upon these houses being maintained in a sanitary condition?—No, because they are set on old leases made by the old Corporation.

23,990. Do those leases contain no covenants for the proper maintenance of the houses?—They contain the ordinary provisions to maintain the places in proper order, repair, and condition.

23,991. Are they maintained in proper repair and condition?—A large proportion of them are not; but the Corporation, as the landlord should take action against its tenants for not maintaining the premises, in order and claim damages. It would be merely a question of proving the actual damage to the Corporation in order to obtain a verdict. That is the legal aspect of the matter.

23,992. (*Mr. Lyulph Stanley.*) Do any members of the town council hold the property as lessees from the Corporation?—I dare say some of them do. They are the representatives of the old lessees.

23,993. (*Mr. Gray.*) But you are not of opinion that, although the Corporation is itself the landlord of a good deal of this property which is let out on leases in this way, it has in its capacity as head landlord, effective powers to compel the maintenance of this property in a proper sanitary condition?—I do not think that in the relation of landlord and tenant the Corporation would have any such power. We might get a nominal verdict perhaps for 1*l.* or 1*s.*, or something of that sort, but that would leave the place in the same condition.

23,994. Is there any vacant land in the hands of the Corporation, land unbuilt upon?—There is a small portion of land at present vacant, and it is under the consideration of the Corporation to let it for building purposes.

23,995. Does the Corporation at all contemplate, in view of the somewhat serious state of things that you have told us about, devoting that land to convenient accommodation for the working classes?—There is a proposition at present under consideration to let it for building cottages for the working classes; but it is

not a very large amount of land; it would only contain about 15 cottages I suppose. That is the only land we have at present on our hands.

23,996. Is there much vacant land within the city boundary?—Not within the city boundary; but immediately adjoining the city there is.

23,997. Is there any movement such as has been shown to exist in other towns of the wealthier class outside the boundaries of the city?—There is not.

23,998. If they went outside they would come in for a grand jury rate, I suppose, which they have not to stand in the city?—We have a grand jury rate in the city.

23,999. Is it as heavy as it is outside?—If anything it is heavier; it is about 2*s.* 3*d.* in the *£* in the city. Immediately outside the city, in the county, I should say it is only about 1*s.* 8*d.* or 1*s.* 10*d.*

24,000. Do you not maintain your own roads?—In the city we do, but the grand jury rate is not applied towards the maintenance of the roads in the city.

24,001. But it is applied to the maintenance of roads in the county?—Yes.

24,002. I should have thought that the grand jury rate therefore ought to be higher outside?—No, because we have to pay off a large gaol debt, for building new gaols in the city, and then unfortunately we have to pay a portion of the guarantee on the county railway. That amounts I think to 6*d.* or 7*d.* in the *£*, grand jury cess.

24,003. Has the Corporation ever considered the desirability of making byelaws under section 100 of the Public Health Act?—They have not; it has never been under their consideration.

24,004. Has the medical officer ever recommended that?—No, we have had so many changes of medical officers that they have never got into proper harness since the Act first came into operation.

24,005. Has the Local Government Board ever made a suggestion to the Corporation of Waterford to adopt more effective means of dealing with the hygiene of the city?—They have made no actual suggestion, but they have called for reports from the medical officer.

24,006. Are you aware that the Local Government Board in England has two or three times issued model byelaws, including byelaws under the section corresponding to section 100 of the Public Health Act, and suggested to the sanitary authorities to adopt them, pointing out the advantages of them?—I never heard of that, and it certainly never has been done by the Local Government Board in Ireland.

24,007. Do you not think that if the Local Government Board of Ireland had called your attention to the matter by a circular you might very probably have taken action on them?—Very probably we should have done so.

24,008. (*Sir Richard Cross.*) You say that for this large death-rate there are three causes, bad drainage, overcrowding, and the habits of the people?—Yes.

24,009. Are the Corporation taking no steps whatever to have the drainage improved?—As I have just stated, the Corporation recently determined to make new sewers in four different districts in the city; and they got estimates and plans prepared by the borough surveyor; but when the question of providing the money arose they said, "Make new sewers by all means, but we will not give you any funds."

24,010. Then they are taking practically no steps?—That is so.

24,011. Is that simply because they will not levy a rate?—They will not levy a rate. The popular outcry is such that the Corporation is almost afraid to levy a rate.

24,012. Why?—Because the popular feeling against taxation in the city is so intense.

24,013. If you laid a rate, although the popular feeling would be so very great against it, I suppose they would pay it?—They might be made to pay it; but certainly they would turn out the Corporation that made the rate.



24,014. You mean to say that they would turn them out at the next election?—I think they would.

24,015. These people then prefer to live in this terrible state?—They do.

24,016. What is the municipal suffrage?—It is an 8*l.* valuation, which together with repairs and insurance brings up the suffrage to 10*l.*

24,017. (*Chairman.*) What number of municipal voters are there in Waterford?—I should say there are about 700.

24,018. (*Sir Richard Cross.*) And what is the total population?—The population is 22,000 and odd.

24,019. Then do you think that if the mass of the people who have this terrible state of things to live in had votes and returned the Corporation they would be content to have a rate?—I should say that they would be content to have a rate, because they would not have to pay it, inasmuch as it would fall upon the owners of the houses, that is to say, upon the landlords. The people who have to live in the small rated houses have to pay no taxes; the taxes fall upon the landlord.

24,020. The question of overcrowding you have dealt with. You have no suggestion to make for improving the habits of the people until they get better dwellings?—Until they get better dwellings and improved sanitary appliances.

24,021. In fact, you are at a deadlock at this moment in Waterford?—We are at a deadlock, unfortunately.

24,022. And you do not see any remedy?—I do not see any remedy except to give the Corporation (which I believe would be the only body to do it) funds for the erection of proper houses, and to sweep away all those pestilential places that we have at present.

24,023. Whom do you expect to give you the money?—We must only look to one body to supply everything, that is to say, the Government.

24,024. You say there has been very frequent change in the medical officers?—In the superintendent medical officer of health there has.

24,025. Why has there been a frequent change?—In consequence of death and resignation and removal.

24,026. Have the medical officers often made reports to the Corporation as to the unsanitary state of the town?—They have from time to time, and they have made reports to the Local Government Board.

24,027. Do you think that they have been removed or that their resignation has been forced upon them in consequence of the action that they have taken in representing the bad state of the town?—Oh, no, certainly not; it has been a mere accident that within the ten years we have had so many changes. They have left the town, or died, or changed.

24,028. You do not think that the Corporation have forced them to resign?—Never; there has never been anything except a voluntary resignation.

24,029. (*Mr. Samuel Morley.*) I think I understood you to say that at some remote period onwards there will be a very large surplus of 20,000*l.* a year?—Yes, over 20,000*l.*

24,030. That would result from property which is absolutely in the right of the Corporation, I presume?—Yes.

24,031. And that is capable of being improved. Would it not be a right thing for the Corporation to raise money upon such property as that?—We have raised money on the property to a large extent.

24,032. It is pledged already, is it?—It is. There is already what is called a borough fund debt amounting to about 88,000*l.*, and of that sum 12,000*l.* was devoted towards the construction of waterworks, in addition to the sum of 65,000*l.* that we borrowed from the Board of Works for that purpose.

24,033. So that you are heavily rated?—Yes; our debt is about 160,000*l.*

24,034. I have heard reference made to the existence of middlemen, who make a great deal of money out of the wretched dwellings of which you speak?—Yes; the people who hold this property are middlemen between the actual tenants and the Corporation.

24,035. A friend of mine in Dublin who knows Waterford tells me that there are not a few people who are leading almost luxurious lives for them out of incomes that they make from this disreputable property?—That is the fact.

24,036. Ought there not to be a power to stop that, and say that these buildings ought to cease to be?—You must take the buildings from them and compensate these owners.

24,037. Do they possess the fee?—No, they are generally leaseholders. They are old leases which will expire in the year 1924.

24,038. (*Mr. Jesse Collings.*) I think you said that the Corporation have 17 two-stored houses?—Yes.

24,039. And they let them for 3*s.* 6*d.* a house, as I understand?—Yes, per week.

24,040. Do they keep a separate account in order that they may know how it pays?—Yes.

24,041. Does it pay the Corporation?—It barely pays. They cost actually 2,100*l.*; the amount borrowed from the Board of Works was 1,700*l.*, repayable in 35 years, by instalments of 85*l.* a year. It just pays interest and sinking fund, and the cost of collection and repairs, and nothing more.

24,042. So far that experiment is successful?—It is so far successful that at the end of 35 years we shall have the houses free.

24,043. Then why did the Corporation begin that experiment with those 17 houses and not continue it?—We intended originally that those houses should be for the labouring classes, but 3*s.* 6*d.* per week is a rent altogether beyond the power of any ordinary labouring man in Waterford to pay. It is only the higher class of artisans who can afford to pay 3*s.* 6*d.* per week.

24,044. But it seems that the Corporation did do something?—They did.

24,045. Why have they not continued the same operation?—When those houses were first built they turned out rather failures. We got bad tenants into them, and the rents, which were at that time collected by the borough constable, were not well collected; and houses were wrecked very much by the tenants, and the Corporation got rather discouraged about it. It has since been put into new hands.

24,046. You said that the people of the poorer classes refused to turn out of their houses when the Corporation attempted to turn them out; did they refuse to turn out of their houses for the simple reason that you had no other places to put them in?—Exactly so.

24,047. Supposing that the Corporation had provided other places to put them in, do you anticipate that there would have been the same resistance?—I do not think there would.

24,048. Then this resistance simply arose from the fact that it was a case of turning them out and they had no other place to go to?—They must have either gone into the workhouse or out into the road.

24,049. Then it was not the fault of the poorer classes?—No, in that case it was not.

24,050. You said, I think, that there are only 700 municipal voters out of a population of about 22,000 people?—Yes.

24,051. If all the people had municipal votes do you not think that a public opinion could be created so that they would return men to the council who would compel an alteration to be made in this state of things?—Yes, I should say so.

24,052. Then your evidence would seem to resolve itself into this, that in the first place there should be an improvement of your local government so far as the franchise goes?—Yes, so far as the franchise goes certainly, if that were carried out there would be a completely different body in the city of Waterford from the present voting body.

24,053. Therefore, instead of these middlemen and those who are in the interests of the middlemen being returned to the town council, the chances are that men more in the interests of the people themselves would be returned?—I should say that at the present

Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.  
26 May 1885.



Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.

26 May 1885.

time the members of the town council are mostly in the interests of the people, that is to say the great majority of the town council are what you call Nationalists.

24,054. I am not speaking of national subjects, but simply with reference to the housing of the poor. On that particular subject town councillors elected on a wider franchise would be more likely to take a different view as to the necessity of improvement, would they not?—Certainly.

24,055. And you do not think that the rate would be resisted by the poorer classes?—No, because they would not have to pay it.

24,056. But the landlords and owners of property would have to pay it?—They would have to pay it because the law is that the landlord has to pay the taxes on all property rated under 4*l*.

24,057. Then it would amount to this, that if the franchise were extended the poorer classes would have power to compel the landlords to do their duty?—They would.

24,058. So that there would be no hardship upon the landlord?—That is a matter of opinion. The landlord would think it a hardship, but the poorer classes would not.

24,059. We have had evidence to show that at the present time the property owner has buildings which are altogether unfit for human habitation. We might take it, therefore, might we not, that he is not doing his duty, and that a landlord who has a house which is a fever den, and altogether unfit for human habitation is offering what ought not to be offered in the form of accommodation?—Certainly.

24,060. Then the poorer classes would have the power to make the landlord offer a house fit for human habitation?—They would have if they had the franchise.

24,061. You said something about compensation; why should compensation be given for the class of property that you have described?—At present these landlords derive an income from that property, and in many cases that is their sole income. If you take that property from them, of course you take their income, and therefore they say that if you do that you must give them compensation.

24,062. At the same time the property consists simply of fever dens?—It consists simply of fever dens.

24,063. Then I think we may take it that there is no hope for Waterford until the people at large have power to elect their own governing body; that seems to be the only remedy?—Except the Government give the Corporation a loan at a low rate of interest, so as to enable them to build proper dwellings for the poor.

24,064. Do you think that the present Corporation would strike a rate for the purpose of paying interest on the loan?—I am very doubtful whether they would do so unless they got it at a low rate of interest. In that case they certainly would.

24,065. (Mr. Samuel Morley.) They would prefer no doubt to have it "free gratis for nothing"?—I dare say they would.

24,066. (Mr. Jesse Collings.) Of course if they had a loan they would be compelled to raise a rate to pay the interest on the loan?—Yes, certainly.

24,067. You said that the only municipal rate that you had was a water rate; have you no police rate in Waterford?—No, the police are paid by the Government.

24,068. Then what does the grand jury rate in the city amount to?—It amounts, I think, to about 2*s*. 3*d*.

24,069. What is that devoted to?—In the first place it is devoted to the payment of salaries, and the expenses of registration are paid out of it; a certain proportion of the expenses of the lunatic asylum are paid out of it; a large proportion of the expenses of the new county and city gaol are paid out of it; and the industrial schools get a capitation grant, and that is paid out of the grand jury cess.

24,070. (Mr. Lyulph Stanley.) What will be the number of voters for parliamentary elections under the new franchise within the municipal part of the

parliamentary borough of Waterford?—You should understand that Waterford is peculiarly situated. There is a municipal borough and there is the county of the city of Waterford, which is the parliamentary borough.

24,071. That was my question. I said in the municipal part of the parliamentary borough what will be the number of voters on the 22,000 population?—I should say that the number of voters under the new franchise would be over 5,000. At present it is about 1,200.

24,072. If you had the same franchise for the municipal as you will have for the parliamentary voters you would have an addition of some 3,500 to 4,000 to the number of your municipal voters, would you not?—I think we should.

24,073. And that would entirely change the composition of the present constituency?—It would.

24,074. I understand that of this 8,000*l*. a year that you get from your borough property something like 3,000*l*. a year goes in interest upon a debt charged upon it?—Yes.

24,075. And the other 5,000*l*. a year goes to the borough fund?—The other 5,000*l*. goes to the borough fund. And then we have other sources of income, for instance, from market fees and tolls, and so forth.

24,076. What are your clear profits from your market fees and tolls?—They are not very large.

24,077. Do they amount to 1,000*l*. a year?—No, not so much as that, perhaps 300*l*. to 400*l*.

24,078. Taking these two sources of income together, you say that they pay for the paving, lighting, and cleansing?—Yes.

24,079. That would be equal to a rate of about 2*s*. 6*d*. in the pound, would it not?—It would amount to just about that on the present valuation of the city.

24,080. Is not a rate of 2*s*. 6*d*. in the pound rather in excess of what most towns in Ireland pay for their paving, lighting, and cleansing?—I do not think so.

24,081. Do you think that the paving, lighting, and cleansing in most Irish towns of the size of Waterford would amount to 2*s*. 6*d*. in the pound?—I should say that it would.

24,082. Do you think that the paving, lighting, and cleansing is economically done?—I think so.

24,083. This property of course is ancient property, which the city of Waterford has had for centuries?—Yes; it is property which the city of Waterford has had for centuries under royal charters.

24,084. And it is the property of all the people in the town?—Yes.

24,085. But the administration of it is in the hands of the property owning classes?—It is in the hands of the Corporation.

24,086. That is to say the people who are rated at 10*l*. a year and upwards?—Yes.

24,087. And they use this property, which belongs to all the town, to relieve themselves and their property from contributing to the rates?—That is the practical result.

24,088. Therefore the property of the whole town is used as a subsidy to the property owners of the town, is it not?—I would not go so far as that.

24,089. (Earl Brownlow.) Is the whole of the Corporation property built upon, or is there some land that is not built upon?—We have landed property outside the borough.

24,090. Is that let now as agricultural land?—Yes, it is let to farmers.

24,091. Have the Corporation never made any attempt to get any of that property built upon?—This property is outside the borough bounds. It is in the county of Waterford; and we have also property in the county of Kilkenny, and in the Queen's county.

24,092. (Mr. Gray.) Does the Corporation carry out any system of domestic scavenging for the removal of house refuse?—We do. We sometimes send round the Corporation carts to remove refuse from enclosed yards where there are tenement houses.



24,093. Is that done gratuitously?—It is done gratuitously; but it is not done to any large extent.

24,094. It is not done systematically?—No; because we have not a proper staff.

24,095. (*Mr. Jesse Collings.*) What is the good of a medical officer of health in your borough?—In cases of nuisance he is called on to report, or if there is unsound food or decayed food he is called upon to report and condemn it, and generally to give advice to the sanitary committee of the Corporation.

24,096. But it appears that the advice is never carried out?—They have never struck a sanitary rate, or provided proper funds.

24,097. From what fund is the medical officer of health paid?—Partly by the Corporation and partly by the Government. Half the salaries of the officers are paid by the Government.

24,098. The medical officer of health simply makes reports, and does his best to make the state of things known to the sanitary committee, and there it rests, as a rule?—There it rests.

(*Mr. Tobin.*) The medical officers are not paid very highly.

24,099. (*To Mr. Howard.*) How much are they paid?—20*l.* a year.

*Mr.  
J. Mahony,  
Mr.  
J. W. Howard,  
Dr. T. Tobin.*

26 May 1885.

MR. D. EDGAR FLINN, F.R.C.S.I., examined.

24,100. (*Chairman.*) You are a surgeon and a Fellow of the Royal College of Surgeons?—I am.

24,101. And you are visiting surgeon to several hospitals?—I am visiting surgeon to St. Michael's Hospital, Kingstown.

24,102. The condition of the tenement houses and cottages inhabited by the working classes in Kingstown and other townships in the vicinity is, according to you, bad, I believe?—Yes, very bad.

24,103. You think that the landlords of tenement property neglect to keep their property in proper repair, do you not?—I do.

24,104. Who are the landlords to whom you allude; are they what are commonly called the middlemen?—Yes.

24,105. That is to say, there is a large ground landlord who lets his property on lease, and then either the person to whom he lets the property on lease or a sub-lessee of that man, lets it to people who pay weekly rents?—The condition of tenement property is due to what we call the middlemen, that is to say, people who have leases from the landlord.

24,106. The people who receive the weekly rents?—Quite so.

24,107. It is their neglect of which you speak?—It is their neglect of which I speak. I would like to supplement that by saying that indirectly it was my opinion up to within the last three or four days, that the lords of the soil were directly responsible for a considerable proportion of the condition of the tenement houses and the tenement property in Kingstown. But I find that the Kingstown Town Commissioners, in the year 1881, appointed a sub-committee to inquire into the tenement property and the houses of the poor in Kingstown. They reported very unfavourably of the condition of the tenement houses in Kingstown at that time in 1881. A letter was written to the lords of the soil, Lords Longford and De Vesci, stating what this Committee had done and how they had reported; and the lords of the soil in reply, through their agents, stated that they were willing to co-operate in whatever way they possibly could to ameliorate matters in the township. They wrote, I understand, to the Town Commissioners some one or two letters within the last year and a half, offering certain grounds in Kingstown to build proper artisans' dwellings upon, on what I now consider fair terms. The Town Commissioners of Kingstown, I understand, have not replied to their letter, although that letter was written some year and three months ago.

24,108. Then you are disposed rather to modify the views which you previously entertained upon the subject?—Being an ex-medical officer of health of East Staffordshire, I was thunderstruck with the condition of the tenement and cottage property over here in comparison to where I resided in Staffordshire, in the very thick of the Black Country. There, where one would expect to see bad tenement houses and bad cottages of every description, I found that everything was very clean and comfortable in comparison with what I find in the slums of our premier watering place in Ireland.

24,109. Do you know Waterford, Limerick, or Cork?—I know Limerick slightly.

24,110. In Limerick the state of affairs is much worse still, is it not?—It is very bad.

24,111. And in Waterford, so far as we can make out, it is worse still again?—Yes; there is a very high death-rate in Waterford.

24,112. In some of the cottages at Kingstown the roofs are very bad, and the floors are of earth, are they not?—They are badly roofed, and they are mostly all earthen floored. There is an accumulation of the filth of years on those floors.

24,113. In the tenement houses and in the cottages also there is no proper separation of the sexes, is there?—None.

24,114. And there is a good deal of overcrowding, is there not?—There is a considerable amount of overcrowding. This very morning I visited one of those places, and I found in bed some 56 people in some 21 hovels, as I may call them.

24,115. (*The Bishop of Bedford.*) At what hour did you visit those places?—At about a quarter after seven or seven o'clock, as near as I can say.

24,116. (*Chairman.*) Of course, overcrowding and its attendant evils can be dealt with by byelaws made in Ireland under section 100 of the Public Health (Ireland) Act, which answers to section 90 of the Public Health Act of England. You are aware, doubtless, that hardly any places in Ireland have availed themselves of that provision?—So I understand.

24,117. Only Dublin, Belfast, and Limerick have availed themselves of that provision, and in Belfast there are very few tenement houses at all, or houses inhabited by members of several families, so that it has been practically almost a dead letter?—Yes.

24,118. You read a paper on the "Administration of the Public Health Act in Ireland" before the Sanitary Congress in Dublin in 1884, did you not?—Yes, I did.

24,119. In that paper you spoke in favour of gradual improvement?—I did.

24,120. There has been a certain amount of improvement in Dublin during the last four or five years so far as we can make out?—I am sorry to say that it is the only town in Ireland where I consider that the Public Health Act has been properly carried out.

24,121. So far as the evidence before us goes Belfast is similar to Birmingham and Oldham, and those towns in England where the working classes chiefly live in houses, one family to a house; and there being only five people to a house in Belfast it looks as though there was not overcrowding there?—In Kingstown, I may state that we have one-roomed cottages, and those people pay on an average from 2*s.* to 3*s.* per week for this one room. Possibly the room may be 12 feet by 3 feet or 4 feet. There is only one room; there is no back outlet whatever; and as regards the privy and ash pit accommodation one might hardly have cause to mention that there is such a thing.

24,122. My observation as to Belfast was merely put by way of caveat because you said that Dublin was the only town in Ireland where the Public Health Act was being really worked, and I said that in Belfast the evidence before us was that the state of things was not bad. I speak from my experience as to Dublin, know-

*Mr.  
D. E. Flinn,  
F.R.C.S.I.*



Mr.  
D. E. Flinn,  
F.R.C.S.I.

26 May 1885.

ing how they work the Act here and how it is worked on the other side.

24,123. You have informed me in the paper that you have sent me that infectious diseases, such as typhus, typhoid, scarlet fever, and measles frequently appear in Kingstown; do you know what amount of typhus there has been there?—Not very much.

24,124. How many years have you known Kingstown?—I have known it about ten years altogether. As a medical man I have only known it for three years. I lived in Staffordshire for 9½ years; but previously to that I lived seven years at Kingstown; and since my return I have noticed all these conditions of the tenements of the working classes.

24,125. Has typhus been frequently present?—I will not say that there are a great many cases of typhus, but in order to show how neglectful we are here, I may tell you that at the present time, although we are working the Public Health Act, we have a scarlatina epidemic actually raging in our midst, or what would be called an epidemic certainly in my former district, where precautions would certainly be taken to prevent the further spread of it. That has been going on for about two months; and at the present time I am attending eleven cases of scarlatina in Kingstown, and the sanitary authorities do not seem to be aware of the fact that there are sufficient cases to warrant them in taking any steps.

24,126. Do you know what is the death-rate in Kingstown?—We average about 25 per thousand.

24,127. Of course, naturally, Kingstown ought to be a very healthy place indeed?—Nature has done a great deal for it, but man has not.

24,128. And for a very small town with a healthy natural situation of course 25 per thousand is a very high rate of mortality?—Yes, for such a naturally healthy place.

24,129. It would be considered alarming in England; but in Ireland, as you know, the death-rate is much higher than it is in the rural districts, whereas in the south of England that is not the case; the rural death-rate being rather higher than the death-rate of the small towns as a rule?—Yes.

24,130. Have you seen the printed documents which have been prepared by different gentlemen with regard to the sanitary state of Kingstown, signed by Mr. John M'Evoy, Mr. Roche, and Mr. Crowe?—I have; that is the report that I referred to a few moments ago.

24,131. That was a report to the chairman and members of the Board of Commissioners of the township of Kingstown, and they reported as a committee to whom had been referred the report of the superintendent medical officer of health and the town surveyor, and they made a very strong report pointing out the very great evils which existed at that time, and recommending very strong steps to be taken for their remedy?—Yes.

24,132. Do you know how far anything has been done in the matter?—Very little indeed; in fact I might say nothing.

24,133. They recommended great improvements in no less than 28 courts in the first list, and 54 other courts and lanes in the second list?—Yes, that makes 82; that is about the number.

The witness withdrew.

Dr.  
P. M. Rice,  
L.K.Q.C.P.I.,  
Mr. R. N.  
Somerville.

Dr. PATRICK M. RICE, L.K.Q.C.P.I., and Mr. RICHARD NEWMAN SOMERVILLE examined.

24,147. (Chairman to Dr. Rice.) You are a practising physician and surgeon, medical officer to No. 1 dispensary, medical officer of health, and consultant sanitary officer for the borough of Galway?—I am.

24,148. (To Mr. Somerville.) What is your position?—I am borough engineer of Galway.

24,149. (To Dr. Rice.) The death rate in Galway in the year 1884 was 24 in the thousand, was it not?—About 24 I should say. That was rather high though, I think.

24,150. The population of Galway is between 15,000 and 16,000, is it not?—It is.

24,134. And in a large number of different areas they recommend that strong steps should be taken, and you think that very little has been done?—Very little indeed.

24,135. Who is the medical officer now; is it Dr. Power still?—Yes, my colleague at the hospital at Kingstown is the medical officer of health.

24,136. I have had some letters from a gentleman who has been through this report court by court, and he has sent me a copy of that report with notes upon it, stating how matters now stand; and I notice that with regard to very many of the courts he reports just the same, "nothing done," "very bad," "a shocking place," and so forth; and there are only one or two as to which he puts "now improved." Your view would confirm his statement?—Quite so.

24,137. (Earl Brownlow.) Do you know at all why the letter which you stated had been written by the agents of Lord Longford and Lord de Vesci to the Commissioners has never been answered?—I have not the slightest idea. I only got the letter yesterday afternoon enclosing me the correspondence that had gone on between the agents for the property in Kingstown and the Commissioners, and the date of the last letter from J. R. Stewart and Sons, the lords' agents, to the secretary of the Kingstown Commissioners is the 16th of April 1884. Since then I am informed by the agents that they have received no reply to that letter. "We have heard nothing further since" our letter of that date.

24,138. That is to say that nothing whatever has been done?—Nothing whatever has been done.

24,139. (The Bishop of Bedford.) Are the people of Kingstown contented with the state of the houses in which they live, or are they murmuring and complaining and wishing for better houses?—I think they murmur very considerably.

24,140. There is a desire amongst them for being better housed?—Decidedly; they wish that they should be better housed, and I have no doubt that they would avail themselves of better houses if they had them.

24,141. Would they be willing to pay a somewhat higher rent for better houses, or is the present rent as much as they can afford?—The present rent is as much as they can afford, that is to say, from 2s. to 3s. per week; but they would be willing to get into better houses I think.

24,142. The houses that you describe are very wretched indeed, single roomed cottages with mud floors, and only 12 feet by 3 feet or 4 feet?—That is the case in the great majority of them.

24,143. You said that there was no proper separation of the sexes; has that, according to your experience, led to much immorality?—Naturally it is very conducive to immorality, but practically I could not say that it has led to much immorality.

24,144. The Irish working classes bear a very high character for morality as compared with the English generally?—Yes.

24,145. You have seen no evidence to the contrary?—No, I have not.

24,146. (Mr. Jesse Collings.) How is Kingstown governed?—It is governed by Town Commissioners.

24,151. You are well acquainted with the condition of the working classes in the town, are you not?—I am.

24,152. How do you account for the population given in the census return of 15,471 not corresponding with the population as stated in your brief of 13,400?—I think what I give does not extend to the two mile radius. I only give the immediate borough. There is the two mile radius and the four mile radius.

(Mr. Somerville.) There is what is called the borough, which is a regular circle with a radius of two miles; then outside that there is what is called the county of the town, which is an irregular figure, and



that lies between the borough and the county at large. The population generally given is that of the parliamentary borough; that includes both the borough and the county of the town.

24,153. Then the population, which I take from the census, of 15,471, you think is the population of the parliamentary borough?—That is the population of the parliamentary borough. The parliamentary borough and the county of the town are the same. In the county of the town they have the right to vote for the corporation.

24,154. For what purposes is the portion within the two mile limit a borough?—The part within two mile radius is altogether governed by the Town Commissioners of Galway, and they are also the urban sanitary authority.

24,155. For that small circle?—For the two mile radius.

24,156. How is the part which is outside the circular borough governed?—That is governed by a grand jury separate from the grand jury of the county. There are three authorities. The maintenance of roads in the borough is under my jurisdiction. There is a separate grand jury and a separate town surveyor. The one county surveyor happens to hold both appointments; but he has to have the Lord Lieutenant's warrant for each; they are quite distinct.

24,157. (To Dr. Rice.) There are about 1,522 houses, according to you, in the borough which are not in a proper state?—I have been looking over the matter since, and I think that was rather a high number to give. I think, perhaps, there are about 1,000 or 1,200.

24,158. Those houses you think are barely fit for habitation, some of them are not at all fit for habitation, and some are of the most wretched possible description?—Quite so.

24,159. You say, I think, that there is overcrowding?—Yes, there is very considerable overcrowding.

24,160. Is there overcrowding, even if you consider 300 cubic feet of space sufficient?—Certainly.

24,161. Is that in tenement houses?—Both in tenement houses and in small houses where there is only one apartment.

24,162. As regard tenement houses, of course you know that, by section 100 of the Public Health Act, you could make byelaws to abate overcrowding in tenement houses, houses occupied by members of more than one family?—Quite so.

24,163. But you have not made any?—The difficulty is that if a family goes into a room where there is a proper amount of cubic space, they sub-let it then to lodgers, and you may get it considerably overcrowded.

24,164. But if you had byelaws under section 100 of the Public Health Act you could fix such an amount of cubical air space as you thought fit, with the permission of the Local Government Board for Ireland, and then, having done so, you could take steps to abate overcrowding in tenement houses beyond that point?—We have done that in several instances. I have taken the cubical space of many places myself, and the overcrowding was abated.

24,165. Under what law did you do that?—The sanitary authority.

24,166. You have no byelaws in Galway, have you?—No.

24,167. How have you managed to abate the overcrowding then; have you pleaded that the overcrowding was such as to constitute a nuisance dangerous to health?—That the overcrowding was such that it was a nuisance dangerous to health. I make periodical reports to the Board, and then there is an order made to abate the nuisance.

24,168. (To Mr. Somerville.) It is probably simpler to proceed by byelaws because if you made byelaws under section 100 of the Public Health Act it would not be necessary for you to prove that it was a nuisance dangerous to health, whereas of course proceeding without byelaws you have to prove that it is a nuisance dangerous to health, and sometimes there is

a difficulty in proving that?—Yes, but the houses in Galway are in a terribly dilapidated state. To give you an instance: there are several large blocks of buildings which are regular tenement houses. In one house, which is at present under the jurisdiction of the court on the late Captain Blake Foster's property, there are 22 rooms. At present the system is only to set one room to each family, the landlord or agent never inquires how many inmates are to take possession of this room. The rents of the rooms vary in this house at the present time from 6d. per week to 1s. per week, and there is no restraint put on them as to the number of the occupiers. I have here a note of a very terrible state of circumstances. There is one place where there are a man and his wife and four children occupying a room 9 feet by 7 ft. 6 in. high. They have no bed; they have no table and no utensils; and they are in an abject state of poverty and dirt. I have a great number of instances, the particulars of which I can give if the Commission desire me to do so. I went with Mr. Rice on Friday last specially to investigate the matter, and we both came to the conclusion that no small changes that an ordinary landlord would be got to do in Galway could possibly remedy this state of affairs, unless the houses are altogether remodelled and set in flats, something on the Scotch principle, and unless it is made compulsory that no family consisting of the heads of the family and children of different ages and sexes shall be allowed all to be huddled together in one room. I find another case here, the case of a woman and four children paying 1s. a week for one room, and they have a female lodger besides.

24,169. That, of course *ipso facto* would be a case for interference?—In this particular instance that I take, I think that the ground upon which this large house stands, the whole property, ground and all, would be bought for about 100l., and it would take about 200l. more to lay it out properly. These people in Galway are not able to afford to pay more than 1s. 6d. a week for their houses. That is, you must understand, a little over one-tenth of their income. At that it would accommodate six families, giving in the case of four of the families a living room, and a bedroom to each family, and for the other two families a living room and two other rooms. This one house, I estimate, would be able to realise a rent of 18l. a year, that is 3l. a year to each family. I believe there are 70 houses in Galway that could be reformed and changed so as to afford proper accommodation.

24,170. (Mr. Gray.) Seventy out of about 1,000?—There are about 70 large tenement houses. Then there is another thing, and that is this, I consider that providing separate little houses is not feasible, because it will involve too much cost in the first instance. There has been a building society formed on mutual principles; in fact, it is not paying any dividend whatever, but in order to keep their houses even in repair they are obliged to charge for the first class dwellings 4s. per week, and for the others 3s. per week. No persons of the labouring class with us can possibly afford to give 4s. per week for a house.

24,171. (Chairman.) There can be no doubt as to the extreme poverty of Galway, and as to the very miserable condition of a great number of the houses in the town.

(To Dr. Rice.) Does the property in the town belong chiefly to any one landowner?—A great deal of it.

24,172. To whom does it belong?—To Mr. Walter Blake, of Ballyglunin.

24,173. He is a very large landowner, is he?—Very large, both of land and house property.

(Mr. Somerville.) In Mr. Walter Blake's case the sanitary authorities have had great trouble in prosecuting him. He is a man of considerable wealth; he never comes near the town; but the tenants say that the very moment that he is served with notice to carry out sanitary improvements, at that moment he serves his tenants with notice to quit, unless they do the things themselves.

Dr.  
P. M. Rice,  
L.K.Q.C.P.I.,  
Mr. R. N.  
Somerville.

26 May 1885



Dr.  
P. M. Rice,  
L.K.Q.C.P.I.,  
Mr. R. N.  
Somerville.  
26 May 1885.

24,174. You say that you have had trouble in prosecuting him; do you mean that he holds houses himself directly?—He holds them directly.

24,175. Do you mean that he receives the rents?—He receives the rents. At the present moment he is undergoing a penalty fine of a guinea a day until he puts his houses in proper repair. He is the direct landlord; there is no middleman, as we call him in Galway.

24,176. (Mr. Gray.) Is he the direct landlord who lets to the weekly tenants?—Yes; some of them are weekly tenants, and some of them are yearly tenants.

(Dr. Rice.) He has other very important property in Galway, but he has weekly tenants also.

(Mr. Somerville.) I may say that some of the people who own these very bad houses that I have notes of are themselves members of the sanitary authority.

(Dr. Rice.) Mr. Blake will do nothing to put his houses in a proper state of repair.

24,177. (Chairman.) I believe that you concurred in a clause which was suggested by the Drogheda Corporation on the 1st of May of the present year?—Yes, I was present when the Corporation adopted that clause at Galway. They adopted the Drogheda clause.

24,178. And you petitioned in favour of it?—Yes.

24,179. The Drogheda clause is in the following words, is it not?—"Resolved, that this corporation do petition Parliament to introduce a clause into the Municipal Corporations (Ireland) Bill now passing the House of Commons, giving power to municipal authorities, with the sanction of the Local Government Board, to take down and rebuild dilapidated houses within the boundaries of a city or borough, when the reputed owner of such houses refuses or neglects to take down or rebuild such houses or premises; and that the rents arising from such houses so remodelled or rebuilt shall be held by the said municipal bodies until the full costs incurred in rebuilding or remodelling or otherwise converting the same into good and presentable edifices shall be repaid?"—I embodied that in my brief of evidence on account of the opposition that Mr. Walter Blake makes to all sanitary improvements in Galway.

(Mr. Somerville.) As borough surveyor I have been obliged during the last 18 months to certify that 16 or 17 houses were actually dangerous to passers by, and they had to be taken down at the expense of the town commissioners; and the owners allowed themselves to be prosecuted and then they repaid the money spent by me; but no attempt to re-build has been made.

24,180. (To Dr. Rice.) Building is very cheap in Galway, is it not?—It is.

24,181. The facilities of procuring stone and lime and labour are very great, are they not?—Very great.

24,182. (To Mr. Somerville.) If your Corporation are very anxious to take steps of this kind, and if building is very cheap one would suppose that it might be possible to undertake it under the Act of 1866, under which the Corporation of Waterford, and several other Corporations in Ireland, have acted to some small extent?—I think the Corporation cannot do it unless it is a town of over 25,000 inhabitants. We are under that number.

24,183. You are thinking of the original Artizans Dwellings Act, the Act of 1875. The number of inhabitants has now been reduced to 12,000.

(To Dr. Rice.) The Act of 1866 has no limit of population in it at all?—But the difficulty arises from the ground rents being so high. If you ask Walter Blake to give you a lease to build anything on he will give you a 30 years' lease, and charge you perhaps a guinea a foot frontage. That is the difficulty.

24,184. Is all the land there his?—It is not, but the greater portion of the dilapidated houses in Galway are either directly or indirectly in the possession of Walter Blake, of Ballyglunin.

24,185. Supposing that you went away from the dilapidated parts and that the Corporation chose to build near, but not on his property, could you not get

land?—I think it very likely that the small landowners in the vicinity of the town would charge nearly as much as Walter Blake. But he is the owner of nearly all the houses in the town which are in such a state of dilapidation that they cannot be utilised for dwellings; and it presses more on him than on anybody else.

24,186. (To Mr. Somerville.) You stated just now that Sir Richard Cross' Act was limited to towns of 25,000 inhabitants in Ireland. So it was originally, but that limit was taken off, and it is now 12,000; therefore you could apply that Act; you cannot plead being under 25,000 population as against that Act?—I think that if they had a little more energy about them they could do it, but a great number of the members of the corporation are owners of these tenement houses.

(Dr. Rice.) Certainly a great number of them are. The great difficulty of carrying out the Sanitary Act in Galway is in consequence of the faulty construction of the houses in the first instance and the total absence of yard accommodation.

(Mr. Somerville.) And when the medical officer reports houses as unfit for human habitation he is immediately met, and so am I, if I suggest any improvements, with this "Are we to turn people out of doors; where are we to put them?"

(Dr. Rice.) The houses are so small that if you add any sanitary construction whatever you utilise or take up so much of the house that the house is useless for habitation afterwards.

24,187. Your death rate is pretty high; I see it was 24 in the thousand last year, although you have an admirable supply of the finest possible water, have you not?—Yes, we have a very good supply.

(Mr. Somerville.) It is a continuous supply.

(Dr. Rice.) And at good pressure.

24,188. You have first-rate waterworks, and you get your water from Lough Corrib, and you have a main all over the town, have you not?—Yes, and we have a splendid system of sewerage.

24,189. Therefore, yours ought to be a very healthy town indeed?—There is not a town that could be so easily kept in a perfect sanitary state if two conditions are complied with, the first of which is that the necessary works should be completed, and secondly, that tidy habits which are absolutely necessary in the people should be inculcated.

24,190. (To Mr. Somerville.) You have a Local Act in Galway, I believe; what is there in that?—There is very little in it. It is a very old Local Act, something like the Kingstown Act; but we act principally now under the Public Health Act of 1878.

(Dr. Rice.) In order to give the Commissioners an idea of the habits of the people. I may mention that there was a row of small cottages in which the Town Commissioners insisted upon having some structural convenience erected, and it was necessary to erect it. We threw one down, inasmuch as there was no other place to put them. It was necessary to give keys to each of the inhabitants to use this convenience, and the result was that it was not used at all. The locks were broken, and it became a public nuisance, and the remedy was worse than the disease.

24,191. (Earl Brownlow.) You have shown us that there is a very bad state of things existing in Galway; have you any suggestion to make as to the remedy?—I have suggested that clause.

24,192. (To Mr. Somerville.) I thought that that had already been adopted?—I think that the houses of the poorer classes will never be kept in anything like habitable repair or comfort as long as the landlords are of the class that they are, and will try and grasp the last penny, and will not keep the houses in proper repair. As I have already said they allow the places to get into such a state of dilapidation that in the slightest shower you would have to hold an umbrella up in some of those houses although they are supposed to be roofed. The windows are allowed to be broken, and there is one old woman who says that for 40 years the place had not been limewashed.



It is a terrible state of affairs. If the Corporation did take advantage of the clause which now they learn they could do and did provide houses they could afford to let the rooms at a reasonable rate, if they could borrow the money upon reasonable terms.

24,193. (*Chairman.*) There are a great many different Acts under which I have suggested to you to-day that you might proceed, and there are others besides those which I have mentioned all of which might be applicable to you.

24,194. (*Earl Brownlow to Dr. Rice.*) The great difficulty with the Corporation apparently is the difficulty of getting land?—That is one difficulty. There is another great difficulty that many of these cabins belong to very poor people who have the fee of the ground on which they are built. They are too poor to repair them themselves; but still they get a living out of them by letting them to very poor people.

(*Mr. Somerville.*) I think that unless the Corporation do it, it will have to be made an Imperial matter, having sub-commissions all over Ireland like building societies, and the Government giving the money at 3½ or 4 per cent. interest; and then no matter whether a labouring man goes from one town to another, he will be always under the same landlord.

24,195. If the Government were to lend the money at 3 per cent. would the Corporation be willing to undertake the erection of houses?—I am perfectly certain they would, but I would rather that it was done by the Local Government Board in Dublin. I would rather see it out of the hands of the people who have tenement houses which would be in competition.

(*Dr. Rice.*) I do not believe that borrowing money at 3 per cent. would be of the least good if you had to treat with men like Walter Blake of Ballyglunin.

24,196. But it might do if you had to treat with small landowners, I suppose?—If you went to the smaller landowners they might be just as crusty; but if you go to treat with Walter Blake of Ballyglunin you would not be warranted in building even if you could borrow the money at ½ per cent.

24,197. (*Mr. Lyulph Stanley.*) I understood you first of all to say that you had not an ordinary municipal corporation, but that you had commissioners?—Yes.

24,198. (*To Mr. Somerville.*) Are the commissioners elected by the same suffrage as town councillors would be elected by elsewhere?—Yes.

24,199. The population of Galway is 19,000, is it not?—The population of Galway is between 15,000 and 16,000.

24,200. (*To Dr. Rice.*) The population of the county of the town is 19,100, is it not?—The population of the Galway township is 15,000.

24,201. That is the district which is under the municipal authority?—Yes.

24,202. (*Chairman.*) You yourself gave it me as being 13,000 and odd?—That would be the population of the town proper.

24,203. (*Mr. Lyulph Stanley.*) But the population of the Galway township, which you say is the area of municipal government, is by the last census 15,471?—It is.

24,204. (*Chairman.*) When you first came into the room, I put the population to you as being 15,000 and odd in the census return, you having given it me as being 13,000 and odd; then I asked you how the discrepancy arose, and then that long explanation was given; and now you go back and say that it is 15,000.

(*Mr. Somerville.*) The 15,000 includes all within the ring of the two mile radius, what Dr. Rice calls the town proper. It is quite the country after you get a short distance out of the town, but still it is within the borough.

24,205. Dr. Rice stated in his brief that the population of the borough was 13,400?—I do not know where he got that.

(*Dr. Rice.*) That is what I got from the clerk in the commissioners' office.

24,206. (*Mr. Lyulph Stanley.*) You know now that it is not correct?—I believe it should be more.

24,207. (*Chairman.*) 15,471 is the population that I gave you?—That is the right figure.

24,208. (*Mr. Lyulph Stanley.*) And that is what I call the municipal borough under municipal conditions?—Yes.

24,209. How many voters are there for the commissioners?—I cannot say.

24,210. (*To Mr. Somerville.*) Would there be 500 or 600?—Between 700 and 800 I think; it is divided into different wards, and although a person who might be privileged to vote might have votes in more than one ward at different times, he can only vote in one ward at the same time.

24,211. You mean that the number on the register may be 600 or 700, but the effective voting power is less because of double entries?—Yes.

24,212. You have told the Commission that some of those town commissioners are themselves owners of a poor class of property?—They are the owners of some of the worst class property.

24,213. And interested in it?—And interested in it.

24,214. And they would not therefore be likely to take any active measures to improve it?—They have to be prosecuted themselves often for not doing what they should to their property.

24,215. (*To Dr. Rice.*) Then it is not only any particular landlord but also the town commissioners who are to blame?—Certainly.

24,216. You complain of this particular landlord that he both manages his property badly, and that also he is exacting as to the price he requires for the land?—Yes, and because he owns such a large quantity of property.

24,217. Do you mean in the centre of the town of Galway?—Yes, I do.

24,218. Do you mean that within the town of Galway no land could be got but what belonged to this one man?—I do not say so, but I believe that all the land is very nearly as expensive as Mr. Walter Blake's.

24,219. But you cannot put it upon this one man that it is impossible to get land?—No.

24,220. Is there not any land to be got just in the outskirts?—I think that would be difficult also.

24,221. Do you mean because all the people would ask a large price for it?—Yes.

24,222. Then you put it generally upon the difficulty of getting land, but suppose you had compulsory powers to get land, what do you suppose the arbitrator would assess as the value of the land for building upon in the immediate neighbourhood of the town, which was vacant land?—Perhaps Mr. Somerville will answer that question.

24,223. (*To Mr. Somerville.*) What would you say with regard to that?—Per statute acre it would be about 100*l.* an acre, I suppose.

24,224. Every now and then land is sold in the outskirts of the town, is it not?—Very seldom; it is only let; it is all in tenements.

24,225. If a man wanted to build, suppose a railway company wanted land or a merchant wanted a plot of land, would a man who wanted to build a villa have to take a lease?—Yes.

24,226. On what sort of terms; how many years would he get?—No one would build in Galway unless he could get the land on a long lease; he would get a lease renewable for ever, or get the fee simple.

(*Dr. Rice.*) In some instances he might be able to do so, but he could not in the case of Mr. Walter Blake.

24,227. Do not let us make it a personal matter between one landlord and the town?—But this landlord will not grant a lease for more than 30 years.

24,228. But others will, you say?—Yes.

24,229. (*To Mr. Somerville.*) You say that land can be got in the neighbourhood of Galway on a lease renewable for ever?—Certainly.

*Dr.*  
*P. M. Rice,*  
*L.K.Q.C.P.I.,*  
*Mr. R. N.*  
*Somerville.*  
26 May 1885.



*Dr.  
P. M. Rice,  
L.K.Q.C.P.I.,  
Mr. R. N.  
Somerville.*

26 May 1885.

24,230. At what sort of ground rent per acre?—They would be expecting from 8*l.* to 10*l.* per acre.

24,231. That is not a serious item in building houses?—No.

24,232. You cannot therefore put the impossibility of getting land as an obstacle in the way of building houses?—Certainly not.

24,233. But the Corporation are not likely to build houses because it would be competing with their own property?—That is what I think.

24,234. So that you have no great faith in them; whatever power we might give the Corporation of Galway you do not believe that they would use it for the benefit of the poor, that is to say, for the purpose of housing them?—I would not go so far as that, because there are a great number, in fact the majority of them, who are very independent, and if they saw that they could act fairly they would carry out the law, although we find at the same time a difficulty in getting an order to prosecute, especially when commissioners are engaged, we are always unable to proceed.

24,235. I do not want to put you questions at variance with your own local authority; but I may take it from your evidence, that you think that the only effective prospect for better housing of the poor in Galway is to make it a matter of national concern?—A matter of national concern; that is my opinion.

24,236. I understood you to put two choices, either that the State should guarantee money at a fixed rate of interest for speculators to build cottages, or that the State itself should put up the cottages and let them at a low rent?—Yes.

24,237. Then you would have the poor people housed at the expense of the State?—No, I think it would be a repaying undertaking altogether. For instance, in some of those houses if you spent between the purchase of the house and the renovation of it, a sum of 300*l.*, that at 3*l.* per cent. would be only 9*l.* a year; whereas I have no hesitation in saying that you would get easily 18*l.* a year. Then there would be again in this respect, dwellings might not be so easily or cheaply got; but the great objection would be then that if a labourer were to go from one town to another he would always have the same landlord.

24,238. You mean that the State should have cottages in every town, and that labourers might go from one to the other. But let us stick to Galway?—With regard to Galway, certainly if there was an Act made that the town commissioners should be able to be the landlords themselves, I believe it would work fairly.

24,239. But if you think it could be made to pay, why does not private enterprise build houses for the poor of Galway?—At the present, there is such a great stagnation in trade; it is melancholy to see the quantities of people out of work.

24,240. I see by the census that in the county town of Galway, which is somewhat more extensive, and takes in the rural districts round, they have gone down from 1861 to 1881; they were nearly 4,000 in 1861, they were 3,580 in 1871, and 3,266 in 1881, so that they have dropped by more than 300 houses?—Yes; because all cultivation is being given up, and the land that used to be tilled, which necessitated the cottar's cottage, is now all grazing farm, and those people have emigrated.

24,241. You have then a diminishing population?—It is rapidly diminishing.

24,242. And people are not likely to build houses in Galway?—Not now.

24,243. And there are more people in Galway now than you have employment for?—Far more; there are no works being done since the harbour works were stopped.

24,244. Do you think it would be a good policy on the part of the State to build houses in a place in order to keep surplus population there?—No; I think at present that if these blocks of houses were so renovated, altered, and made suitable for human habitation, we would not require very many extra

houses until there was some change in affairs, and the population was beginning to increase.

24,245. But you think that the present population of Galway is in excess of the means of employment for that population in the town of Galway?—Yes, I think it is at present; the mills are nearly all stopped and the jute factories too.

24,246. Do you think that if you had a reformed municipality, which was elected by the real mass of these poor people whom you have described, they would be more likely to take active steps to look after their interests?—I think they will vote for whoever their landlord tells them; they do not understand the benefits to be derived; they would as soon see one man in as another so long as it was not made a national question.

24,247. If it got out of the stream of national politics they would vote as the landlord makes them?—They do not seem to mind; they never attend a corporation meeting.

24,248. But they have no votes?—Even the same class who are better off and have votes never take any interest in these matters.

24,249. There is a want of public spirit?—Yes, there is a want of public spirit.

24,250. Except there is some burning question of national politics?—Yes, but we have very little of that; it is very seldom that we have any of it.

24,251. Suppose you had a proper corporation that wished to do what they could to improve the condition of the housing of the poor, do you think that if they had facilities for getting land and had money lent them at about 3*l.* per cent., they could afford either to put houses in repair or to build others?—They could afford to put those houses in repair, but the great difficulty with any corporation is the collecting of rents from a number of tenants. If the Corporation becomes a harsh landlord and evicts weekly tenants there is a general cry out.

24,252. Would they hear of it at the election; that is to say, if the Corporation were strictly to enforce their claims against the tenants at the next election would there be a cry of hard-heartedness, and they would find it out?—Certainly.

24,253. And if the Corporation were the landlord practically the rent would not be collected; is that what you say?—I would not say that.

24,254. There would be a danger of that, you think?—Yes, a difficulty if they were not properly officered. The usual practice is to vary the charge from about 8*l.* to 1*l.* for each room; the landlord never asks how many there are in family to occupy or enter each room, but insists upon getting from four to five weeks' rent in advance, which is always returned to the tenant if they are leaving owing no other rent.

24,255. Is this poorhouse property in Galway mostly in the hands of large men, landed proprietors outside, or is it mostly in the hands of smaller men?—Fairly sized men, I should think.

24,256. Men whose incomes altogether would be 300*l.* or 400*l.* a year?—Yes, quite that, if not more.

24,257. You mentioned a particular landowner whose income might be thousands?—It is stated to be over 5,000*l.* or 6,000*l.*

24,258. Generally speaking, are the landlords of small tenement property in Galway comparatively small men, shopkeepers and tradesmen?—Yes, but not all; some of them would be worth over 1,000*l.* a year.

24,259. Does this house property often change hands?—Very seldom.

24,260. Is it thought a desirable property, is it snapped up in the market?—It is.

24,261. Then the people who buy it are making a good thing out of it?—Yes.

24,262. Have you any general idea what is supposed to be the per-centage, if one of those houses comes in the market, that a man can make out of it as an investment?—I do not think there has been any for a long time until six months ago, when some owners in Eyre Street sold houses which were con-



Dr.  
P. M. Rice,  
L.K.Q.C.P.I.,  
Mr. R. N.  
Somerville.

26 May 1885.

sidered to be sold very cheap; they went at 16 years' purchase.

24,263. Would a man expect to make 7 to 8 per cent. on his investment in that class of property?—Yes.

24,264. But if the law was strictly enforced as to repairs he would make less?—Yes.

24,265. If he were rigorously made to carry out repairs would he be more likely to make 2 per cent. than 8?—Yes, and if those houses were put into repair. I think the people are not destructive in their habits.

24,266. I understand you to say that either the municipality or some other public body might acquire those ruinous premises, put them in repair, not at an excessive cost, and then let them at a price which would cover the interest?—Yes.

24,267. And the only reason why it is not a lucrative property at present is that the present owners do not expend money on repairs?—Yes, and they charge excessive prices for them. For instance, for a house with 26 rooms or 22 rooms at the present time they are clearing 22s. a week, which is far too much.

24,268. But no competing man has come into the field to build houses of this class of property to bring the rent down?—No; Father Dooley got up a society which he hoped to make an Artizans' Dwelling Society, and they built 10 or 12 houses, but they were immediately taken up by retired pensioners.

24,269. But they vacated other houses which they formerly lived in?—No, I think a great number of them were new inhabitants.

24,270. But Father Dooley's society might have picked their tenants if they pleased, and they might have let the houses to people in the town if they had chosen?—Yes, they could.

24,271. At any rate, although you say that the present owners of this class of house property make good profits, that has not induced others to go into competition with them?—No, there are very few people who would care to have this class of property because they would have to go round every week to collect the rents.

24,272. As I gather from your evidence, there are more people in Galway than there is a living for, so that perhaps it would not be a wise thing to build more houses?—I would not advise them to build any new houses, but I would advise the remodelling of those that are at present in existence.

24,273. But if you had a proper municipality that could be done under the present law, could it not?—No.

24,274. The municipality could compel it to be done?—There is no compulsory power to purchase.

24,275. They could order them to be put in repair under Torrens's Act?—Yes; they could make it undesirable for the present landlord to continue the owner; he might be harassed so much.

24,276. (Mr. Jesse Collings.) But in Galway they are very poor?—Yes; this class are very poor.

24,277. About what are their average wages, taking what they actually get, and making allowance for loss of time and so on?—I should say not nearly 10s. a week at present; not more than half of that some of them. Some of the people are out of work for many weeks during the year.

24,278. Then poverty is one great cause of the state of things?—Yes.

24,279. At present you say that there are from 500 to 700 electors out of about 15,000 or 16,000 people; would it not be better if those poorer classes of the working people had votes, so as to influence the Town Council or the local authority to take the matter of reforming the dwellings up; would not there be a better chance of creating a public opinion, seeing that those men would, as they become more intelligent, be able to carry the election of the Corporation themselves?—They might in years to come, but not at present.

24,280. You think there is no chance now of in-

fluencing the people?—No, when in Galway the large proprietors can put, say, six votes.

24,281. Is that in municipal elections as well as the poor law elections?—Yes; they can turn the scale.

24,282. (Chairman.) For town commissioners elections is there plural voting?—Yes, certainly.

24,283. (Mr. Lyulph Stanley.) They have votes for property as well as for occupation?—If they have property they are able to bring up three; if they are rated in another way they might be able to bring from one to six, according to the rating.

24,284. (Mr. Jesse Collings.) What I want to put before you is this: Supposing that there were a regular municipal corporation, where every householder had a vote, would it not be likely that such a body, a local authority, created by that vote, would be more likely to carry out a scheme for rehousing and reconstructing, or whatever may be necessary, provided they could borrow money at a low rate of interest, and had compulsory powers to take land at a fair price; under such an arrangement would it not be likely that such a scheme would be carried out?—At present I must candidly say that the lower class in Galway will not use their own powers; they have no ideas on the subject, and I am greatly afraid they would be led or misled by some one.

24,285. They have never been called upon yet?—No; it is a very delicate question to say anything about.

24,286. They have not the vote, therefore you cannot say how they would be likely to use it?—I cannot say. I fear that if they can they will try to put in some of their own body, the nearest to their own body that they can.

24,287. You said also that there would be the danger of the Corporation not being able to collect the rents; you have no experience on that subject?—No.

24,288. You are perhaps not aware, and if so will you take it from this Commission, that there are many places, some of them in Ireland, where the Corporation have found no difficulty in collecting rents when they put up decent places at fair rents?—I know in some cases, in Belfast for instance, the Corporation have erected houses.

24,289. Then what you state as to the Corporation having a difficulty in collecting the rent is merely a matter of your opinion, and not based on experience?—Only when I have to attend at the petty sessions court I notice a great number of summonses to evict those tenants from rooms in tenement houses, and constantly it is for weeks of arrears of rent; it is purely my own opinion of course of this class of people.

24,290. And I think we have heard from you that those rents are high and the accommodation is bad, or rather the price is very high for the accommodation given?—Yes.

24,291. The accommodation is extremely miserable?—Allowing one room to each family.

24,292. Seeing that the municipal corporation could give decent accommodation at the lowest possible price, or at such a price as would simply recoup the ratepayer, what grounds have you for supposing that there would not be a great demand for such cheap good dwellings rather than a desire not to pay rent for them?—Really, on account of the want of work at present in Galway, I do not think the poorer classes would be able to pay anything at present.

24,293. You gave such positive information about the difficulty that the Corporation would have to collect rents that, as that is a matter of principle, I want you to consider whether if the Corporation offered decent dwellings at the lowest possible price, the tenantry or the dwellers would not be more likely to pay rent regularly for such accommodation than they would be to pay a high price for very poor accommodation?—I believe they would, but I may perhaps tell you another little experience we have had in Corporation works. Acting on my advice, the Corporation got over a supply of sewerage pipes to be able to carry out the works for the benefit of the people, and we found the greatest difficulty in collecting the money



Dr.  
P. M. Rice,  
L.K.Q.C.P.I.,  
Mr. R. N.  
Somerville.

26 May 1885.

expended, although we had it only at cost price, and at last we gave the matter up.

24,294. You think that if you had the power of taking land compulsorily at a fair price you would get over some of the difficulty?—Certainly, and specially I would say, with regard to the present tenement house property that we have in our town, what is principally needed is to remedy in such a way as to make it suitable for human habitation.

24,295. Have you no hope that any private owner will ever put that property right?—None whatever.

24,296. And if he did, I suppose he could never expect to get a return in the form of rent, to repay him?—Not in the form he would expect; he would charge the highest price he could, and do the least he could.

24,297. What hope have you of putting this matter right, except through a local authority that is the community?—It must be either through the local authority, or through another body of paid officials, or by an elected body; I mean directly under the Local Government Board.

24,298. Would you not be in this difficulty, that the local authority would have to rate the people for the repayment of expenses incurred by an external authority; do you think the people would stand that?—I do not quite understand you.

24,299. You want the Local Government Board, which is a national body, to settle how the re-housing of the people of Galway should be carried out, but the local authority would have to raise the rates in order to pay for what the Local Government Board did?—They would have to borrow money in the first instance; they would have to guarantee that, of course, out of the rates, but I think that such caution should be used that no houses should be dealt with that could not well repay the outlay upon them. I would not begin in a general wholesale manner; I would begin with one or two at a time.

24,300. I wanted to get at what you meant by the principle of making it a national concern as against a local one?—The idea of a national concern is entirely for this purpose, that no matter to what town in Ireland a working man may go he will always be under one landlord, and by paying a fair rent he will trust to have the interest of it.

24,301. That is a large national scheme; but setting that aside, have you any expectations, speaking from your knowledge of Galway, or hope that those bad dwellings can be put right or that suitable houses can be rebuilt except through the action of the local authority?—No.

24,302. If the local authority could borrow money at a low price (I am supposing a proper local authority elected on a wide household suffrage), and if it could buy land compulsorily where it was wanted, at a fair price, without any extra compensation for compulsory powers, and also if it could put up buildings or alter buildings, as the case may be, do you think that that would meet the difficulty?—It would meet the difficulty as far as Galway is concerned.

24,303. (Mr. Samuel Morley.) You have spoken of the depressed condition of the people of Galway; is it at all increased, in your opinion, by drink?—I do not think there is much drunkenness, taking the police return.

24,304. The people are pretty sober, are they?—There are a great number of public houses, far more than there ought to be.

24,305. Would you like to lessen the number of public houses?—I would like to shut them all up.

24,306. You consider them an evil and not a good?—They are not doing any good there.

24,307. Do the people with limited incomes waste their money in the public house?—They do, some of them.

24,308. (The Bishop of Bedford.) You have spoken of the overcrowding in Galway; are there many houses there unlet and empty at the present time?—There are rooms unlet; I have taken a note of some of those.

24,309. That must be so with a diminishing population, of course?—Yes.

24,310. Then the overcrowding is voluntary. I mean that there is room for those who now overcrowd certain tenements to disperse themselves more widely and take a house if they had the means?—Yes, I can give you an instance. In one house on the same landing there were three rooms unoccupied and only one room occupied, and there were seven inhabitants in that one room.

24,311. Then that is a case of poverty, I suppose?—That is a case of poverty, because an additional shilling is charged for each room.

24,312. I think one point has been raised, that you would not know where to turn them into if you turn them out in order to rebuild under Sir Richard Cross's Act or under Torrens's Act?—Under the present system that is so.

24,313. But there would be room found in such a case probably?—Probably.

(Dr. Rice.) I think we did not make that suggestion.

(Mr. Somerville.) What we said was that in those very houses themselves, in one house there would be ample accommodation for six families.

24,314. I was mistaken then?—At present there are only three families in this house, although there are 22 rooms in the house, and there is a lot of the rooms unoccupied because they have not other families to take possession of it, and they will not give two rooms or three rooms to any one family without that same family pays the extra shilling a week for each room.

24,315. And I suppose the depression of trade in the place is one great cause of the poverty of the people?—Yes.

24,316. Is there any hope of a reviving trade in Galway?—That is a very large question. Our milling industry is nearly stopped.

24,317. (Sir Richard Cross.) What is the tenure of land in Galway; is it leasehold or freehold?—There is a good deal of leasehold, but at the same time a great deal of it is freehold.

24,318. And are the leases long?—They are very long in most cases.

24,319. 999 years?—Yes.

24,320. Do you think there is sufficient leasehold property in Galway, or that the fact of there being leasehold property in Galway tends to make the building of workmen's houses difficult?—I do not know; I have not gone into that question.

24,321. (Mr. Gray.) The franchise in Galway seems to be of a very exceptional character?—Yes.

24,322. (Chairman.) It is limited, in the first place, to persons on the register of Parliamentary voters for the borough?—Yes.

24,323. And who, being on the register of Parliamentary voters for the borough, are rated for the relief of the poor in the annual sum of 8*l.*?—I thought it was 6*l.*

24,324. Or they must be possessed of a second qualification in respect of property, which is required of the Commissioners themselves; that is to say, the qualifications are: being resident within the limits of the Act, rated for the relief of the poor upon a rateable value of 20*l.* and upwards, and having paid all rates or being in the possession of rents or profits from lands to the value of 20*l.* or upwards within those limits. It is an extremely artificial franchise?—Yes.

24,325. (Mr. Gray.) Are you at all confident that the number of electors is anything near the number which you say, 700?—I was speaking from memory; the same names may occur for the different wards; but I can send you up the accurate number.

24,326. (Chairman.) And even within those limits they have only one vote up to a 50*l.* rating; but if they are rated between 50*l.* and 100*l.* they have two; if they are rated between 100*l.* and 150*l.* they have three; if they are rated between 150*l.* and 200*l.* they have four; if they are rated between 200*l.* and 250*l.* they have five; and if they are rated at over 250*l.*



they have six votes; is not that so?—Yes; six votes is the highest. It is the same also for the voting of the Harbour Board.

24,327. (*Mr. Gray.*) The local Parliamentary voters are only 1,124 in number?—Yes; perhaps I am a little high in saying 700, but I only just spoke from memory.

24,328. When you say that there are a very large number of very poor in Galway, have they not come in or been driven in from the rural districts surrounding it; have the poor congregated into the town of Galway?—I think some of them must have.

24,329. Have many of them been originally connected with the land outside?—No, I think not; most of them are very poor men. During the docks works we had 300 or 400, who are now out of employment.

24,330. In 1841 the number of persons living in Galway and not born within the town did not amount to 1 per cent.; it now amounts to considerably over 6 per cent., so that there has been a very large change in that direction of people coming in from some other parts into the town?—That would appear to show that; I cannot say positively how that is.

24,331. Have you any borough fund, any corporate fund?—No, only what we levy on the rates.

24,332. You have no property?—One little bit, that brings in a sum of 18*l.* per year, and the tolls and customs.

24,333. (*To Dr. Rice.*) When you recommended this Drogheda clause, as you call it, were you aware of the powers that exist under what is known as Torrens's Act, the Labourers' Dwellings Act?—I was not conversant with it; I was not aware that they could compulsorily take land.

24,334. Your proposition is not to take land compulsorily, but it is, is it not, compulsorily to repair the houses already in existence?—Or to build them and to receive rent.

24,335. Were you not aware that under the Act of 1866 you could build houses, and that under Torrens's Act you could go in and repair houses where the owners failed to do so?—How are they to be re-couped?

24,336. The expenses are charged to the premises?—Who is to collect the rents?

24,337. If the landlord does not pay the charge, you can sell him up, I suppose; but your attention was not directed to those Acts?—It was not.

24,338. (*To Mr. Somerville.*) Your attention was directed apparently to a series of Acts known as Cross's Acts; the Artizans' Dwellings Acts?—Yes.

24,339. But you thought that your limited population shut you out from applying them?—Yes.

24,340. Your attention was not directed to the other series of Acts known as Torrens's Acts which would enable you to repair dwellings if you thought fit?—No.

24,341. You seem to have been convinced by your experience in Galway nothing was to be hoped at all from the people exerting themselves to set matters right?—I fear not.

24,342. But Galway has an absolutely exceptional franchise amongst Irish municipalities?—Yes, I think it is exceptional.

24,343. You say that there is a property vote?—Yes.

24,344. It has got a plural vote?—Yes.

24,345. And the result has been that in the present town council there are a number of men whom you have had yourself to proceed against for offences against the Act?—Yes.

24,346. Do not you think you might try the experience of having a popular vote?—I think so; I would rather have a change.

24,347. You do not think it could be worse?—I do not think it is possible.

24,348. (*Mr. Samuel Morley to Dr. Rice.*) I have seen some reference to the extension of the manufacture of paper; have you any case of any factories being thought of or talked of in connection with the manufacture of paper?—We had a large paper manufactory.

24,349. But it has ceased to work?—Yes.

24,350. Have you any idea of restoring it?—There was a company about being formed to commence a flannel and wool factory, but that did not succeed.

24,351. Is there plenty of water power?—There is almost unlimited water power.

24,352. That would be a good thing for you if you could get it?—Yes.

The witnesses withdrew.

Mr. GEORGE PLUNKET O'FARRELL, M.D., examined.

Mr. G. P.  
O'Farrell,  
M.D.

24,353. You are, I believe, the Local Government Board inspector for the province of Munster?—Yes.

24,354. Therefore Cork, Waterford, and Limerick are all in your district?—Yes.

24,355. Cork has not a high death rate, at least it has not had a high death rate lately, within the last few weeks or months; but it has had a varying death rate, and in the year 1884 its death rate was high; it was then the third highest death rate in Ireland; it had a death rate of between 26 and 27 per 1,000, which is high; and the evidence given here to-day with regard to the sanitary condition of Cork has been extremely bad. Then very grave evidence indeed has been given here to-day with regard to the sanitary condition also of Limerick and Waterford. The death rate of Limerick is about the same as that of Cork; it has been much higher during the last three months, or it is reported so (there is some doubt sometimes with regard to those statistics); but in the year 1884 it was about the same as that of Cork, and it has always a high death rate. Waterford has the highest death rate in Ireland, a death rate of nearly 30 per 1,000; and the medical officer stated here this morning that in the course of the present year, the first three months, the mortality in Waterford was over 42 per 1,000; what have you to say with regard to that?—That special mortality is due entirely, I think, to an outbreak of very virulent measles, which ran up

the mortality occurring from zymotic disease to 12 or 13 per 1,000.

24,356. Those death rates in Waterford, Limerick, and even in Cork, compare very unfavourably with those in other places in the United Kingdom. In the manufacturing towns in the north, for instance in Glasgow, which is a town of very bad sanitary condition, the mortality is lower than in any of the towns I have mentioned; it is 24 per 1,000. In the manufacturing towns of the north of Ireland (which of course have the high mortality incidental to manufacturing towns), the mortality is, at Belfast, Londonderry, and other towns, 23 per 1,000, and it decreases in other towns until at Sligo the mortality is only 13 per 1,000; the average death rate of Ireland being 17·6 in the 1,000. May I ask how far the attention of the Local Government Board, or of yourself, has been directed to the very high mortality in those towns of which I have spoken, and to the best means of remedying the same?—I will begin by saying that I was only appointed Local Government Board inspector on the 1st of April, so that my tenure of office has been very short; but the first duty I had was to proceed to Limerick, and to report on the prevalence of fever there, and the general sanitary condition of Limerick. I may say that nothing could be worse than the condition of things I found in Limerick.

24,357. I suppose that as soon as the evidence



Mr. G. P.  
O'Farrell,  
M.D.

26 May 1885.

taken from Waterford, Limerick, and Cork before this Commission to-day is published, the attention of the Local Government Board will be directed to the evidence that has been given here?—No doubt it will.

24,358. What were you doing before you were appointed to the Local Government Board?—I had a large medical practice in the west of Ireland at Boyle in the county of Roscommon. As regards the case of Sligo I may mention that the town of Sligo includes a very large rural district.

24,359. But its mortality is lower than that of the average in Ireland?—That, I think, is the explanation, that it includes not only the town of Sligo but a large rural district as well.

24,360. But there is something to the credit of Sligo in any way, even supposing that there is a large rural district it is considerably below the average mortality in Ireland?—Yes.

24,361. It has been given here in evidence to-day that in Waterford there is no rate at all; Waterford lives entirely in its corporate life upon its property?—I understand so.

24,362. In spite of the fact of having no rate they do not take (at least with one exception) any of the special steps which they might take to deal with this high mortality. The one exception I allude to is that they are one of the few towns that have themselves built artisans' dwellings on a very large scale?—Yes, and I have inspected those dwellings very recently, and found them extremely nice in every way. The only objection I could find was that the rent was a little high for the class of people that mostly want artisans' dwellings.

24,363. They have told us here to-day that they have ceased the experiment because they found they were not housing the poor labouring class, but a better class of artisans whom they considered they need not trouble themselves about; and that unless they were to lose money over the transaction they could not afford to house the poor labouring class, and that they are unwilling to incur any rate at all, preferring naturally to live upon their property?—You never can make it a commercial speculation, it will not succeed.

24,364. Was the rent in Waterford of the artisans, dwellings high for the accommodation given, without reference to the class accommodated?—No, I think not. There is one point which I may mention perhaps before passing from that, I inspected not only those houses belonging to the Corporation but some houses built by Mr. Christie of Bond Street, and also some erected by a private company there, and I was glad to find that those houses were extremely well kept. I have been a good deal in England, and the houses there are quite as neat as similar houses would be kept in England in any town that I know.

24,365. Still even without an epidemic the mortality would be 30 per 1,000 in Waterford, which of course for a town of its size is extremely high?—That depends no doubt upon the frightful condition of the tenement houses from one cause and another, and the general unsanitary condition in which the people live; a great many of them are on the verge of pauperism and suffer from chronic starvation; they do not feel the pangs of hunger, but their bodies are insufficiently nourished, and I believe they suffer from what I speak of as chronic starvation.

24,365a. (Mr. Samuel Morley.) Do they drink?—Yes, they drink undoubtedly; that should be considered, and the drink acts the more injuriously upon them as they have not a sufficient quantity of proper food.

24,366. (Chairman.) With regard to the condition of the tenement houses which no doubt is deplorable in many of those towns, of course you are acquainted with the 100th section of the Public Health Act, under which byelaws can be made with regard to tenement houses, for the separation of the sexes and also for preventing overcrowding and so forth?—Yes.

24,367. We find that only three towns in Ireland

have adopted byelaws under that section. One is Belfast, where virtually speaking there are no tenement houses, or very few indeed, so that Dublin and Limerick are the only towns where those evils prevail in which byelaws have been adopted?—As regards Limerick I consider the byelaws simply a farce; they have done absolutely nothing.

24,368. So I gathered from the evidence to-day. Therefore we come to Dublin as the only town where any real attempt has been made to put them in force?—As regards some of the tenement houses in Waterford I got some of the rooms measured; if you care to have it I can give you the measurements of seven tenement rooms in Waterford.

24,369. Will you do so, if you please?—The first room was 7½ feet in height, 8 feet wide, and 7½ feet long; the second was 6½ feet high, 7 feet wide, and 11 feet long; the third was 7 feet high, 10 feet wide, and 7 feet long; the fourth was 8 feet high, 11 feet wide, and 11 feet long; the fifth was 9 feet high, 7 feet wide, and 9 feet long; the sixth was 7½ feet high, 8 feet wide, and 7 feet long; the seventh was 7 feet high, 6 feet wide, and 10 feet long. Those were occupied, and on the average the number of people was six.

24,370. Was there a family in each room?—Yes, that would give considerably less than 100 cubic feet of air space for each person.

24,371. That is worse than anything that exists in any part of London?—Yes, I am quite sure it is.

24,372. Under those circumstances has the Local Government Board of Ireland ever thought of sending round circulars to the various towns, and suggesting to them that they might put certain laws and provisions in force?—I can only speak about Limerick, of which I made a special report. The Local Government Board sent my report to the sanitary authority in Limerick, and suggested that should be done, that the byelaws should be acted on; but so far as I know, nothing has been done up to the present time. In Limerick the tenement houses are just in the same condition as they are in Waterford; perhaps more tumble down. There are a number of cellar dwellings without light.

24,373. No doubt those towns would be very likely to do nothing, even if they did know what they could do; but we have been struck to-day by the fact that their witnesses who have appeared before us, and who were town clerks and medical officers, were totally unaware of the legal powers they possessed?—I can only say their attention as regards Limerick was called to it.

24,374. (Mr. Jesse Collings.) By circular, do you mean?—They were sent a copy of my report.

24,375. (Chairman.) We have just had before us the representatives of Galway, who have told us that they never heard of Torrens' Acts, and that they thought Cross's Acts inapplicable to them, because they had not 25,000 population, although that inapplicability has long since been removed; and I do not think they had ever heard of the Act of 1866, under which the Corporation of Waterford proceeded; and generally speaking, they were quite ignorant of the provisions of the large number of laws which they are supposed to enforce?—Two cases have come before me lately. One was Cashel, in which the local authorities sought power under the clause in the Labourers' Dwellings Act that enables them to deal with a lesser population than 12,000 under special circumstances. Another case was that of a small town in the south of Ireland. Those two cases came before me, and passed through my hands lately; and in both I recommended that the powers should be extended to those towns.

24,376. The Local Government Board in England issued a year and a half ago, or nearly two years ago, digests of the sanitary laws, digests of Cross's and Torrens' Acts and of Lord Shaftesbury's Act that had been entirely forgotten, and of the Public Health Act and so forth, and sent them round; and it is supposed that some good has followed upon that action. Do



you think it desirable that the Local Government Board in Ireland should take similar steps?—A most excellent digest of the Public Health Act was prepared by the Local Government Board and circulated very largely through Ireland; it was prepared by Mr. Wodsworth the secretary.

24,377. That was some years ago, was it not?—Yes.

24,378. With regard to Cross's and Torren's Acts and so forth, do you think that some such digest would be useful?—I am quite sure it would be very useful.

Mr. G. F.  
O'Farrell,  
M.D.  
26 May 1887.

The witness withdrew.

Mr. NICHOLAS J. MEEHAN, M.D., examined.

Mr. N. J.  
Meehan, M.D.

24,379. (Chairman.) You are the medical officer of the New Ross dispensary district and workhouse, I believe?—Yes.

24,380. And you have been in practice in New Ross for nine years?—I have.

24,381. The condition of the poor and working classes in New Ross is unsatisfactory, is it not?—Yes.

24,382. The sanitary arrangements in the houses are very defective?—They are very defective.

24,383. The arrangements for the water supply and the sewerage are not very good, are they?—No; in fact the water supply has not been at all what it should be; the sewage matter it was thought was going into the water, into the tanks, and latterly that has been rather remedied by earthenware pipes.

24,384. At what date was that remedied?—During the winter.

24,385. Quite lately?—Yes, quite lately.

24,386. So that would not yet show upon the death-rate if there were an improvement?—No, it would not; the death-rate has not been so much during the last quarter ending March.

24,387. It has been better during the last quarter, has it?—Yes.

24,388. You have a very high death-rate in New Ross at all times?—Yes.

24,389. Has the average death-rate in the last 10 years been 31 in a 1,000?—About that.

24,390. That I fancy is a higher death-rate than anywhere else in the United Kingdom?—I do not think it has been so high as that.

24,391. In 1875 there were 208 deaths; in 1876, 215 deaths; in 1877, 234 deaths; in 1878, 289 deaths; in 1879, 241 deaths; in 1880, 201 deaths; in 1881, 202 deaths; in 1882, 206 deaths; in 1883, 217 deaths; and in 1884, 234 deaths. Can you account for those figures in any way?—How I account for that is that the inhabitants from the country districts come into the union workhouse and die there; then of course they are registered in the New Ross district, and that makes the mortality appear so alarming in the New Ross district.

24,392. Of course this return ought to be a corrected mortality, and professes to be so; but sometimes there are mistakes made even by a skilled authority with regard to the correction of the mortality. Still I suppose you yourself would not deny that the mortality of New Ross is extremely high?—I would not. I think our sewerage is very bad, and completely defective. I know that several houses there, in fact three-fourths of the houses of the labourers have no sanitary arrangements whatever, and some respectable houses also have no sanitary arrangements.

24,393. Who are you governed by?—By the town commissioners.

24,394. Have they turned their attention to this subject?—They have partially.

24,395. Have they taken any steps, besides what you mentioned just now as to earthenware pipes, to remedy this state of things?—They have taken no steps to remedy the water supply as yet.

24,396. You think that is the real secret of the very high mortality?—I would not altogether attribute it to that, but I would attribute it to overcrowding

combined with defective water supply and defective sewerage.

24,397. Is the overcrowding in cabins or tenement houses?—In both.

24,398. Which do the poorest people mostly live in, in New Ross?—In tenement houses.

24,399. You have not got byelaws under section 100 of the Public Health Act, which enables you to make byelaws for the regulation of tenement houses to prevent overcrowding; you have never made any?—We have them, but they are insufficiently carried out.

24,400. I do not think you have got them, I do not think you have ever made them. Your town is not in the list of the three who have got them?—You are quite right, we have not got them.

24,401. You did do one thing in New Ross which most towns have not done, you built a few houses yourselves?—We did by the town commissioners; they have built 26.

24,402. Have those answered?—They have succeeded.

24,403. Do they accommodate the poorest class or the better class of artisans?—The better class of artisans generally. Policemen occupy a great number of them.

24,404. You have no difficulty in housing that class; the difficulty begins, does it not, with the poorest class?—I may remark that the landlord allows the houses to fall; as a rule they do not build houses; there is not sufficient house accommodation at all. I know of my own recollection several cases of families of eight persons occupying one room, and that might be probably just an ordinary sized room.

24,405. (Mr. Jesse Collings.) What is the rent of those 26 houses which the town commissioners have built?—The rent they pay for them is 3s. 3d. a week.

24,406. And what accommodation do they give?—The accommodation they give is this, they have two rooms upstairs and a kitchen and parlour.

24,407. Two bedrooms upstairs and a kitchen and parlour downstairs?—Yes.

24,408. For 3s. 3d. a week?—Yes.

24,409. Do the commissioners lose anything by that, or does it recoup the expense; does it pay any interest on the outlay?—I think it does; there is a good speculation, I think, in building houses in the town, one man has built seven houses lately, and I am sure, he told me himself, that they cost him about on an average 60l.

24,410. I am speaking of the Commissioners. Have they any difficulty in collecting rents?—None whatever.

24,411. As to the houses they built do the people like to get into them?—Yes they are very suitable houses.

24,412. And are they cheap or rather a fair price?—They consider the price rather high; it is the better classes that occupy them, it is not the really poor.

24,413. It is not high considering the accommodation they get?—No; they have some not so high; they have some at 2s. 6d.

24,414. What is the tenure of land under which houses are built in New Ross; is it leasehold or do



Mr. N. J.  
Meehan, M.D.

26 May 1885.

they levy the fee simple?—It is leasehold, by Mr. Tottenham, the principal landlord of New Ross.

24,415. He lets it on lease?—Yes.

24,416. At how many years tenure?—I could not answer that question.

24,417. Is he a member of the House of Commons?—He was some years ago.

The witness withdrew.

Mr. T. H.  
Burke, M.D.,  
F.R.C.S.I.

Mr. THOMAS HAMILTON BURKE, M.D., F.R.C.S.I., examined.

24,421. (*Chairman.*) I believe you are Inspector of the Local Government Board?—Medical Inspector of the Local Government Board for Ireland.

24,422. How long have you held that position?—I shall have been over 14 years an Inspector of the Local Government Board; but under a recent change made by the Board, the Medical Inspector performs the duties solely connected with that office; we have each charge of a province.

24,423. You have the province of Leinster?—Yes, including Dublin.

24,424. This Commission have been into the cases of a good many Irish towns, and they find, as was stated to-day by an independent witness, a medical gentleman living in Kingstown, and not connected with any corporation in Ireland, that Dublin is the only town in Ireland which is really working the Public Health Act. I ventured to put in a word for Belfast, because there there do not appear to exist those evils that appear to exist in other towns; but certainly I think the feeling of the Commission would be one of general agreement with his view as regards the great majority of towns from which we have taken evidence: that the powers of the law are not being well worked; would that be your general view also?—I think that the Public Health Act has not been at all efficiently carried out by the sanitary authorities generally.

24,425. We have just had before us a witness from one small town in your district, New Ross. Probably your attention has been called to the very high death-rate in New Ross?—Yes.

24,426. The death-rate in New Ross appears during the last ten years to have been an average of very nearly 31 in a 1,000?—Yes. I have examined the register of deaths myself, and I believe that they coincide fairly with the Registrar-General's Returns.

24,427. The medical officer who has just been examined attributed that very high mortality to the bad water supply?—I believe he is correct in that. I visited and personally inspected a number of houses inhabited there, particularly by boatmen, bargemen, &c. and the lower class of tradesmen in the town, and I found that they were peculiarly situated on the side of a hill. I found the people there living in a very overcrowded condition, in houses badly ventilated, without any back yards, some of them, whatever. The upper part of the town is laid out in a kind of terraces with wretched lanes, and in consequence of their throwing out all the offal and water, it percolates I believe through the rocky strata upon which those terraces are built, and into the different wells in the town lower down. The water supply of the town at present consists principally of superficial wells situated on the surface, and the contents of those wells are accumulated by means of pipes and run into cisterns in the

24,418. Is there any difficulty in getting land?—No, it is easily got; there is great accommodation.

24,419. You say there is a deficiency of house accommodation?—Yes.

24,420. Do you think that if the town commissioners were to continue to build they could successfully house the poorer classes?—I think they could.

upper part of the town with an overflow cistern lower down, from which a pipe communicates to the fountains of the town, and this pipe is sometimes stopped by means of a stop-cock at night so that the inhabitants cannot waste the water. I think that they have not a sufficient supply, particularly in the summer season, when it runs almost dry, as I am informed it did last summer. I must tell you that this was my first official visit to New Ross, it having been intimated to me by the Local Government Board that I should be required to give some evidence before this Commission. I have taken pains to see the condition of the people there. I find that the water is very deficient in supply, and of a very inferior quality; that the houses are generally overcrowded, badly ventilated, and with no drains in front of them; and that the people throw every kind of filth and offal out opposite their doors.

24,428. The medical officer besides ascribing the high death-rate to the water supply as his chief reason, also ascribed it, in part, to the deplorable condition of the tenement houses. They have not in New Ross, nor have they in the great majority of towns in Ireland put in force the provisions of section 100 of the Public Health Act (Ireland), with regard to tenement houses. Do you know whether the attention of the Local Government Board has ever been turned to that matter?—Not that I am aware of.

24,429. In England the Local Government Board have taken steps to call the attention of the sanitary authorities to the existence of section 90 of the Public Health Act, which answers to section 100 of the Irish Public Health Act, and with good results in many cases. Do you not think that it might be desirable for the Local Government Board in Ireland to consider that?—In some cases they have drawn the attention of the sanitary authorities to those defects.

24,430. To the defects of the tenement house system you mean?—Yes.

24,431. But not to the powers of the law?—Not to the powers of the law.

24,432. There are only three towns in Ireland which have made byelaws under section 100 of the Public Health Act, and one of those three is the town of Belfast, where there are hardly any tenement houses in proportion to the total number of houses; so that there are two towns left, and of those two one is Limerick. With regard to the town of Limerick, we have it in evidence from your colleague, in whose district Limerick stands, that the byelaws in Limerick are not acted upon; and we had already formed that opinion for ourselves from the evidence of the Limerick witnesses. We find, therefore, that really Dublin is the only place in which much is being done in that respect?—That is so; those powers are not acted upon generally.

The witness withdrew.

Adjourned to to-morrow at half-past 2 o'clock.



## Council Chamber, Dublin.

Wednesday, 27th May 1885.

## FORTY-SIXTH DAY.

PRESENT :

THE RT. HON. THE EARL BROWLOW.

THE RT. HON. SIR RICHARD ASSHETON CROSS,  
BART., M.P.THE RT. HON. SIR CHARLES WENTWORTH DILKE,  
BART., M.P.THE Right Reverend the BISHOP SUPFRAGAN OF  
BEDFORD.

MR. EDMUND DWYER GRAY, M.P.

MR. JESSE COLLINGS, M.P.

MR. JOHN EDWARD COURTENAY BODLEY.  
*Secretary.*

THE RT. HON. SIR CHARLES WENTWORTH DILKE, BART., M.P., IN THE CHAIR.

Mr. ROBERT M'VICKER examined.

24,433. (*The Chairman.*) You are the Mayor of Londonderry, are you not?—Yes.

24,434. The death-rate in Londonderry, which has a population of between 29,000 and 30,000 people, was in the year 1881 nearly 26 per 1,000; in 1882 it was exactly 26; in 1883 it was 24·2; and in 1884 it was 23. The average death-rate, therefore, is a little under 25 per 1,000?—That is correct.

24,435. There are at present, I believe, between 4,000 and 5,000 inhabited houses in the city of Londonderry, and the average population to a house is 6, is it not?—Yes, 6·1.

24,436. The number of persons to a house, therefore, is a little higher in Londonderry than it is in Belfast; but it is low. I presume from these figures that the practice of dwelling in large tenement houses does not much prevail in Londonderry?—It has almost ceased; it did at one time prevail to a very great extent.

24,437. It has ceased, has it not, through the preference of the population for single houses?—It has ceased in consequence of a great number of new houses being built. These old houses tumbled down as the leases fell out, and the society got possession of the property.

24,438. And the new houses that have been built are single houses?—They are.

24,439. The people prefer them, I believe?—They do.

24,440. Out of the 4,750 houses in the city, 1,426 houses are said, I believe, to be inhabited by the artisan and working classes?—That is correct.

24,441. That is the number of houses under 4*l*. valuation?—Yes.24,442. There are a good many very cheap dwellings in Londonderry, namely, 430 which are valued at under 2*l*. a year?—Yes. They are let by the week, although the rents are given by the year. The landlord pays the taxes in these cases.

24,443. There has been a vast improvement in the dwellings of the poor in Londonderry during the last 10 years, has there not?—A very great improvement.

24,444. And the diminished death-rate which was shown by the figure which I read just now, is, I suppose, in your opinion, partly a consequence of the improvement?—Partly from that, and partly from the strict sanitary arrangements that we have.

24,445. Is there any unhealthy trade carried on in Londonderry?—No; there is only a shirt-making trade which is not an unhealthy trade. The people work in large factories which are well-ventilated, and under the supervision, of course, of the Government inspectors.

24,446. You do not consider that there is any unhealthy trade in Londonderry?—There is none that I know of at all.

24,447. The mortality in Londonderry, although it is not so high as it is in Dublin, or Cork, or Waterford, or Limerick, and exactly the same as it is in Belfast, is nevertheless a high rate of mortality?—Yes, we always consider that it is high.

24,448. It is considerably above the average of the towns in the United Kingdom?—Is it much above the average?

24,449. Yes, it is very much above the average if you take out the towns of specially high mortality where there is an unhealthy trade. That was why I asked you whether there was an unhealthy trade in Londonderry?—No, there is none. But you are aware that we have a very wet climate with a great deal of rain, and the weather is very changeable.

24,450. Previously to the time that you mentioned when the improvement began, were there a great many of old dilapidated houses?—A great number.

24,451. And houses with bad sanitary arrangements?—Very bad.

24,452. There was a great deal of overcrowding also, was there not?—There was a great deal of overcrowding. I see that one particular case is quoted which ceased to exist long ago.

24,453. Since the 1st of January 1875 there have been 1,137 new houses built, have there not?—Yes.

24,454. And all those new houses have been properly supplied with sanitary requirements, and with a direct supply of water?—Compulsory so by the sanitary board, of which I am chairman.

24,455. There are still some streets in the town, are there not, which cannot be said to be in a satisfactory state?—There are one or two.

24,456. Especially as regards watercloset accommodation?—Yes.

24,457. The water supply is also defective, is it not?—In some of the old houses, they have to go to a fountain at a short distance from them, a few yards. There is no difficulty in getting the water; it is just the trouble of carrying it.

24,458. You have put the Public Health Act in force as regards the compulsory supply of water-closets, have you not?—We have. They must have either waterclosets or privies at a certain distance from the house, and ashpits with a proper floor to them.

24,459. Do you clear the privies yourselves?—We compel them to be cleared, and if they do not clear them, then we clear them ourselves at their expense.

24,460. The artisans in Londonderry are becoming desirous of owning their own houses, are they not?—They are, and they do own them to a very great extent.

24,461. They invest their savings largely in building property, do they not?—Yes, they have an easy way of doing it, through building societies.

*Mr.*  
*R. M'Vicker.*

27 May 1885.



Mr.  
R. M'Vicker.  
27 May 1895.

24,462. There are several mutual building societies in the city, are there not?—There are two that I know of. There is one terminable, and two not terminable. I am one of the presidents of one of them.

24,463. The Irish Society have pulled down their old houses, and built better houses in their places, have they not?—They have pulled down the old houses which fall out of lease, and let the ground for the purpose of building new houses; and that has all been taken and new houses have been built.

24,464. They let their ground in perpetuity, do they not?—They let their ground in perpetuity now. In fact, you would not know some parts of the town, and you would not believe it was the same place since they have been rebuilt.

24,465. Is there anything further that you wish to state?—I think that a great deal is to be said as to the necessity of an abundant supply of water; that we have, and we are, increasing the supply. I may tell you that yesterday I cut the first sod for a new basin.

The witness withdrew.

Mr.  
R. H. Metge.

Mr. ROBERT HENRY METGE examined.

24,468. (*The Chairman.*) You are well acquainted with the town of Navan, in the county of Meath?—Yes.

24,469. You are also, to some extent, acquainted with the towns of Trim, Kells, and Drogheda, are you not?—Yes.

24,470. The town of Navan is a town of 4,000 people, is it not?—About 4,000.

24,471. And in the town of Navan there are four or five localities where the overcrowding is excessive, in your opinion?—Yes, very much so.

24,472. The houses are very closely packed together, are they not?—Very much so.

24,473. And they are, in your opinion, unfit for human habitation?—Yes, there is one locality particularly, which has about 200 feet length of frontage, and there are 17 houses. It is in a narrow lane, not more than about six or seven feet wide, and there is an open sewer down the centre. The houses are roofless, and there are no floors, no ceilings, and mud walls, and the sewage comes up through the floor. There are no windows, and the doors are 18 inches wide in some places.

24,474. You are of opinion, I believe, that Navan is as bad as any town in Ireland. Do you know Limerick, and Cork, and Waterford?—I have been through those towns, but I have never seen houses there anything to equal those in Navan, as far as regards their miserable state.

24,475. The highest death-rate in Ireland, so far as we can discover, is in New Ross, and amongst the larger towns; in those three that I have just mentioned, judging by the death-rate, are worse than any other towns?—The death-rate in Navan has not been high. That is, I think, partly due to its good situation. It is situated on a high bank over the Boyne, and there is a natural fall for the sewage. But the want of ventilation, light, and air is excessive in Navan. The difficulty that I wish to call your attention to is this: Navan is the Urban Sanitary Authority under a Provisional Order from the Local Government Board; but it is one of those towns that is excluded from nearly all the Acts for sanitary purposes. Under the Labourers Cottages (Ireland) Act, they can claim powers under the Act of 1875, and also under the Act of 1868, but they have not put those powers in force. Under the Act of 1868, they can give notice to landowners to demolish houses or to rebuild them.

24,476. Is that the Irish Act of 1868?—The Irish Act of 1868. If the landlord does improve his houses, he is first of all compelled to evict all these people. They have no possible means of living, if they are

24,466. (*Mr. Jesse Collings.*) That belongs to the Corporation, I suppose?—Yes, all the waterworks do.

24,467. And you compel all the property owners to have a good and continual supply of water?—Yes, they have nothing to lose by it, because it is all included in the one rate of 4s. in the £, which, by Act of Parliament, we cannot exceed. I will tell you how we have increased the water supply for a certain number of years back. The first water supply for Derry was from Coroddy Basin at the waterside; this basin has a storage capacity of 3,000,000 gallons, to this was added Tamnemoire Reservoir, by which the waterside capacity was increased to 20,000,000 gallons. In 1848 the separate city supply was projected, when Mr. Hassard constructed the Upper New Reservoir, capable of holding 10,000,000 gallons; this being found insufficient, the lower reservoir was constructed, capable of holding 75,000,000 gallons. In 1876 the banks of the reservoir were raised, and impounding capacity increased to 82,000,000 gallons. The proposed new reservoir will have an impounding capacity of 65,000,000 gallons. Total capacity in city, 177,000,000 gallons.

turned out of these houses, and, therefore, the landlords do not like to take upon themselves the onus of evicting them. But, even supposing that the powers are enforced, the landowner can claim from the Town Commissioners the right of charging the property with an annuity for 30 years at 6 per cent., which the Town Commissioners object to.

24,477. It is the Irish form of Mr. Torrens' Act, I think, that you are alluding to?—It is. Then, under the Act of 1875, the Town Commissioners can only demolish houses; they cannot rebuild unless they have a special confirming authority from the Local Government Board. I, myself, have endeavoured to get the Town Commissioners to put both these Acts in force, but I have failed altogether. What I would particularly suggest is this: that the landowners should have power given to them, where they are willing to do so, to borrow money, as they are already able to do in the case of the Land Improvement Acts, directly from the Local Government Board, for the purpose of building artisans houses, subject to limitations as to over-crowding, and other things. There are a number of landowners who would do that; I, myself, would do it. You see, in Ireland, we are in a difficult position; a great many of the landowners cannot afford to do it themselves. There are others who, like myself, are limited owners, and, of course, they have to be chary about outlay on their property. If they had power given to them under the Lands Improvement Act, or under some similar Act, to borrow money for these purposes, they would do it.

24,478. This Commission has made a recommendation, as regard England, as to the powers of limited owners, which goes somewhat in the direction which you would suggest?—Then also under the Acts that I have named, the Town Commissioners have only power to act in the case of houses that already exist. For instance, in a place called Raffaly's Lane, and other places, even if the houses were demolished to-morrow the sites would not be suitable. I cannot conceive how good houses could be built there. In such cases, I very strongly urge that power should be given to the Town Commissioners of selecting sites, as they do under the Labourers Act, and of building on those sites.

24,479. They have powers of building, which have been used to a small extent in Waterford, and other places, under the Irish Act of 1866?—On neighbouring lands, I think.

24,480. They can build anywhere?—Can they purchase land?

24,481. Yes, but not compulsorily?—That is the difficulty. It is impossible to get land. The land is



very valuable about Navan; it fetches as much as 5*l.* or 6*l.* per acre, and they cannot buy it at a fair rate.

24,482. I believe you wish to suggest that there should be an extension of the powers of the Labourers (Ireland) Act to urban districts?—Yes, simply because they are more simple in their operations than the provisions contained in the Acts which at present exist, and because they would also give, in a simple form, powers for the selection of sites, and for the erection of houses where houses do not at present exist. You say that the Act does apply to Ireland?

24,483. I was referring to the Act of 1866, but I do not wish to be understood as conveying that the Act of 1866 gives such large powers as the Labourers (Ireland) Act, for I do not think it does?—And possibly it does not extend to urban sanitary districts.

24,484. The Act of 1866 is intended for them, and it has been used in Dublin, for instance?—But I mean to urban sanitary districts, so constituted by Provisional Order. I think the Act is for towns in which the population is under 4,000 or under 6,000. The case is a peculiar one. In these small towns the misery and nuisance of these houses exist to quite as great an extent as in larger towns; but they cannot work these Acts there. The houses to which I alluded in the former part of my evidence had been condemned over and over again, and they were in the most frightful state.

24,485. You also, I believe, would wish that powers should be conferred on the sanitary authority for the purchase of land for recreation grounds?—Yes. The children of the town of Navan are driven from field to field by the different landowners round about Navan, if they are caught playing cricket or playing a game of any sort in a field. They have not a single spot in which to play, except the public marketplace.

24,486. With regard to Drogheda, which is a larger town than Navan, you know Drogheda pretty well, do you not?—I only know the portion of Drogheda which is in the county of Meath. I know it, of course, to a certain extent, but I could not speak about it from personal experience, except as to that part which is in Meath, and which has the advantage of being more in the country. There is a line of houses running out into the country, and it is not altogether as bad as Navan, where they are in the very centre of the town without any outlet.

24,487. The death-rate in Drogheda is somewhat high, a great deal higher no doubt than it ought to be, but is not quite so high as the death rate in Londonderry and Belfast?—No. It is situated on the side of a hill, more or less, and it ought to be a healthy place.

24,488. I suppose the natural situations of Belfast and Londonderry are not so healthy?—No, I should say not.

24,489. (*Earl Brownlow.*) Is there any overcrowding in Navan?—There is very great overcrowding in two or three localities of which I speak,—Raffaly's Lane and Hyde Park. In Hyde Park there are rows of houses close together, and there is not a space of 2 feet 8 inches between the back wall of one set of houses and the front wall of another set.

24,490. Are they two-storied houses?—The front houses are two-storied houses, but the back houses are only one-storied houses, and they have no gardens or ground of any sort attached to them.

24,491. (*The Chairman.*) Do I correctly understand you to say that one set of houses have no back yards?—Neither set have back yards. The back wall of one house rises 5 feet above the level of the surface, and the other house comes within 2 feet 8 inches of it, just leaving a passage for a person to pass between; and those houses are about 5 feet high and 10 feet square, with one little window 1 foot by 7 inches, and a door 5 feet by 18 inches; and, in the majority of cases, the sewage is coming up through the floor. The front wall is about 7 feet high.

24,492. (*Mr. Jesse Collings.*) Where was it that you

said there was no recreation ground?—In Navan, or in any of the towns of Meath.

24,493. How long has that been the case?—Always, or at least as long as I can remember, and I have always heard so. Even the canal premises the directors refuse to allow them to walk along.

24,494. To whom does the land belong to about there?—It belongs to different owners. I own some land in Navan, but not adjoining.

24,495. You would recommend that power should be given to the local authorities to acquire compulsorily land at a fair price for the purpose of making recreation grounds?—Yes, most distinctly.

24,496. And for that purpose you would like a municipal corporation, I suppose,—an elective body?—It is more or less elective. The Town Commissioners are elected by the ratepayers.

24,497. But there is a property qualification?—Yes.

24,498. Is it rather high?—It is. I can say most distinctly that the wishes of the ratepayers are not carried out.

24,499. Would not that be corrected if every householder had an elective power, and the governing body were elected by the people generally?—Undoubtedly so. The Town Commissioners do not represent the people at all.

24,500. You would strongly recommend what we understand in England as a municipal body elected by the people?—Yes, I should strongly recommend that.

24,501. You think that that would get over the difficulty?—Yes, I think it would do so in a great measure.

24,502. (*The Bishop of Bedford.*) What is the cause of the overcrowding in Navan; is it the lack of houses?—The great cause of overcrowding is that the landowners, and I must say the occupiers of land too, have from time to time driven the population of the country into the towns in order to free themselves of a burden.

24,503. Then you have probably no empty houses or very few empty houses in Navan?—We have none at all. House property is most valuable.

24,504. What are the rents, are they high?—Those houses that I have been describing are let at 2*s.* 6*d.* per week. There is one which I have described as being about 10 feet square, the property of Lord Russell, for which he charges 2*l.* a year, and the tenant has to repair it himself.

24,505. (*The Chairman.*) Is that a single-roomed cabin?—It is a single-roomed cabin, and it is occupied by a family consisting of six persons. The woman was confined about three weeks ago, and her mother died,—all in this miserable place.

24,506. (*The Bishop of Bedford.*) Have you come across instances of more than one family occupying a room?—No. I particularly asked that question, and I was told that they never had more than one family, or at least I could never find any case in which there was more than one family occupying a single room. They often have lodgers.

24,507. Is there separation between the sexes in such houses as you have been speaking of?—Hardly ever. In one or two cases they have carried a sheeting of boards up; but in many cases they are all living together in the one room, and often there is only one bed.

24,508. Have you any evidence of such a system being productive of immorality amongst the people?—There is wonderfully little immorality in Ireland; it is extraordinary how the people escape it. I do not know how it is, but they do escape it somehow. Of course the way in which they live cannot produce in them any very high sense of morality when you consider that there is often a large family living together, father, mother, and grandchildren all living almost in one bed.

24,509. Is there sufficient employment for the people in the place?—Just now employment is very slack.

Mr.  
R. H. Metge.  
27 May 1885.



Mr.  
R. H. Metge.  
7 May 1885.

24,510. Do you suppose that if you had more houses built they would be at once occupied?—At once. Two or three private individuals have erected houses, and they have been at once occupied. Last year I offered the Town Commissioners a plot of land rent free upon which to build houses, and I showed them conclusively, I think, that they would have been profitable, but I could not get them to build the houses. I would willingly do it myself if I had power to borrow the money. The Town Commissioners will not work these Acts; they are too complicated.

24,511. Are the people who live in these wretched houses that you have described generally satisfied with that mode of life, or do they wish for better accommodation?—They wish for better houses. It is quite wonderful how clean they do keep them, and how they live there at all, but they do live. I should like to answer one question that I was asked with regard to how it comes about that these districts are overcrowded. The principal cause of the overcrowding is undoubtedly the system of district rating. It became of advantage to the land owners and tenants to drive in the population from the country districts into the towns.

24,512. (*The Chairman.*) To make close parishes?—Yes. For instance, in Navan the poor rates are now 2s. 8d. in the pound, whereas outside the boundary, where these men who are living in these wretched houses are employed, on whom we are dependent for getting in our crops, the rate is only 8d. or 7d.; and naturally they drive those people into the towns on every opportunity.

24,513. (*Sir R. Cross.*) How do they drive them into the towns?—They let the houses get into a bad state of repair. Then they are noticed by the board of guardians or the sanitary authority to repair those houses. The answer is, "We get no rent;" and in the result they demolish the houses. The people who are turned out of them must go somewhere, and they go into the towns, and then they huddle together.

24,514. Is there labour enough for those people in the country districts where they have been dwelling?—There is any amount of labour.

24,515. Is it not rather against the interests of the people in the country to drive these people into the towns, because of course they must want labour in the country?—The labour is not constant. There is labour at certain seasons of the year, but not always. In order to get rid of the incubus of those people they drive them into the towns; and then in harvest time it is very easy to get them to come to work. Persons who want labourers go into the Navan market, and those people are standing about, and they take them out in their carts 6 or 7 or 10 miles.

24,516. Are the landowners in the neighbourhood large or small?—Some of them are very large.

24,517. Do you find that the same system prevails on the large estates as on the small estates?—The landowners are not so much to blame in that matter as the tenant farmers. The tenant farmers have quite as great a dislike to having people squatting on their land as the landowners have. There are some very large properties with which I am acquainted, from which those men have been driven out in shoals, in hundreds.

24,518. Is that done by the landlord?—It is done by the landowner. But Meath is practically cleared of those houses now; the work is done.

24,519. Of how long ago are you speaking?—In the famine years, and afterwards.

24,520. Was that operation of driving the people out carried out on the large estates as well as on the small estates?—The estate that I am alluding to now is one of the largest estates in Meath, with a rental of about 20,000*l.* or 25,000*l.* a year.

24,521. That was the system you think upon which they carried on the estate?—It looks very much like it, certainly.

24,522. But at the present moment you say that the tenant farmers do it more than the landlords?—

They have not very much opportunity of doing it, fortunately.

24,523. But did the farmer have the opportunity of doing it?—He let the houses get into disrepair in the same way. You see the ruins of houses all over Meath still; they are fast disappearing, but still you see them. Now, happily, under the Labourers Act, they are beginning to build them again.

24,524. (*The Bishop of Bedford.*) Is it always the custom to let the labourers' houses with the farms?—No. In many cases the tenants in Ireland have a longer title than the landowner, and the labourers, perhaps, have a longer one still.

24,525. You are not familiar with the system of the landlord retaining the labourers' cottages in his own hands while the farms are let to others?—No, not at all.

24,526. (*Sir R. Cross.*) All these cases that you give, of late years at all events, are cases in which the cottages have been let with the farms?—Yes. We have very few cases of letting farms at all; they are grass farms, and in all the cases which have come within my own immediate knowledge the farmers have nearly as long a title as the landowners.

24,527. You mentioned with regard to the town of Navan itself that you thought it wise and right to offer land free if houses were built?—Yes.

24,528. Did you offer that land to the Town Commissioners?—Yes.

24,529. And was their answer that they had no funds?—The first answer was that they were heavily rated, and that they could not borrow the money. I found out that they could borrow the money, and I proved satisfactorily, I think, that they could make it profitable; but they would not put the Act in force.

24,530. Do you think that the Town Commissioners of this particular town were themselves interested as owners of this bad property?—No, I do not think they were; they were simply timid.

24,531. They were afraid of burdening the rates?—I think so.

24,532. When you showed them that it could be done at a reasonable profit, did they not seem to rise to the occasion?—Not in the least.

24,533. Is there no public spirited man amongst them?—Not the least, I am sorry to say, because they do not represent the people. The whole system of election of these Town Commissioners is bad.

24,534. What is the franchise upon which they are elected?—It is the same as the elective franchise, 10*l.*

24,535. (*Mr. Jesse Collings.*) That is to say 10*l.* valuation?—Yes.

24,536. (*Sir Richard Cross.*) That you would like to see altered?—I would certainly. The Town Commissioners in Navan are practically self-elected.

24,537. Do you think that if the franchise was made the same as the parliamentary franchise you would then get a better set of men elected as Town Commissioners?—I am confident we should.

24,538. You would get more public-spirited men?—We should get more public-spirited men, because they would be more in touch with the people. I think the people would have an influence, and I believe it would be a conservative influence too.

24,539. We do not talk about Conservatives or any other parties?—I did not mean politically conservative; I meant conservative in the sense of being conservative of the general good of the township.

24,540. You think that they would rise up to their responsibilities?—I think so.

24,541. (*Mr. Gray.*) You said that you thought that the landowners would sometimes, if they had the opportunity, borrow money for the purpose of erecting dwellings; are you not conversant with the fact that the Labouring Classes Dwellings (Ireland) Act of 1866 not only applies to all classes of urban authorities down to the smallest town commissioners, but also to trading companies, railway companies, dock and harbour companies or commissioners, any company, society, or association established for trading purposes, and so on, and to any private person or persons



entitled to any land either in fee simple or fee farm or for any term of years whereof not less than 80 may be unexpired?—I think you will find that there is some limitation there.

24,542. A limitation is proposed by the Treasury as to the proportion that they would lend?—What class of persons is that to build for: is it for artisans, because labourers are another thing.

24,543. (*The Chairman.*) This Act has reference to dwellings for the labouring classes?—Quite so, but it does not refer to artisans.

24,544. I think this would be held to include anything?—I applied some years ago for a loan from the Local Government Board, and I asked whether I could not work any of these Acts, and I was told distinctly that I could not, or I would have been only too happy to do it.

24,545. (*Mr. Gray.*) This Act has undoubtedly been worked by private individuals?—For artisans.

24,546. (*The Chairman.*) I think labouring classes would be held to include artisans, because the Act has been put in force in various towns in Ireland, and no steps have been taken as a matter of fact to confine the benefits of it to artisans in a limited sense of the term. There are a few such houses built in Dublin, and Waterford, and Limerick, and other places, and it has not been strictly limited to artisans?—Possibly it may be worked in that way, but I was certainly under the impression that it did not include artisans. I certainly applied to know whether it could be worked, and I was told that it could not.

24,547. (*Mr. Gray.*) But your difficulty with reference to the general Act, the Artizans Dwellings Act is that it only enables clearances to be effected?—Practically that is all it does. Of course we can rebuild with the sanction of the Local Government Board, but then there are many difficulties in the way of working the thing. There is appeal after appeal, and charge upon charge.

24,548. Then the difficulty with reference to the Act of 1868, which belongs to the other set of Acts, is that if you go to the owner he calls upon you to do the work yourself, and to charge the property?—Yes, and the property might not be worth it. Then again an objection almost stronger than that, is that even if houses were demolished and the land cleared, the places altogether for a sanitary house.

24,549. A difficulty with reference to putting the ordinary sanitary law into operation in rural districts appears to be that it simply secures the destruction of the house without providing for its re-building?—Exactly so.

24,550. Then the two sets of remedies from which you derive most hope, is legislation, which would still further facilitate the erection of labourers dwellings in the country to prevent this congestion in the towns, and of giving to the representatives of the entire people in the towns more effective control over matters of this kind?—Yes, and I certainly believe in giving inducements to landowners to do it themselves if they had not this power at present, which I think they have not.

24,551. They have the power, I think, but the Treasury insists on a payment of  $4\frac{1}{2}$  per cent., and that in the case of individuals it costs more than that; they only give half the money?—That is a considerable restriction. Many of the landowners cannot do it if they only set half the money.

The witness withdrew.

Mr. EDWARD SPENCER, M.A., re-called.

24,567. (*The Chairman.*) We have re-called you in consequence of an application made by Lord Brabazon to have you recalled on his behalf. It has come to your knowledge that Lord Brabazon's conduct in opposing a particular Bill has been called in question?—Yes.

24,568. Would you like to make any statement on his behalf with regard to that?—Lord Brabazon is

24,552. My impression is that by the rules which Parliament had made, while they would advance the whole to a public body on the security of the rates, they would only give to the individual one-half?—A limited owner will not advance one-half. In my own case I have spent a great deal of money in that sort of work, and I feel that every 100*l.* that I spend is more or less lost to those who come after me. Therefore, unless you have full power of borrowing and charging, you cannot carry that out. I could not do it.

24,553. It would appear in Navan as the matter stands, even supposing that they were given facilities, they are too apathetic or too timid, or there is some reason why the existing governing body would not be inclined to undertake it?—At present it is so, certainly.

24,554. The franchise is very limited, and the number of electors is very small?—Very small, and they can bring pressure to bear upon them.

24,555. You said that they were practically self-elected?—That is the general feeling. We hear nothing and know nothing until the elections are over, and the same men are in year after year, except that if a man is energetic he is at once put off.

24,556. With reference to the poor rate, the system of levying the poor rate on very small houses, and of making a separate rate for a town district into which the poor are driven appears to you to increase the present bad condition of affairs?—Undoubtedly so.

24,557. Would union rating give considerable relief?—Wonderful relief, that and the amalgamation of unions which would also tend that way.

24,558. It would take from the landowners any temptation that they have now to clear their land, would it not?—Undoubtedly.

24,559. And to prevent resettling on their lands who sooner or later might become chargeable to their district?—Undoubtedly.

24,560. (*Mr. Jesse Collings.*) What is the occupation of the people at Navan?—A good many of them are employed in mills about Navan, the others are labourers.

24,561. Are any number of them employed on the land?—Yes, at harvest time, they are called out of the towns, and they go out to work, and that is their chief occupation.

24,562. And the land still uses them as labourers that sent them into the towns to live?—Yes, Mr. Gray asked me what remedy I would suggest as to the sites. Another remedy that I would suggest is that the authorities should have power to select sites outside. There is a vast amount of unoccupied ground round about the town.

24,563. (*The Chairman.*) Do you mean compulsory powers?—Yes.

24,564. We have made a recommendation in the case of England which, if it was extended to Ireland, would, I think, meet that difficulty?—I throw that out as a suggestion.

24,565. (*Mr. Gray.*) As to open spaces, I suppose the Public Parks Act would not apply to so small a district?—No. There is any amount of land to be had.

24,566. You would propose, I suppose, that the Public Parks Act which gives power to clear spaces, should be extended to small towns?—Yes, certainly.

Mr.  
R. H. Metge.  
27 May 1885.

Mr.  
E. Spencer,  
M.A.



Mr.  
E. Spencer,  
M.A.

27 May 1885.

there were other sites vacant. Lord Brabazon also proved that his father, the Earl of Meath, was owner of the reversion of the land which the Commissioners desired to acquire from him by compulsory powers, expectant on the determination of a lease for years, and that the land in question, with several acres of other open land contiguous to that in question, also belonged to his lordship, some in actual possession, and the remainder of which would fall in on the expiration of existing determinable leases, and that it was then contemplated to lay out this ground for buildings of a very superior class; and that to build artisans' dwellings on a portion would not only ruin the rest, but depreciate the value of surrounding property. It was put in evidence that the Artizan's Dwellings Company had erected 310 artisans' dwellings within one mile of the proposed site, of which 100 were not finished, and 50 completed and not occupied.

24,569. Are you aware that some great landowners have built artisans' dwellings, and even labourers' dwellings in the immediate vicinity of their very best property without deteriorating the value of their property?—Yes; but Lord Brabazon's objection was not founded alone on that point, but on the fact that this block of artisans' dwellings would cut in two the surrounding sites that he had. The Artizans Dwellings Company are anxious to state that to Lord and Lady Brabazon, who have invested 40,000*l.* in the Company, and who have shown in every way a strong desire to benefit the condition of the working classes, a great deal of the Company's success is due, not only by reason of that actual investment, but by the example afforded to other landlords, such as Lords Longford, De Vesci, and Clifden, who are about to take the matter up.

24,570. Lord Brabazon, however, when he complained that the selected site would cut in half the property which he intended for residential property, did not offer any other portion of the property for that purpose?—He did not.

24,571. You are probably aware that in London the Duke of Westminster and other large landowners have set aside sites for artisans' dwellings, and even for labourers' dwellings, quite close to some of their wealthiest property?—I am aware of that. Lord Brabazon was not applied to by the Commissioners to allot any other portion of the ground for the purpose.

24,572. (*Mr. Gray.*) Did Lord Brabazon or Lord Meath contemplate occupying this property himself?—Not that I am aware of; their residence is in the county of Wicklow.

24,573. They contemplated letting that portion of the land for building?—They contemplated laying it out as a large square, similar to the squares that there are already in Rathmines.

24,574. It was purely a financial question then?—It was a financial question altogether I fancy.

24,575. Would not that be a question that would be properly argued before the arbitrator in settling the amount of compensation which Lord Brabazon was to receive?—It would, but Lord Brabazon felt that there was sufficient accommodation for the artizan class in the immediate neighbourhood, and that that was proved by the facts that we had put up 310 dwellings, that a great many of them were not completed, and that others, although they were completed, were not occupied.

24,576. But it was absolutely a question of finance, was it not?—Yes.

24,577. And one which might have been settled very well by the arbitrator?—Yes.

The witness withdrew.

Mr. EDWARD McMAHON, M.P., examined.

Mr.  
E. McMahon,  
M.P.

24,594. (*The Chairman.*) You and Mr. Lombard are the owners of 66 acres of land in and about Dublin, are you not?—We are.

24,595. Within the last 15 years, I believe, close on 1,200 houses have been built on that ground?—Yes.

24,578. (*Mr. Jesse Collings.*) The Commissioners, however, thought that the land was required?—The Commissioners thought that the land was required.

24,579. Were they unanimous in their opinion?—I am not aware.

24,580. But still they were of that opinion?—Yes, they were of that opinion.

24,581. The opposition of Lord Brabazon was not on account of any superior dwellings that were already erected, but on account of superior dwellings that it was contemplated to erect?—On account of both.

24,582. And that we may take it was the reason, so that the price of the land should not be deteriorated?—Quite so.

24,583. Then it comes back to this, that the wants (supposing that there were wants) of the working classes were sacrificed to the prospective use that the land was to be put to?—Lord Brabazon did not admit that there were wants on the part of the working classes for dwellings there, because there were several other vacant sites in the township equally suitable in his opinion, and in the opinion of those witnesses who were called on his behalf. There was another site of 8½ acres belonging to one of the Commissioners themselves, which he thought quite as suitable.

24,584. But the Commissioners held a different opinion?—Strongly different.

24,585. Do you know any reason why this Commissioner who had 8½ acres of land was not willing to give up his land, or was he willing to give it up?—He stated before the Committee of the House of Lords that his land was too valuable for artisans' dwellings.

24,586. But did not Lord Brabazon advance the same plea, that his land was too valuable?—Lord Brabazon advanced the plea that his land was too valuable, and the Commissioner advanced the same plea on behalf of his land.

24,587. Then what is to become of the artisans if that plea is to be allowed?—In this particular case Lord Brabazon thought his plea was justifiable.

24,588. And I suppose the Commissioner thought his plea was justifiable too?—No doubt.

24,589. How many Commissioners are there?—I fancy there are from 15 to 20.

24,590. They are elected under the restricted franchise, but still they are elected?—Yes. I am not conversant with the mode of election.

24,591. Then it is a case of the opinion of the Commissioners who represent the people on the one side, and the opinion of Lord Brabazon as representing himself on the other?—Yes, plus, on Lord Brabazon's side, the state of the facts as to the accommodation supplied already. There was also a protest against the erection of the dwellings signed by several inhabitants of the neighbourhood.

24,592. Then why did the Commissioners require the land? I suppose in their opinion more accommodation was required, or else they would not have sought to acquire this land?—The Commissioners had acquired the land without any views as to the erection of artisans dwellings on it, on the supposition that they had a lease of 100 years. They then found that they had only a lease of 53 years unexpired. They were greatly puzzled what to do with the land, and finally determined to acquire the reversion of it by compulsory powers and to build artisans' dwellings upon it.

24,593. The Commissioners were very much dissatisfied with the result of the negotiations, were they not?—They were very much dissatisfied.

24,596. Two hundred of those houses are of a small class, occupied by artisans and people of small means, are they not?—Yes.

24,597. And the rent of those small house is 6*s.* per week, is it not?—Yes.



Mr.  
E. McMahon,  
M.P.

27 May 1885.

24,598. What do those houses contain in the way of rooms?—Some of them have three apartments, and some of them four. They have a frontage of 20 feet, and a depth of 20 feet. There is a small hall in front, and there is a room 15 ft. 6 ins. by about 9 feet, which, sometimes, where there is a large family, they use as a bedroom, or where there is a small family, as a parlour. Then the back portion of the house is divided into a kitchen about 9 ft. 6 ins. square, and a bedroom of the same size; and there is a yard which contains a watercloset and a dust-pit, with all sanitary arrangements; and the houses are supplied with Vartry water. The yard is 20 feet by 20 feet.

24,599. You think that any number of such houses that could be built would be taken?—That is my belief.

24,600. The valuation of these houses is about 8*l.* a year, is it not?—Yes; it was reduced to 8*l.*; it had been 10*l.*

24,601. And the rates amount to 4*l.* a year?—Yes, including income tax.

24,602. It is your opinion, is it not, that the high rates prevent people building more of these houses?—It is. I have heard frequent complaints on that score.

24,603. Do you think that if the rates on houses valued at 8*l.* were reduced, as they are in Belfast, by 50 per cent., it would be a great encouragement to the erection of houses of this small class. It would. It is not large capitalists that build these houses, but small builders and enterprising industrious artisans. I have had a very large experience of them. When they have a little money, they come to me and get a plot of ground, and I get them a loan of money; and they build houses; and then, when they are built, they are sold to small capitalists, also men with savings of 400*l.* or 500*l.*, grocers and butchers, and that class of people. But those people fancy that the high rates take away a great portion of the profit. For the last three or four years, during the bad times, there has not been such a demand for those houses; but before that time, there was a great demand for them, as fast as they were built. I believe it is entirely the high rates which deter the small capitalists from buying; and that, of course, deters the small builders from building.

24,604. You think, that if in addition to the reduction of rates on small property, the loans from the Treasury were at a slightly lower rate of interest than the present rate for the erection of that class of house, the whole of the available spots in and near the City would very shortly be covered by such houses?—I do.

24,605. And that this would solve the problem of the housing of the working classes in Dublin?—That is my opinion. We have had experience of it in the township of Drumcondra, a mile distant from the General Post Office. We applied to the Local Government Board early in the spring, and got a Provisional Order for a reduction of 25 per cent., and one man has commenced to build 66 houses, in fact, he has them nearly completed; and I am aware that there are other men intending to build a large number of these small houses in the township.

24,606. (*Earl Brownlow.*) What is the cost of the erection of such houses?—About 120*l.*

24,607. (*Sir Richard Cross.*) What accommodation would be provided for that 120*l.*?—Three apartments generally; there are four apartments in some of them.

24,608. That is in Dublin?—Yes; the entire house space is 20 feet by 20 feet.

24,609. Can you account for the great difference in the building expenses that we have been told exists between Belfast and Dublin?—I think it is partly due to the fact that the bricks are made on the ground at Belfast, and they can get them there at 21*s.* per 1,000, whereas the same bricks, if brought to Dublin or anywhere else, would cost 40*s.* per 1,000. That accounts for one portion of it. Then, in Bel-

fast, they are educated to build that class of house. They have a very large experience in building those houses, and their economy goes so far that they will split a lath up where half a lath will do; they have wonderful economy in Belfast. But we are improving in that respect every day; there is no more industrious or economical class of artisans in the world than in Dublin.

24,610. And wages are not higher in Dublin than they are elsewhere?—No, they are not higher; they are the same.

24,611. You think that you will probably be able in course of time to rival Belfast in cheapness?—Except as regards the cost of the bricks. We ought to be able to equal them in everything else, and I believe we do. In Belfast, I understand, though I have never seen the houses, that they do not give so large a rear to the houses as we do. We give a good air space of 20 ft. I am told that they build three houses on a plot of ground in Belfast where we build only two.

24,612. How many thousand bricks would you say there are to a house?—About 14,000 to one of these small houses.

24,613. Have you yourself any remedy to suggest for the present state of things in Dublin?—Those which I have mentioned are the two principal points; and in addition I would suggest that all corporate bodies should have power compulsorily to obtain possession of dilapidated houses.

24,614. But they have that power?—They have not here.

24,615. (*The Chairman.*) Mr. Torrens' Act, give them that power with regard to small areas, and Sir Richard Cross's Acts give them that power with regard to large areas?—Small or large houses there are in Dublin a number of dilapidated houses in ruins.

24,616. You mean derelict houses?—Yes, houses going into ruin. If corporate bodies had power to take possession of those houses and pay a fair rent to whoever is entitled to it for the ground, spaces occupied by those houses could be utilized to erect houses for the working classes.

24,617. (*Sir Richard Cross.*) That is to say, practically the price of the ground and of the old materials?—Yes. With reference to the very poor people who can pay only 2*s.* 6*d.* a week, so far as I know, it is now impossible to build a house here, even a two-roomed house, to suit that class of people; but I think that if there was a good scheme devised for reducing the rates, say, 50 per cent., and obtaining money at 3½ per cent., there would be so many of the better class of houses built that would let at a rent of 5*s.* or 6*s.* per week, that it would draw out of the tenement houses all the people who could afford to pay rents to that amount, and make more room for the poorer class of people.

24,618. So that there would be a gradual rise all round?—Yes.

24,619. Have the people in Ireland any objection to living in the houses built in blocks?—They have. I speak from experience. I see that the Artizans Dwellings Company have built one block in Dominick Street, and another in Buckingham Street, and I understand that they do not do so well. I know that the people come out of their houses whenever we have a small house to let.

24,620. What sort of rents are the rooms let at there?—I think they let them in apartments, and not in rooms. The rents are not very low. I have known parties come out of those large blocks and say that they did not like to be with so many people, and they take a small house from me whenever I have one vacant. The artisans dwellings are very comfortable houses. They have built a large number out at Harold's Cross. I went out to see them, and very good houses they are. There is a kitchen running from front to rear, and then there are two bedrooms off. That is the plan that we laid out for the labourers' dwellings in the North Dublin Union.

24,621. Is the value of land high in Dublin?—



Mr.  
E. McMahon,  
M.P.

27 May 1885.

We got land at a very moderate rate. We paid in Drumcondra 10*l.* an acre per annum; we paid in Dublin 15*l.* and 20*l.*, and in one case 25*l.* per annum per acre. That is very moderate. Nearly all our ground in Dublin, 38 out of the 40 acres, is built upon, and the rest would be built upon, but we are waiting to make a title to it. There is a great demand for houses of that class.

24,622. (Mr. Gray.) If you got the reduction of rates which you are anxious to see given as in the case of Belfast, would its operation be to reduce the rent to the tenant?—Certainly, and the lower the rent is, the better it will be paid. When once a tenant gets into a comfortable house at a moderate rent, he will stay there, and pay the rent.

24,623. Your experience is, that they do pay the rent fairly well?—Yes. We have nothing to complain of. They pay, unless the bread winner is sick, or out of employment; but they cannot pay when he has not the money to pay with. Of course we let a man run on when he is an honest man, and start him afresh.

24,624. You do not think there would be any danger that if the rates were reduced the little capitalist who bought the half dozen houses charging the same rent as before, and putting the saving on the rate into his pocket?—I think not, and I will tell you why. If this scheme is carried out extensively, there would be as much competition as there is in Belfast. That is why the rents are so low in Belfast. There are 31,000 of those houses in Belfast, and with such a number as that, there would not be a monopoly. I think I heard Dr. Cameron say, that there are close on a couple of hundred acres of building ground on the south side of Dublin in South Circular Road on which good houses will never be built, though it is suitable for small houses. Now, if that scheme was carried out, I know a plot of ground that I would take at once, and build 100 houses on it, and I am longing to get a plot outside the city, where I could build 1,000 houses. Until there is something like that, the poorer classes will never get accommodation.

24,625. You have used extensively the Labouring Classes Dwellings Act of 1866, have you not?—Yes, we borrowed 5,000*l.* for one lot.

24,626. From the Board of Works?—Yes.

24,627. At what rate did you get that money?—I think it is 5*l.* 0*s.* 8*d.* per cent. that we pay back.

24,628. That is a terminable annuity?—Yes, for 40 years it is, I think, at 4 per cent. I want to get it at 3½ per cent.

24,629. Is it repayable by equal instalments?—Yes, spread over 40 years.

24,630. On what was that charged; what security had you to give besides the dwellings to be erected?—We had a lot of house property that we erected before that.

24,631. Supposing that an individual wanted to build a dozen houses, or even one house, for the matter of that, are you aware at all what proportion of the estimated value of the property would be advanced by the Board of Works under that Act?—Of the cost of the house one-half; but then, if there was an interest in the land, that is supposing we had the land at 10*l.* per acre, the ground would be valued at so much per foot, say 2*l.* for each house, and then you get half of that as well; so that if there was an interest in the land, you would get two-thirds of the cost of the house.

24,632. But if you were paying a rackrent for the land, that would not be taken into account?—No.

24,633. But you might give any other security?—Yes, they would take any reasonable collateral security. I feel bound to say with reference to the Board of Works, although I have often seen them complained of, that I have never met people who gave greater facilities for carrying these schemes. That is my experience. Of course, they must have everything they want, and when they have that,

they give you no delay. I have had three or four transactions with them for myself and others.

24,634. When you say that a small capitalist came to you, wanting half a dozen of those houses, and you assisted him to get a loan, do you mean that you assisted him to get the loan from the Board of Works?—No, in other ways.

24,635. He might get a loan from the Board of Works under their Act for purchasing the property?—Yes; but I did assist two or three men that built on our ground. They had some money, and they applied to the Board of Works to get a loan of a part of the money to build houses, and they had no difficulty in getting it.

24,636. You are one of the Town Commissioners of Drumcondra, as well as a member of the Corporation of Dublin?—Yes.

24,637. The Town Commissioners of Drumcondra have, by Provisional Order, taken power to give this reduced rating, have they not?—Yes.

24,638. And you find that that is already stimulating the erection of dwellings for the working classes?—Yes, although it is a very small reduction, still it makes a wonderful impression.

24,639. The Corporation of Dublin passed a resolution about it, but they did nothing more?—Nothing more.

24,640. They did not prosecute that resolution, did they?—No, they had no power to pay the expenses of a Bill out of the rates.

24,641. But they might have gone for a Provisional Order just as well as Drumcondra?—Yes, they could have gone and done the very same as we did, and got a reduction on the municipal rates of 5*s.* in the *£*.

24,642. And that would stimulate the erection of such houses in Dublin?—Indeed it would, if, instead of paying 9*s.* 6*d.*, people had only to pay 6*s.* 6*d.*

24,643. With reference to your suggestion that the public authorities should be enabled to take possession of ruinous houses, you mean sites where houses have existed, and where they have collapsed, or have been knocked down?—And where they are ruinous where the owners are doing nothing with them. In Glasnevin, in the township of Drumcondra, there are some old houses in ruins which are in the Court of Chancery, and we have applied several times to have something done with them.

24,644. Would your proposal be something of this kind. That the local authority should have power to serve notice upon the owner to rebuild within a given time?—Decidedly.

24,645. And, if he did not, they would take possession?—Yes, and have the premises valued, and pay them what they were worth, as they were.

24,646. And sell them to somebody else to rebuild?—Yes, or let the Corporation build themselves.

24,647. Is there not a great deal of space in that condition in Dublin?—There is a great deal.

24,648. Especially about the liberties?—Yes, and in different parts of the City.

24,649. Are there not many sites in Dublin on which there are ruinous houses, which are derelict in the sense of its being almost impossible for any individual to make any sufficient title to them to enable him to pull them down and rebuild?—That may be so.

24,650. Do you know one house at the corner of Sackville Street and Elephant Lane which was vacant for some 10 or 12 years?—Yes.

24,651. Did not that house collapse one day?—It did.

24,652. And although sites in Sackville Street are valuable, it lay there a heap of ruins for many years, a terrible eyesore?—It did.

24,653. Because no person felt that he had a title sufficiently strong to enable him to build a house there?—Yes.

24,654. A species of jerry building of a very flimsy character has been run up there since, presumably by somebody who did not feel that he was sufficiently secure to erect a costly building?—I think so. Then there is another case at the corner of Dorset Street.



There is a house which has been half built for years, and to which there is no title, and it is an eyesore.

24,655. Are you aware that in Scotland if there is a derelict house the local authority can publish a notice on the church door, I think, calling upon the owner to make good his title and to rebuild it within a year and a day; and that if he does not do so, they will take possession of it and sell it by public auction to be rebuilt upon, putting the money which they receive for it to the credit of the claimant whenever he may turn up?—It is something of that kind that we want here.

24,656. The corporation petitioned in favour of some such power as that, did they not?—They did. I believe that if we had a law of that kind here, many of the houses which are now in ruins would be profitable to the city because they would yield taxes.

24,657. Would you be in favour of taxing vacant ground for the purpose of stimulating the erection of buildings on it in towns?—No, I would not; nor would I be in favour of taxing empty houses either.

24,658. (*The Chairman.*) That is a different question. You might possibly tax vacant land, and not tax vacant houses?—If land is producing crops, of course it would be taxed, but I presume you are referring to building lots.

24,659. I am?—I do not think that would stimulate building. I know that I would be very glad to let a plot of ground for building when a man comes to me.

24,660. Sometimes, of course, plots of ground are left vacant for many years. We have cases in London, Victoria Street is a case in point, where a great deal of ground was vacant for more than 20 years?—They were probably looking for a high rent. That

land was increasing in value every year; but that is not the case in Dublin.

24,661. (*Mr. Gray.*) If a man holds a bit of ground speculatively now, in Dublin, whilst you are building all round, why should he not contribute during the whole of the time to the police that guards it, to the gas that lights it, and for the sewers that are being made opposite to it?—He has to make the sewers himself, as I know too well, and he has to make the roads too. It is a thing that I could hardly give an opinion upon. It would be right in some cases, and wrong in others; it would be right where a man was holding over the ground to get a higher price, and it would be wrong where a man could not set his ground. I wish to bring before you that in the township of Drumecondra, which is in the North Dublin Union, although we are a sanitary authority in Drumecondra as well, still we have not the power to put the Labourers Dwelling Act into operation there.

24,662. (*The Chairman.*) We have just had some evidence on that subject from Mr. Metge, who told us that, in his opinion, the Labourers Dwellings Act ought to be applied to urban, as well as to rural districts?—Drumecondra is within a mile of the city of Dublin; it is a township, but it is an electoral division of the North Dublin Union. I wrote to see if the North Dublin Union could go in there and act, and I was told that they could not, and we tried it in Drumecondra, but we could not do it ourselves.

24,663. You would agree in the suggestion made by Mr. Metge, that the powers of the Labourers Dwellings (Ireland) Act should be made general?—Yes, I would, and I hope we shall get the money at 3½ per cent., and I will undertake to build 4,000 or 5,000 houses.

The witness withdrew.

Adjourned.

Mr.  
E. McMahon,  
M.P.

27 May 1885.



## APPENDIX.

## APPENDIX A.

## A.

## APPENDIX to EVIDENCE of DR. CAMERON.

## (1.)

MEMORANDUM ON the Acts of Parliament in force in Dublin relating to Ruinous and Unhealthy Houses. By CHARLES A. CAMERON, Executive Sanitary Officer.

The Corporation of Dublin have certain powers conferred upon them and other municipal authorities to deal with ruinous and unhealthy premises. These powers are derived from the provisions of the Acts of Parliament, namely, the Artisans and Labourers Dwellings Act of 1868 (31 & 32 Vict. c. 130.) and the Act amending same, passed in 1879, and the Towns Improvement Acts of 1847. Under the first-named Act the following procedure may be adopted. Should the officer of health find any premises in such a state as to be dangerous to health, and thereby unfit for habitation, he is to report the circumstance to the local authority. The latter then submits the report to the surveyor or engineer, who examines the premises in order to ascertain whether or not it can be rendered habitable by structural alterations and improvements, or whether or not they should wholly or in part be demolished. The local authority next submits the two reports to the owner of the premises, and appoints a time and place to consider the reports, and any objections to their recommendations which the owner may offer by letter or personally. The owner may argue that the work is unnecessary altogether or in part, or that it should be done by some other person, or by the parish or district in which the premises are situated. (The Act is not clear as to the work being done at the expense of the district, and it may be held that the local authority should do the work as a public improvement.) The local authority may then pronounce an order, which is subject to an appeal to the court of quarter sessions, and should the objections to its order be overruled, the local authority may cause a specification of the necessary works to be prepared, and ascertain the cost of same. A notice that this has been done is served upon the owner of the premises, who may inspect the plans, &c., and transcribe them at the office of the local authority. He may, within three weeks after receipt of the notice, object in writing to the specification and estimates, &c., and may support his objections personally before the local authority. The latter, on hearing the objections, may refuse to entertain them or not, as it thinks fit. For the second time the owner may appeal to the court of quarter sessions, and a further appeal or a statement of facts to the Court of Queen's Bench is permitted.

When the questions in reference to the necessity of remodelling, &c. the premises have been settled, the owner must be called upon to do the necessary works. If there are several owners, then they are to be called upon in the order of title. If the owner's residence cannot be ascertained, due notice may be served upon the occupier or posted on the premises.

When the owner fails to execute the work, the local authority may do it, and obtain from the court of quarter sessions an order charging the premises with all the expenses incidental to the improvements, together with interest at the rate of 4 per cent. per annum on the money expended; the charge upon the premises is to have precedence over all others.

In case the premises are to be demolished and not repaired, the owner is to be called upon to do the work, and should he fail to comply with the order, the local authority may do the work and sell the old materials to reimburse itself for the cost of the operation.

The person who on the order of the local authority makes any improvement in premises is entitled to a

"charging" order upon them to the extent of 6l. per cent. on the sum expended. The expenses of executing the Act may be defrayed out of a local special rate, which is not to exceed 2d. in the pound, and a loan for the purposes of the Act may be procured.

The difficulties in the carrying out of the section of this Act dealing with ruinous and unhealthy buildings are very great. In the first place, the processes are very slow. The medical officer makes a report that a house is unfit for human habitation. The sanitary authority considers this report, and directs the surveyor or engineer to make an examination of and report upon the premises. This report has next to be considered by the sanitary authority. One month will at least be required for all these procedures. A notice is next served on the owner, then he has to attend before the sanitary authority to state objections, if he have any, against the opinions of the medical officer and surveyor. The duration of the period of the notice is not mentioned in the Act, but a fortnight's notice would not be too much.

The next step is the preparation of plans and of estimates. Two or three weeks would at least be required for this purpose. A notice is served on the owner that the plans are ready for his inspection, and may be seen during a period of three weeks. He may appeal against the order of the sanitary authority, and the appeal may not be heard for months. One month after the decision of the court of quarter sessions, or three after service of the order, the owner is to state whether or not he is willing to execute the works. If he neglect or decline to do the work a notice that he is to execute them within two months is served upon him, and if he still fail, and that there is another owner secondary in title, a similar notice is served on him, and in this way every person having a beneficiary interest in the premises must get two months' notice. In by far the larger proportion of the houses in Dublin there are as many as from three to six separate vested interests. After all these processes, which probably would occupy from one to three years—depending on the number of interests to be dealt with—the sanitary authority might themselves execute the work. The court of quarter sessions must then be applied to for an order charging the costs of the proceedings upon the premises.

Supposing that the sanitary authority has rebuilt the defective premises, then an order must be obtained from the court of quarter sessions charging the expenses incurred upon the premises, together with four per cent. interest. This charge is to have priority over all others.

Under the provisions of the amending Act of 1879, the owner of premises which have been rebuilt or repaired by the sanitary authority can compel it to purchase same. He will be sure to do so in all cases where the rent obtainable from them is not sufficient to pay the interest on the money expended by the sanitary authority, and the headrent of and any other charges that may be on the premises. On the other hand, if the rent pay fully the cost of rebuilding, the owner will keep possession of them. When the sanitary authority acquires possession of premises, instead of being allowed to keep and make the most of them, it is obliged to sell them at once, and pay over to the owner any sum which they may receive in excess of the amount expended by them to the owner.

The 75, 76, 77, and 78 sections of the Towns Improvement Act of 1847 (10 & 11 Vict. c. 34.) enable the sanitary authority to deal with ruinous and dangerous houses, walls, &c. These provisions apply only to houses, &c. which are likely to fall and injure persons. I think that the Towns Improvement Act, which is incorporated with the Dublin Improvement Act, 1849,



is a better one to apply to ruinous houses than the Artisans and Labourers Dwellings Act. Supposing that a house, which having been closed as unfit for habitation on the action of the sanitary authority, is allowed to become ruinous, then it may be assumed that it is likely to fall. A notice to take down, secure, or repair such premises within three days is served on the owner, or, if he cannot be found, it is posted on the premises. If the owner fail to comply with the notice, the police magistrates may, on application, make an order to have the work done within a specified time. If the owner again fail, then the sanitary authority may put the house into repair, or rebuild it. The expenses incurred, if not paid on demand, may be recovered by a warrant of distress issued by the police magistrate. Lastly, if the distress cannot be effected, the sanitary

authority may, after giving 28 days' notice to take possession of the premises, which being valued, the owner is to be compensated for any interest he may have in them, after the cost of repairs has been deducted. It would, I think, rarely happen that the owner would get anything in the way of compensation. Whatever he would be entitled to should be determined under the provisions of the Lands Clauses Consolidation Act of 1845. The sanitary authority appears to be unfettered as regards the disposal of the premises, as the Act states that it may "sell or otherwise dispose of said buildings or land." I think, then, that if any action is to be taken in relation to ruinous houses, our own local Act is incomparably superior to the Labourers and Artisans Dwellings Act. It is quicker in operation, simpler in its provisions, and requires very little law procedure.

## A.

(2.)

LODGING ACCOMMODATION, RENT, EARNINGS, &c., in the case of MARRIED LABOURERS employed by Public Health Committee, Dublin Corporation.

NAME.	RESIDENCE.	Number of Family.	Number of Rooms occupied by each Family.	Cubic Space per Head in Room.	Weekly Earnings.	Weekly Rent.
				Feet	£ s. d.	£ s. d.
Peter Howston	148, Upper Abbey Street	3	1	507	0 15 0	0 2 0
Bernard Samulien	Do.	4	1	351	1 0 0	0 2 0
Andrew Murphy	63, Jervis Street	4	2	774	0 17 0	0 2 0
Michael Irwin	32, Jervis Street	3	2	928	0 17 0	0 2 0
Thomas Jackson	23, Stafford Street	4	2	1,022	0 17 0	0 3 0
Myles Lawlor	21, Aldborough Place	3	2	867	0 19 0	0 4 0
Thomas Mahon	2, Borris Court	3	2	710	0 18 0	0 2 0
James Higgins	4, Lamb Alley	5	2	578	0 15 0	0 2 0
John Blaney	3, Hanover Lane	2	1	829	0 15 0	0 2 0
Est. Colliffe	1, Hanover Square	6	2	350	0 17 6	0 3 0
Thomas Dowling	73, Patrick Street	2	2	360	0 15 0	0 1 6
Thomas Jackson	10, Common Street	7	2	740	0 15 0	0 3 0
Peter Meleady	43, Golden Lane	2	2	1,317	0 15 0	0 2 0
Michael Ratigan	7, Bride's Alley	6	1	328	0 15 0	0 1 6
Thomas Sexton	2, Ross Lane	4	1	563	1 17 0	0 2 0
James Hanlon	9, Ross Lane	4	1	374	0 15 0	0 1 6
John Lawlor	5, Upper Bridge Street	3	1	546	0 15 0	0 2 0
Thomas Judge	5, Upper Exchange Street	2	2	650	0 15 0	0 2 0
Patrick Lennon	24, New Row West	2	1	1,728	0 15 0	0 2 0
Michael King	1, Handkerchief Alley	7	1	349	0 15 0	0 1 8
Patrick Cullen	6, Garden Lane	3	1	312	0 15 0	0 2 0
John Mulhall	35, Ashe Street	6	1	396	1 0 0	0 1 8
Peter Tyrrell	12, Cork Street	6	1	544	0 15 0	0 1 6
William McCabe	13, Ardee Street	4	1	543	0 15 0	0 1 6
John Craig	7, Malpas Street	7	2	372	0 15 0	0 2 0
Bernard Curran	4, Bonney's Lane	5	1	544	0 15 0	0 1 8
Patrick Dwyer	5, Bonney's Lane	5	1	591	0 15 0	0 2 0
Thomas Gormely	4, Donovan's Lane	5	1	644	0 15 0	0 3 0
John Marlow	24, Lower Clanbrassil Street	5	1	694	0 15 0	0 2 0
Joseph Turner	24, New Street	3	1	704	0 15 0	0 2 0
Nicholas Cullen	15, New Street	5	2	694	1 10 0	0 4 0
Laurence Ryan	17, Wall's Lane	2	1	882	0 15 0	0 2 0
Henry Maxwell	12, Meath Market	4	2	692	0 15 0	0 2 0
Patrick Monahan	65, Francis Street	2	1	1,215	1 3 0	0 3 0
Brian Farrell	7, Montague Court	2	1	816	0 15 0	0 1 8
Edward Byrne	11, Montague Place	5	2	297	6 15 0	0 2 0
Michael Browne	3, Lower Bridge Street	3	1	902	1 16 8	0 1 6
Michael Roantra	2, Upper Bridge Street	4	1	397	1 15 4	0 3 0
John Lewis	8, Golden Lane	5	1	297	0 15 0	0 2 0
Patrick Kenny	17, Thomas Court	2	1	787	0 15 0	0 1 8
Patrick Develin	14, Bow Lane	5	1	182	0 15 0	0 1 6
John Walsh	6, Coombe Cottages	3	2	900	1 9 8	0 2 0
Edward Jordan	57, Cook Street	3	1	555	0 15 0	0 4 0
Michael Scully	1, Bedford Street	3	1	741	1 1 0	0 1 6
James Ledwidge	54, Church Street	6	2	540	1 9 0	0 3 0
John Banks	65, Church Street	8	2	596	0 17 6	0 4 0
James Cruise	73, Church Street	4	2	1,014	1 9 6	0 3 0
James McKenna	3, Hendrick Place	3	1	373	0 16 6	0 1 2
Peter Hunter	11, Hendrick Street	5	1	445	0 15 0	0 2 0
John Rowland	3, Hammond Lane	2	1	1,402	0 15 0	0 2 0
William King	113, King Street North	5	3	675	0 15 0	0 3 0
B. Banks	45, Mary's Lane (rere)	3	1	480	0 15 0	0 2 0
Henry Nolan	48, Mary's Lane	4	2	553	0 17 6	0 2 0
Patrick Keenan	1, Dorset Row	7	2	339	0 15 0	0 3 0
John Uell	2, Blessington Place	7	3	518	1 2 0	0 3 0
Hugh McMahon	17, Coleraine Street	3	1	329	1 7 0	0 2 0
Thomas Stevin	15, North Anne Street	4	2	541	0 15 0	0 2 0
Christopher Develin	1, North Anne Street	6	2	605	2 5 0	0 3 0
Henry Gavin	32, Fisher's Lane	6	1	654	0 15 0	0 1 6
William Glynn	9, East Arran Street	4	1	694	1 1 0	0 2 0
Nicholas Shortall	7, East Arran Street	6	1	371	3 2 2	0 2 0
Laurence Kavanagh	6, Pill Lane	7	1	303	0 15 0	0 1 6
Henry Crezier	7, Green Street	5	1	343	1 13 6	0 2 0
Patrick Shannon	13, Lurgan Street	2	1	1,242	0 15 0	0 2 0
Peter Lambert	64, Bridgefoot Street	4	1	867	1 8 8	0 2 0
Patrick Walsh	13, Ashe Street	5	1	594	0 15 0	0 2 0
Patrick Coleman	40, New Row, South	3	1	1,045	0 15 0	0 2 0
James Dodd	77, Lower Clanbrassil Street	2	1	1,080	0 15 0	0 2 0
Thomas McDonnell	35, Newmarket	6	2	365	0 15 0	0 3 0

## SUMMARY OF ABOVE.

Total number of persons, 290. Total number of rooms, 97. Average number of persons in each room, 3. Total cubic space, 168,823 feet. Average cubic space per head, 582 feet. Total weekly earnings, 67l. 0s. 6d. Average weekly earnings per family, 19s. 5d. Total weekly rent, 8l. 3s. 9d. Average weekly rent, 2s. 4d.

C. A. CAMERON,  
Medical Officer of Health.

May 21st, 1885.



A.

(3.)

## THE HOMES OF THE WORKING CLASSES IN DUBLIN.

In many Italian and Dutch cities the population is smaller now than it was centuries ago, when Italy and the Low Countries were the chief commercial entrepôts of the world. The houses now occupied by the humbler classes have been inhabited by some sort of people for centuries; this is especially the case with the older cities of Italy—for example, in Genoa, once called “Genoa the superb,” very few houses date from the present century. The working classes reside in dwellings which were built several centuries ago.

Dublin resembles some of those ancient towns of Italy and the Low Countries. Its population is stagnating, and its humbler classes live in old houses which, for the greater number, were once the abodes of the middle and upper ranks of society. In one respect, however, the Italian cities contrast with Dublin, namely, that whilst the houses in the former possess almost the durability of an Egyptian pyramid, those in the latter are mostly composed of readily perishable materials. The massive walls, substantial stone stairs, and ponderous wooden beams in Italian houses are well calculated to resist not only the ravages of time, but the neglect or assaults of careless or riotous tenants.

In the last century many very fine houses were built in Dublin as residences for the nobility and landed gentry, classes long since almost extinct in this city. Those splendid mansions have been converted chiefly into public offices or charitable institutions, and some of them even into tenements. The great majority of Dublin eighteenth-century houses were, however, constructed of slight brick walls, slender wooden beams, and thin planks. As to the seventeenth-century houses, these have, with rare exceptions, completely decayed away.

The fact, then, is that the humbler classes in Dublin live in houses which, though almost new as compared with the houses of a Spanish or Italian town, are prematurely decayed. Their walls are honey-combed, their woodwork rotted, their roofs are masses of small and cracked slates, with innumerable patches upon them; their yards are generally unpaved, their underground storeys—formerly cleanly and well kept kitchens—subsequently converted into tenements, are now noisome, dark spaces, mostly shut up, in order to prevent them from becoming the asylums of homeless wanderers.

The above description does not apply to all the tenements of this city, but it does not exaggerate the deplorable condition of a large proportion of them. In general terms it may be truthfully said of Dublin that it is a decayed city. It does not in the least resemble Belfast, Liverpool, Manchester, Glasgow, and most other British cities. The latter consist in great part of new buildings, but they differ essentially from Dublin in the important point that their working population live in houses built specially for them, and adapted to their wants, whilst the Dublin artisans and labourers live chiefly in the decayed houses of former generations of people of superior rank.

For some time past the sanitary authorities have been animated with the strongest desire to improve the condition of the tenement houses of Dublin. If the inferior ones formed but a small portion of the city, a moderate outlay of money would suffice to replace them by healthful dwellings; but the most cursory examination of the city is sufficient to show that nearly one half of it would require to be rebuilt. It is not in the power of the corporation to make very extensive clearances of the parlious, for such operations entail enormous expenditure. It is most unfortunate that municipal authorities have to pay so much for wretched old houses when they purchase them compulsorily. The two unhealthy areas cleared by the corporation at the Coombe and Plunket Street cost nearly 52,000*l.*, or at the rate of 6,613*l.* 10*s.* per acre. If the owners of the houses on these areas voluntarily disposed of them they would probably not have realised 20,000*l.*

It is likely that the corporation will not be able to effect any further clearances of unhealthy areas for some years at least. The question then arises, how are the thousands of old houses which are structurally unfit for human habitation to be either permanently closed

or converted into healthful dwellings? There seems to be but the one method of accomplishing these objects, namely, the vigorous enforcement of the provisions of the Public Health Act relating to unhealthy dwellings. They are ample for the purpose, and the metropolitan police magistrates never hesitate to enforce them when called upon so to do by the sanitary officers. When the magistrates and sanitary authorities are in accord, the powers which they possess in relation to dwellings are enormous. The house which I certify to be unfit for habitation, by reason of certain structural defects of an ineradicable nature, can be closed practically for ever by the magistrate, no compensation being allowed to the owner or owners of the house. A power of this kind should be used with great judgment and moderation, but owing to the terribly defective state of the Dublin tenements, I have found it necessary to apply it very freely.

Up to the year 1879 very few unhealthy dwellings had been completely detenanted and closed in Dublin. In that year, increased powers having been entrusted to me, action more vigorous than heretofore was taken in reference to the worst classes of tenement houses. Those that were very lofty and were unprovided with yards, and the houses in narrow courts and yards, were the first to be examined. It was found in many instances that it was impossible to improve their condition sufficiently to admit of their being inhabited. For example, a large block of houses extending from St. Michael's Hill to St. Michael's Lane, and adjoining the Synod Hall of Christchurch Cathedral, I considered to be not only unfit for human habitation, but to be incapable of conversion into healthy dwellings, and for the following reason:—The buildings were of three storeys, and were in quadrangular form; one side of the block was in contact with the walls of the Synod House and the three remaining sides consisted of ranges of apartments, each of which constituted a distinct tenement. In the central portion a yard only a few square feet in extent was situated, and in this small space the sanitary accommodation for nearly 150 persons was situated. The ooings from the filthy so-called asphalt permeated through the foundations of the houses, and ascended through their walls, rendering them damp and noisome. It was impossible to convert a block of buildings such as this into wholesome dwellings, because there was no proper way of ventilating it. The stairs, being situated in the centre of the buildings, were dark, and the doors of the rooms opened out upon dimly-lighted and ill-ventilated lobbies. The effete matters from a large population were concentrated upon a surface only a few superficial feet in extent, and in a place completely surrounded by high walls. The emanations from these matters therefore penetrated into the houses through their back doors and windows. I applied to the magistrates to order these houses to be closed, and although the application was strongly opposed, the order sought for was granted.

So soon as these houses became detenanted, rapid dilapidation set in, and in about two years they became dangerous ruins. They were, consequently, pulled down, and their materials sold. The site is now clear, and, thanks to the New Buildings Byelaws, cannot be again ever built upon.

The history which I have given in reference to the old houses on St. Michael's Hill could be repeated with but little variation in reference to many other blocks of buildings, and even to whole streets. Wood Street, and Arthur's Lane, and Oliver's Alley, which extends from the street towards Golden Lane, have had nearly every house in them detenanted and closed. Here we have a whole area—one of the most unhealthy in Dublin—cleared without one penny having been paid to the owners of the property. I understand that it is probable a large number of artisans' dwellings will soon be erected upon this site. It may be alleged, without fear of contradiction, that in no city in the Empire have so many unhealthy houses been closed under the provisions of the Public Health Act—that is, without compensation to the owners. From the 31st August 1879 up to 31st December 1884 the total number of houses detenanted and closed amounted to 1,857. During the same period 430 cellar-dwellings were permanently shut up, as were also hundreds of rooms in houses, other than the above, which were damp, or were too close to the sanitary accommodation of the house, or were from other causes unfit for habitation. No doubt a large proportion of the above-mentioned houses were, by being rebuilt or extensively repaired and improved, allowed



to be again occupied, but very nearly as many have been permanently closed.

In British cities we usually find good, bad, and indifferent quarters, but always distinct, whilst in Dublin there is really no district which is not permeated with purlieus. Some of the poorest and most decayed streets exist in actual contact with the most fashionable squares and streets. A wretchedly poor population, occupying decayed houses, inhabit the space between St. Stephen's Green and Fitzwilliam Square. The stables, in lanes lying in the rear of Merrion Square, have been in great part converted into dwelling-houses. The neighbourhood of Upper and Lower Mount Street teems with a poverty stricken population. Unlike most other great cities, the worst part of Dublin lies to the west. Here there is not a single large street in which tenement houses do not form the major portion of the buildings.

A very large number of the tenement houses of Dublin are owned by persons of the upper class, many of them residing in the country, in England, or abroad. They are represented by agents, and their houses are let on lease or yearly to "middlemen," who sublet rooms to weekly tenants. These middlemen make a large profit out of the tenement houses. It follows, therefore, that the weekly tenants have to pay the middlemen, the agent, the landlord, and, with few exceptions, a "ground landlord." Many of the "head landlords" get so little out of the houses that when the latter are closed at the suit of the sanitary authorities the owners do not care to put them into a proper state of repair. In Dublin unoccupied houses are exempt from taxation, but I think if they were made liable to, say, "half-rates" the owners of the dilapidated houses, which are to be seen in all parts of the city, would be stimulated to sell them, put them in proper order, or take them down.

In 1882 I caused a sanitary survey to be made of all the houses situated within the city of Dublin. The results were in some respects startling. It was found that of the 24,211 inhabited houses 7,234 were occupied by two or more families, and that of the 54,725 families residing in Dublin no fewer than 32,202 lived in those 7,234 houses. They contained 48,116 rooms, affording the accommodation of  $1\frac{1}{2}$  rooms per family.

The tenement houses, of Dublin having, with some exceptions, been built for the occupation each of a single family, are not suited for the accommodation of several—often a dozen. Their sanitary accommodation is generally insufficient, but within the last two years this defect has been much improved, and to a great extent will, in the course of two or three years, be almost wholly remedied. In 1884, 2,700 waterclosets—nearly all situated in yards—were substituted for filthy privies, many of which were placed directly against the houses.

The chief defects of the Dublin tenements are:—

1. Want of sufficient air-space round them, many being without any yards, and some situated in narrow courts and alleys.
2. Their dilapidated condition: cracked walls, bad roofs, very old worm-eaten floors, rickety stairs, windows ill-fitting in their frames, and often broken.

3. Bad condition of the basement storeys, which the sanitary authority not permitting to be used as dwellings, have become receptacles for dirt.
4. Insufficient accommodation for families, nearly one half of those dwelling in tenement houses having each but a single apartment. The huddling together of persons of both sexes and all ages in a single apartment is attended by obvious evils.
5. The want of proper arrangements for the regular cleansing of the halls, lobbies, and stairs (the corporation daily cleanse the yards).
6. The high rent of the tenements in relation to the accommodation afforded.

The following statement in reference to a house in Mercer Street shows a state of things very common in Dublin tenement dwellings:—

#### NO. 36, UPPER MERCER STREET.

This house consists of four storeys, and was formerly occupied by a single family, as were all the other houses in this street. It contains 12 rooms and two kitchens; one of the rooms is unoccupied (but is to be let), and the back kitchen is not used as a dwelling. Eleven families, numbering 23 adults and 14 children—total, 37—occupy the 11 rooms and one kitchen.

The weekly rents amount to 11. 8s. 6d., or yearly to 74l. 2s. The house is valued for rating purposes at 18l., excess of rent over valuation 52l. 2s. The rental of this house, therefore, exceeds its valuation more than four times.

As to the social condition of the inmates, the following shows the occupation of the heads of the families, and their earnings:—

OCCUPATIONS.				EARNINGS.		
				£ s. d.		
Jeweller, 1	.	.	.	1	8	0
Carpenters, 2	.	.	.	1	14	0
Shoemaker, 1	.	.	.	0	15	0
Bricklayer, 1	.	.	.	1	12	0
Gardener, 1	.	.	.	0	16	0
Porters, 3	.	.	.	12s.	to 1	5 0
Job Coachman	.	.	.	Uncertain.		
Charwoman, 1	.	.	.	0	5	0

In this paper I have confined myself to a description of the defective state of the homes of the poorer classes in Dublin; the remedy for it is a large question, which I do not propose to discuss at present.

The following tables show the rental, valuation, and accommodation, &c. in connexion with the houses in four streets, by no means the worst in Dublin. Scores of other streets are placed under similar conditions. The facts set forth in these tables demonstrate that the homes of the humbler classes are insufficient in their accommodation, and are rented in excess of their real value.



## A. STATEMENT showing the Rent, Valuation, &amp;c. of Tenement Houses in four selected Streets.

## CHURCH STREET.

HOUSE.	Number of Rooms in House.	Number of Families in House.	Average Number of Rooms per Family.	Total Weekly Rent.	Average Rent per Family per Week.	Total Yearly Rent.	Valuation.
No. 25 - - -	9	7	1'12	£ s. d. 0 17 11	£ s. d. 0 2 6'71	£ s. d. 46 11 8	£ s. d. 22 0 0
" 26 - - -	10	8	1'25	0 17 0	0 3 4'5	70 4 0	26 0 0
" 27 - - -	6	5	1'2	0 9 10	0 1 11'6	25 11 4	18 0 0
" 30 - - -	7	4	1'75	0 14 0	0 3 6	36 8 0	10 0 0
" 31 - - -	8	5	1'6	0 14 4	0 2 10'4	37 5 4	8 0 0
" 32 - - -	8	7	1'14	0 19 5	0 2 9'28	50 9 8	11 0 0
" 34 - - -	7	5	1'4	0 10 0	0 2 0	26 0 0	15 0 0
" 35 - - -	6	3	2	0 18 0	0 6 0	46 16 0	12 0 0
" 36 - - -	6	5	1'2	0 18 6	0 3 8'4	48 2 0	8 0 0
" 37 - - -	4	3	1'33	0 10 0	0 3 4	26 0 0	21 0 0
" 38 - - -	5	2	2'5	0 5 6	0 2 9	14 6 0	15 0 0
" 40 - - -	6	5	1'2	0 12 0	0 2 4'8	31 4 0	11 0 0
" 41 - - -	7	5	1'4	0 12 0	0 2 4'8	31 4 0	11 0 0
" 49 - - -	4	4	1	0 7 3	0 1 9'75	18 17 0	11 0 0
" 50 - - -	8	7	1'14	1 0 6	0 2 11'14	53 6 0	11 0 0
" 52 - - -	8	7	1'14	0 15 5	0 2 2'42	40 1 8	11 0 0
" 54 - - -	6	4	1'5	0 15 6	0 3 10'25	40 6 0	9 0 0
" 55 - - -	6	3	2	—	—	—	9 0 0
" 56 - - -	14	13	1'07	1 4 6	0 1 10'61	63 14 0	11 0 0
" 57 - - -	6	5	1'2	0 11 2	0 2 2'8	29 0 8	7 0 0
" 59 - - -	6	5	1'2	0 11 9	0 2 4'2	30 11 0	10 0 0
" 60 - - -	6	4	1'5	0 13 11	0 3 5'75	36 3 8	9 0 0
" 63 - - -	10	8	1'25	1 0 4	0 2 6'5	52 17 4	13 0 0
" 64 - - -	6	5	1'2	0 9 6	0 1 10'8	24 14 0	13 0 0
" 65 - - -	8	5	1'6	0 10 2	0 2 0'4	26 8 8	11 0 0
" 66 - - -	8	7	1'14	0 14 8	0 2 1'14	38 2 8	12 0 0
" 67 - - -	8	6	1'33	0 19 10	0 3 3'66	51 11 4	16 0 0
" 69 - - -	8	4	2	0 7 0	0 1 9	18 4 0	10 0 0
" 71 - - -	6	3	2	0 10 10	0 3 7'33	28 3 4	13 0 0
" 72 - - -	6	5	1'2	0 17 0	0 3 4'8	44 4 0	10 0 0
" 73 - - -	6	5	1'2	0 15 0	0 3 0	39 0 0	14 0 0
" 85 - - -	6	4	1'5	0 9 11	0 2 5'75	25 15 0	7 10 0
" 86 - - -	6	4	1'5	0 7 6	0 1 10'5	19 10 0	5 10 0
" 87 - - -	8	3	2'66	0 15 6	0 4 10	14 6 0	9 0 0
" 88 - - -	6	6	1	0 11 8	0 1 11'33	30 6 8	8 0 0
" 89 - - -	6	4	1'5	0 11 0	0 2 9	28 12 0	8 0 0
" 90 - - -	6	5	1'2	0 14 6	0 2 10'8	37 14 0	8 0 0
" 91 - - -	6	5	1'2	0 14 6	0 2 10'8	37 14 0	8 0 0
" 92 - - -	6	5	1'2	0 7 4	0 1 5'6	19 1 4	—
" 95 - - -	9	5	1'8	1 0 2	0 4 0'4	52 8 8	18 0 0
" 96 - - -	6	4	1'5	0 11 2	0 2 9'5	29 0 8	9 0 0
" 97 - - -	6	5	1'2	0 6 0	0 1 2'4	15 12 0	8 0 0
" 98 - - -	6	3	2	0 12 6	0 4 2	32 10 0	8 0 0
" 99 - - -	6	4	1'5	0 10 8	0 2 8	27 14 8	10 0 0
" 101 - - -	4	4	1	0 9 6	0 2 4'5	24 14 0	7 0 0
" 109 & 109a -	8	6	1'33	0 14 0	0 2 4	36 8 0	19 0 0
" 110 - - -	10	6	1'66	1 0 9	0 3 5'5	53 19 0	10 0 0
" 112 - - -	4	2	2	0 8 6	0 4 3	11 1 0	5 0 0
" 116 - - -	6	5	1'2	0 14 0	0 2 9'6	36 8 0	12 0 0
" 117 - - -	6	5	1'2	0 12 0	0 2 4'8	31 4 0	9 10 0
" 118 - - -	6	5	1'2	0 14 10	0 2 10'8	38 11 4	8 0 0
" 127 - - -	6	4	1'5	0 8 6	0 2 1'5	22 2 0	9 0 0
" 128 - - -	6	4	1'5	0 8 8	0 2 2	22 10 8	8 0 0
" 130 - - -	5	3	1'66	0 6 9	0 2 3	17 11 0	9 0 0
" 131 - - -	12	7	1'71	0 17 8	0 2 6'28	45 18 8	11 0 0
" 132 - - -	9	7	1'28	0 14 10	0 2 1'42	38 11 4	11 0 0
" 133 - - -	8	5	1'6	0 13 3	0 2 7'8	34 9 0	11 0 0
" 134 - - -	8	7	1'14	0 15 0	0 2 1'71	39 0 0	11 0 0
" 135 - - -	6	3	2	0 13 6	0 4 6	35 2 0	10 0 0
" 138 - - -	8	7	1'14	0 15 2	0 2 2	39 8 8	11 0 0
" 139 - - -	9	6	1'5	0 11 0	0 1 10	28 12 0	9 0 0
" 140 - - -	8	7	1'14	0 15 3	0 2 2'14	39 13 0	11 0 0
" 142 - - -	6	2	3	0 10 0	0 5 0	26 0 0	15 0 0
" 148 - - -	14	8	1'75	1 5 0	0 3 1'5	65 0 0	11 0 0
" 155 - - -	9	5	1'8	0 7 0	0 1 4'8	18 4 0	17 0 0
" 160 - - -	6	5	1'2	0 12 8	0 2 6'4	32 18 8	11 0 0
" 164 - - -	11	8	1'37	0 18 8	0 2 4	48 10 8	32 0 0
" 165 - - -	8	2	4	0 8 10	0 4 5	22 19 4	11 0 0
" 170 - - -	6	4	1'5	0 7 4	0 1 10	19 1 4	12 0 0
" 171 - - -	6	3	2	0 6 0	0 2 0	15 12 0	9 0 0
" 172 - - -	8	3	2'66	0 5 2	0 1 8'66	13 8 8	18 0 0
" 173 - - -	11	5	2'2	0 10 2	0 2 0'4	26 8 8	20 0 0
" 174 - - -	8	6	1'33	0 10 0	0 1 8	26 0 0	13 0 0
" 177 - - -	8	5	1'6	0 7 10	0 1 6'8	20 7 4	22 0 0

## SUMMARY OF THE ABOVE STREET.

Number of Tenement Houses in Street.	Number of Rooms in Street.	Number of Families in Street.	Average Number of Rooms per Family.	Total Weekly Rent of Street.	Average Rent per Family per Week.	Total Yearly Rent of Street.	Total Valuation of Street.
74	532	370	1'43	£ s. d. 46 17 1	£ s. d. 0 2 6'39	£ s. d. 2,365 6 0	£ s. d. 857 10 0
						Average Yearly Rent per House.	Average Valuation per House.
						£ s. d. 31 19 3'24	£ s. d. 11 11 9'08



## UPPER MERCER STREET.

HOUSE.	Number of Rooms in House.	Number of Families in House.	Average Number of Rooms per Family.	Total Weekly Rent.	Average Rent per Family per Week.	Total Yearly Rent.	Valuation.
No. 2 -	6	4	1.5	£ s. d. 0 10 10	£ s. d. 0 2 8.5	£ s. d. 23 3 4	£ s. d. 15 0 0
" 3 -	6	4	1.5	0 10 10	0 2 8.5	23 3 4	15 0 0
" 4 -	6	6	1	0 15 2	0 2 6.33	39 8 8	13 0 0
" 5 -	8	7	1.14	0 13 4	0 1 10.85	34 13 4	13 0 0
" 6 -	8	7	1.14	1 0 0	0 2 10.28	52 0 0	8 0 0
" 7 & 71 -	16	14	1.11	1 14 11	0 2 5.92	99 15 8	27 0 0
" 9 -	6	6	1	0 16 0	0 2 8	41 12 0	15 0 0
" 10 -	8	8	1	0 13 8	0 1 8.5	35 10 8	18 0 0
" 11 -	8	8	1	1 7 4	0 3 5	79 11 4	18 0 0
" 12 -	8	8	1	1 2 0	0 2 9	57 4 0	29 0 0
" 13 -	8	8	1	1 2 0	0 2 9	57 4 0	16 0 0
" 14 -	8	8	1	1 3 0	0 2 10.5	59 16 0	16 0 0
" 15 -	8	8	1	1 7 3	0 3 4.87	70 17 0	16 0 0
" 16 -	8	7	1.14	0 19 10	0 2 10	51 11 4	16 0 0
" 18 -	8	7	1.14	1 1 1	0 3 0.14	54 16 4	16 0 0
" 19 -	8	4	2	0 12 0	0 3 0	31 4 0	16 0 0
" 20 -	8	7	1.14	0 15 6	0 2 2.57	40 6 0	18 0 0
" 24 -	8	8	1	1 4 0	0 3 6	62 8 0	17 0 0
" 25 -	8	7	1.14	1 1 6	0 3 0.85	55 18 0	17 0 0
" 28 -	5	3	1.66	0 10 0	0 3 4	26 0 0	12 0 0
" 29 -	8	8	1	1 0 7	0 2 6.87	55 10 4	16 0 0
" 31 -	8	8	1	0 17 9	0 2 2.62	46 3 0	15 0 0
" 32 -	8	6	1.33	0 16 4	0 2 8.66	42 9 4	18 0 0
" 33 -	8	7	1.14	0 15 6	0 2 2.57	40 6 0	14 0 0
" 34 -	8	6	1.33	0 19 2	0 3 2.33	49 16 8	14 0 0
" 36 -	12	11	1.09	1 8 6	0 2 7.09	74 2 0	18 0 0
" 37 -	8	6	1.33	0 15 0	0 2 6	39 0 0	14 0 0
" 38 -	8	7	1.14	0 19 3	0 2 9	50 1 0	17 0 0
" 39 -	8	8	1	1 0 11	0 2 7.37	54 7 8	18 0 0
" 40 -	8	7	1.14	1 2 6	0 3 2.57	58 10 0	14 0 0
" 41 -	9	9	1	1 3 4	0 2 7.11	60 13 4	16 0 0
" 42 -	6	4	1.5	0 8 0	0 2 0	20 16 0	8 0 0
" 43 -	8	7	1.14	0 15 0	0 2 1.71	39 0 0	15 0 0
" 44 -	8	7	1.14	0 18 0	0 2 6.85	46 16 0	15 0 0

## SUMMARY OF THE ABOVE STREET.

Number of Tenement Houses in Street.	Number of Rooms in Street.	Number of Families in Street.	Average Number of Rooms per Family.	Total Weekly Rent of Street.	Average Rent per Family per Week.	Total Yearly Rent of Street.	Total Valuation of Street.
34	272	240	1.13	£ s. d. 32 0 1	£ s. d. 0 2 8	£ s. d. 1,963 14 4	£ s. d. 530 0 0
						Average Yearly Rent per House	Average Valuation per House
						£ s. d. 43 18 7.88	£ s. d. 15 11 9.17

## NORTH CUMBERLAND STREET.

HOUSE.	Number of Rooms in House.	Number of Families in House.	Average Number of Rooms per Family.	Total Weekly Rent.	Average Rent per Family per Week.	Total Yearly Rent.	Valuation.
No. 1 -	6	4	1.5	£ s. d. 0 11 4	£ s. d. 0 2 10	£ s. d. 29 9 4	£ s. d. 12 0 0
" 7 -	8	6	1.33	1 1 10	0 3 4.66	56 15 4	16 0 0
" 8 -	8	4	2	0 13 0	0 3 3	33 16 0	18 0 0
" 9 -	11	9	1.22	1 7 3	0 3 0.33	79 17 0	27 0 0
" 10 -	10	5	2	1 0 6	0 4 1.2	53 6 0	28 0 0
" 11 -	14	12	1.16	1 12 0	0 2 8	81 4 0	31 0 0
" 12 -	14	10	1.4	1 7 6	0 2 9	71 10 0	32 0 0
" 13 -	10	7	1.42	1 5 0	0 3 6.85	65 0 0	29 0 0
" 14 -	8	7	1.14	1 8 0	0 4 0	72 16 0	32 0 0
" 16 -	12	8	1.5	1 5 0	0 3 1.5	65 0 0	25 0 0
" 17 -	12	7	1.71	1 5 6	0 3 7.85	66 6 0	24 0 0
" 18 -	11	5	2.2	1 5 0	0 5 0	65 0 0	29 0 0
" 19 -	10	6	1.66	1 2 5	0 3 8.83	58 5 8	21 0 0
" 20 -	10	7	1.42	1 6 5	0 3 9	68 5 0	29 0 0
" 21 -	10	8	1.25	1 7 0	0 3 4.5	70 4 0	29 0 0
" 23 -	12	9	1.33	1 6 0	0 2 10.66	67 12 0	29 0 0
" 24 -	10	7	1.42	1 5 0	0 3 6.85	65 0 0	29 0 0
" 25 -	10	7	1.42	1 6 3	0 3 9	68 5 0	29 0 0
" 26 -	10	8	1.25	1 8 0	0 3 6	72 16 0	29 0 0
" 27 -	10	4	2.5	0 17 0	0 4 3	44 5 0	17 0 0
" 28 -	10	8	1.25	1 5 0	0 3 1.5	65 0 0	22 0 0
" 29 -	10	8	1.25	1 4 0	0 3 0	62 8 0	17 0 0
" 30 -	10	6	1.66	0 18 0	0 3 0	46 16 0	17 0 0
" 31 -	10	8	1.25	1 6 0	0 3 3	67 12 0	15 0 0
" 32 -	10	8	1.25	1 6 0	0 3 3	67 12 0	15 0 0
" 33 -	10	8	1.25	1 5 0	0 3 1.5	65 0 0	15 0 0
" 34 -	10	6	1.66	1 6 0	0 4 4	67 12 0	29 0 0
" 35 -	10	7	1.42	1 8 0	0 4 0	72 16 0	19 0 0
" 36 -	10	8	1.25	1 5 0	0 3 1.5	65 0 0	16 0 0
" 37 -	10	4	2.5	0 14 0	0 3 6	56 8 0	16 0 0
" 38 -	8	5	1.6	0 14 0	0 2 9.6	36 8 0	9 0 0
" 49 -	10	8	1.25	1 9 6	0 3 8.25	76 14 0	21 0 0



## SUMMARY OF THE ABOVE STREET.

Number of Tenement Houses in Street.	Number of Rooms in Street.	Number of Families in Street.	Average Number of Rooms per Family.	Total Weekly Rent of Street.	Average Rent per Family per Week.	Total Yearly Rent of Street.	Total Valuation of Street.
22	323	224	1.44	£ s. d. 38 0 4	£ s. d. 0 3 4.73	£ s. d. 1,976 17 4	£ s. d. 645 0 0
						Average Yearly Rent per House.	Average Valuation per House.
						£ s. d. 61 15 6.5	£ s. d. 20 3 1.5

## JERVIS STREET.

HOUSE.	Number of Rooms in House.	Number of Families in House.	Average Number of Rooms per Family.	Total Weekly Rent.	Average Rent per Family per Week.	Total Yearly Rent.	Valuation.
No. 1	6	5	1.2	£ s. d. 0 18 6	£ s. d. 0 3 8.4	£ s. d. 48 2 0	£ s. d. 17 0 0
" 2	6	3	2	0 16 0	0 5 4	41 12 0	20 0 0
" 3	9	6	1.5	1 0 6	0 3 5	53 6 0	15 0 0
" 4	20	13	1.51	1 2 6	0 1 8.76	58 10 0	16 0 0
" 5	10	6	1.66	1 2 6	0 3 9	58 10 0	14 0 0
" 6	10	8	1.25	1 12 0	0 4 0	83 4 0	16 0 0
" 7	10	8	1.25	1 8 6	0 3 6.75	74 2 0	20 0 0
" 8	10	7	1.42	1 6 0	0 3 8.57	67 12 0	22 0 0
" 9	10	8	1.25	1 12 0	0 4 0	83 4 0	23 0 0
" 10	16	12	1.33	1 15 6	0 2 11.5	92 6 0	30 0 0
" 11	10	7	1.42	1 8 6	0 4 0.85	74 2 0	20 0 0
" 12	10	8	1.25	1 9 6	0 3 8.25	76 14 0	21 0 0
" 13	8	4	2	1 4 6	0 6 1.5	63 14 0	27 0 0
" 14	12	8	1.5	1 12 0	0 4 0	83 4 0	20 0 0
" 15	10	8	1.25	1 13 0	0 4 1.5	85 10 0	15 0 0
" 16	10	8	1.25	1 7 0	0 3 4.5	70 4 0	16 0 0
" 17	4	3	1.33	0 8 6	0 2 10	22 2 0	18 0 0
" 18	10	6	1.66	1 5 0	0 4 2	65 0 0	13 0 0
" 19	10	8	1.25	1 5 4	0 3 2	63 17 4	11 9 0
" 20	10	8	1.25	1 11 8	0 3 11.5	82 6 8	25 0 0
" 21	8	6	1.33	1 7 8	0 4 7.33	71 18 8	14 0 0
" 22	10	7	1.42	1 12 2	0 4 7.14	83 12 8	14 0 0
" 23	10	5	2	1 8 6	0 5 8.4	74 2 0	16 0 0
" 24	10	6	1.66	1 5 8	0 4 3.33	66 14 8	16 0 0
" 25	10	8	1.25	1 5 4	0 3 2	63 17 4	17 0 0
" 26	10	7	1.42	1 4 0	0 3 5.14	62 8 0	16 0 0
" 27	10	8	1.25	1 5 6	0 3 2.25	65 6 0	16 0 0
" 28	10	6	1.66	1 7 0	0 4 6	70 4 0	17 0 0
" 29	10	3	3.33	0 13 6	0 4 6	35 2 0	30 0 0
" 30	12	5	2.4	1 6 8	0 5 4	69 6 8	18 0 0
" 31	12	5	2.4	0 18 0	0 3 7.2	46 16 0	25 0 0
" 32	10	7	1.42	0 19 6	0 2 9.42	50 14 0	15 0 0
" 33	10	8	1.25	1 2 8	0 5 10	58 18 8	12 0 0
" 34	12	8	1.5	1 5 4	0 3 2	65 17 4	15 0 0
" 35	10	7	1.42	1 6 4	0 3 9.14	68 9 4	25 0 0

## SUMMARY OF THE ABOVE STREET.

Number of Tenement Houses in Street.	Number of Rooms in Street.	Number of Families in Street.	Average Number of Rooms per Family.	Total Weekly Rent of Street.	Average Rent per Family per Week.	Total Yearly Rent of Street.	Total Valuation of Street.
35	355	240	1.47	£ s. d. 44 6 10	£ s. d. 0 3 8.34	£ s. d. 2,305 15 4	£ s. d. 645 0 0
						Average Yearly Rent per House.	Average Valuation per House.
						£ s. d. 65 17 6.97	£ s. d. 18 8 6.85

The foregoing tables show that in four Dublin streets there are 1,074 families, occupying 1,482 rooms in 175 houses, for which they pay a yearly rent of 8,311*l.* 13*s.*, the houses being valued at 2,677*l.* 10*s.* One of these houses is valued at 5*l.* yearly, yet the eight families who occupy it pay 52*l.* rent per annum.



A.  
(4.)

In my direct examination I stated that the Corporation of Dublin employed a large sanitary staff before the Public Health Act rendered it obligatory on the sanitary authorities to have a staff.

In 1873 the sanitary staff consisted of a medical officer of health, a public analyst, a secretary, 15 police officers acting as sanitary inspectors, a clerk, three inspectors of food, and two disinfectors; total, 24.

In 1885 the staff consists of a medical officer of health, who is also executive sanitary officer and public analyst, a secretary and assistant secretary, a consulting medical officer of health, four clerks, two surveyors of buildings, nine police officers, and 12 civilians acting as sanitary inspectors, three food inspectors and four disinfectors, exclusive of stablemen, whitewashers, labourers; total officers, 36. The salaries and wages of the staff is about 4,000*l*.

The Public Health Act, Ireland, enacts that, Parliament being willing, half the salaries of the sanitary officers may be recouped by the Treasury. It has, however, been the practice to recoup only half of the salaries of the officers appointed since the Public Health

Act came into force, and half of such increases to the salaries of the officers which might be approved of by the Local Government Board. As the corporation had a large staff before the passing of the Act, it suffered considerably for having, without compulsion, done its duty. In other cities and towns there was either no sanitary staff or a very insufficient one. These towns having appointed all the officers, or nearly all, under the provisions of the Public Health Act, have half the salaries of those officers recouped. The sum recouped to the corporation by the Treasury is only 463*l*. 6*s*. and the recoupment deals only with the salaries of the medical officer of health, the consulting medical officer of health, six police sanitary officers. It would seem an obvious act of justice to allow of a recoupment on the salaries of all the sanitary officers, whether appointed before or after the passing of the Public Health Act. In the case of at least one Irish city the officers who discharged sanitary duties were dismissed and re-appointed under new designations in order to qualify them to receive recoupments of half their salaries from the Treasury.

(Signed) CHARLES A. CAMERON,  
Medical Officer of Health.

Dublin, 8th June 1885.

## APPENDIX B.

B.  
(1.)

## APPENDIX TO EVIDENCE OF MR. BEVERIDGE.

PAPER showing the terms upon which the Corporation of Dublin let the Coombe Area on lease to the Dublin Artizans Dwellings Company.

This lease of the 8th October 1881 recites that the Coombe area (4*s*. 0*r*. 36*p*.) had been acquired and cleared by the corporation under the Artizans and Labourers Dwellings Act, 1875, and the Local Government Board (Ireland) Provisional Orders Artizans and Labourers Dwellings Confirmation Act, 1877, and that plans for the laying out of the site and erection of houses thereon had been prepared by the architect of the company, and approved and signed by the architect of the corporation, it lets the ground, save the streets, avenues, and open spaces, to the company for 10,000 years at a rent for the first two years of a peppercorn, if demanded, and afterwards at 200*l*. per annum. The company was bound to erect 199 houses, containing accommodation for "at least 984 persons of the artisan or working classes" in strict accordance with the plans, well and substantially built, and ventilated, and furnished with water supply, proper drainage, and sanitary appliances and apparatus, to the satisfaction of the corporation or their architect, and to expend 20,000*l*. at least, and on demand produce books and vouchers for such expenditure. The company was also bound not to erect any building except those in the plans, or such alterations as might be agreed on, and not to permit the dwelling-houses or buildings to be subdivided, or any addition made thereto or alteration in the character thereof, save with consent of the corporation. The company was bound to sufficiently maintain the houses, buildings, &c., and permit the officers of the corporation to enter and view them; also to keep the premises insured in an office approved by the corporation, and if burned, reinstate them. The company was also bound not to make any alteration which would diminish the accommodation covenanted for persons of the artisan or working classes. Usual power of entry and distress in default of payment of rent within 21 days, and power of resumption in default of payment within 60 days, "without prejudice to any right of action or remedy of the corporation, their successors or assigns, in respect of any antecedent breach of any of the covenants by the company." The corporation was bound to lay

out and asphalt the streets and footways, construct sewers, and lay down water pipes, and cause the streets, &c. to be lighted.

B.  
(2.)

Section 20 of 27 & 28 Vict. c. cccc.—Whenever the surveyor or deputy surveyor authorised as aforesaid shall certify to the Lord Mayor that any structure (including in such expression any building, wall, or other structure, or anything affixed to or projecting from any building, wall, or other structure) is in a dangerous state, the Lord Mayor may in such case order the surveyor or deputy surveyor to cause the same to be shored up or otherwise secured, and proper boards or fences to be put up and properly lighted for the protection of passengers; and shall cause notice in writing to be posted on the said premises, and also to be given to the owner or occupier of any such structure, requiring him forthwith, or as soon as shall be expressed in such notice, to take down, secure, or repair the same, as the case may require; and if the owner or occupier to whom such notice is given fails to comply within seven days from service thereof with the requisition of such notice, the surveyor or his deputy may make complaint thereof before a justice or justices; and it shall be lawful for such justice or justices to order the owner, or on his default the occupier, of such structure to take down, repair, or otherwise secure to the satisfaction of such surveyor or deputy surveyor, or of such other surveyor as the corporation may appoint for that purpose, such structure, or such part thereof as appears to him to be in a dangerous state, within a time to be fixed by such justice or justices; and in case the same is not taken down, repaired, or otherwise secured within the time so limited, the Lord Mayor may with all convenient speed cause all or so much of such structure to be taken down or otherwise secured in such manner as may be requisite; and all expenses incurred by the corporation in respect of taking down, shoring up, boarding up, watching, and lighting any such dangerous structure in pursuance of this Act shall be paid by the owner, or on his default by the occupier, of such structure, but without prejudice to the right to recover the same from any lessee or other person liable to the expense of repairs of such structure; and such expenses may be recovered by the corporation by civil bill or action in any one of the superior courts in the same manner and with the same costs as an ordinary debt.



## APPENDIX C.

(EVIDENCE OF MR. MONAHAN.)

## MEMORANDUM.

I find that, in my evidence relating to the qualifications of town councillors, town commissioners, and municipal commissioners in Ireland, I omitted to refer to the provisions of "The Town Councils and Local Boards Act, 1880."

That Statute (in effect) enacts that:—

(Section 1, subsection 1.) Every person qualified to vote at the election for any such office shall also be qualified to be elected to the office.

(Subsection 3.) The qualifications mentioned in the

section shall be alternatives for and shall not repeal or take away any other qualification.

(Subsection 4.) Nothing in the section shall qualify any person for any office who is disqualified by the existing law by reason of office, contract, bankruptcy, or any other matter of disqualification or disability.

(Subsection 5.) If a person qualified under the section ceases for six months to reside within the borough or district, he shall cease to be qualified under the section, and his office shall become vacant unless he was at the time of his election, and continues to be qualified in some other manner.

16th July 1885.

(Signed) J. H. MONAHAN.

## APPENDIX D.

1. Circular letter to town clerks.
2. Reply from Dublin.
3. " Belfast.
4. " Waterford.

5. Reply from Cork.
6. " Londonderry.
7. " Galway.
8. " New Ross.

## 1.

## CIRCULAR LETTER ADDRESSED TO TOWN CLERKS.

8, Richmond Terrace, Whitehall, S.W.,  
2nd July 1885.

SIR,

I AM directed by the Royal Commissioners on the Housing of the Working Classes to ask you to be kind enough to send me, by return of post, the following particulars as to your city or borough:—

1. The population of the municipal area.
2. The number of the electorate for municipal or local purposes.
3. The municipal franchise.
4. The qualification for members of the governing body.

I am, &c.

(Signed) J. E. C. BODLEY,  
Secretary.

The Town Clerk of

## 2.

Town Clerk's Office, City Hall, Dublin,  
7th July 1885.

SIR,

IN reply to your letter of the 6th instant, addressed to the town clerk, who is at present on leave of absence, I beg to inform you:—

1. That the population within the municipal boundary of Dublin is, according to the last census, 249,486.
2. That the number of the electorate for municipal purposes is 6,644 at present, but will be much larger after the next revision of the burgess roll.
3. The municipal franchise.—To be enrolled a burgess it is necessary to be rated as an inhabitant householder within the borough or within seven miles thereof, provided he shall have been rated in respect of the premises occupied to all rates made for the relief of the poor during the time of occupation, and shall have paid on or before the last day of August all such rates, cesses, and taxes specified, and be in the occupation of the rated premises for a period of 12 months preceding the 1st day of September. Up to the passing of the Municipal Voters Relief Act, 1885, the qualifying period of occupation for a burgess was two years and eight months ending the last day of August.
4. The qualification for members of the corporation is to be a burgess, and to be duly nominated and elected by the other burgesses of the ward, to the office of alderman or town councillor.

5. The municipal franchise is not confined to parliamentary electors.

I am, &c.

(Signed) JAMES J. HENRY,  
Assistant to the Town Clerk.

J. E. C. Bodley, Esq.,  
Secretary, Royal Commission on  
Housing of the Working Classes.

## 3.

Town Hall, Belfast,  
4th July 1885.

SIR,

I AM in receipt of your letter of 2nd instant, and have to say in reply to your queries:—

- (1.) The population by the census of 1881 was 208,122.
- (2.) The number of electors on the municipal roll is 6,051.
- (3.) 10*l.* valuation.
- (4.) See Act 1880, 43 Vict. c. 17.

I am, &c.

(Signed) SAM. BLACK,  
Town Clerk.

J. E. C. Bodley, Esq.,  
8, Richmond Terrace, Whitehall,  
London, S.W.

## 4.

Town Clerk's Office, Town Hall, Waterford,  
4th July 1885.

SIR,

I AM in receipt of your letter of 2nd instant, and the particulars required are as follows:—

1. Population (last census), 22,457.
2. Number of electorate for municipal purposes, 676.
3. 10*l.* rating.
4. 25*l.* rating, or 1,000*l.* clear over debts.
5. Municipal franchise is confined to parliamentary electors.

I am, &c.

(Signed) JOSEPH W. HOWARD,  
Town Clerk.

J. E. C. Bodley, Esq.,  
8, Richmond Terrace, Whitehall,  
London, S.W.

Town Clerk's Office, Town Hall, Waterford,  
7th July 1885.

DEAR SIR,

THERE is no statute actually confining the municipal franchise to parliamentary voters, but, *ipso facto*, every municipal voter must be a parliamentary voter,



inasmuch as the municipal qualification is a 10*l.* rating, while the parliamentary qualification is only 4*l.*

Yours, &c.

(Signed) JOSEPH W. HOWARD.

J. E. C. Bodley, Esq.,  
8, Richmond Terrace, Whitehall,  
London, S.W.

that the matter has not been before the Town Council. I shall be happy to give all information required.

Yours, &c.

(Signed) ROBERT N. CHAMBERS,

J. E. C. Bodley, Esq.,  
Secretary, Royal Commission on  
Housing of the Working Classes,  
8, Richmond Terrace, Whitehall, S.W.

## 7.

Town Commissioners' Office, Galway,  
6th July 1885.

SIR,

In reply to yours of the 2nd instant—

1. The population of the municipal area of Galway is 15,471.
2. The number of electorate for municipal or other local purposes is about 560.
3. The qualification for electors is a rating of 8*l.* (eight pounds) yearly or upwards for a rated occupier, and for a leaseholder or freeholder to a rating of the annual value of 20*l.* or upwards.
4. The qualification for members of the Town Commissioners' Board, a rateable value of 20*l.* or upwards for a rated occupier or freeholder.

I am, &c.

(Signed) J. BODINGTON,

J. E. C. Bodley, Esq.,  
8, Richmond Terrace, London, S.W. Secretary.

(In reply to a further communication.)

Town Commissioners' Office, Galway,  
16th July 1885.

DEAR SIR,

When giving you the information you required in regard to the qualification for the governing body of this town, I quite overlooked the 43 Vict. c. 17., by which it would appear the qualification of 20*l.* is abolished by an alternative qualification of 8*l.*, the same as a person qualified to elect.

Yours, &c.

(Signed) J. BODINGTON,

J. E. C. Bodley, Esq.,  
8, Richmond Terrace, Whitehall. Secretary.

## 8.

Town Commissioners' Office,  
New Ross, Ireland,  
4th July 1885.

SIR,

In reply to your inquiries in your communication of the 2nd instant, I beg to send you replies as follows:—

1. Population of municipal area - 6,670
2. Number of electors for election of Harbour Commissioners, 8*l.* valuation old parliamentary franchise, about - 140
3. Municipal electors who elect town commissioners - 250
4. Qualification for members of the town commission, or municipal body:—

"Every person who shall have been for 12 months preceding the first day of January in the year in which such election is held the immediate lessor of lands, tenements, and hereditaments within such town, or within such boundaries of the same respectively as aforesaid of the value of 50*l.* or upwards, according to the last poor law valuation, and who shall reside within five miles of the boundary of such town, and also any householder or occupier of full age rated to the relief of the poor in respect of a dwelling-house in the town at the net annual value of 12 pounds or upwards, not being an ecclesiastic of any religious denomination, shall be eligible to be elected a Commissioner for the purposes of this Act." Towns Improvement (Ireland) Act, 1854, 17 & 18 Vict. c. 103. s. 25.

I have, &c.

(Signed) JOHN TOBIN,

Clerk to the Commissioners.

J. E. C. Bodley, Esq.,  
Secretary, Royal Commission on the  
Housing of the Working Classes,  
8, Richmond Terrace, Whitehall, London.

## 5.

REPLY OF TOWN CLERK OF CORK.

Cork, 15th July 1885.

1. Population of municipal area in 1881 was 80,124.
2. Number of electorate is 2,059.
3. Municipal franchise. 10*l.* rating of house, or other buildings for 12 months, and being an inhabitant householder for six months.
4. The qualification for a member of governing body must be a burgess of the borough.

ALEX. MCCARTHY,

Town Clerk.

## 6.

Town Clerk's Office, Londonderry,  
4th July 1885.

SIR,

In reply to your communication of the 2nd instant, I beg to send you the following particulars regarding the city of Londonderry, viz.:—

1. The population within the municipal boundary as given in the last census of Ireland in 1881 numbered 29,162.
2. The number of the electorate for municipal purposes in the present year is 799.
3. The municipal franchise is the occupancy of premises rated to the relief of the poor at not less than 10*l.* annual valuation.
4. The qualification for members of the governing body (the corporation) is being seized or possessed of real or personal estate to the amount of 1,000*l.* over and above debts, or being in occupation of premises rated as above at not less than 25*l.* annual valuation.

I am, &c.

(Signed) R. W. CHAMBERS,  
Town Clerk.

J. E. C. Bodley, Esq.,  
Secretary, Royal Commission on the  
Housing of the Working Classes,  
8, Richmond Terrace, Whitehall,  
London, S.W.

Town Clerk's Office, Londonderry,  
17th July 1885.

SIR,

With reference to your letter of the 11th instant, no question as to the qualification under the statute of 43 Vict. to which you refer, has as yet arisen, so



## APPENDIX E.

TOWN COUNCILS AND LOCAL BOARDS ACT, 1880,  
43 VICT., CHAPTER 17.

An Act to abolish the property qualification for members of Municipal Corporations and Local Governing Bodies. [24th March 1880.]

Be it enacted by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows :

*Alternative qualification for membership of local authority.*

1.—(1.) Subject as in this section mentioned, every person shall be qualified to be elected and to be a member of a local authority who is at the time of election qualified to elect to any membership of that authority.

(2.) For the purposes of this section the term "local authority" means,—

(a.) The council of a borough under the Municipal Corporations Act, 1835, 5 & 6 W. 4. c. 76., or any Act amending the same:

(b.) In Ireland, the town council of any town corporate, commissioners appointed by virtue of an Act made in the ninth year of King George the Fourth, 9 Geo. 4. c. 82., intituled "An Act to make provision for the lighting, clean-

ing, and watching of cities and towns corporate, and market towns in Ireland in certain cases," and any municipal town or township commissioners appointed under any general or local Act.

(3.) The qualifications mentioned in this section shall be alternatives for and shall not repeal or take away any other qualification.

(4.) Nothing in this section shall qualify any person for any office who is disqualified for the office by the existing law by reason of office, contract, bankruptcy, or any other matter of disqualification or disability.

(5.) If a person qualified under this section ceases for six months to reside within the borough or district in which he has been elected to an office, he shall cease to be qualified under this section and his office shall become vacant, unless he was at the time of his election and continues to be qualified in some other manner.

*Short title.*

2. This Act may be cited as the Town Councils and Local Boards Act, 1880.

*Extent.*

3. This Act shall extend to Ireland but not to Scotland.





HOUSING OF THE WORKING CLASSES.

---

THE ROYAL COMMISSION

ON THE

HOUSING OF THE WORKING CLASSES.

---

VOL. IV.

INDEX RELATING TO IRELAND.

---

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



LONDON:

PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz.,  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords;  
Messrs. ADAM and CHARLES BLACK, of Edinburgh;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGERS, FIGGIS, and Co., of Dublin.

---

1885.

[C.—4402.—III.] Price 3½d.



HOUSING OF THE WORKING CLASSES.

THE ROYAL COMMISSION

OF THE

HOUSING OF THE WORKING CLASSES.

VOL. IV.

INDEX RELATING TO LONDON.

PRINTED BY THE STATIONERY OFFICE, TO THE ORDER OF THE COMMISSIONERS OF THE WORKING CLASSES.



LONDON:

PRINTED BY TYER AND BENTLEY.

TO BE HAD OF THE STATIONERY OFFICE, TO THE ORDER OF THE COMMISSIONERS OF THE WORKING CLASSES.

1885.

For the Stationery Office.



# IRELAND.

## INDEX.

### ACTS OF PARLIAMENT:

- See also* CROSS', TORRENS' ACTS, LOCAL ACTS, &c.
- 3 & 4 Vict. c. 108. and Municipal Corporations Act (Ireland) regulate elections to corporations, *Monahan*, 21,768.
  - housing of working classes in Ireland governed by Public Health Act (Ireland), 1878, *Monahan*, 21,762-21,765.
  - Towns Improvement Act (Ireland), 1854, has most extensive application outside corporate towns, *Monahan*, 21,770.
  - Public Health Act (Ireland) Amendment Act, 1879, constitutes town commissioners a corporate body for purposes of Act of 1878, if not otherwise incorporated, *Monahan*, 21,772.
  - when and how Labouring Classes Lodging-houses and Dwelling Act (Ireland), 1866, is to be adopted, *Monahan*, 21,815-21,827.
  - Torrens' Act (31 & 32 Vict. c. 130.) and the amending Acts of 1879 and 1882 extend to Ireland, *Monahan*, 21,833.
  - Torrens' Act a dead letter in Ireland, *Monahan*, 21,836; *Wodsworth*, 21,837; *Cameron*, 22,154, &c.
  - Cross' Acts of 1875, 1879, and 1882 apply to Ireland, *Monahan*, 21,839-21,842.
  - failure of Act of 1866 due to apathy of local authorities, *Wodsworth*, 21,895.
  - Act of 1866 can be easily worked, *Wodsworth*, 21,895, 21,896.
  - Labourers (Ireland) Act does not apply to towns, *McCabe*, 21,937.
  - Torrens' Act and amending Act of 1882 not tried in Dublin, they have a superior local Act, *Cameron*, 22,106, &c., 22,111, 22,154.
  - Land Act has increased cost of land, *Drury*, 22,586.
  - Pembroke Township Act passed 1863, *Manly*, 22,790.
  - Torrens' Acts, especially demolition clauses, very workable in Dublin, *Spencer*, 22,854-22,857.
  - nothing done in Dublin under Act of 1882, *Spencer*, 22,918.
  - improvements suggested in Act of 1882, *Spencer*, 22,920, &c.
  - Dublin (South) City Market Company obtained an Act and three amendments, *Dillon*, 23,050.
  - practice of assessing damages in Ireland is regulated by Railways (Ireland) Acts, answering to Lands Clauses Consolidation Act of 1845, *Dillon*, 23,058.
  - why Act of 1882 does not apply to Ireland, *Dillon*, 23,072-23,077.
  - Common Lodging Houses (Ireland) Act, 1860, answers to English Act of 1851, *Bretland*, 23,326.
  - several local Acts in Belfast, *Bretland*, 23,339.
  - proceedings in Belfast under their Improvement Acts of 1878 and 1884, *Bretland*, 23,350-23,355, 23,361, 23,362.
  - as to power of Belfast Corporation above other Irish corporations to promote Bills, *Bretland*, 23,363-23,372.
  - many corporations appear totally ignorant of the existence of Acts under which they are empowered to take action, *O'Farrell*, 24,373.
  - a digest of Cross' and Torrens' Acts, if circulated, would be very useful, *O'Farrell*, 24,378.

### ACTS OF PARLIAMENT—cont.

- Labourers (Ireland) Act should extend to urban districts, *Metge*, 24,482.
- Irish Act of 1866 should extend to urban sanitary districts so constituted by provisional order, *Metge*, 24,483, &c.
- too complicated, *Metge*, 24,510.
- objections to Act of 1868, *Metge*, 24,548, &c.
- objections to Cross' Act of 1875, *Metge*, 24,547.

### ARBITRATORS:

- See* COMPENSATION.
- those appointed in Ireland are generally land agents, *Dillon*, 23,082, 23,083.

### ARCHITECT, CITY:

- election and duties of, in Dublin under Public Health Act, *Beveridge*, 22,156.

### AREAS:

- several reported on in Dublin in 1876 still in same or worse condition, *Spencer*, 22,843, 22,844.

### AIR SPACE:

- amount fixed in Dublin by byelaws, *Cameron*, 22,170, &c.
- amount of, in common lodging-houses in Belfast, *Bretland*, 23,327, &c.
- in houses in Cork, sometimes as low as 165, 135, and even 40 feet, *Donovan*, 23,639, &c.; *McMullen*, 23,540.

### ARTIZANS' DWELLINGS COMPANY (DUBLIN), LIMITED:

- has acted under the Labouring Classes Lodging-houses and Dwellings Act (Ireland), 1866, *Wodsworth*, 21,828.
- obtained Coombe area from corporation on perpetuity lease at 200l. per annum, *Cotton*, 21,867.
- allow sub-letting in Coombe area buildings, *Harty*, 22,204.
- displaced 984 persons, erected 211 houses for 1,000 persons on Coombe area, *Cotton*, 21,867-21,869.
- obtained Plunket Street site for 140l. per annum, *Cotton*, 21,879, &c.
- population in their buildings as dense as elsewhere, *Cameron*, 22,172.
- valuation and annual rent of 174 houses belonging to, *Beveridge*, 22,311.
- do not provide for lowest classes, *Beveridge*, 22,440; *Pim*, 22,638.
- Dublin Sanitary Association did much to form, *Pim*, 22,628.
- very successful in its working, *Pim*, 22,629.
- houses already built by, will accommodate 6,000 people, *Pim*, 22,631.
- Mr. Spencer, secretary to, *Spencer*, 22,809.
- acquired building ground at 20l. to 50l. per acre, *Spencer*, 22,815, 22,956, 22,957.
- their houses are more for superior labourers, *Spencer*, 22,826, 22,827.
- people housed by the company prefer cottages to tenements, *Spencer*, 22,827.



ARTIZANS' DWELLINGS COMPANY (DUBLIN), LIMITED—*cont.*

- the lodger class are their greatest evil, *Spencer*, 22,830.
- formed in 1876, with a capital of 50,000*l.*, increased in 1882 to 100,000*l.*, *Spencer*, 22,834.
- has borrowed 47,000*l.* from Public Works Commission, *Spencer*, 22,834.
- complain of compensation awarded in Coombe and Plunket Street areas, *Spencer*, 22,835.
- could easily obtain more capital, *Spencer*, 22,941.
- are paying 4 per cent., *Spencer*, 22,943.
- will be able to extend its operations, *Spencer*, 22,944.
- no difficulty in getting sites from landowners, *Spencer*, 22,945, 22,949.
- have a site of three acres in Rathmines, and could obtain more, *Spencer*, 22,946, 22,947.
- amount of rates and taxes for year, *Spencer*, 22,951, &c.
- generally buy land by rental, *Spencer*, 22,958.
- leases vary from 150 to 10,000 years, *Spencer*, 22,959, 22,960.
- present condition of valuation in Dublin the greatest bar to their operations, *Spencer*, 22,964.

## ARTIZANS DWELLINGS ACTS:

- Cross' and Torrens' Act and the amending Acts of 1879 and 1882 extend to Ireland, *Monahan*, 21,833, 21,839-21,842.
- Act of 1875 limited to urban sanitary districts of a population of not less than 25,000, *Cotton*, 21,845.
- by the Labourers (Ireland) Act, 1883, the Act of 1875 was extended to urban sanitary districts of 12,000 and upwards, *Cotton*, 21,846.
- or those authorised to put the Act in operation by a Local Government Board, Provisional Order, *Cotton*, 21,846, 21,847.
- none of those districts having between 12,000 and 25,000 have availed themselves of the extension, *Cotton*, 21,849.
- schemes under Cross' Acts have been settled for Cork, Dublin, and Belfast, *Monahan*, 21,843.
- Belfast demolished 91 houses on an unhealthy area, under Improvement Act of 1875, and made a new street, *Bretland*, 23,342, 23,343.
- Cork had a scheme for seven areas in 1878, *Donovan*, 23,594.
- under it they cleared one area (107 houses) and 170 new houses were built by the Improved Dwellings Company, but people turned out overcrowded the immediate neighbourhood of the cleared area, *Donovan*, 23,596-23,600.

## ASHPITS:

- in very offensive state in Dublin a few years back, *Cameron*, 22,117, &c.
- how cleared out in workmen's houses in Belfast, *Bretland*, 23,472; *Bowman*, 23,530, &c.
- every house in Londonderry must have, *McKiliver*, 24,458.

## BALDOYLE, VILLAGE OF:

- operations under scheme obtained by Dublin Corporation, *Cameron*, 22,174, &c.
- property obtained in 1866, *Cameron*, 22,175, 22,270, &c.
- result of speculation, *Cameron*, 22,175.

## BALLS BRIDGE, DUBLIN:

- Lord Pembroke has built houses for working classes at, *Manly*, 22,807, 22,808.

## BELFAST:

- has obtained a scheme under Cross' Acts, *Monahan*, 21,843; *McCabe*, 21,925, 21,926.
- obtained a loan of 12,000*l.* from Irish Public Works Office, *Wodsworth*, 21,859.
- is little more than a scheme for a new street, *Cotton*, 21,860.
- has byelaws under sec. 100 of Public Health Act (Ireland), *Monahan*, 21,796, 21,797; *Bretland*, 23,328.
- has three rating or taxing bodies—Town Council, Water Commissioners, and Board of Guardians, *Scott*, 22,685, 22,739.

BELFAST—*cont.*

- amount of rates in, *Scott*, 22,685, 22,740; *Bretland*, 23,316-23,322.
- does not possess the same class of house as the large tenement house in Dublin, *Scott*, 22,694.
- population has rapidly increased during last sixty years, *Bretland*, 23,302.
- population of, for every 10 years between 1821 and 1881, *Bretland*, 23,303.
- municipal limits last extended in 1845, *Bretland*, 23,305.
- expect to extend municipal limits shortly, *Bretland*, 23,304.
- about 12,000 people would be taken in by the extension, *Bretland*, 23,306, 23,307.
- average number of persons per house half that of Dublin, *Bretland*, 23,308, 23,309; *Bowman*, 23,541.
- buildings have increased from 18,000 in 1861 to 47,000 now; more than 1,000 year by year, *Bretland*, 23,310-23,312, 23,352, 23,353.
- death-rate of, from 1874 to 1884, *Bretland*, 23,313, 23,436.
- reason for gradual decrease of, *Bretland*, 23,437, 23,438; *Bowman*, 23,538, &c.
- valuation has increased rapidly, *Bretland*, 23,315.
- amount of rates in county of Antrim, and Downport, *Bretland*, 23,316, &c.
- total municipal rates, *Bretland*, 23,318, 23,319.
- draws great distinction under Act of 1865 (a system unknown elsewhere in Ireland) in favour of houses rated at or under 20*l.*, *Bretland*, 23,323, 23,324, 23,373-23,376.
- this exemption ultimately benefits the tenant, *Bretland*, 23,331.
- action under Common Lodging Houses (Ireland) Act, 1860, *Bretland*, 23,326, 23,327.
- tenement system scarcely exists in, *Scott*, 22,686; *Bretland*, 23,334.
- number of tenement houses in, and cubic space of air, *Bretland*, 23,326-23,332.
- Corporation registers all tenement houses, *Bretland*, 23,333.
- no overcrowding in tenements in, *Bretland*, 23,330.
- has several local Acts, *Bretland*, 23,339.
- proceeds exclusively under local Acts, in regard to new buildings, &c., but under Public Health Act as to old buildings, inspection of existing one, &c., *Bretland*, 23,341.
- has considerable sanitary powers under local Acts, *Bretland*, 23,340.
- demolished 91 houses on an unhealthy area under Cross' Act of 1875, and built a new street, *Bretland*, 23,342, 23,343.
- let the land, on which some houses are now built, *Bretland*, 23,345, 23,346.
- between 300 and 400 people were displaced, all of whom were accommodated, but not by Corporation, *Bretland*, 23,348, 23,349, 23,378-23,380.
- under their Improvement Act of 1878 demolished about 550 buildings, *Bretland*, 23,350.
- on the site so cleared a different class of building have been erected, *Bretland*, 23,351.
- people displaced were re-housed without difficulty, *Bretland*, 23,352.
- about to demolish 360 buildings under their Improvement Act of 1884, *Bretland*, 23,354.
- this latter scheme more of a street improvement than an artizan's dwellings scheme, and corporation do not intend to re-house, *Bretland*, 23,357-23,359.
- houses in, generally built for one family, *Bretland*, 23,360.
- local Acts require waterclosets or privies in every dwelling-house, and lay down minimum height of rooms, *Bretland*, 23,361.
- must also be passages at back at least 9 feet wide, under Act of 1879, *Bretland*, 23,362.
- their private Bills, how promoted, &c., *Bretland*, 23,363-23,372.
- people would not now submit to be housed in dilapidated tenements, after having lived in superior dwellings, for which they have a growing inclination, *Bretland*, 23,377, 23,388-23,390, 23,404.
- seem to take a pride in well finished and fitted houses, *Bretland*, 23,390.



BELFAST—*cont.*

- and builders are beginning to put areas or gardens in front of houses, *Bretland*, 23,390.
- cost of rating and rent of workmen's houses in Belfast, *Bretland*, 23,381-23,387, 23,415-23,429.
- amount of accommodation provided in those let respectively at 2s. 6d., 3s. to 3s. 6d., and 4s. to 5s. a week, *Bretland*, 23,415-23,423.
- price of land for workmen's dwellings in, *Bretland*, 23,383.
- most property in, held under long leases, subject to an annual rental, *Bretland*, 23,386, 23,387, 23,435.
- no companies in, for erecting houses, *Bretland*, 23,392.
- building societies exist, but they appear to be scarcely solvent, *Bretland*, 23,392, 23,461; *Bowman*, 23,505, &c.
- See BUILDING AND BUILDING SOCIETIES.
- Corporation have not built any dwelling houses, but bought the land, laid it out in streets, and private parties have taken land and built on it, *Bretland*, 23,399-23,400, 23,392.
- when buildings are erected corporation sell fee simple at highest commercial value, and dwellings for working people must be erected, *Bretland*, 23,407-23,414.
- people trying to become their own proprietors, *Bretland*, 23,424, 23,460.
- landlord, and not occupier, pays rates and taxes of small houses in, *Bretland*, 23,426-23,428, 23,452, 23,481.
- if old property has been improved or repaired, it is re-valued, but if untouched the valuation would remain the same and as low as 20 years ago, while new property is valued high, *Bretland*, 23,439, &c.
- complaints as to hardship of system, *Bretland*, 23,441-23,448.
- a re-valuation of whole borough would reduce rates more than 2d. in the £, *Bretland*, 23,449.
- houses for working classes continually being built, and many people live by it, *Bretland*, 23,450, &c.
- builders sometimes let, and sometimes sell, the houses, *Bretland*, 23,454, &c.
- working men do not deposit money with building societies, *Bretland*, 23,465, 23,467.
- 31s. usual weekly wage of bricklayers and carpenters, *Bretland*, 23,468-23,470.
- ashpits and privies in workmen's cottages, how cleaned out, *Bretland*, 23,472; *Bowman*, 23,530, &c.
- many defects in their building byelaws were remedied by Act of 1878 and 1884, *Bretland*, 23,474, 23,475.
- no opposition to increasing the stringency of byelaws, *Bretland*, 23,477.
- owners of small properties and speculative builders are sometimes strongly represented at town council, *Bretland*, 23,476.
- corporation undertake gratuitously entire removal of house refuse in lowest class of property under Public Health Act, *Bretland*, 23,484, 23,487, &c.
- but only as an act of charity to those parties out of work, otherwise it must be paid for, *Bowman*, 23,533, &c.
- building cheaper than in any other part of Ireland, *Bretland*, 23,483, 23,485, 23,490, &c.
- because wages are lower and bricks cheaper, *Bowman*, 23,513, 23,516-23,520.
- centre of town much congested, *Bowman*, 23,497-23,500.
- no open spaces in, *Bowman*, 23,500.
- the congestion is caused by high price of land owned by the under landlords, *Bowman*, 23,501, 23,502.
- wages do not increase as fast as rent increases in, in fact are lower now than 10 years ago, *Bowman*, 23,508, &c.
- land much increased in value, *Bowman*, 23,501, 23,502, 23,508.
- manufacturers get more from the rents of their houses than from their legitimate manufactures, *Bowman*, 23,511, 23,521, &c., 23,542-23,544.
- if men leave employment of millowners who own houses, or go on strike, or become ill, they have to leave the house also, *Bowman*, 23,524, &c.
- about 1 per cent. of artisans' dwellings have water-closets, 99 per cent. have dry closets, and some not even that, *Bowman*, 23,530, &c.

BELFAST—*cont.*

- foul refuse in old houses, and even in some built since 1878, when corporation had a new byelaw, has to be removed through the living room, *Bowman*, 23,535, &c.
- in old streets some sewers are not more than 2 feet 6 inches below surface, *Bowman*, 23,537.
- instance of overcrowding, *Bowman*, 23,540.

## BELFAST IMPROVEMENT ACTS, 1878 and 1884:

- Proceedings under, *Bretland*, 23,350-23,355.

## BELFAST TRADES COUNCIL:

- Mr. Bowman, secretary to, *Bowman*, 23,494, 23,495.

## BELLE VUE BUILDINGS, DUBLIN:

- erected by Sir E. C. Guinness in 1872, *Guinness*, 22,972.

See also SIR E. C. GUINNESS.

## BEVERIDGE, MR. JOHN:

- town clerk of Dublin, *Beveridge*, 22,045.
- evidence of, 22,045-22,464.

## BLAKE, MR. WALTER, OF BALLYGLUNIN:

- owner of and responsible for much bad property in Galway, *Rice, Somerville*, 24,171, &c.; 24,183, &c.; 24,195, &c.

## BLOCKS:

- rent of, in Dublin, *McMahon*, 24,620.
- people dislike living in, *McMahon*, 24,619.

## BOARDERS:

- taken in some houses in Dublin rented at 5s. and upwards, *Spencer*, 22,832.

## BOWMAN, MR. A.:

- secretary of Belfast Trades Council, *Bowman*, 23,494, 23,495.
- evidence of, *Bowman*, 23,494-23,546.

## BOYNE STREET, DUBLIN:

Scheme for. See DUBLIN.

## BRABAZON, LORD:

- defeated Bill of Rathmines Commissioners, *Beveridge*, 22,315.
- opposed Bill of Rathmines Improvement Commissioners, *Drury*, 22,508, &c.; 22,558, &c.
- considered class whom it was proposed to house would be detrimental to his property, *Drury*, 22,560.
- reasons for objecting to scheme, *Spencer*, 24,568, &c.
- did not offer other property to the Commissioners in refusing their scheme, *Spencer*, 24,570.
- purely a financial question, *Spencer*, 24,574-24,577.
- did not consider the site chosen was necessary for workmen's dwellings when other sites equally good could be had, *Spencer*, 24,585.
- considered the land too valuable for the purpose, *Spencer*, 24,586.

## BRETLAND, MR. JOSIAH CORBETT, M.I.C.E.:

- borough surveyor of Belfast, *Bretland*, 23,301.
- evidence of, *Bretland*, 23,301-23,493.

## BRICKS:

- cheapness of, in Belfast, causes of houses being built for such a small cost, *Bowman*, 23,517, &c.
- cheaper in Belfast than in Dublin, *Bowman*, 23,518, &c.

## BROTHELS. See IMPROPER HOUSES.



## BUILDING AND BUILDING SOCIETIES :

- there are societies, though no companies, in Belfast, *Bretland*, 23,392, &c.; 23,398, 23,461.
- some temptation in Belfast for private enterprise, as people have a growing inclination for better dwellings, *Bretland*, 23,394, 23,396, 23,404.
- continually going on in Belfast, and people make a living by it, *Bretland*, 23,451, &c.
- builders sometimes sell, and sometimes let, the houses, *Bretland*, 23,454, &c.
- workmen do not, but farmers do, use societies as banks, *Bretland*, 23,465-23,467.
- depth of plot about 33 feet under existing byelaws in Belfast, *Bretland*, 23,473, &c.
- building cheaper in Belfast than anywhere else in Ireland, *Bretland*, 23,483, 23,485, 23,490, &c.
- building societies in Belfast hardly solvent, *Bowman*, 23,505.
- they simply advance money to builders on the security of the houses built, *Bowman*, 23,506.
- many of them are bankrupt, and people have no confidence in that kind of investment, *Bowman*, 23,507.
- because wages are low and bricks cheap, *Bowman*, 23,513, 23,516-23,520.
- houses, how built in Limerick, *Spillam*, 23,845, &c.
- houses very dear in Limerick, *Spillam*, 23,841, 23,893.
- why houses are cheaper in Belfast than Dublin, *McMahon*, 24,609, &c.
- artisans in Londonderry invest their savings in building property, *McVicker*, 24,461.
- several mutual building societies in Londonderry, *McVicker*, 24,462.

## BUILDINGS :

- secs. 41, 42, and 43 of Public Health Act (Ireland), 1878, empowers all sanitary authorities to make and enforce byelaws as to structure and materials, sites, and foundations of buildings, air space in, and drainage of, *Monahan*, 21,782-21,793.
- byelaws in Dublin under city architect, *Beveridge*, 22,156.
- depth of plot in Belfast 33 feet under their byelaws, *Bretland*, 23,473.
- no opposition to increasing the stringency of byelaws in Belfast, *Bretland*, 23,477.
- erected cheaper in Belfast than anywhere else in Ireland, *Bretland*, 23,483, 23,385, 23,490, &c.
- because of lowness of wages, and cheapness of bricks, *Bowman*, 23,513-23,520.
- materials for, are cheap in Cork, *McMullen*, 23,605, 23,606.

## BURKE, MR. THOMAS HAMILTON, M.D., F.R.C.S.I. :

- is a medical inspector of Local Government Board for province of Munster, *Burke*, 24,423, 24,433.
- evidence of, *Burke*, 24,421-24,432.

## BYELAWS AS TO LODGING-HOUSES :

- only in force in Dublin, Belfast, and Limerick, *Wodsworth* and *Cotton*, 21,797, 21,798.
- urgently needed in all towns where there are tenement houses, 21,800.
- are satisfactory, and in operation some years, *Wodsworth*, 21,803, 21,804.
- See MODEL BYELAWS.
- can easily be made under Public Health Act, 1878, *Pim*, 22,622.

## CALLAN :

- has adopted and acted under Labouring Classes Lodging-houses and Dwellings Act (Ireland), 1866, *Wodsworth*, 21,828.

## CAMERON, PROFESSOR CHARLES A., M.D., F.R.C.S.I. :

- Superintendent Medical Officer of Health for City of Dublin, *Cameron*, 22,044.
- evidence of, 22,044-22,464.

## CASHEL :

- having a population under 12,000, applied for powers to Local Government Board, which they have recommended should be granted, *O'Farrell*, 24,375.

## CAVAN :

- has adopted and acted under Labouring Classes Lodging-houses and Dwellings Act (Ireland), 1866, *Wodsworth*, 21,828.

## CELLAR DWELLINGS :

- sections 82, 83, 84, 85 of Public Health Act (Ireland), 1878, gives power as to prohibition and closing of, *Monahan*, 21,784-21,789.
- Dublin Corporation have taken much action in closing of, *Wodsworth*, 21,901.
- still exist in Dublin, *Wodsworth*, 21,902; and in Limerick and Cork, *Wodsworth*, 21,903.
- 530 closed in Dublin since 1879, *Cameron*, 22,099.
- none in Dublin now, coming under Act of Parliament, *Cameron*, 22,100, &c.
- form receptacles for filth, *Pim*, 22,649.
- several in Limerick, *Spillam*, 23,812.
- some in Limerick without light, *O'Farrell*, 24,372.
- See also LIMERICK.

## CENSUS :

- of Dublin in 1881 was 250,000, *Cameron*, 22,078.
- Irish, more complete than English, and, in some points, than Scotch, *Grimshaw*, 23,112, 23,113.
- Dublin census contains a social census, *Grimshaw*, 23,115.

## CLOSETS :

- See also WATERCLOSETS AND PRIVIES.
- 1,500 houses in Dublin had none a few years ago, *Cameron*, 22,115.
- of some tenement houses very offensive, *Cameron*, 22,069.
- in 99 per cent. of houses in Belfast there are simply dry closets, and in some cases not even that, *Bowman*, 23,530, &c.
- in Cork some tenement houses have privies, some waterclosets, and some none at all, *Donovan*, 23,767, &c.
- none in tenement houses in Limerick, *Spillam*, 23,806, &c.
- scarcely any accommodation in Kingstown, *Flinn*, 24,121.
- every house in Londonderry must have water-closets or privies, *McVicker*, 24,458.

## COMMON LODGING HOUSES :

- defined by Act of 1878, *Monahan*, 21,790.
- Act of 1878 provides for inspection and regulation of, *Monahan*, 21,793.
- No. of, and cubical space in, in Belfast, *Bretland*, 23,326, 23,327.
- inspected in Belfast at night, *Bretland*, 23,335.
- in Cork a register is kept of, *Donovan*, 23,580.

## COMMON LODGING HOUSES (IRELAND) ACT, 1860.

- answers to English Act of 1851, *Bretland*, 23,326.

## COMPANIES :

- See ARTIZANS' DWELLINGS COMPANY (DUBLIN).
- none in Belfast to erect houses, though there are building societies, *Bretland*, 23,392, &c., 23,398.
- building societies in Belfast give facilities for persons building, *Bretland*, 23,392.
- See BUILDING.
- See IMPROVED DWELLINGS COMPANY (CORK).

## COMPENSATION :

- See also TRADE DISTURBANCE.
- sums awarded by juries, &c., *Harty*, 22,182, &c.
- official arbitrator preferable to a professional valuer, *Harty*, 22,276, &c.
- appeal should be abolished, *Harty*, 22,279.
- sums awarded for houses of better classes situate in condemned areas often very excessive, *Pim*, 22,644.
- is one of greatest difficulty in dealing with housing of poor, *Pim*, 22,644.
- rates awarded in Coombe and Plunket Street areas complained of, *Spencer*, 22,835.
- amending Act of 1882 meets complaints concerning, *Spencer*, 22,836.
- prevents many schemes from being carried out, *Spencer*, 22,847.



COMPENSATION—*cont.*

- excessive, and should be reduced, *Spencer*, 22,848.
- Dublin favourably circumstanced in regard to, *Spencer*, 22,849.
- arbitrator should not be allowed to give any special compensation to yearly, monthly, or weekly tenants, *Spencer*, 22,920, &c.
- appeals to jury should be abolished, *Spencer*, 22,922.
- should be given to owners of obstructive houses ordered to be demolished, *Spencer*, 22,934, 22,935.
- how awarded to persons displaced from area cleared by South Dublin City Market Company, *Dillon*, 23,054, 23,055.
- practice in Ireland is regulated by Railways (Ireland) Acts, answering to Lands Clauses Consolidation Act of 1845, *Dillon*, 23,058, &c.
- would either abolish the appeal, or have two appeals, *Dillon*, 23,058, &c.
- there should be but one instead of two inquiries before an arbitrator, *Dillon*, 23,067, &c.
- Act of 1882 does not apply to Ireland, and why, *Dillon*, 23,072, &c.
- an arbitrator sent from Local Government Board is preferable to a professional arbitrator, *Dillon*, 23,078–23,083.
- the jury should not be the final tribunal, *Dillon*, 23,081.

## CONCRETE:

- much used in cottages built by Dublin Corporation, *Harty*, 22,193, &c.
- has been very successful, and no scamping, *Harty*, 22,196.
- very cheap form of building, if good, *Harty*, 22,197, &c.

## CONLAN, VERY REV. ROBERT:

- Administrator of St. Mary's Cathedral, Dublin, *Conlan*, 23,237.
- evidence of, *Conlan*, 23,237–23,289.

COOMBE AREA, DUBLIN. *See* DUBLIN.

## COOMBE UNION PARISH, DUBLIN:

- is the parish of St. Mary's Cathedral, *Conlan*, 23,237, 23,238.
- tenement houses in, formerly very superior houses, *Conlan*, 23,239.
- houses originally intended for one family and servants now hold 12 or 13 families, and 70 people, *Conlan*, 23,239.
- description of purchase, rates, taxes, rent of two tenement houses in parish, *Conlan*, 23,239.
- large working-class population in parish, *Conlan*, 23,240.
- portion of city deteriorating, *Conlan*, 23,241.

## CORK:

- has obtained a scheme under Cross' Acts, *Monahan*, 21,843; *McCabe*, 21,926.
- contracted a loan of 35,000*l.*, *Cotton*, 21,884.
- how scheme has been carried out, *Cotton*, 21,883–21,885; *McCabe*, 21,921–21,924.
- cellar dwellings still exist in, *Wodsworth*, 21,903.
- area and population of, *Donovan*, 23,552–23,554.
- death-rate of, 19'88, *Donovan*, 23,555, 23,556.
- number of houses in, and their rateable value, *Donovan*, 23,557, 23,558.
- number of houses in, number of families living in, total number of occupants and number of rooms, *Donovan*, 23,559–23,562, 23,586–23,588.
- tenements are in a disgraceful state and much overcrowded, *Donovan*, 23,572, &c.; 23,601, 23,634, &c.
- overcrowding has existed for 30 years with scarcely any improvement, *Donovan*, 23,651–23,656; *McCarthy*, 23,656–23,658.
- does not put section 100 of Public Health Act in force, *Donovan*, 23,576.
- does keep a register of common lodging-houses, *Donovan*, 23,580, &c.
- sanitary staff insufficient to do all they are empowered to under section 100 of the Public Health Act, *Donovan*, 23,581.

CORK—*cont.*

- number, duties, and salaries of sanitary staff, *Donovan*, 23,582, 23,583; *McCarthy*, 23,584.
- typhus always prevails in Cork, *Donovan*, 23,589, &c.
- took out a scheme in 1878 for seven areas under Cross' Act, *Donovan*, 23,592.
- cleared one area of 107 houses at a cost of 19,000*l.*, and 170 new houses were built by the Improved Dwellings Company for a superior class of people, and the people turned out were not rehoused, but overcrowded their old neighbourhood, *Donovan*, 23,595–23,600.
- Corporation borrowed 22,000*l.* for the scheme, *Donovan*, 23,595.
- *See* IMPROVED DWELLINGS COMPANY (CORK).
- lost altogether 1,000*l.* a year by the area, *Donovan*, 23,611.
- Corporation have not built any houses, *Donovan*, 23,612.
- have taken steps to carry out their second scheme, and have taken some houses down, but have not rebuilt any, *Donovan*, 23,613–23,615.
- cost of first area deters them from proceeding with second, on which they have already spent 640*l.* in compensation, *Donovan*, 23,614–23,616.
- has a local Act which contains sanitary provisions, but it is an earlier Act than the Public Health, *McCarthy*, 23,617, &c.
- generally proceed under Public Health Act, *Donovan*, 23,618.
- local Act gave Corporation power to make streets, *McCarthy*, 23,624, &c.
- there are some one-storied cabins in Cork, but in a bad condition, *McMullen*, 23,625, 23,626.
- not a manufacturing city, *Donovan*, 23,628, 23,629.
- town is decaying and manufactures decreasing, *McMullen*, 23,680.
- average wage of labourers 12*s.* a week in Cork, *Donovan*, 23,630, 23,631.
- they are too poor to pay for better rooms, *Donovan*, 23,632, 23,633.
- very difficult to grapple with overcrowding, *Donovan*, 23,637, 23,638, 23,645.
- if people are displaced they cannot afford to pay sufficient rent, and no houses can be built to pay at a rent of 1*s.* 6*d.* a week, *Donovan*, 23,637, 23,638.
- air space in houses as low as 165, 135, and even 40 feet, *Donovan*, 23,639, &c.; *McMullen*, 23,640.
- no ventilation in some houses, *Donovan*, 23,639–23,642.
- Corporation are unable to grapple with this disgraceful state of things, though they have the power; want of house accommodation prevents them, *Donovan*, 23,644, &c.
- Corporation would wish to build houses, if they could do so with even a moderate loss, *McCarthy*, 23,648, 23,711, &c.
- builders say it would not pay them to build the class of house required for the poorest classes, *McCarthy*, 23,649, 23,690, &c.
- by Improved Dwellings Company and private enterprise some 920 houses for wage-earning class have been built in last five years, accommodating about 4,500 people altogether, *McMullen*, 23,658–23,662.
- thus indirectly providing for the labouring class, *McMullen*, 23,663, &c.
- Corporation have caused in last three years the demolition of 500 houses as unfit for human habitation, or structurally unfit, *McMullen*, 23,665–23,669.
- have caused others to be repaired, *McMullen*, 23,666, 23,667.
- about 1,000 more ought to be destroyed, *McMullen*, 23,673, 26,674.
- some tenement houses subject to periodical flooding, *McMullen*, 23,675–23,679.
- population increases very little, and is kept up by immigration of very poor from the country, who are a burden on the rates, *McMullen*, 23,681–23,688.
- no cottages built in Cork, *McMullen*, 23,689, &c.
- Corporation would undertake to build houses for working classes if assisted by Government, but would not take responsibility if they had to pay the cost out of the rates, *McMullen*, 23,691, &c.; *McCarthy*, 23,697, &c., 23,703, &c.



CORK—*cont.*

- Corporation would have to borrow at very low rate; they want money at 2 per cent., *McMullen*, 23,623, &c.; *McCarthy*, 23,703, &c.
- no difficulty in getting the land nor of obtaining suitable sites, *McCarthy*, 23,705–23,709.
- simply a financial difficulty, *McCarthy*, 23,710.
- people dislike living in blocks, they prefer cottages, *McCarthy*, 23,713, 23,714; *McMullen*, 23,721.
- cottage type best style of house to build in Cork, could be built for 65*l.* exclusive of land, with three apartments, *McMullen*, 23,716–23,733.
- the land for that style of house could be got at an annual rent of 13*s.*, *McMullen*, 23,734, &c.
- houses of four rooms could be built for 86*l.*, *McMullen*, 23,749.
- rateable value of Cork is 148,278*l.*, or about 30*s.* a head of the population, *McMullen*, 23,751, &c.
- if re-valued would be about double, *McCarthy*, 23,754, &c.
- valuation of the town relatively wrong, *McCarthy*, 23,755, &c.
- a large scheme on the part of the corporation for housing the poor would not be unpopular, *McCarthy*, 23,760, &c.
- water supply is very good, but not laid on in the tenements, *Donovan*, 23,763, &c.
- tenement houses get their water from the streets in the fountains, *Donovan*, 23,765, &c.
- some tenement houses have privies, some water-closets, and some nothing, *Donovan*, 23,767, &c.
- the soil is removed from public dustbins free, *Donovan*, 23,769, &c.
- Corporation do not take free domestic scavenging at all, *Donovan*, 23,770, &c.
- land in Cork is generally leasehold, but there is a good deal freehold, *McCarthy*, 23,773, &c.
- leases are generally for 99 years, *McCarthy*, 23,777, &c.

## CORPORATIONS:

- are the urban sanitary authority in corporate towns, *Monahan*, 21,767.
- elections to be regulated by 3 & 4 Vict. c. 108, and Municipal Corporations Act (Ireland), *Monahan*, 21,768.
- consist of a mayor, councillors, and burgesses, *Monahan*, 21,769.
- qualification for mayor, councillors, &c., *Monahan*, 21,770–22,011.
- in Dublin many persons rated for the expenses of local government, but have no voice in election of corporate body spending the rates, *Monahan*, 22,014–22,016.
- people possessing bad and insanitary houses often have seats on, *Monahan*, 22,007, 22,008.
- this would be remedied if all ratepayers had votes, *Monahan*, 22,018, 22,019.
- Dublin would be benefited if under same system as English in regard to parliamentary powers, *Beveridge*, 22,377.
- should be empowered to acquire compulsorily by purchase any land they consider necessary, *Kenny*, 22,192.
- in case of “limited ownership” no compensation should be given, *Kenny*, 23,192, &c., 23,201–23,203.
- rural local authorities should have same power, *Kenny*, 23,220.
- popular representative local authorities would improve condition of people, develop manufactures, and diminish disease and death-rates in towns, *Kenny*, 23,207, 23,222–23,226.
- people will, in time, elect representatives (if more power is given to them) who will carry out improvements with regard to dwellings for the poor, *Conlan*, 23,280–23,282.
- private Bills of Belfast Corporation, how promoted &c., *Bretland*, 23,363–23,372.
- Irish corporations have no power to promote Bills except for works, unless by having accidentally got some clause inserted in a local Act for a special town, *Bretland*, 23,370, 23,372.
- if owners of working-class dwellings, would have a great difficulty in collecting rents, *Somerville*, 24,251, &c.; 24,287, &c.

CORPORATIONS—*cont.*

- many are completely ignorant of the powers they possess under Acts of Parliament, *O’Farrell*, 24,373, &c.
- experience no difficulty in New Ross in collecting rents, *Meehan*, 24,410.
- Public Health Act not efficiently carried out by sanitary authorities, *Burke*, 24,424, 24,432.
- town commissioners of Navan, though elected by people, do not represent them, *Metge*, 24,496–24,499, 24,533.
- a municipal body elected by the people would meet a great deal of the difficulty, *Metge*, 24,500, 24,501.
- Acts too complicated for Navan Corporation, *Metge*, 24,510.
- system of electing town commissioners altogether wrong, *Metge*, 24,533.
- Navan Commissioners, although offered land free for building houses for working classes, and fair profit assured, refused it, *Metge*, 24,527, &c.
- if franchise were the same as parliamentary franchise, better men would be elected, *Metge*, 24,537, &c.

## COTTAGES:

- working classes in Dublin prefer them to tenements, *Spencer*, 22,827.
- could be provided for superior classes by private enterprise at a fair profit, *Spencer*, 22,828.
- system too costly to be extended, *Guinness*, 23,001, 23,032.
- none built lately in Cork, *McMullen*, 23,689, &c.
- could be built in Cork for 65*l.*, and an annual rent of 13*s.* for land, *McMullen*, 23,717, &c., 23,734, &c.

## COTTON, MR. CHARLES PHILIP, M.I.C.E.:

- an engineering inspector to Local Government Board for Ireland, *Cotton*, 21,761.
- evidence of, 21,758–22,043.

## CROSS’ ACTS:

- See ARTIZANS DWELLINGS ACTS.
- operations under scheme of Dublin Corporation at Baldoyle, *Cameron*, 22,174, &c.
- local authorities should be prohibited declaring a scheme until they have acquired a portion of the area, *Spencer*, 22,922, &c.

## DANIEL, REV. JAMES:

- acquainted with poorest classes in Dublin for more than quarter of a century, *Daniel*, 22,465, 22,478.
- evidence of, *Daniel*, 22,465–22,495.

## DEAD BODIES:

- sometimes kept a long time in a room, *Daniel*, 22,475.
- would not erect mortuaries for, unless at wish of clergy and people, *Guinness*, 23,006.

## DEATH-RATE:

- of Dublin, *Cameron*, 22,125; *Grimshaw*, 23,118.
- of Dublin for last five years, *Cameron*, 22,126, 22,127.
- high rate of Dublin not result of overcrowding, *Cameron*, 22,171.
- cause of, in Dublin, *Cameron*, 22,172, &c.
- no reduction in, in Dublin, *Grimshaw*, 23,171.
- of Ireland lower on the whole than in England, *Grimshaw*, 23,127.
- of Irish towns higher than English towns, *Grimshaw*, 23,128.
- of Irish rural districts lower than English, *Grimshaw*, 23,130, 23,131.
- in Irish towns, 25·7 per 1,000; in English towns, 21·8; and Scotch, 23·2, *Grimshaw*, 23,102.
- diarrhoea cause of high rate in Waterford and Kilkenny, *Grimshaw*, 23,135, 23,136.
- of Listowel 42·5 for 1884, *Grimshaw*, 23,141, 23,142.
- of New Ross, *Grimshaw*, 23,143; *Wodsworth*, 21,831; *Meehan*, 24,388, &c.
- of Enniskillen, *Grimshaw*, 23,144.
- amount of, for whole of Ireland in 1884, *Grimshaw*, 23,145, &c.



## DEATH-RATE—cont.

- cause of high death-rate in Kilkenny, *Grimshaw*, 23,136.
- high death-rate in New Ross, Listowel, Enniskillen, owing to their unsanitary condition, *Grimshaw*, 23,160, &c.
- cause of high death-rates in Ireland, *Grimshaw*, 23,166.
- poverty cause of high rates in Ireland, *Grimshaw*, 23,176, 23,177.
- of Mayo low, notwithstanding poverty of people; but due to rural population living mostly out of doors, *Grimshaw*, 23,178, 23,179.
- of Belfast from 1874 to 1884, *Bretland*, 23,313, 23,314.
- cause of gradual decrease in Belfast, *Bretland*, 23,437, 23,438; *Bowman*, 23,538, &c.
- of Cork 19'88, *Donovan*, 23,555, 23,556.
- of Limerick very high, *Grimshaw*, 23,137; *Spillam*, 23,785, 23,786, 23,827, &c.
- of Waterford frightfully high, *Tobin*, 23,899—23,902; *Wodsworth*, 21,831; *O'Farrell*, 24,356, &c.; 24,365, &c.
- of Kingstown, *Flinn*, 24,126.
- of Galway, *Rice*, 24,149, 24,187.
- comparison of death-rates of Cork, Waterford, and Limerick with other places in the United Kingdom, *O'Farrell*, 24,354, &c.
- action of Local Government Board with regard to towns with high death-rates, *O'Farrell*, 24,356, 24,357.
- reason why so low in Sligo, *O'Farrell*, 24,358, &c.
- of Londonderry, *McVicker*, 24,434.
- of Drogheda, *Metge*, 24,487.

## DEMOLITION:

- in Dublin schemes was general, and not gradual accompanied by re-housing, *Spencer*, 22,837.
- general demolition has caused overcrowding, *Spencer*, 22,838.
- 91 houses, accommodating between 300 and 400 people, were demolished under Cross' Acts in Belfast, and all people re-housed, but not by corporation, *Bretland*, 23,342—23,349, 23,378—23,380.
- 550 buildings demolished in Belfast under their Improvement Act of 1878, people re-housed, and superior buildings erected on the site, *Bretland*, 23,350, 23,353.
- 360 buildings about to be demolished in Belfast under their Improvement Act of 1884, but they do not intend to re-house, as it is more of a street improvement scheme, *Bretland*, 23,354—23,359.
- 107 houses demolished under Cork scheme, but people were not re-housed, *Donovan*, 23,596—23,600.
- Cork has commenced demolition of their second area, *Donovan*, 23,603—23,605.
- about 500 houses have been destroyed in Cork in last three years as unfit for habitation, and 1,000 more ought to come down, *McMullen*, 23,666—23,674.

## DE VESCI, LORD:

- as a lord of the soil, offered to co-operate in improving tenement houses and cottages in Kingstown, *Flinn*, 24,107, 24,157.

## DILLON, MR. ALDERMAN VALENTINE B.:

- alderman of Dublin, and solicitor to Dublin (South) City Market Company, *Dillon*, 23,048.
- evidence of, *Dillon*, 23,048—23,083.

## DISEASE:

- returns of Registrar General for Ireland contain statistics of disease, &c., *Grimshaw*, 23,114.
- deaths from zymotic disease very high in Limerick and Waterford, *Grimshaw*, 23,138, 23,139.
- deaths from lung diseases very high in Ireland, *Grimshaw*, 23,164.
- deaths from zymotic disease decreasing in Dublin, *Grimshaw*, 23,172.
- poor agricultural population of Mayo better able to stand disease than those living in towns, because they live mostly in open air, *Grimshaw*, 23,178, 23,179.
- poverty and depression cause of, *Kenny*, 23,207.
- rural population more healthy because of breathing fresh air, *Kenny*, 23,207.

o 19522.

## DISEASE—cont.

- typhus fever always prevails in Cork, *Donovan*, 23,589.
- air space in Cork sometimes as low as 40 feet and no ventilation, *McMullen*, 23,640; *Donovan*, 23,639, &c.

## DISPLACEMENT OF POPULATION:

- more housed than were displaced on Coombe Estate, Dublin, *Harty*, 22,205, &c.
- those displaced on Coombe Estate took houses vacated by those now living in Coombe area, *Harty*, 22,208, &c.
- how displacement was carried out on Coombe area, *Harty*, 22,211.
- Dublin schemes caused hardship and overcrowding, *Spencer*, 22,837, &c.
- Oxmantown cleared three years ago, but nothing done with area yet, *Spencer*, 22,839, &c.
- how carried out by South Dublin City Market Company, *Dillon*, 23,054, 23,055.
- the 400 people displaced in Belfast under Cross's Act were all re-housed but not by corporation, *Bretland*, 23,348, 23,349, 23,378—23,380.
- people displaced under Belfast Improvement Act, 1878, were re-housed, *Bretland*, 23,352.
- those displaced under Belfast Improvement Act, 1884, scheme, will not be re-housed, *Bretland*, 23,358.
- 107 houses demolished under Cork scheme, but people not re-housed, *Donovan*, 23,596—23,600.

## DONEGALL, MARQUIS OF:

- formerly owned the land in the centre of Belfast, *Bowman*, 23,502.

## DONOVAN, MR. DENIS DEMPSEY, L.R.C.P.:

- Superintendent Medical Officer of Health of Cork, *Donovan*, 23,547.
- evidence of, *Donovan*, 23,547—23,772.

## DOOLEY, REV. FATHER:

- organised a society in Galway for building workmen's dwellings, *Somerville*, 24,268.

## DRINK:

- a great deal of intemperance amongst poor in Dublin, *Cameron*, 22,283, &c.
- bad class of spirits adds very much to intemperance, *Cameron*, 22,286.
- very poor frequently drink on an empty stomach, *Cameron*, 22,290, &c.
- caused often from poverty, *Cameron*, 22,290, 22,291.
- drunkenness not so common as supposed, *Kenny*, 23,209.
- generally caused by poverty of people and bad food, *Kenny*, 23,209.
- drinking on an empty stomach cause of much drunkenness, *Kenny*, 23,209.
- though not much in Galway, yet people spend too much of their money on it, *Somerville*, 24,303, &c.
- one cause of high mortality in Waterford, *O'Farrell*, 24,365a.

## DROGHEDA:

- labourers wretchedly housed in, *McCabe*, 21,933.
- death-rate higher than it ought to be from its situation, *Metge*, 24,487.

## "DROGHEDA CLAUSE":

- adopted by Galway Corporation, *Rice*, 24,177.

## DRUMCONDRA (DUBLIN):

- houses built at, *McMahon*, 24,605, &c.
- cost and accommodation, *McMahon*, 24,606, &c.
- town commissioners have taken power to give reduced rating, which has stimulated erection of working-class dwellings, *McMahon*, 24,638.
- did not try for a provisional order, *McMahon*, 24,640, 24,641.

## DRURY, MR. JAMES WILLIAM:

- Secretary to Rathmines and Rathgar Improvement Commissioners and executive sanitary officer, *Drury*, 22,496.
- evidence of, *Drury*, 22,496—22,608.



## DUBLIN:

- for state of tenements, see TENEMENT HOUSES.
- has byelaws under section 100 of Public Health Act of 1878, *Wodsworth*, 21,797, 21,807.
- Artizans' Dwellings Company act under Labouring Classes Lodging Houses and Dwellings Act (Ireland), 1866, *Wodsworth*, 21,828.
- have obtained a scheme under Cross' Acts, *Monahan*, 21,843.
- borrowed first 20,000*l.* and afterwards an additional 4,000*l.* for Coombe and Boyne Street areas from the Irish Public Works Commissioners, *Cotton*, 21,863-21,866; *Harty*, 22,212.
- Coombe area let to Artizans' Dwellings Company, *Cotton*, 21,867; *Wodsworth*, 22,020-22,023; *Beveridge*, 22,441, &c.; *Harty*, 22,281, &c.
- Boyne Street area not yet carried out, *Cotton*, 21,870-21,872.
- borrowed 27,000*l.* for Plunket Street, area, *Cotton*, 21,874.
- which was cleared, and site let to Artizans' Company, *Cotton*, 21,879; *McCabe*, 21,915-21,920; *Wodsworth*, 22,004, &c., 22,025, &c.
- about to erect dwellings on north side of city under Labouring Classes Houses and Dwellings Act, 1866, *Cotton*, 21,887; *Beveridge*, 22,462, &c.
- corporation have taken steps to suppress cellar dwellings, but they still exist, *Wodsworth*, 21,901, 21,902.
- corporation have also taken successful measures as to tenement houses, 1,875 such having been closed since 1880, *McCabe*, 21,905-21,907.
- extension of boundaries of city much wanted, and strongly advised before Dublin Boundary Commissioners, *Cotton*, 21,972-21,982; *Beveridge*, 22,369, &c., *Conlan*, 23,287.
- city much overtaxed, while other districts do not contribute a fair proportion, *Cotton*, 21,981.
- houses generally held under leases, *Monahan*, 22,002.
- census of, in 1881, *Cameron*, 22,078.
- an average of 10 persons living in each inhabited house in Dublin, *Cameron*, 22,079.
- Metropolitan Police employed as inspectors of nuisances in Dublin, *Cameron*, 22,090.
- has very good local Act as to ruinous dwellings, *Cameron*, 22,106, &c.
- death-rate of Dublin rather high, but sanitary state improving, *Cameron*, 22,125 *Grimshaw*, 23,176.
- death-rate very high, *Grimshaw*, 23,118.
- death-rate not decreasing, *Grimshaw*, 23,171.
- corporation obtained loan of 1,000*l.* to improve sanitary arrangements of the tenement houses, *Cameron*, 22,128, 22,129.
- rent of tenement houses in, *Cameron*, 22,132, &c.
- rents higher in suburbs than in city, *Cameron*, 22,135.
- population of, has decayed for 30 or 40 years till present time, *Cameron*, 22,138, &c.
- number of artizans and labourers unusually large in, *Beveridge*, 22,155.
- number and duties, and salary of sanitary staff, *Beveridge*, 22,159, &c.
- rent of rooms on Coombe area, *Harty*, 22,201; *Beveridge*, 22,309.
- more housed than were displaced on Coombe estate *Harty*, 22,205, &c.
- water supply, *Beveridge*, 22,257, &c.
- rates high, comparatively, *Beveridge*, 22,265.
- most property in Dublin is leasehold, *Beveridge*, 22,302.
- reason why Coombe and Plunket Street property was not sold, *Beveridge*, 22,307.
- pays twice for sanitary police, *Cameron*, 22,355.
- if police were under municipality in Dublin, as in England, it would be a great advantage, *Cameron*, 22,361, &c.
- wealthier classes in, emigrate from city, and poor immigrate, *Beveridge*, 22,372, &c.
- would be benefited if corporation placed on same basis as English corporations in regard to parliamentary powers, *Beveridge*, 22,377.
- can obtain abatement of taxation on low valued houses, *Beveridge*, 22,382.
- a great number of uncollected rates in, *Beveridge*, 22,384.
- houses, how rated, *Beveridge*, 22,385.
- 3,000 houses not rated, being vacant, *Beveridge*, 22,393.

## DUBLIN—cont.

- great many houses in, owned by corporation, *Beveridge*, 22,413, &c.
- rackrental value of all property owned by corporation, *Beveridge*, 22,430.
- corporation should try to provide houses for poor, *Beveridge*, 22,438, &c.
- Baldoyle is the only case in which corporation has been permitted to allocate sites for dwellings for poor, *Beveridge*, 22,438.
- rents of houses in Coombe area, *Daniel*, 22,484, &c.
- Plunket Street area not yet built upon, *Daniel*, 22,494.
- comfortable classes do not contribute proportionately to rates, *Pim*, 22,640.
- no general re-valuation, though urgently required, since 1854, *Scott*, 22,696, 22,702, 22,715, 22,730.
- some portions have increased whilst others have decreased in value, *Scott*, 22,697, &c.
- if a general re-valuation were made rates would be increased, *Scott*, 22,707, &c.
- relation of rateable to gross annual value on all property in, *Scott*, 22,746, &c.
- plenty of room in, to house the working classes, *Spencer*, 22,813.
- general demolition without re-housing in Dublin schemes caused hardship and overcrowding, *Spencer*, 22,837, 22,838.
- favourably circumstanced in regard to compensation, *Spencer*, 22,849.
- houses registered under section 100 of Public Health Act, which are unfit for habitation, *Spencer*, 22,858, &c.
- limited area of taxation affects housing of working classes, *Spencer*, 22,882.
- corporation should carry out structural and repairing alterations under Public Health Act, and demolition by Torrens' Acts, *Spencer*, 22,902, 22,903.
- many buildings in Dublin blocking out air space from courts and passages might with advantage be removed, *Spencer*, 22,907.
- working classes are moving in or staying in, and richer classes going out of city, *Grimshaw*, 23,124.
- north side of city degenerating and the reason of, *Conlan*, 23,241.
- municipality have nothing to do with public morals or bad houses, but they can act with regard to tenement houses under section 100 of Public Health Act, *Conlan*, 23,261-23,263.
- if police were under municipality they could do a great deal in the suppression of improper houses, &c., *Conlan*, 23,266-23,268.
- for further information as to brothels and improper houses. See IMPROPER HOUSES.
- people leave the city for the suburbs to avoid the high taxation, *Conlan*, 23,284.
- house property on south side not degenerating like on north side, *Plunkett*, 23,282.
- See also Mr. E. McMahon, M.P.
- if rates were lower, and loans from Treasury not charged so much, all the available spots in and near city would be covered with small working-class houses, *McMahon*, 24,604.
- cost, accommodation, &c. of houses built at Drumcondra, *McMahon*, 24,605, &c.
- cost of land in, *McMahon*, 24,621.
- if money could be got at 3 per cent. numbers of houses for poor could be built, *McMahon*, 24,663.

DUBLIN ARTIZANS' DWELLINGS COMPANY.  
See ARTIZANS' DWELLINGS COMPANY (DUBLIN).

## DUBLIN (SOUTH) CITY MARKET COMPANY:

- formed to erect a public market and widen streets in connexion with it, *Dillon*, 22,049.
- obtained an Act and three amended Acts, *Dillon*, 23,050.
- had to work in a crowded area of city, *Dillon*, 23,052.
- description of property acquired by, *Dillon*, 23,053.
- number of persons removed, *Dillon*, 23,053.
- all compensated, but none re-housed, *Dillon*, 23,053, 23,054.

## DUBLIN IMPROVEMENT ACT, 1849. See LOCAL ACTS.



## DUBLIN AND KINGSTOWN RAILWAY COMPANY:

- have cheap workmen's trains from and to suburbs, *Beveridge*, 22,321, &c.

## DUBLIN SANITARY ASSOCIATION:

- constituted in 1872, *Pim*, 22,610.
- a voluntary body, *Pim*, 22,613.
- knows actual condition of houses of working-classes, *Pim*, 22,614, &c.
- does not approve of water-closet system, *Pim*, 22,625.
- very instrumental in forming Dublin Artizans' Dwellings Company, *Pim*, 22,628.

## DWELLINGS OF THE WORKING CLASSES AND POOR:

- condition of labourers, *McCabe*, 21,931.
- bad at Drogheda, *McCabe*, 21,933.
- local authorities anxious to improve, *Wodsworth*, 22,038.
- much improved in last 12 years, *Wodsworth*, 22,038.
- many still unfit for habitation, *Wodsworth*, 22,039.
- poverty of towns prevents improvement of, *Wodsworth*, 22,040.
- state of, in Dublin, *Cameron*, 22,053, 22,054, 22,085, &c.
- stables and coach-houses in Dublin converted into, *Cameron*, 22,087.
- before 1866 no inspection of, made, *Cameron*, 22,088.
- police employed in promoting repair of dilapidated houses in Dublin, *Cameron*, 22,091.
- a great number of, in Dublin in 1879 unfit for human habitation, *Cameron*, 22,095.
- many since closed, or repaired, or rebuilt, *Cameron*, 22,104, &c.
- 1,500 houses had no closets, *Cameron*, 22,115.
- Corporation of Dublin should provide dwellings for their own labourers, *Cameron*, 22,130, &c.
- Corporation of Dublin are erecting some, *Cameron*, 22,149, 22,270, &c.
- two-storied cottages most suitable class of dwelling for working classes, *Harty*, 22,215, &c.
- in Dublin, most of houses were originally occupied by persons in a good position, *Cameron*, 22,233, &c.
- housing of poor should be undertaken by corporation, *Cameron*, 22,254, 22,295, &c.; *Beveridge*, 22,438, &c.
- some 4,000 or 5,000 houses in Dublin could be converted into decent workmen's dwellings, *Cameron*, 22,405-22,412.
- such a thing would be best done by the corporation, *Beveridge*, 22,452, &c.
- Corporation of Dublin own a great deal of house property, *Beveridge*, 22,413.
- power of landowners to keep back land from the market makes housing of poor very difficult, *Beveridge*, 22,450, &c.
- in Dublin very bad and unfit for human habitation, *Daniel*, 22,466, &c.
- bad state of, have a demoralising influence on the poor, *Daniel*, 22,467.
- areas still available for building in Dublin, *Daniel*, 22,469.
- corporation should purchase land for, *Daniel*, 22,471.
- two-storied houses most suitable for, *Daniel*, 22,489, &c.
- Plunket Street area cleared nearly 6 years ago, not yet built upon, *Daniel*, 22,494.
- scheme of Rathmines and Rathgar Commissioners defeated by Lord Brabazon, *Drury*, 22,508, &c. 22,558, &c.
- Dublin Sanitary Association knows actual condition of, *Pim*, 22,614.
- in 1872, more than 1,000 in Dublin unfit for habitation, and many without drainage, *Pim*, 22,617, &c.
- some little improvement in last four or five years, *Pim*, 22,620.
- new houses do not appear to be built for poorer classes, *Pim*, 22,622.
- in cases of condemned areas the compensation awarded to better class of houses in those areas is out of all proportion to value, *Pim*, 22,644.

## DWELLINGS OF THE WORKING CLASSES AND POOR—cont.

- houses once closed frequently surreptitiously inhabited, *Pim*, 22,646, &c.; *Grimshaw*, 23,107.
- 52 per cent. of houses once closed, afterwards re-opened, *Pim*, 22,649.
- number of houses occupied by the several trades in Pembroke township by families of one to four and upwards, *Manly*, 22,794-22,780.
- have been built at Ball's Bridge, Dublin, by Lord Pembroke, *Manly*, 22,807-22,808.
- plenty of room in Dublin for, *Spencer*, 22,813.
- tenement houses in certain portions of Dublin have increased since 1865, *Spencer*, 22,814.
- single house accommodation provided by Artizans' Dwellings Company for 9,000 persons in Dublin, *Spencer*, 22,816.
- more repairable houses than rotten houses in Dublin, *Spencer*, 22,820.
- no provision for separation of sexes, nor sufficient sanitary accommodation in houses in Dublin, *Spencer*, 22,822; *Conlan*, 23,269, 23,270.
- sanitary arrangements have improved, *Spencer*, 22,823.
- very poor, most in want of accommodation, *Spencer*, 22,826.
- people in Dublin prefer cottages to tenements, *Spencer*, 22,827.
- private enterprise could provide cottages at a fair profit for superior working-classes, but not for very poor, *Spencer*, 22,828, 22,829.
- boarders taken in some houses in Dublin, *Spencer*, 22,832.
- the general demolition in Dublin schemes caused overcrowding and hardship, *Spencer*, 22,837, 22,838.
- a great deal of bad property can be had in Dublin on very moderate terms, though single owners occasionally hold out for high prices, *Spencer*, 22,851, 22,852.
- principal requirement in Dublin is that no house should be converted into a tenement until structurally fitted for purpose, *Spencer*, 22,874.
- limited area of taxation affects housing of working classes, *Spencer*, 22,882.
- many buildings in Dublin which block out air space might with advantage be removed, *Spencer*, 22,906, &c.
- instance of poor man paying 4s. a week rent, and well-to-do man only 2s., *Spencer*, 22,912-22,916.
- poverty not the cause of difficulty in Dublin, *Spencer*, 22,930.
- private enterprise supplemented by loans from Public Works Board, would furnish capital for, *Spencer*, 22,942.
- description of Sir E. C. Guinness' buildings, *Guinness*, 22,977, &c.
- returns of Registrar General show per-centage of families occupying each class of accommodation, *Grimshaw*, 23,116.
- people in Belfast trying to become their own proprietors, *Bretland*, 23,424, 23,460.
- building houses for working classes is a profitable occupation in Belfast, and is continually going on, *Bretland*, 23,450, &c.
- because wages are low and bricks cheap, *Bowman*, 23,513, 23,520.
- builders sometimes sell, and sometimes, let them, *Bretland*, 23,454, &c.
- in those owned by millowners, &c. in Belfast, if workman leaves employment of owner, goes on strike, or becomes sick, he has to turn out of house, *Bowman*, 23,524, &c.
- Corporation of Belfast remove refuse from houses of very poor, but only as an act of charity in case of men out of work, otherwise it must be paid for, *Bretland*, 23,483 and 23,485, 23,490, &c.; *Bowman*, 23,530, &c.
- in Belfast about 1 per cent. have waterclosets, 99 per cent. dry closets, and some not even that, *Bowman*, 23,530, &c.
- foul refuse in old houses in Belfast, and even in houses built since they obtained byelaws in 1878, is removed through living room, *Bowman*, 23,535, &c.
- description of tenement houses at Cork, *Donovan*, 23,559, &c., 23,572, &c., 23,586-23,588.



DWELLINGS OF THE WORKING CLASSES AND POOR—*cont.*

- those built by Improved Dwellings Company in Cork were not intended for those displaced by Corporation, but for a superior class of people, *Donovan*, 23,599.
- in Cork there are some single-storied cabins, but in bad condition, *McMullen*, 23,625, 23,626.
- amount of air space in some houses in Cork, *Donovan*, 23,659, &c.
- about 4,500 of wage-earning class in Cork have been provided for in last five years, thus indirectly helping to house the poorest class, *McMullen*, 23,659, 23,664.
- about 500 unfit, or structurally unfit, for human habitation, have been destroyed in Cork in last three years, and about 1,000 more remain to be destroyed, *McMullen*, 23,665–23,674.
- some in Cork subject to periodical flooding, *McMullen*, 23,675–23,679.
- the state should aid towns in providing, *McMullen*, 23,698, &c.
- cottage type the best for Cork, and could be built for 65*l.*, exclusive of land, *McMullen*, 23,716–23,733.
- people dirty from necessity, not choice, *Kenny*, 23,183.
- almost an entire want of sanitary accommodation in, in Dublin a few years ago, *Kenny*, 23,184.
- sanitary arrangements have been greatly improved by Dublin Corporation, *Kenny*, 23,185.
- no separation of sexes in, formerly, *Kenny*, 23,186.
- does overcrowding and insanitary condition of, tend to lower morals of the people? *Kenny*, 23,204, &c.
- as to compulsory acquisition of land and houses for, see RIGHTS OF PROPERTY AND CORPORATIONS.
- as to brothels and improper houses, see IMPROPER HOUSES.
- complaints as to nuisances in, generally promptly attended to by Dublin local authorities, *Conlan*, 23,276.
- people will, in time, elect representatives if additional power are given to them, who will make improvements, *Conlan*, 23,280, &c.
- scarcely any tenements in Belfast, *Bretland*, 23,334; *Scott*, 22,686.
- number of and cubic space of air in tenements and lodgings in Belfast, *Bretland*, 23,326–23,334.
- proceedings as to demolition of unhealthy areas in Belfast, under Cross' and their private Acts of 1878 and 1884, *Bretland*, 23,352–23,354, 23,378–23,387.
- in Belfast every dwelling-house must have a privy or watercloset; every dwelling-room must be a certain height; every house a passage at back at least 9 feet wide, *Bretland*, 23,361, 23,362.
- Belfast working classes after having lived in superior dwellings, and who take a pride in such, would not now submit to be housed in dilapidated tenements, *Bretland*, 23,377, 23,388–23,390.
- a growing disposition amongst Belfast people to have superior houses, *Bretland*, 23,390, 23,404.
- builders are beginning to put areas or gardens in front of houses in Belfast, *Bretland*, 23,390, 23,391.
- cost, rating, and rents of, in Belfast, *Bretland*, 23,381–23,387, 23,415–23,429, 23,459.
- price of land in Belfast for, *Bretland*, 23,383.
- no companies for erecting, though there are societies in Belfast, *Bretland*, 23,392, &c., 23,402, 23,403, 23,461.
- Belfast Corporation have not built any, but have bought land and let to private parties who have built houses, *Bretland*, 23,399, 23,400, 23,407–23,414.
- state of, in Limerick very bad, *Spillam*, 23,796, 23,810, 23,805, &c.
- all in the suburbs of Waterford have gardens, *Howard*, 23,911.
- have been built by corporation in Limerick, *Howard*, 23,935.
- very bad in Kingstown, *Flinn*, 24,102, 24,112, &c., 24,121.
- Father Dooley got up a society for building in Galway, *Somerville*, 24,268, &c.
- must be made a national concern, *Somerville*, 24,235, &c., 24,297, &c.; *O'Farrell*, 24,363.
- state of tenements, &c. in New Ross very bad, *Meehan*, 24,382, 24,392, 24,397.

DWELLINGS OF THE WORKING CLASSES AND POOR—*cont.*

- have been built by New Ross Commissioners, *Meehan*, 24,401, &c.
- very satisfactory in Londonderry, *McVicker*, 24,443.
- frightful state of, in Navan, *Metge*, 24,473.
- people dislike living in blocks, *McMahon*, 24,619.
- problem would be solved in Dublin by lowering of rates, lowering of rate of interest on Treasury loans, and compulsory acquisition of dilapidated houses, *McMahon*, 24,604, &c., 24,617, 24,622, &c., 24,657, &c., 24,643, &c.

## EARNINGS. See WAGES.

## ENNIS:

- a body of Commissioners in this town ceased to exist from impossibility of getting sufficiently qualified persons to act, *Monahan*, 21,775.

## ENNISKILLEN:

- cause of high death-rate, *Grimshaw*, 22,160, &c.

## FEVER:

- no epidemic of typhus in Dublin for many years, *Cameron*, 22,059, &c.
- generally fever, and sometimes typhus, in Limerick, *Spillam*, 23,824, &c.
- always present at Waterford, *Tobin*, 23,933, 23,934.
- common in Kingstown, *Flinn*, 24,123, &c.

## FITZWILLIAM, EARL:

- has a large estate in Dublin, *Monahan*, 21,998, 21,999.

## FLINN, MR. EDGAR, F.R.C.S.I.:

- visiting surgeon to several hospitals in Kingstown, *Flinn*, 24,101.
- evidence of, *Flinn*, 24,100–24,146.

## FOOD:

- cheaper in Dublin city than in suburbs, *Cameron*, 22,141, &c.

## FRANCHISE, MUNICIPAL:

- qualifications for, *Monahan*, 21,770, 21,942–21,950.
- in Rathmines, *Drury*, 22,564, &c.
- qualifications for, in Galway, *Somerville*, 24,321, &c.
- qualifications for, in Navan, *Metge*, 24,534, &c.
- should be same as parliamentary franchise, *Metge*, 24,537, &c.

## GALWAY:

- great many people out of work, *Somerville*, 24,239, 24,243, &c.
- population diminishing, *Somerville*, 24,240, &c.
- there is plural voting in municipal as well as poor law elections, so that poor can be outvoted if they tried to elect someone to look after their own interests, *Somerville*, 24,279, &c.
- franchise of, rather exceptional, *Somerville*, 24,321, &c., 24,342, &c.
- qualification for voters, *Somerville*, 24,322, &c., 24,342, &c.
- a popular vote would be better for town, *Somerville*, 24,346.
- people take no interest in corporate elections, nor in anything but national politics, *Somerville*, 24,246, &c., 24,284, &c.
- a corporation, if landlords, would have a difficulty in collecting rents, *Somerville*, 24,251, &c., 24,287, &c., 24,293, &c.
- tenement house property, who earned by, *Somerville*, 24,255, &c.
- tenement house property pays well and sells well, *Somerville*, 24,259, &c.
- but if kept in proper condition would only realize about two per cent., *Somerville*, 24,265.
- Father Dooley organized a society for building workmen's dwellings, *Somerville*, 24,268, &c.
- people are very poor, *Somerville*, 24,276, &c.
- amount of wages, *Somerville*, 24,277.
- rents are high considering very bad accommodation, *Somerville*, 24,290, &c.
- not much, though perhaps too much, drinking amongst working classes, *Somerville*, 24,303, &c.



## GALWAY—cont.

- poverty of people causes overcrowding in, because there are many rooms unlet, *Somerville*, 24,308, &c.
- poor have perhaps come from rural districts into the town, *Somerville*, 24,328, &c.
- no corporate fund, except what is levied on the rates, and only one bit of property worth 18l. a year, *Somerville*, 24,331, 24,332.
- corporation, in adopting "Drogheda clause," were unaware they could act under Cross' and Torrens' Acts, *Rice*, 24,333-24,340.
- the re-establishment of paper manufacturing would benefit town, *Rice*, 24,348.
- under town commissioners, *Rice*, 24,197, 24,198.
- death-rate in 1884 was 24 per 1,000, *Rice*, 24,149, 24,187.
- population between 15,000 and 16,000, *Rice*, 24,150, 24,152, &c., 24,199, &c.
- borough governed by town commissioners, who are the urban sanitary authority, outside borough by grand jury, *Rice*, 24,152; *Somerville*, 24,152, &c.
- about 1,200 houses unfit for habitation, and overcrowding both in tenements and in small houses, *Rice*, 24,157-24,161, 24,163, 24,168, 24,192.
- proceed against overcrowding as "a nuisance," but do not act under section 100 of Public Health Act, nor have byelaws, *Rice*, 24,164, &c.
- town very poor, and people unable to afford rents for decent houses, *Somerville*, 24,169, &c., 24,292.
- a great deal of property belongs to one person, Mr. Walter Blake, who receives rent himself, but has very bad property, *Rice*, *Somerville*, 24,171, &c.
- other owners of bad property are members of the sanitary authority, *Somerville*, 24,176.
- corporation adopted the "Drogheda clause," which will be one remedy for present state of things, *Rice*, 24,177, &c., 24,191, &c.; *Somerville*, 24,333.
- town commissioners pulled down 67 houses as dangerous to passers, *Somerville*, 24,179.
- owners were prosecuted and had to repay the money expended on it, *Somerville*, 24,179.
- building very cheap, but ground rents are high, *Rice*, 24,180, &c., 24,183.
- town commissioners could carry out Cross' Act of 1875, but many of them are owners of tenement houses and have been prosecuted, *Somerville*, *Rice*, 24,186, &c.; *Somerville*, 24,212, &c., 24,233, &c.
- town has very good water supply, water comes from Lough Corrib, *Rice*, 24,187, &c., 24,351.
- has a very old local Act, but act principally under Public Health Act of 1878, *Somerville*, 24,190.
- people are rather destructive and untidy, *Rice*, 24,189, &c.; *Somerville*, 24,265.
- corporation would undertake the building of houses if Government would lend them money at 3 per cent., *Somerville*, 24,195.
- number of voters, *Rice*, 24,209, &c.
- land difficult to obtain, *Rice*, 24,216, &c.; *Somerville*, 24,222, &c.
- housing of poor must be made a national concern, *Somerville*, 24,235, &c., 24,297, &c.
- if present houses were thoroughly repaired and restored, it would meet all present requirements, *Somerville*, 24,244, 24,266, 24,272, 24,294, &c.

## GARDENS:

- all suburban dwellings in Waterford have gardens, *Howard*, 23,911.

## GODIN, MONSIEUR:

- head of a co-operative firm at Guise in France, *Bowman*, 23,530.
- description of his buildings, which are part owned by him and partly by his workmen, *Bowman*, 23,530.

## GRAY, MR. EDMUND DWYER, M.P.:

- Chairman of Sanitary Committee which caused the reform of cleansing yards of tenements in Dublin, *Cameron*, 22,074.

## GRIMSHAW, THOMAS WRIGLEY, M.A., M.D., F.R.S., AND Q.C.P.L.:

- Registrar General for Ireland, *Grimshaw*, 23,084.
- took an active part in formation of Artizans' Dwellings Company, *Grimshaw*, 23,101.
- evidence of, *Grimshaw*, 23,084-23,179.

## GUINNESS, SIR EDWARD CECIL, BART.:

- women employed in his woollen factory, *Cameron*, 22,144, &c.; *Guinness*, 23,045, &c.
- number of men in employ, *Guinness*, 22,965.
- amount of wages, *Guinness*, 22,966, 22,937.
- has erected dwellings for about 180 of his workmen, *Guinness*, 22,971, 22,976, 23,009.
- erected in 1872 the Belle Vue Buildings, and in 1882 the Rialto Buildings, *Guinness*, 22,974-22,976.
- dwellings consist of six of cottage class of three bedrooms, &c., 57 dwellings of two bedrooms, &c., and 105 dwellings of one bedroom, &c., and 12 consisting of a living room, &c., *Guinness*, 22,977.
- description of buildings, water supply, cost, &c., *Guinness*, 22,978, &c.; 23,017, &c.
- cost and rent of buildings, *Guinness*, 22,981-22,984.
- rents in his dwellings lower than in city generally, *Guinness*, 22,985, &c.
- accounted for by asking no interest on his money, *Guinness*, 22,986.
- provides also medical accommodation, attendance, &c., *Guinness*, 22,994.
- rents are collected, not stopped out of wages, *Guinness*, 22,997.
- interest on his outlay between 1½ and 2 per cent., *Guinness*, 22,998.
- men cannot afford to pay more, *Guinness*, 23,010.
- has not yet attempted to lodge his single men, *Guinness*, 23,003, 23,004.
- lodgers not allowed in his dwellings, *Guinness*, 23,005.
- mode of agreement on men entering his dwellings, *Guinness*, 23,012-23,016.
- is thinking of erecting cottages in suburbs, *Guinness*, 23,033.
- is one of the largest shareholders in Artizans' Dwellings Company, *Guinness*, 23,034.
- his buildings more costly than those of Artizans' Dwellings Company, *Guinness*, 23,035.
- health of his workmen and their children better than elsewhere in city, *Guinness*, 23,043.
- nothing in Belfast to correspond to his buildings, *Bretland*, 23,402, 23,403.

## HABITS OF THE WORKING CLASSES:

- sometimes keep dead bodies a long time in their rooms, *Daniel*, 22,475.
- people are very moral, *Daniel*, 22,479, &c.
- people dirty from necessity, not choice, *Kenny*, 23,183.
- people are moral naturally, and they receive good training from clergy, *Kenny*, 23,209.
- drunkenness not so common as supposed, *Kenny*, 23,209.
- as to brothels and improper houses, see IMPROPER HOUSES.
- in Belfast people have a growing inclination to move into superior dwellings, *Bretland*, 23,377; 23,388-23,890; 23,395, &c.
- those in Limerick complain of state of their houses, but, at the same time, go into the cheapest they can find, *Spillam*, 23,882, 23,879.
- people in Waterford would sooner live in the worst condition than pay rates, *Howard*, 24,015.
- high state of morality of Irish people alone prevents their being contaminated by the non-separation of the sexes, *Flinn*, 24,143, 24,144.
- though not much drinking takes place in Galway, yet people spend too much of their money on it, *Somerville*, 24,303, &c.
- like to own their own houses in Londonderry; also invest their savings in building property, *McVicker*, 24,460, 24,461.

## HARTY, MR. SPENCER:

- assistant city engineer of Dublin, *Harty*, 22,048.
- evidence of, 22,048-22,464.



## HEALTH. See DISEASE.

## HOSPITALS:

- in Dublin all, except two, are in municipal boundary, *Beveridge*, 23,470.
- Corporation subscribes 4,600*l.* a year to, *Beveridge*, 23,371.
- only one voluntary hospital in Rathmines, *Drury*, 22,605, &c.

## HOUSE FARMERS:

- own a number of houses in Dublin, *Cameron*, 22,323, &c.
- let houses at 70*l.* which are valued at 8*l.*, *Cameron*, 22,325.
- five own 1,100 houses in Dublin, *McCabe*, 21,911, 21,996, *Cameron*, 22,326.
- live on proceeds of tenement houses, *Cameron*, 22,326.
- do not contribute reasonably towards local burdens, *Cameron*, 22,328, &c.

## HOUSES:

- number of, in Dublin occupied by one, two, three, four families, and upwards, *Scott*, 22,656, &c.
- average number of persons in each house, *Scott*, 22,659, &c.
- most of poverty and bad housing in those occupied by four families and upwards, *Scott*, 22,661.
- in Belfast of a different class to Dublin, *Scott*, 22,694.
- the deduction in rating of houses under 20*l.*, and 8*l.* has tended to the building of small houses as at Belfast, *Scott*, 22,695.
- in one portion of Dublin tenements have increased while professional and private residences have diminished, *Spencer*, 22,814.
- a great deal of bad property can be had in Dublin on very moderate terms, *Spencer*, 22,851.
- single owners occasionally hold out for high prices, *Spencer*, 22,852.
- under sec. 43 of Public Health (Ireland) Act, houses converted into tenements can be considered new buildings, *Spencer*, 22,875, &c.
- tenant has landlord in his power in Dublin, *Spencer*, 22,885.
- tenant, as well as landlord, should be proceeded against for abuses, *Spencer*, 22,889, &c.
- Dublin Corporation should carry out structural and repairing alterations under Public Health Act, and demolitions under 'Torrens' Acts, *Spencer*, 22,902, 22,903.
- in case of demolition of obstructive buildings, owner should be compensated by local authority, *Spencer*, 22,934, 22,935.
- continually being built for working classes in Belfast, and many people live by it, *Bretland*, 23,450, &c.
- builders sometimes let, and sometimes sell them, *Bretland*, 23,454, &c.
- rents of in Belfast produce more to the manufacturers than their manufactures, *Bowman*, 23,510, 23,511, 23,521, &c., 23,542-23,544.
- in case of those owned by millowners, &c., in Belfast, if workman leaves employment of owner, becomes sick, or goes on strike, he has to turn out of house, *Bowman*, 23,524, &c.

## HOUSING OF WORKING CLASSES AND THE POOR. See DWELLINGS OF THE WORKING CLASSES AND POOR.

## HOWARD, MR. JOSEPH WILLIAM:

- town clerk of Waterford and executive sanitary officer, *Howard*, 23,897*a*, 23,903, &c.
- evidence of, *Howard*, 23,897*a*-24,099.

## IMMORALITY:

- a great deal of, in Dublin, *Cameron*, 22,292.
- but Ireland stands first in Europe in regard to morals, *Cameron*, 22,293.
- attributable to overcrowding, *Cameron*, 22,294.
- no incest or unnatural crimes in Dublin, *Cameron*, 22,368.
- morals of lower classes in Dublin very high, *Spencer*, 22,890.

## IMMORALITY—cont.

- non-separation of sexes produces, *Spencer*, 22,890, &c.
- standard of morality very high in Ireland, *Kenny*, 23,205.
- does overcrowding produce? *Kenny*, 23,204, &c.
- high standard of morality natural in Irish race, and is supplemented by training received from clergy of all denominations, *Kenny*, 23,209.
- as to brothels and improper houses in Dublin, see IMPROPER HOUSES.
- no incest or unnatural crimes amongst people on south side of Dublin, *Plunkett*, 23,290, 23,300.
- parents do everything they can to preserve their children's morals, *Plunkett*, 23,293.
- in Dublin ladies' and gentlemen's voluntary associations inquire into and report to clergy, *Plunkett*, 23,294.
- high standard of morals alone prevents Irish people becoming immoral from the non-separation of the sexes, *Flinn*, 24,143, 24,144; *Melge*, 24,508.

## IMPROPER HOUSES:

- improper characters as well as improper houses have crept in north side of Dublin since decadence of district, *Conlan*, 23,255.
- are allowed considerable immunity, and have increased in Dublin latterly, *Conlan*, 23,255.
- increased powers should be given to deal with, *Conlan*, 23,255.
- improper characters source of great trouble to respectable poor living in same house, *Conlan*, 23,255.
- improper characters do not much demoralise respectable poor living in same house, *Conlan*, 23,257.
- improper characters should be confined to one locality, *Conlan*, 23,260.
- Dublin should have power to act similar to Edinburgh in regard to, *Conlan*, 23,259.
- people would object unless powers were in hands of corporation, *Conlan*, 23,260.
- municipality of Dublin has nothing to do with regulation of public morals or bad houses, *Conlan*, 23,261.
- but they have power to deal with tenement houses under section 100 of Public Health Act, *Conlan*, 23,262, 23,263.
- some are regular brothels, *Conlan*, 23,264.
- others are tenement houses in which an improper character takes a flat, *Conlan*, 23,264, &c.
- if the police of Dublin were under the municipality they would be able to do a great deal, *Conlan*, 23,266-23,268.
- scarcely any on south side of Dublin, *Plunkett*, 23,291, 23,292.

## IMPROVED DWELLINGS COMPANY (CORK):

- took area cleared by Cork Corporation on a lease for 900 years, at a rent of 80*l.* a year, *McCarthy*, 23,607, 23,608.
- built 170 new houses, but for a superior class to those displaced, *Donovan*, 23,598-23,600.
- built 419 houses altogether in Cork for the wage-earning class, *McMullen*, 23,658, &c.

## IMPROVEMENT SCHEMES. See DUBLIN, CORK, BELFAST.

## IMPROVEMENTS.

- urban sanitary authorities can widen and improve streets, and make new ones, *Monahan*, 21,779-21,781.
- no power to do so in rural sanitary districts, *Monahan*, 21,711.
- sections 41, 42, and 43 of Public Health Act (Ireland), 1878, empower all sanitary authorities to make and enforce byelaws as to buildings, sites of buildings, air space, ventilation, and drainage, *Monahan*, 21,782, &c.

## INCEST:

- held in abhorrence by lowest classes in Dublin, *Cameron*, 22,368.
- very rare amongst poor, *Daniel*, 22,479.
- none on south side of Dublin, *Plunkett*, 23,293.
- could not exist without the clergy knowing it, *Plunkett*, 23,380.



## INFECTIOUS DISEASE:

- always dormant in Dublin, and ready to appear, *Drury*, 22,623.

## INSPECTOR OF NUISANCES. See NUISANCES, INSPECTOR OF.

## INTEMPERANCE. See DRINK.

## IRISH SOCIETY:

- pull down old houses in Londonderry as leases fall in, and let ground for building new houses for working classes, *McVicker*, 24,463.
- let their ground in perpetuity, *McVicker*, 24,464.

## KENNY, MR. JOSEPH EDWARD, L.R.C.P., L.A.H.:

- visiting medical officer, North Dublin Union Hospital, *Kenny*, 23,180.
- formerly medical officer of health of No. 2 North City District of North Dublin Union, *Kenny*, 23,181.
- evidence of, *Kenny*, 23,180-23,236.
- approver of compulsory acquisition of land by municipalities, *Kenny*, 23,192, &c.
- holds Mr. Davitt's and Mr. George's views as to land, *Kenny*, 23,236.

## KILKENNY:

- high death-rate in, caused by diarrhoea, *Grimshaw*, 23,136.

## KINGSTOWN:

- governed by town commissioners, *Flinn*, 24,146.
- condition of tenement houses and cottages very bad, *Flinn*, 24,102, 24,136, 24,142.
- bad condition due chiefly to middlemen, *Flinn*, 24,103, &c.
- and not apparently to the lords of the soil, *Flinn*, 24,107, &c., 24,137, &c.
- roofs and floors of cottages bad; filth accumulates on floors; no separation of sexes, and much overcrowding, *Flinn*, 24,112-24,114, 24,142, &c.
- high standard of morality of Irish generally alone prevents people becoming contaminated by non-separation of sexes, *Flinn*, 24,143, 24,144.
- accommodation in, and rents of, cottages, *Flinn*, 24,121.
- no privy or ash-pit accommodation, *Flinn*, 24,121.
- infectious diseases very common, but not much typhus, *Flinn*, 24,123, &c.
- death-rate about 25 per 1,000, *Flinn*, 24,126.
- death-rate very high, considering naturally healthy situation, *Flinn*, 24,127, &c.
- strong recommendations as to sanitary condition of, made by Mr. McEvoy, Mr. Roche, and Mr. Crowe never acted upon by town commissioners, *Flinn*, 24,130, &c., 24,136.
- letter from Lords Longford and De Vesie consenting to co-operate in improving condition of houses never answered or acted upon by town commissioners, *Flinn*, 24,107, 24,137.
- people very dissatisfied with their houses, and wish for better, *Flinn*, 24,139, &c.
- rents they now pay are as much as they can afford, *Flinn*, 24,141.

## LABOURERS (IRELAND) ACT, 1883:

- provisions of Cross' Act of 1875 were extended by it to urban sanitary districts of a population of 12,000 and upwards, and those authorised by Local Government Board to put Cross' Act into operation, *Cotton*, 21,845, 21,846.
- powers should be extended to urban districts, *Melge*, 24,482; *McMahon*, 24,662, 24,663.

## LABOURERS' DWELLINGS. See DWELLINGS.

## LABOURING CLASSES, LODGING HOUSES, AND DWELLINGS ACT (IRELAND), 1866:

- when and how it may be adopted, *Monahan*, 21,815-21,826.
- has been acted upon to some extent, *Monahan*, 21,827.
- acted upon to a small extent in Cavan, New Ross, Callan, Waterford, and Dublin, *Wodsworth*, 21,828.
- but virtually inoperative, with the exception of Dublin, *Wodsworth*, 21,832.
- resembles Lord Shaftesbury's English Act of 1851, *Cotton*, 21,886.
- does it apply to artisans, *Melge*, 24,541-24,546.

## LAND, ACQUISITION OF, FOR PUBLIC BENEFIT:

- municipalities should be allowed to compulsorily purchase land or take it without compensation, in case of "limited ownership," *Kenny*, 23,192-23,198, 23,201-23,203.
- rural local authorities should have same power, *Kenny*, 23,220.
- "lands" include houses built upon land to some extent, *Kenny*, 23,227.
- compensation should be given for houses, *Kenny*, 23,231.
- Dr. Kenny in favour of nationalisation of land, *Kenny*, 23,232-23,236.
- corporation should be empowered to compulsorily purchase, *Melge*, 24,478-24,481.
- sanitary authorities should be empowered to compulsorily purchase land for recreation at a fair price, *Melge*, 24,485, 24,495.

## LAND ACT:

- has increased cost of land, *Drury*, 22,586.

## LAND FOR BUILDING PURPOSES:

- cost of, for workmen's dwellings in Belfast, *Bretland*, 23,383.
- no difficulty in getting, in Belfast, *Bretland*, 23,434.
- much increased in value in Belfast, *Bowman*, 23,501, 23,502, 23,508.
- increase in value of, should go to the community, *Bowman*, 23,503.
- offered free to Navan commissioners, but they refused it, *Melge*, 24,527, &c.

## LAND, NATIONALIZATION OF:

- Dr. Kenny in favour, *Kenny*, 23,232-23,236.

## LANDLORDS:

- let land for building only under stringent conditions, *Beveridge*, 22,317.
- Will not let land for workmen's dwellings, *Beveridge*, 22,319, 22,438.
- which renders housing of working classes very difficult, *Beveridge*, 22,450, 22,451.
- should be proceeded against, but should have greater legal powers, *Spencer*, 22,883, 22,884.
- tenants should also be proceeded criminally against for destruction or abuse of the property, *Spencer*, 22,884, 22,885.

## LAW AS TO IRELAND. See ACTS OF PARLIAMENT, and the several Acts under their names.

## LEASES:

- nearly all houses in Dublin are held under, *Monahan*, 22,002; *Beveridge*, 22,302, &c.
- conditions of, in houses used by corporation, *Beveridge*, 22,416.
- most property in Belfast held under long leases, subject to an annual rental, *Bretland*, 23,386, 23,387, 23,435.
- most in Cork is held under, though some is freehold, *Donovan*, 23,773, &c.
- term of, is generally 99 years in Cork, *McCarthy*, 23,777.

## LIMERICK:

- state of things very bad in, *Spillam*, 23,828, 23,886.
- death-rate very high, *Grimshaw*, 23,137; *Spillam*, 23,785, 23,786, 23,827, &c.; *O'Farrell*, 24,355-24,357.
- large number of labouring class live in tenement houses, *Spillam*, 23,787, 23,788.
- has byelaws under section 100, Public Health Act, *Monahan*, 21,796, 21,797; *Spillam*, 23,789.
- done nothing under Cross' Acts, *McCabe*, 21,926.
- has a fairly large staff of sanitary inspectors, but their inspection is very imperfect, *Spillam*, 23,792, &c.
- some overcrowding in, *Spillam*, 23,796, 23,819; *O'Farrell*, 24,372, &c.
- byelaws not acted upon, *Spillam*, 23,790, 23,791, 23,798, 23,819, 23,867, &c.; *O'Farrell*, 24,367, &c.
- have a private local Act, "Limerick Improvement Act, 1853," but it is superseded by Public Health Act, *Spillam*, 23,799, &c.



LIMERICK—*cont.*

- sanitary state of things very bad in, *Spillam*, 23,804, 23,886.
- some tenements have no back yards, and none closets, the refuse being thrown out of doors or in their yards, if they have any, *Spillam*, 23,805-23,807.
- floors and roofs very bad, and some people have no furniture at all, *Spillam*, 23,808-23,811.
- a great many cellar dwellings, varying in height from 5 feet to 8 feet, *Spillam*, 23,812.
- some cellar dwellings have been closed, but many very bad ones left open, *Spillam*, 23,812.
- some cellars have no light, *O'Farrell*, 24,372.
- one cellar had two families of eight people in all, *Spillam*, 23,810.
- a labourers' dwellings company was formed in, in 1884, but have only 14 houses tenanted at present, at rents varying from 1s. 6d. to 3s. a week per house, *Spillam*, 23,813-23,815, 23,842.
- if the company succeeds, operations will be extended, but building is dear, and unless money can be got cheaper than Board of Works charge all building will stop, *Spillam*, 23,816, &c., 23,841, &c., 23,820, &c., 23,893, &c.
- always have fever, and sometimes typhus, in Limerick, *Spillam*, 23,824, &c.
- zymotic diseases very high in, *Grimshaw*, 23,138.
- town is healthily constructed, *Spillam*, 23,830.
- corporation do comparatively nothing to improve state of things, *Spillam*, 23,819, 23,866, &c., 23,881, 23,886, 23,889, &c.
- water supply very defective, how obtained, *Spillam*, 23,831, 23,832.
- corporation have acquired waterworks lately, and contemplate great improvements, *Spillam*, 23,831, &c.
- is a poor town and trade is decreasing, *Spillam*, 23,836, 23,840, 23,852, &c.
- labour and material is dearer than 40 years ago, *Spillam*, 23,843.
- mainly a stone built town, which is bad and dear, *Spillam*, 23,845, &c.
- amount of wages in, *Spillam*, 23,847, &c.
- valuation of, *Spillam*, 23,856-23,863.
- rates in, *Spillam*, 23,864, &c.
- no houses unfit for human habitation have been destroyed or closed, *Spillam*, 23,866-23,867.
- no steps taken to prevent overcrowding, though they have power, and know it, *Spillam*, 23,868, &c., 23,881; *O'Farrell*, 24,372, &c.
- if houses were destroyed, there are no places to re-house the people in, *Spillam*, 23,871.
- people will go into the cheapest houses they can get, *Spillam*, 23,879.
- but complain frequently of the state of their houses, *Spillam*, 23,882, &c.
- want of water and filthy houses one cause of high death-rate, *Spillam*, 23,885, &c.
- have a good medical officer, but his reports are not acted upon, *Spillam*, 23,887-23,890.
- unwillingness of corporation to improve things perhaps due to some of them being the owners of tenement houses, *Spillam*, 23,891-23,892.
- measurements of some tenement rooms in, *O'Farrell*, 24,368, &c.

## LISTOWEL:

- death-rate in 1884 was 42.5, *Grimshaw*, 23,141.
- population of, *Grimshaw*, 23,149.
- cause of high death-rate, *Grimshaw*, 23,160, &c.

## LIVERPOOL:

- has a special Act, under which (clause 21) houses converted into tenements become new buildings, *Spencer*, 22,875, &c.
- the clause is same as clause of Public Health Act (Ireland), *Spencer*, 22,875, 22,908, 22,910.

## LOANS:

- made to Dublin of 161,360*l.* under Acts of 1866 and 1867, *Wodsworth*, 21,893.
- made to Cavan, New Ross, Callan, and Waterford of 6,400*l.* altogether, *Wodsworth*, 21,828, 21,829.
- made to Limerick by Board of Works.
- 1,700*l.* lent by Board of Works to Waterford, *Howard*, 23,937.

LOANS—*cont.*

- if interest charged on Treasury loans were reduced people would build very quickly in and around the city of Dublin to the great advantage of the working classes, *McMahon*, 24,604, &c.
- how advanced by Board of Works, *McMahon*, 24,631.

## LOCAL ACTS:

- existence of, does not exempt local sanitary authorities from the obligation or performance of their duties under Act of 1878, *Monahan*, 21,814.
- Dublin has a very good one (1864) regarding ruinous dwellings, *Cameron*, 22,106, &c.
- Provisions of Dublin Improvement Act, 1864, *Cameron*, 22,110, &c.
- Dublin can also proceed under their Improvement Act, 1849, *Cameron*, 22,114; *Beveridge*, 22,378.
- nature of Improvement Act, 1849, *Beveridge*, 22,380.
- Rathmines tax every house in township under their local Acts and have no bad debts, *Drury*, 22,569, 22,573, &c.
- how obtained in Rathmines, *Drury*, 22,580.
- Pembroke township has a local Act, *Manly*, 22,790, 22,802.
- Liverpool Town Council have a special Act as to houses converted into tenements becoming new buildings, *Spencer*, 22,875.
- section 43 of Public Health (Ireland) Act, gives similar power, *Spencer*, 22,875, &c.
- several of, in Belfast, *Bretland*, 23,339.
- how private Bills were promoted in Belfast, when other Irish corporations have apparently no power to do so, *Bretland*, 23,363-23,372.
- Cork has one, *McCarthy*, 23,617, &c.
- Limerick has a local Act of 1853, but it is superseded by the Public Health Act, *Spillam*, 23,799, &c.

## LOCAL AUTHORITIES:

- several persons, owning bad and insanitary areas, serving on local boards, *Wodsworth*, 22,007, 22,008.
- no open desire to support candidates who promise to keep down rates, *Wodsworth*, 22,041, 22,042.
- great interest taken in election of, *Wodsworth*, 22,042.
- have nothing to do with the valuation of property on which rates are collected, *Scott*, 22,738.
- the acquisition of portion of area by local authority should be a condition precedent to their declaration of scheme, *Spencer*, 22,922, &c.
- should be allowed to purchase compulsorily vacant ground without houses (and not included in Sir R. Cross' Act), *Spencer*, 22,926, 22,927, 22,928.
- should compensate owners of obstructive houses when ordered to be demolished, *Spencer*, 22,934, 22,935.
- See CORPORATIONS.
- rural local authorities, as well as municipalities, should be empowered to compulsorily purchase land if considered necessary for people, *Kenny*, 23,192, 23,220.
- and in cases of limited ownership without compensation, *Kenny*, 23,192, &c., 23,201-23,203.
- popular representative local authorities would improve condition and health of people and develop manufactures, *Kenny*, 23,207, 23,222-23,226.
- if more power is given to them, people will elect representatives who will carry out improvements, *Conlan*, 23,280-23,288.
- should be empowered to compulsorily purchase land for recreation at a fair price, *Melge*, 24,485, 24,495.
- in Navan town commissioners do not represent the people, though elected by them, 24,496-24,499.

## LOCAL GOVERNMENT BOARD FOR IRELAND:

- See also CORPORATIONS.
- can, by provisional orders, constitute towns having commissioners under certain Acts, *Monahan*, 21,773.
- has extensively used this power, *Monahan*, 21,774.
- never framed model byelaws, *Wodsworth*, 21,262-22,270.



LOCAL GOVERNMENT BOARD FOR IRELAND—  
*cont.*

- can give compulsory powers, under Public Health Act, to widen streets, but not to take land on either side, *Drury*, 22,507.
- never suggest to sanitary authorities the adoption of model byelaws, *Howard*, 24,005–24,007.
- action with regard to high death-rate in Limerick and other places, *O'Farrell*, 24,356, &c.
- their own inspector says they have issued reports, and suggested that byelaws should be acted upon, *O'Farrell*, 24,372, &c.
- circulated a digest of Public Health Act, *O'Farrell*, 24,376.
- recently recommended powers to be extended to Cashel and other small towns under 12,000 in population, *O'Farrell*, 24,375.
- have communicated with local sanitary authorities, *Burke*, 24,429.

## LODGERS:

- are the greatest evil the Artizans' Dwellings Company have to contend against, *Spencer*, 22,830, &c.
- the lodger resembles the "pig that pays the rent," *Spencer*, 22,831.
- not permitted in Guinness' buildings, *Guinness*, 23,005.

## LODGING-HOUSES:

- sections 100 and 101 of Act of 1878 allows Local Government Board to permit sanitary authorities to make and enforce byelaws as to, *Monahan*, 21,796.
- the byelaws are only in force in Belfast, Dublin, and Limerick, *Wodsworth*, *Cotton*, 21,797, 21,798.
- inspected in Dublin by sanitary staff, *Cameron*, 22,168.
- 7,800, including cottages, registered in Dublin, *Cameron*, 22,168.
- amount of cubic space allowed by byelaws in registered houses in Dublin, *Cameron*, 22,170.

## LOMBARD, MR.: See Mr. E. McMahon, M.P.

## LONDONDERRY:

- has done nothing under Cross' Acts, *McCabe*, 21,926.
- death-rate of, *McVicker*, 24,434, 24,447.
- number of houses, and average population to each house, *McVicker*, 24,435, 24,436.
- tenement house system scarcely exists at all, *McVicker*, 24,436, &c.
- old houses pulled down by Irish Society on expiration of their leases, and let the ground for building new houses, *McVicker*, 24,437, &c.
- the new houses are single houses, &c., *McVicker*, 24,438.
- number of houses occupied by artisan and working classes, *McVicker*, 24,440.
- number under 4*l*. valuation and under 2*l*., *McVicker*, 24,441, 24,442.
- a great improvement in dwellings of poor during the last 10 years, *McVicker*, 24,443.
- diminished death-rate partly due to new houses and partly to good sanitary arrangements, *McVicker*, 24,444.
- previous to improvements commencing, old houses were very bad, sanitary arrangements bad, and overcrowding, *McVicker*, 24,450, &c.
- 1,137 new houses built since 1875, with good sanitary arrangements and water supply, *McVicker*, 24,453, &c.
- watercloset accommodation still defective in some places, and water supply not particularly good, *McVicker*, 24,455, &c.
- every house must not have waterclosets or privies, and ash-pits, *McVicker*, 24,458.
- corporation compels the clearing of privies, or clear them themselves at people's expense, *McVicker*, 24,459.
- people have a desire to own their own houses, and invest largely in building property, *McVicker*, 24,460, 24,461.
- water supply on the whole very satisfactory and increasing, *McVicker*, 24,465.
- water supply belongs to corporation, *McVicker*, 24,466.
- every property owner must have a good and continuous supply of water, *McVicker*, 24,467.

## LONGFORD, LORD:

- as a lord of the soil, offered to co-operate in improving tenement houses and cottages in Kingstown, *Flinn*, 24,107, 24,137.

## MACCABE, MR. FRANCIS XAVIER F., M.R.C.S.E., F.R.Q.C.P.I.:

- chief inspector to Local Government Board for Ireland, *McCabe*, 21,760.
- evidence of, 21,758–22,043.

## McCARTHY, MR. ALEXANDER:

- town clerk and law agent of Cork, *McCarthy*, 23,550.
- evidence of, *McCarthy*, 23,550–23,782.

## McMAHON, MR. EDWARD, M.P.:

- owns with Mr. Lombard 66 acres in and about Dublin, *McMahon*, 24,594.
- about 1,200 houses have been built on that ground in last 15 years, *McMahon*, 24,595.
- rent and accommodation of the small houses built for poorer people, *McMahon*, 24,597, &c.
- valuation, rates, and taxes of them, *McMahon*, 24,600, 24,601.
- high rates prevent more of them being built, *McMahon*, 24,602, &c.
- used Labouring Classes Act of 1866, borrowed money from Board of Works, *McMahon*, 24,625, &c.
- member of Dublin Corporation and a town commissioner of Drumcondra, *McMahon*, 24,636.

## McMULLEN, MR. MICHAEL J., C.E.:

- borough engineer of Cork, *McMullen*, 23,549.
- evidence of, *McMullen*, 23,549–23,782.

## McVICKER, MR. ROBERT:

- is mayor of Londonderry, *McVicker*, 24,433.
- evidence of, *McVicker*, 24,433–24,467.

## MAHONY, MR. JAMES:

- high constable of Waterford and sanitary inspector of the city, *Mahony*, 23,897, 23,969.
- evidence of, *Mahony*, 23,897–24,099.

## MANLY, MR. JOSHUA CARROLL:

- secretary to Pembroke Town Commissioners, *Manly*, 22,789.
- evidence of, *Manly*, 22,789–22,808.

## MARJORIBANKS, MR.:

- owns very decent tenement houses in Stafford Street, Dublin, *Kenny*, 23,187.

## MAYO:

- death-rate of, low, notwithstanding poverty, *Grimshaw*, 23,178.
- because rural population mostly live in open air, *Grimshaw*, 23,179.

## MEAGHER, ALDERMAN WILLIAM, M.P.:

- chairman of Dublin Sanitary Committee, *Meagher*, 22,046.
- evidence of, 22,045–22,464.

## MEATH, EARL OF:

- has a large property in Dublin, *Monahan*, 22,000; *Beveridge*, 22,304, &c.
- owned part of Coombe area, *Beveridge*, 22,304.
- opposed Rathmines scheme as owner of fee, *Drury*, 22,512, 22,513.

## MEDICAL OFFICER OF HEALTH:

- how appointed, *Wodsworth*, 22,026, &c.
- does not give whole time to service, *Wodsworth*, 22,034.
- not necessary that he should do so, *Wodsworth*, 22,037.
- duties and pay in Waterford, *Howard*, 24,095, &c.

## MEEHAN, MR. NICHOLAS J., M.D.:

- medical officer New Ross dispensary district and workhouse, *Meehan*, 24,379.
- evidence of, *Meehan*, 24,379–24,420.



**METGE, MR. ROBERT HENRY:**

- knows towns of Navan, Trim, Kells, and Drogheda, *Metge*, 24,468, 24,469.
- evidence of, *Metge*, 24,468-24,566.

**MIDDLEMEN:**

See also **HOUSE FARMERS.**

- rents in tenement houses generally received by, in Dublin, *Harty*, 22,224, &c.
- make enormous profits, *Harty*, 22,226.
- should be held responsible for condition of houses, *Harty*, 22,227.
- landlords have to pay for improvements to benefit middlemen, *Cameron*, 22,326.
- Corporation should take houses out of hands of, *Beveridge*, 22,459, &c.
- pay rates in tenement houses in Dublin, *Scott*, 22,680.
- allowed so much for collecting weekly rents, *Scott*, 22,684.
- if they fail to pay rates, the tenants are liable, *Scott*, 22,733.
- process in case of middlemen failing to pay rates, *Scott*, 22,734.
- in Belfast manufacturers are, a description of, *Bowman*, 23,545.
- are sub-lessees of tenement houses in Cork, *Donovan*, 23,570.
- a great difference in what they pay and receive for tenements at Cork, *Donovan*, 23,571.
- make a lot of money out of tenement houses in Cork, *Howard*, 24,034, &c.
- responsible for bad condition of tenement houses, &c. in Kingstown, *Flinn*, 24,103, &c.

**MILLOWNERS IN BELFAST:**

- have their workmen who live in houses owned by them completely at their mercy, *Bowman*, 23,529, 23,524, &c.
- make more from their houses than from manufactures, *Bowman*, 23,510, 23,511, 23,521, &c.
- yet are in a very bad way themselves, *Bowman*, 23,545, &c.

**MODEL BYELAWS:**

- never framed by Local Government Board for Ireland, *Wodsworth*, 21,962-21,970.

**MONAHAN, MR. JAMES HENRY, Q.C.:**

- legal adviser to Local Government Board for Ireland, *Monahan*, 21,759.
- evidence of, 21,758 to 22,043.

**MORALITY. See IMMORALITY.****MUNICIPAL BOUNDARIES:**

- Commissioners recommended extension of, in Dublin, *Beveridge*, 22,369.

**MUNICIPAL CORPORATIONS ACT (IRELAND):**

- with 3 & 4 Vict. c. 108., regulates elections to corporations in Ireland, *Monahan*, 21,768.

**MUNICIPAL SYSTEM:**

- police in Liverpool, Manchester, Birmingham, &c. entirely under municipality, *Cameron*, 22,356, &c.
- Dublin would benefit if English system was in force, *Cameron*, 22,361.

**NAVAN:**

- population of, *Metge*, 24,470.
- overcrowding very bad, as bad as anywhere in Ireland, *Metge*, 24,471, &c., 24,489, &c.
- some houses in a frightful state, no roofs, no floors, no ceilings, mud walls, no windows, and sewage coming through floor, *Metge*, 24,473.
- lowness of death-rate due partly to good situation, *Metge*, 24,475.
- is the urban sanitary authority under a provisional order, *Metge*, 24,475.
- can claim powers under Cross' Act of 1875 and Irish Act of 1868, but have not put them in force, *Metge*, 24,475, &c.
- objections to Cross' and the Irish Act, *Metge*, 24,476-24,478, 24,541, &c.

**NAVAN—cont.**

- landlord should be able to borrow money direct from Local Government Board for building artizan's houses, *Metge*, 24,477.
- land is very dear in Navan, and town commissioners should be empowered to compulsorily purchase land, *Metge*, 24,478-24,481.
- Labourers (Ireland) Act should be extended to urban districts, *Metge*, 24,482.
- some houses have no back yards, *Metge*, 24,489-24,491.
- no recreation ground, land should be compulsorily acquired for it, *Metge*, 24,485, 24,495, 24,566.
- house property very valuable, *Metge*, 24,502, 24,503.
- rents of houses, *Metge*, 24,504, &c.
- if new houses were built they would be at once occupied, *Metge*, 24,510.
- cause of the overcrowding, *Metge*, 24,582, 24,511.
- the system of district rating is chief cause of overcrowding, because rates being lower outside boundary, poor people are driven in by the land owners and tenant farmers, *Metge*, 24,511, &c.
- town commissioners although offered land free for building dwellings for poor, and fair profit assured, refused to accept it, being afraid to burden the rates, *Metge*, 24,527, &c.
- town commissioners are practically self elected, *Metge*, 24,536, 24,554, 24,555.
- franchise upon which commissioners are elected, *Metge*, 24,534.
- franchise should be same as parliamentary, *Metge*, 24,537, &c.
- rates, how levied, *Metge*, 24,511, &c., 24,556.
- union and the amalgamation of unions would be an advantage, *Metge*, 24,557, &c.
- occupation of people, *Metge*, 24,560, &c.

**NEVILLE, MR. PARK, C.E.:**

- city engineer of Dublin, *Neville*, 22,047.
- evidence of, 22,047-27,464.

**NEW ROSS:**

- has adopted and acted to a small extent under Labouring Classes, Lodging Houses, and Dwellings Act (Ireland), 1866, *Wodsworth*, 21,828.
- has an extraordinarily high death-rate, *Wodsworth*, 21,831.
- death-rate in 1883 and 1884, *Grimshaw*, 23,143.
- cause of high death-rate, *Grimshaw*, 22,160, &c.
- condition of poor and working classes very unsatisfactory, *Meehan*, 24,381.
- sanitary arrangements defective, water supply and sewage bad, *Meehan*, 24,382, &c.
- sewage difficulty lately remedied, *Meehan*, 24,383, &c.
- death-rate very high, *Meehan*, 24,388, &c.; *Burke*, 24,425, &c.
- three-fourths of labourers' houses and some respectable houses have no sanitary arrangements whatever, *Meehan*, 24,392.
- governed by commissioners, *Meehan*, 24,393.
- high mortality due partly to defective sewerage and water supply, *Meehan*, 24,396.
- other causes of high mortality, *Burke*, 24,427, &c.
- no steps taken to remedy water supply, *Meehan*, 24,395.
- poorest people live mostly in tenement houses, *Meehan*, 24,398.
- both tenement houses and cabins are overcrowded, *Meehan*, 24,397, 24,404.
- has no byelaws under section 100 of Public Health Act, but have built 26 new houses, *Meehan*, 24,400, 24,401.
- houses built by corporation intended for better class of working men, such as policemen, *Meehan*, 24,402, 24,403, 24,412, &c.
- rents and accommodation of these houses, *Meehan*, 24,405, &c., 24,412, &c.
- not sufficient house accommodation, *Meehan*, 24,404, 24,419.
- commissioners have no difficulty in collecting rents, *Meehan*, 24,410.
- tenure of land is leasehold, and it can easily be got, *Meehan*, 24,418.
- Mr. Tottenham is the principal landlord, *Meehan*, 24,414.



NEW ROSS—*cont.*

- if town commissioners continue building they could successfully house the poorer classes, *Meehan*, 24,420.

## NIGHT INSPECTION OF TENEMENTS:

- none of, in Belfast, *Bretland*, 23,336.
- exists in Manchester under English Act, and could be carried in Ireland also, *Bretland*, 23,339.

## NUISANCES:

- definition of, for purposes of Irish Act of 1878, *Monahan*, 21,808, 21,809.
- steps to be taken under Act when such exist, *Monahan*, 21,810-21,812.
- in 1886 metropolitan police employed in Dublin to detect, *Cameron*, 22,090.
- complaints as to, in tenement houses in Dublin, promptly attended to by local authorities, *Conlan*, 23,276.
- people more anxious than formerly to remedy defective sanitary arrangements, *Conlan*, 23,278, 23,279.
- people, unless very poor, have to pay for removal of house refuse in Belfast, *Bretland*, 23,483 and 23,485, 23,490, &c., 23,530, &c.
- foul refuse in old houses in Belfast having no back yards, and even in some built since 1878, is removed through living room, *Bowman*, 23,535, &c.
- some sewers in old streets in Belfast not more than 2 ft. 6 in. below the surface, *Bowman*, 23,537.

## NUISANCES, INSPECTOR OF:

- before 1866 only one in Dublin, *Cameron*, 22,089.
- in 1866 a staff of metropolitan police employed in Dublin as, *Cameron*, 22,090.

## O'FARRELL, DR. GEORGE PLUNKET, M.D.:

- is Local Government Board inspector for province of Munster, *O'Farrell*, 24,353.
- knows Cork, Waterford, and Limerick, *O'Farrell*, 24,354.
- evidence of, *O'Farrell*, 24,353-24,378.

## OVERCROWDING:

- very great in Dublin in 1880, *McCabe*, 21,906-21,909.
- labourers overcrowded in Drogheda, *McCabe*, 21,933.
- an average of over 10 persons in each house in Dublin in 1881, *Cameron*, 22,079, &c.
- not cause of high death-rate in Dublin, *Cameron*, 22,171.
- not great as compared with other places, *Cameron*, 22,233, &c.
- is of a different nature to that elsewhere, *Cameron*, 22,233, &c.
- in tenement houses in Rathmines, *Drury*, 22,521.
- not much in Dublin, the rooms being large and cubical space sufficient, *Spencer*, 22,821.
- caused by the general demolition in Dublin schemes without re-housing, *Spencer*, 22,837, 22,838.
- partly cause of high death-rates in Enniskillen, Listowel, and New Ross, *Grimshaw*, 23,161.
- much of, in Dublin five years ago, *Kenny*, 23,182.
- does it lower morals of people? *Kenny*, 23,204.
- on north side of Dublin, *Conlan*, 23,239.
- on south side of Dublin, *Plunkett*, 23,289.
- none in tenement houses in Belfast, *Bretland*, 23,330.
- instance of, in Belfast, *Bowman*, 23,540.
- an enormous amount of, in tenement houses in Cork, *Donovan*, 23,601, 23,634, &c.
- has not much lessened in Cork for last 30 years, *Donovan*, 23,651-23,656; *McCarthy*, 23,656-23,658.
- some in Limerick, *Spillam*, 23,796, 23,810; *O'Farrell*, 24,368, &c.
- corporation of Limerick take no steps to prevent, though they have the power and know it, *Spillam*, 23,808, &c.; *O'Farrell*, 24,373.
- proceeded against in Waterford as "a nuisance," under Public Health Act, *Mahony*, 23,971, &c.
- a great deal in Kingstown, *Flinn*, 24,114.
- a great deal in Galway, *Rice*, 24,159, &c.
- caused in Galway to some extent by poverty, *Somerville*, 24,308, &c.

OVERCROWDING—*cont.*

- land is partly leasehold on long leases and partly freehold, *Somerville*, 24,317-24,320.
- exists in tenement houses and cabins in New Ross, *Meehan*, 24,397, 24,404.
- very bad in Navan, *Melge*, 24,471, &c., 24,505.

## OVERCROWDING, INSTANCES OF:

- 33 and 34, King Street, Dublin, 78 people in two houses, *Pim*, 22,635, &c.
- 21, Upper Gloucester Street, Dublin, *Spencer*, 22,867.
- in Belfast, *Bowman*, 23,540.
- in Limerick, *Spillam*, 23,810.
- in Kingstown, *Flinn*, 24,114.
- in Galway, *Somerville*, 24,168.
- in New Ross, *Meehan*, 24,404.

## OXMANTOWN:

- an estate owned by Dublin Corporation, *Spencer*, 22,839.
- cleared three years ago, but nothing done since, *Spencer*, 22,839, &c.
- but corporation has at last determined upon something, *Spencer*, 22,842.

## PAWNBROKERS:

- taxed in Dublin, *Beveridge*, 22,346, &c.; *Cameron*, 22,351, &c.

## PEMBROKE, EARL OF:

- has large property in Merriem Square, Dublin, and vicinity, *Monahan*, 21,999.
- owns nearly all the land in the Pembroke township, *Manly*, 22,805.
- has built a number of houses for working classes at Balls Bridge, *Manly*, 22,808.

## PEMBROKE TOWNSHIP (DUBLIN):

- greater part formerly belonged to corporation, *Beveridge*, 22,313.
- corporation are still nominal landlords, *Beveridge*, 22,314.
- houses occupied by poor have been pulled down and inhabitants flocked into the city, *Beveridge*, 22,321, 22,445.
- previous to 1863 was under grand jury of county of Dublin, *Manly*, 22,790.
- in 1863 Pembroke Township Act was passed, *Manly*, 22,790.
- valuation of township in 1863 and 1884, *Manly*, 22,791.
- population of, in 1863 and 1884, *Manly*, 22,792, 22,793.
- number of houses occupied by different trades, by one, two, three, and four families and upwards, *Manly*, 22,794-22,800.
- Act under Public Health Act, *Manly*, 22,802-22,804.
- most of property owned by Earl of Pembroke, *Manly*, 22,805.
- nearly all laid out for building a superior class of houses, *Manly*, 22,806.

## PIM, MR. FREDERICK WILLIAM:

- honorary secretary, Dublin Sanitary Association, *Pim*, 22,609.
- evidence of, *Pim*, 22,609-22,652.

## PLUNKETT, REV. ABRAHAM:

- administrator of St. Andrew's, Dublin, *Plunkett*, 23,237.
- evidence of, *Plunkett*, 23,289-23,300.

## PLUNKET STREET, DUBLIN:

- scheme for. See DUBLIN.

## POLICE:

- Dublin metropolitan, employed as sanitary officers, *Cameron*, 22,090; *Beveridge*, 22,162, &c.; *Cameron*, 22,335, &c.
- Dublin metropolitan, costs about 100,000l. a year, *Cameron*, 22,349.
- entirely under municipality in towns in England *Cameron*, 22,356, &c.



POLICE—*cont.*

- if employed on sanitary work in Dublin are specially paid, *Cameron*, 22,360, &c.
- could be maintained by corporation at 1s. 4d. in the £, *Cameron*, 22,364.
- are very efficient and highly paid, *Cameron*, 22,365, &c.
- sources of revenue of Dublin police, *Beveridge*, 22,464.
- in Belfast are constabulary, *Scott*, 22,743, &c.
- if they were under municipality in Dublin, could do a great deal on the suppression of immoral houses, &c., *Conlan*, 23,266–23,268.

## POVERTY:

- nos the cause of the difficulty of housing the poor, *Spencer*, 22,930.
- cause of high death-rates in Ireland, *Grimshaw*, 23,176–23,177.
- Irish people generally very poor, *Kenny*, 23,207.

## PRIVIES:

- state of, in Dublin a few years back, *Cameron*, 22,117, &c.
- now nearly all removed, *Cameron*, 22,120.
- 15,000 in Dublin in 1882, *Cameron*, 22,121, &c.
- waterclosets have taken their place in Dublin, *Cameron*, 22,120, &c.
- in Belfast every dwelling-house is required, under local Acts, to have a privy or watercloset, *Bretland*, 23,361.
- how cleaned out in workmen's dwellings in Belfast, *Bretland*, 23,472.
- 1 per cent. of workmen's dwellings in Belfast have waterclosets, 99 per cent. dry closets, and some not even that, *Bowman*, 23,530, &c.
- in Cork some tenement houses have privies, some waterclosets, and some none at all, *Donovan*, 23,767, &c.
- how cleared in Londonderry, *McVicker*, 24,459.
- every house in Londonderry must have waterclosets or privies, *McVicker*, 24,458.

## PROPERTY, RIGHTS OF. See RIGHTS OF PROPERTY.

## PUBLIC HEALTH ACT (IRELAND), 1878:

- dates from 1878, *Monahan*, 21,762.
- follows lines of English Act of 1875, *Monahan*, 21,763.
- applies to whole of Ireland, including Dublin, *Monahan*, 21,764.
- divides Ireland into urban sanitary and rural sanitary districts, *Monahan*, 21,765.
- empowers sanitary authorities as to buildings, air space, ventilation, widening of streets, and prohibition of cellar dwellings, *Monahan*, 21,779–21,789.
- byelaws as to lodging-houses only in force in Dublin, Belfast, and Limerick, *Wodsworth* and *Cotton*, 21,797, 21,798.
- defines "a nuisance," *Monahan*, 21,808, 21,809.
- enormous powers exist under its provisions, *Cameron*, 22,150.
- number of houses registered in Dublin under, *Cameron*, 22,168.
- Local Government Board can give compulsory powers under, for widening streets, but not for taking ground on either side, *Drury*, 22,507.
- byelaws as to buildings easily made under, *Pim*, 22,622.
- Corporation of Dublin register houses under section 100 which are unfit for habitation, *Spencer*, 22,858, 22,859.
- section 43 corresponds with clause 21 of Liverpool Act, as to houses converted into tenements becoming "new buildings," *Spencer*, 22,875, &c., 22,908, 22,910, &c.
- Corporation of Dublin should undertake repairing and structural alterations of houses under, *Spencer*, 22,903, &c.
- section 100 empowers corporations to enforce separation of sexes, *Kenny*, 23,187.
- Belfast proceeds under, in regard to old buildings, &c., *Bretland*, 23,341.
- section 100 not put in force in Cork as to tenement houses, *Donovan*, 23,576, 23,577.

## PUBLIC HEALTH ACT (IRELAND), 1878:

- Dublin really only place where byelaws under section 100 are put in force, *O'Farrell*, 24,367; *Burke*, 24,432.
- not efficiently carried out by sanitary authorities in Ireland, *Burke*, 24,424, 24,432.

## PUBLIC HEALTH ACT (IRELAND) AMENDMENT ACT, 1879:

- constitutes town commissioners, not otherwise incorporated, a body corporate for purposes of Act of 1878, *Monahan*, 21,772.

## PUBLIC HEALTH (IRELAND) AMENDMENT ACT, 1884:

- when there is an insufficient number of qualified persons to act as commissioners, provides that the lapsed urban district become part of a rural district, *Monahan*, 21,776.

## PUBLIC HEALTH COMMITTEE (DUBLIN):

- constitution of, *Meagher*, 22,461.

## RAILWAYS (IRELAND) ACTS:

- regulate assessing of damages in Ireland, *Dillon*, 23,058.
- answer to Lands Clauses Consolidation Act, 1845, *Dillon*, 23,058.
- mode of procedure, *Dillon*, 23,058.

## RAILWAY COMPANIES:

- offer some facilities to working classes to travel at cheap rates, *Beveridge*, 22,321.
- Dublin and Kingstown Railway Company have early and late workmen's trains from and to suburbs, *Beveridge*, 22,321, &c.

## RATEPAYERS:

- in Dublin many persons pay rates, but have no votes, *Monahan*, 22,014.
- which could be remedied by giving votes to all paying rates, *Monahan*, 22,018, 22,019.
- Dublin ratepayers do not support candidates who promise to keep down rates, *Wodsworth*, 22,041, 22,042.

## RATES:

- feeling as to keeping as low as possible, *Wodsworth*, 22,041, 22,042.
- in Dublin are high comparatively, *Beveridge*, 22,265, &c.
- municipal rates in Dublin, 5s. 11d. in £, *Beveridge*, 22,269.
- poor rates are 3s. to 3s. 6d. in the £, *Beveridge*, 22,268.
- police rate 8d. in the £, *Beveridge*, 22,348.
- Dublin unfairly taxed, *Beveridge*, 22,374, &c.
- amount of, in Rathmines, *Beveridge*, 22,376; *Drury*, 22,569, &c.
- Dublin, under certain Acts, can obtain abatement of taxation on houses of low valuation, *Beveridge*, 22,382.
- a great number uncollected in Dublin, *Beveridge*, 22,384.
- how houses are rated in Dublin, *Beveridge*, 22,385.
- 3,060 houses, being unlet, escape taxation in Dublin, *Beveridge*, 22,395.
- if all houses, occupied or not, were rated, present rates would be eased, *Beveridge*, 22,396, &c.
- no bad deaths in Rathmines, *Drury*, 22,573.
- wealthier classes in Dublin do not contribute fair proportion, *Pim*, 22,640; *Spencer*, 22,882.
- proportion of, as rental in Dublin, *Scott*, 22,679.
- middlemen pay them in tenement houses, *Scott*, 22,680.
- Belfast has three rating bodies—Town Council, Water Commissioners, and Board of Guardians, *Scott*, 22,685, 22,739, &c.
- amount of, in Belfast, *Scott*, 22,685, &c., 22,740.
- in Dublin would be increased by a general revaluation, *Scott*, 22,707, &c.
- if middlemen fail to pay, tenant is liable, *Scott*, 22,733.
- process in case of failure of middlemen to pay, *Scott*, 22,734.



RATES—*cont.*

- local authorities have nothing to do with the valuation of property on which rates are collected, *Scott*, 22,738.
- in Dublin landlord generally pays taxes and keeps premises in repair, *Scott*, 22,752, &c.
- how Valuation Commissioners rate new houses, *Scott*, 22,758, &c.
- limited area of taxation in Dublin affects housing of working classes, *Spencer*, 22,882, &c.
- amount of, for a year of Artizans' Dwellings Company, *Spencer*, 22,950, &c.
- of north side of Dublin as high as other portions, though that part is degenerating, *Conlan*, 23,244, 23,284.
- valuation of north side of Dublin is lowered, *Conlan*, 23,245.
- improvements have not led in Dublin to increase of, *Conlan*, 23,283.
- lowering of taxation will to some extent remedy the evils connected with housing the poor, *Conlan*, 23,287.
- people leave city for suburbs to escape taxation, *Conlan*, 23,284.
- amount of, in Belfast, *Bretland*, 23,316–23,325.
- Belfast draws great distinction under Act of 1865 in favour of houses rated at under 20*l.*, *Bretland*, 23,323, 23,373–23,376.
- of workmen's houses in Belfast, *Bretland*, 23,385, 23,426–23,429.
- landlord, and not occupier, pays rates and taxes of small houses in Belfast, *Bretland*, 23,426–23,428, 23,459, 23,481.
- old houses if repaired or improved in Belfast are re-valued, and new houses are valued high, while in old houses that have not been touched valuation would remain same and as low as 20 years ago, *Bretland*, 23,349, &c.
- a revaluation of whole borough of Belfast would reduce rates more than 2*d.* in the *£*, *Bretland*, 23,449.
- rateable value of houses in Cork, *Donovan*, 23,558.
- amount of, in Limerick, *Spillan*, 23,864, &c.
- municipal suffrage in Waterford is 10*l.*, *Howard*, 24,016.
- in Waterford, *Howard*, 24,067, &c.
- how levied in Navan, *Metge*, 24,511, &c., 24,556.
- should be reduced, *McMahon*, 24,604, &c., 24,617, 24,622.

## RATHMINES AND RATHGAR:

- Bill promoted by, was defeated by Lord Brabazon, *Beveridge*, 22,315, &c.
- rates in and outside the township, *Beveridge*, 22,376, 22,387, &c.; *Drury*, 22,569, &c.
- Mr. Drury, secretary to Improvement Commissioners, *Drury*, 22,496.
- Rathmines formed into a township in 1847, *Drury*, 22,497.
- special Acts making additions to township were passed in 1862, 1866, and 1880, *Drury*, 22,498.
- population of, in 1847 and now, *Drury*, 22,499.
- increase in valuation due to new houses, *Drury*, 22,501.
- applied in 1883 for provisional order to erect dwellings on some unoccupied land, but defeated through a mistake, *Drury*, 22,502, &c., 22,538, &c.
- promoted another Bill this year, which was defeated by Lord Brabazon, *Drury*, 22,508, &c., 22,558, &c.
- opposed also by Lord Meath as owner of fee, *Drury*, 22,512, 22,513.
- scheme proposed accommodation for 7,000 working classes, *Drury*, 22,520, &c.
- some overcrowding in tenement houses, *Drury*, 22,521, &c.
- until 1883 population insufficient for action under Cross' Acts, *Drury*, 22,527.
- never tried Torrens' Acts, *Drury*, 22,531.
- Artizans' Dwellings Company have built houses on borders of township, *Drury*, 22,533, &c.
- could have let rooms cheaper than Artizans' Dwellings Company, *Drury*, 22,537.
- state of wages in the township, *Drury*, 22,537.
- acreage of Rathmines, 1,714 acres, *Drury*, 22,544.
- Commissioners much discouraged by opposition to scheme, *Drury*, 22,554.
- Commissioners fairly represent property and population of township, *Drury*, 22,556, 22,564, &c.

RATHMINES AND RATHGAR—*cont.*

- if anything property class rather over represented, *Drury*, 22,567.
- tax every house under local Acts, and have no bad debts, *Drury*, 22,569, 22,573.
- how local Act was obtained, *Drury*, 22,580, &c.
- water supply defective, *Drury*, 22,583, &c.
- cost of water supply, *Drury*, 22,586, &c., 22,597, &c.
- how water supply will affect the rates, *Drury*, 22,587, &c.
- only one voluntary hospital in township, *Drury*, 22,605.
- many Dublin working men have to come out daily from city to work in the township, *Drury*, 22,600, &c.
- sites for building can be obtained in township, *Spencer*, 22,946, &c.
- for Lord Brabazon's reasons for objecting to scheme, see LORD BRABAZON.

## REFUSE:

- Corporation undertake gratuitously entire removal of house refuse in Belfast in lowest class of property under Public Health Act, *Bretland*, 23,484, 23,487.
- but only as an act of charity, otherwise it must be paid for, *Bowman*, 23,530, &c.
- in old houses in Belfast having no back yards, and even in some built since 1878 foul refuse has to be removed through living room, *Bowman*, 23,533, &c.
- scavenging not undertaken free by Cork Corporation, *Donovan*, 23,770, &c.
- the soil from closets is removed from public dustbins free, *Donovan*, 23,769, &c.
- done gratuitously, but on a small scale, in Waterford, *Howard*, 24,092, &c.

## REGISTERED HOUSES. See LODGING-HOUSES.

## REGISTRAR GENERAL FOR IRELAND:

- Dr. Grimshaw is, *Grimshaw*, 23,084, 23,109.
- furnishes with quarterly returns of Department information (some "confidential" as to diseases and sanitary arrangements in districts, *Grimshaw*, 23,110, &c.

## RE-HOUSING:

- much hardship and overcrowding caused by those evicted in Dublin schemes not being, *Spencer*, 22,837, 22,838.
- Oxmantown cleared three years ago by Corporation of Dublin, but none yet re-housed or buildings erected, *Spencer*, 22,839, &c.
- none of those on area cleared by South Dublin City Market Company were re-housed but compensated, *Dillon*, 23,054, 23,055.
- the 400 people displaced in Belfast under scheme under Cross' Acts were re-housed, *Bretland*, 23,348, 23,349.
- people displaced in Belfast by their scheme under Improvement Act, 1878, were re-housed, *Bretland*, 23,350–23,352.
- people displaced in Belfast under Improvement Act, 1884 Scheme, will not be re-housed, *Bretland*, 23,358.
- people displaced under Cork scheme were not re-housed, *Donovan*, 23,600.

## REMEDIES:

- legislation should further facilitate erection of labourers' dwellings in country to prevent congestion in the towns, and give more control over the matter to representatives of the entire people in the towns, *Metge*, 24,550, &c.
- same facilities for borrowing money for building dwellings for the poor should be given to individuals as to public bodies, *Metge*, 24,550, &c., 24,552.
- authorities should have power to compulsorily purchase land outside town, *Metge*, 24,562, &c.
- Public Parks Act should be extended to small towns, *Metge*, 24,565, 24,566.
- lowering of rates on small property, interest on Treasury loans lowered, and power given to corporation to compulsorily obtain possession at a fair ground rent of dilapidated houses, would solve difficulty of housing Dublin poor, *McMahon*, 24,604, 24,605, 24,617, 24,637, 24,638, 24,643.



## RENTS:

- average in Dublin, *Wodsworth*, 22,004, 22,005.
- of houses owned by Artizans' Dwellings Companies in Dublin, *Wodsworth*, 22,004, 22,005.
- of labourers employed by Dublin Corporation, *Cameron*, 22,055.
- of many single-room tenements in Dublin less than 2s. a week, *Cameron*, 22,132, &c.
- some tenements let as high as 3s. 9d. for single room, *Cameron*, 22,134.
- higher in suburbs than in city of Dublin, *Cameron*, 22,135, &c.
- of rooms in Coombe area, *Harty*, 22,201.
- in tenement houses generally received by middlemen, *Harty*, 22,224.
- great difference between that received by middlemen, and sum paid to owner, *Harty*, 22,226.
- middlemen should be held responsible for, *Harty*, 22,227.
- of tenement houses in Dublin about three times the valuation, *Cameron*, 22,327.
- of houses in Coombe area, Dublin, *Daniel*, 22,484, &c.
- instance of well-to-do man living in one room rented at 2s., *Spencer*, 22,912.
- instance of poor man paying 4s. a week rent, *Spencer*, 22,915.
- two rooms can be had for 2s. 6d. a week, *Spencer*, 22,932, 22,933.
- of buildings belonging to Sir E. C. Guinness, *Guinness*, 22,984.
- are about one eighth of income of Sir E. C. Guinness' workmen, *Guinness*, 22,988.
- rent of stable alone in one house in Dublin more than pays whole ground rent of house, *Conlan*, 23,247, 23,248.
- difference between rent of houses on north side of Dublin received, and real value of same, *Conlan*, 23,239.
- amount of, paid for rooms in tenement houses on north side of Dublin, *Conlan*, 23,250, &c.
- of workmen's dwellings in Belfast, *Bretland*, 23,382, &c., 23,415-23,429.
- have increased out of all proportion to wages in Belfast, *Bowman*, 23,508, 23,509.
- of houses owned by manufacturers at Belfast bring in more to them than their goods do, *Bowman*, 23,510, 23,511, 23,521, &c., 23,542, &c.
- of tenements in Cork, *Donovan*, 23,565, &c., 23,571.
- of houses built by Limerick Corporation, *Howard*, 23,954, &c.
- of cottages in Kingstown, *Flinn*, 24,121.
- of houses built by New Ross Commissioners, *Meehan*, 24,405, &c.
- of houses and cabins in Navan, *Metge*, 24,504, &c.
- of houses on Mr. McMahon's and Mr. Lombard's land in Dublin, *McMahon*, 24,597.

## RIALTO BUILDINGS, DUBLIN:

- erected by Sir E. C. Guinness in 1882, *Guinness*, 22,975.

See also *SIR E. C. GUINNESS*.

## RICE, MR. PATRICK M., L.K., Q.C., P.I.:

- medical officer No. 1 dispensary, medical officer of health, and sanitary officer, borough of Galway, *Rice*, 24,147.
- evidence of, *Rice*, 24,147-24,352.

## RIGHTS OF PROPERTY:

- municipalities should have power to compulsorily purchase entire or partial interests in property, *Kenny*, 23,192.
- when there is a limited ownership property should be taken by municipal authorities without compensation, *Kenny*, 23,192, &c., 23,201-23,203.
- explanation of limited ownership, *Kenny*, 23,195-23,198.
- property that does not belong to corporation belongs to the people, *Kenny*, 23,203.
- unearned increment belongs to people, *Kenny*, 23,198; *Bowman*, 23,503, 23,504.
- if ownership divided between two persons, property should belong to municipality, if necessary for public good, *Kenny*, 23,210-23,216.

## RIGHTS OF PROPERTY—cont.

- same principle applies if required for making recreation grounds or new streets, *Kenny*, 23,217-23,220.
- rural local authorities, as well as municipalities should have same power of acquiring property, 23,220.
- if property acquired by purchase, some limitation should be made, *Kenny*, 23,221.

## RURAL SANITARY DISTRICTS:

- how composed, *Monahan*, 21,777, 21,778.

## SANITARY ARRANGEMENTS:

- complaints in tenement houses in Dublin generally promptly attended to by local authorities, *Conlan*, 23,276, &c.
- people are more anxious than formerly to improve, *Conlan*, 23,278, 23,279.
- in Belfast every dwelling-house must have a privy or watercloset, *Bretland*, 23,361.
- how privies and ashpits of workmen's cottages in Belfast are cleaned out, *Bretland*, 23,472; *Bowman*, 23,530, &c.
- foul refuse removed through living rooms in many houses in Belfast, *Bowman*, 23,535, &c.
- sewers in old streets of town often not more than 2 ft. 6 in. below the surface, *Bowman*, 23,537.
- bad in Limerick, *Spillam*, 23,804, &c.

## SANITARY AUTHORITIES:

See also *URBAN SANITARY DISTRICTS*, *RURAL SANITARY DISTRICTS*, *SANITARY STAFF*.

- in Galway, some are themselves owners of bad houses, *Somerville*, 24,176.
- should be empowered to purchase land for recreation grounds, *Metge*, 24,485, 24,495.

## SANITARY STAFF:

- mode of appointment, duties, and salaries of, in Dublin, *Beveridge*, 22,159, &c.; *Cameron*, 22,335, &c.
- 23 inspectors in Dublin, *Beveridge*, 22,159.
- formerly composed exclusively of metropolitan police, *Cameron*, 22,335.
- if policemen are employed, have to be specially paid, *Cameron*, 22,360.
- number, duties, and salaries of, in Cork, *Donovan*, 23,582, 23,583; *McCarthy*, 23,584.
- fairly large in Limerick, *Spillam*, 23,792, &c.
- number and duties of, in Waterford, *Howard*, 23,915, 23,919, &c.

## SCAVENGING. See REFUSE.

## SCOTT, MR. WILLIAM:

- valuer and surveyor, Irish Valuation Commission, *Scott*, 22,653.
- evidence on behalf of the Commissioner, *Scott*, 22,653-22,788.

## SENTIMENT:

- Dublin people very much moved by, *Cameron*, 22,409.

## SEWAGE:

- easy to carry off in Dublin by the watercloset system, *Cameron*, 22,124.

## SEWERS:

- some in old streets in Belfast not more than 2 ft. 6 in. below surface, *Bowman*, 23,537.



## SEXES:

- persons of different sexes occupy same room, *Cameron*, 22,239; *Spencer*, 22,822.
- no structural alterations in tenements to ensure separation of, have been enforced by Dublin Corporation, *Spencer*, 22,861, 22,869.
- instance of mixing of, in 21, Upper Gloucester Street, Dublin, *Spencer*, 22,863, 22,890.
- immorality ensues from non-separation of, *Spencer*, 22,890, &c.
- separation of, should be strictly enforced, *Spencer*, 22,892, &c.
- in west of Ireland very few grown-up members live in single-room cabins, *Spencer*, 22,900.
- of harvesters very few grown-up members live in same house, *Spencer*, 22,901.
- formerly no separation of, in Dublin, *Kenny*, 23,186.
- section 100 of Public Health Act empowers corporations to enforce separation of, *Kenny*, 23,187.
- Dublin Corporation take no trouble to enforce the separation of, *Spencer*, 22,862-22,869; *Conlan*, 23,269, 23,270.
- mixing of sexes does not exist to a great extent, *Conlan*, 23,273.
- screens are put up to separate, *Conlan*, 23,274.
- separation of sexes a *sine qua non* to people obtaining relief, *Plunkett*, 23,293, &c.
- no separation of, in Kingstown, *Flinn*, 24,113.
- no separation of, in Navan, *Metge*, 24,507.
- non-separation of, does not make the people immoral, *Metge*, 24,508.

## SINGLE ROOMS:

- many reside in, in Dublin, *Cameron*, 22,132-22,134.
- rents paid for, in Dublin, *Cameron*, 22,132-22,134.
- none let, but some sub-let, as in Combe area, *Harty*, 22,202, &c.
- number of families in Dublin living in, *Cameron*, 22,084.

## SOMERVILLE, MR. RICHARD NEWMAN:

- borough engineer of Galway, *Somerville*, 24,148.
- evidence of, *Somerville*, 24,148-24,352.

## SPENCER, MR. EDWARD, M.A.:

- secretary to Dublin Artizans' Dwellings Company, *Spencer*, 22,809.
- assistant secretary to Dublin Sanitary Association, *Spencer*, 22,810.
- author of several pamphlets, *Spencer*, 22,811, 22,812.
- evidence of, *Spencer*, 22,809-22,964.
- appears also on behalf of Lord Brabazon, *Spencer*, 24,567-24,593.

## SPILLAM, MR. WILLIAM:

- late mayor and sheriff of Limerick, *Spillam*, 23,783.
- evidence of, *Spillam*, 23,783-23,896.

## STABLES AND COACHHOUSES:

- converted into dwellings in Dublin, *Cameron*, 22,087.

## STREETS, CLEANING OF:

- Dublin Corporation pay 3,000l. a year for, *Cameron*, 22,241, &c.

## STREETS, WIDENING OF:

- powers under Act of 1878, *Monahan*, 21,779, 21,951-21,961.
- how carried out by Corporation of Dublin, *Monahan*, 21,956.

## SUBURBS OF DUBLIN:

- rents higher in, than in city, *Cameron*, 22,135, &c.
- workmen do not live in, *Cameron*, 22,136, &c.

## TAXES. See RATES.

## TENEMENT HOUSES:

- Dublin Corporation have used every exertion to improve state of, *McCabe*, 21,906, 21,914.
- 1,875 have been suppressed in Dublin since 1880, *McCabe*, 21,905-21,907.
- Royal Commission of 1880 went into question of, *Wodsworth*, 21,904.
- 1,100 tenement houses in Dublin owned by five persons, *McCabe*, 21,911, 21,996.
- state of, in Dublin, *Cameron*, 22,058, &c., 22,069.
- tenants of, better class of tenements in Dublin pay towards cleansing of, *Cameron*, 22,062.
- large proportion of, in Dublin have open street doors, *Cameron*, 22,063, 22,064.
- often very badly ventilated in Dublin and closets offensive, *Cameron*, 22,069, &c.
- are closed if ill-ventilated and insanitary, *Cameron*, 22,071.
- Corporation of Dublin undertake cleansing of yards and sanitary offices, *Cameron*, 22,072, &c.
- many three and four storied superior houses have been converted into, in Dublin, *Cameron*, 22,077.
- in 1879, Dublin contained many unfit for human habitation, *Cameron*, 22,095, &c.
- systematic inspection of, made in 1879, *Cameron*, 22,095, &c.
- 1,857 closed in Dublin since 1879, *Cameron*, 22,098.
- a great number had none a few years back, *Cameron*, 22,116.
- Corporation of Dublin borrowed 1,000l. to improve sanitary arrangements of, *Cameron*, 22,128, &c.
- several let in Dublin at less than 2s. a week for single rooms, *Cameron*, 22,132, 22,133.
- as much as 3s. 9d. sometimes given for single rooms, *Cameron*, 22,134.
- real owners know little of, *Cameron*, 22,326.
- some of them of very solid superior condition in Dublin, *Cameron*, 22,403.
- if taken from house jobbers by a company could be converted into suitable workmen's dwellings at economical rent and at small profit, *Cameron*, 22,405, &c.
- system prevails to a great extent in Dublin, *Grimshaw*, 23,121.
- majority of working classes in Dublin live in, *Pim*, 22,624.
- many closed since 1879, but others have degraded into tenement houses, *Pim*, 22,624.
- 117,000 of population of Dublin live in, *Pim*, 22,632.
- nearly 10,000 in Dublin, *Pim*, 22,632.
- the deduction on houses valued under 20l. and 8l. has tended to the building of small houses at Belfast, *Scott*, 22,695.
- have increased in some parts of Dublin since 1865, *Spencer*, 22,814.
- no provision for separation of sexes, nor sufficient sanitary accommodation in, in Dublin, *Spencer*, 22,822-22,861.
- sanitary arrangements in, have improved, *Spencer*, 22,823.
- cottages preferred by working classes, *Spencer*, 22,827.
- many such which are unfit for, are registered by Corporation of Dublin under sec. 100 of Public Health Act, *Spencer*, 22,858, &c.
- instance of mixing of sexes in Dublin, *Spencer*, 22,863, &c.
- Dublin Corporation never try to prevent the sexes mixing, *Spencer*, 22,862-22,869; *Conlan*, 23,269, 23,270.
- principal requirement in Dublin is that no house should be converted into a tenement house, unless structurally fitted as such, *Spencer*, 22,874.
- houses converted into tenement houses, can, under section 43 of Public Health (Ireland) Act be considered new buildings, *Spencer*, 22,875, &c.
- instance of well-to-do man paying 2s. a week for a room, and a poor man, 4s., *Spencer*, 22,912-22,96.
- Sir E. C. Guinness' tenement buildings not disliked by his men, *Guinness*, 23,000.
- area cleared by South Dublin City Market Company was unfit for human habitation, *Dillon*, 23,053.
- no structural improvement in, in Dublin, *Grimshaw*, 23,103, 23,174.
- yards, ash-pits, closets, &c. have improved, *Grimshaw*, 23,104-23,174.



TENEMENT HOUSES—*cont.*

- many once closed have since been re-opened, *Pim*, 22,646, &c.; *Grimshaw*, 23,105, 23,108.
- one fourth of families in Dublin City live in, *Grimshaw*, 23,122.
- number of persons per house higher in Dublin than elsewhere in Ireland, *Grimshaw*, 23,123.
- are in the hands of middlemen in Cork, *Donovan*, 23,570.
- and are in a disgraceful condition, *Donovan*, 23,572, &c.
- middlemen make a good thing out of, *Donovan*, 23,571.
- Cork has no byelaws under section 100, nor have they tried for any, *McCarthy*, 23,578; *Donovan*, 23,579, &c.
- Cork sanitary staff does inspect, and a register of them is kept, *Donovan*, 23,580, &c.
- much overcrowded in Cork, *Donovan*, 23,601, 23,651–23,656; *McCarthy*, 23,656–23,658.
- air space only 40 feet, and no ventilation in some houses in Cork, *McMullen*, 23,640; *Donovan*, 23,639, &c.
- about 500 have been destroyed in Cork in last three years, and 1,000 more ought to come down as unfit for human habitation, *McMullen*, 23,666–23,674.
- some, in Cork are subject to periodical flooding, *McMullen*, 23,675–23,679.
- in wretched condition in Dublin formerly, *Kenny*, 23,183.
- were much overcrowded, *Kenny*, 23,182.
- almost entire want of sanitary accommodation in, though this has been greatly improved lately by Dublin Corporation, *Kenny*, 23,184, 23,185.
- no separation of sexes then, *Kenny*, 23,186.
- Mr. Marjoribanks owns some very decent houses in Dublin, *Kenny*, 23,187.
- does overcrowding and insanitary condition of, lower morals of people? *Kenny*, 23,188, 23,204, &c.
- difference between rents received from and valuation on north side of Dublin, *Conlan*, 23,239, 23,246.
- rent of stable alone of one house more than covered whole ground rent of house, *Conlan*, 23,247.
- many obtained on north side of Dublin obtained at low rents and sub-let at high amounts, *Conlan*, 23,248, 23,249.
- some of them are in good order and well cared for, *Conlan*, 23,253.
- rents of rooms in tenement houses on north side of Dublin, *Conlan*, 23,250.
- wages of persons occupying, on north side of Dublin, *Conlan*, 23,251, &c.
- for information as to immoral characters living in, see IMPROPER HOUSES.
- corporation can, under section of Public Health Act, take action in regard to immoral characters living in, *Conlan*, 23,261–23,263.
- complaints as to nuisances in, in Dublin generally promptly attended to by local authorities, *Conlan*, 23,276.
- on south side of Dublin are all overcrowded, *Plunkett*, 23,289.
- are not increasing on south side, *Plunkett*, 23,290.
- number of and cubic space of air in Belfast, *Bretland*, 23,326–23,332.
- system scarcely exists in Belfast, *Scott*, 22,686; *Bretland*, 22,334.
- Corporation of Belfast register all, *Bretland*, 23,333.
- no inspection of at night in Belfast, *Bretland*, 23,336.
- inspected in Manchester at night under English Act, *Bretland*, 23,339.
- Belfast working classes, after living in suitable dwellings, would not submit to be housed in dilapidated tenements, *Bretland*, 23,377.
- number of in Cork, with number of families living in, total number of rooms and occupants, *Donovan*, 23,559–23,562, 23,586–23,588.
- consist of three classes in Cork, *Donovan*, 23,563, 23,856–23,858.
- in disgraceful state in Limerick, *Spillam*, 23,805, &c.; *O'Farrell*, 24,372, &c.
- some members of corporation of Limerick own some, *Spillam*, 23,891, 23,892.

See also LIMERICK.

TENEMENT HOUSES—*cont.*

- several in Waterford, but in bad condition, *Howard*, 23,913, 23,950; *O'Farrell*, 24,368, &c.
- See also WATERFORD.
- very bad in Kingstown, *Flinn*, 24,102, &c.
- See also KINGSTOWN.
- very bad in Galway, *Rice*, 24,157, &c.
- corporation of Galway are owners of, and have been prosecuted, *Rice*, *Somerville*, 24,186, &c.; *Somerville*, 24,212, &c.
- state of, in New Ross, *Meehan*, 24,382, 24,392.
- scarcely exist at all in Londonderry, *McVicker*, 24,436, &c.

## THURLES:

- provisional order made for, but not yet confirmed, under Cross' Act of 1875, *Cotton*, 21,852.
- has a scheme for five areas, 21,856.

## TOBIN, MR. THOMAS JOSEPH, L.R.C.P.:

- medical officer of health, city of Waterford, *Tobin*, 23,898.
- evidence of, *Tobin*, 23,898–24,099.

## TORRENS' ACTS:

See ARTIZANS DWELLINGS ACTS.

- an absolute dead letter in Ireland, *Monahan* and *Wodsworth*, 21,836, 21,837.
- very workable in Dublin, especially demolition clauses, *Spencer*, 22,854–22,857.
- opinion as to clause requiring local authority to purchase, *Spencer*, 22,872, 22,873.
- Corporation of Dublin should carry out demolition clauses, *Spencer*, 22,902, &c.

## TOTTENHAM, MR.:

- is the principal landlord in New Ross, *Meehan*, 24,412.

## TOWN COMMISSIONERS:

- qualification for, in towns, under 9 Geo. 4. c. 82., *Monahan*, 21,770.
- qualification for, under Act of 1854, *Monahan*, 21,770.
- not otherwise incorporated are constituted a body corporate, for the purposes of Act of 1878, by the Public Health Act (Ireland) Amendment Act, 1879, *Monahan*, 21,772.
- in Ennis ceased to exist from want of qualified persons, *Monahan*, 21,775.
- system of election altogether bad, *Metge*, 24,533.

## TOWNS IMPROVEMENT ACT (IRELAND), 1854.

- has most extensive application outside corporate towns, *Monahan*, 21,770.

## TRADE DISTURBANCE.

- rates allowed by juries, *Harty*, 22,182, &c.
- amending Act of 1882 meets complaints concerning, *Harty*, 22,190, &c.; *Spencer*, 22,836.

## TRIM:

- provisional order applied for under Cross' Act of 1875, *Cotton*, 21,852, 21,853.

## TYPHUS FEVER:

- no epidemic of, in Dublin for many years, *Cameron*, 22,059, &c.
- always prevails in Cork, *Donovan*, 23,589.
- but does not materially affect the death-rate, *Donovan*, 23,590.
- frequently have it in Limerick, *Spillam*, 23,824–23,826.
- and in Waterford, *Tobin*, 23,934.
- not much of, in Kingstown, *Flinn*, 24,123, &c.

## UNEARNED INCREMENT:

- should belong to the people, *Kenny*, 23,197–23,199; *Bowman*, 23,503, 23,504.

## URBAN SANITARY DISTRICTS:

- how composed, *Monahan*, 21,766, 21,778.
- in corporate towns the corporation is the urban sanitary authority, *Monahan*, 21,767.

See CORPORATIONS.



URBAN SANITARY DISTRICTS—*cont.*

- in urban districts, other than corporate towns, the commissioners are the urban sanitary authority, *Monahan*, 21,771.
- urban sanitary authorities can widen and improve streets, *Monahan*, 21,779.

## VALUATION:

- of tenement houses in Dublin, *Cameron*, 22,327, &c.
- of houses in Dublin not fair, *Cameron*, 22,331, &c.
- wealthy classes do not contribute just proportion to taxation, *Cameron*, 22,334.
- rateable value of buildings in Dublin, *Scott*, 22,654, &c., 22,781.
- no legal power to value apartments separately, *Scott*, 22,667.
- no room can be rated, *Scott*, 22,669.
- proportion of rate on rental in Dublin, *Scott*, 22,679.
- no general re-valuation in Dublin since 1854, *Scott*, 22,696, 22,730.
- general re-valuation in Dublin urgently required, *Scott*, 22,702.
- Irish Valuation Commissioners under 15 & 16 Vict. can, through Lord Lieutenant, be ordered to make a general re-valuation, but no power exists to pay for it, *Scott*, 22,704.
- from of procedure for a general re-valuation, *Scott*, 22,706, 22,731.
- there is an annual re-valuation in Ireland, but it extends only to the division, extension, or alteration of tenements, *Scott*, 22,737.
- unless there is some alteration in a house, there is no revision, unless special application be made, *Scott*, 22,728, &c.; 22,770, &c.; 22,782.
- if a property decreases in value and owner appeals he gets a reduction from the Commissioners of Valuation, *Scott*, 22,770–22,774.
- if application was made for an increased valuation or a case reported it would receive equal attention, *Scott*, 22,775, &c.
- local authorities having nothing to do with valuation of property on which rates are collected, *Scott*, 22,738.
- relation of rateable to gross annual value in Dublin, *Scott*, 22,746, &c.
- how new houses are rated by Valuation Commissioners, *Scott*, 22,758, &c.
- property is assessed as near to real gross value in Ireland as in England, *Scott*, 22,761–22,769.
- of houses on north side of Dublin lowered, though the taxes remain the same as formerly, *Conlan*, 23,244, 23,245.
- of Belfast has increased rapidly, *Bretland*, 23,315, 23,439.
- in Belfast, if old property has been improved or repaired it is re-valued, but if not touched valuation would remain same as 20 years ago, while new houses are valued high, *Bretland*, 23,439, &c.
- complaints are made as to the unfairness of this system, but the town council has no power in matter, *Bretland*, 23,441–23,448.
- in Belfast a re-valuation would reduce rates more than 2d. in the £, *Bretland*, 23,449.
- land in centre of Belfast has increased enormously in value, *Bowman*, 23,502.
- rateable value of Cork, *McMullen*, 23,751, &c.
- if Cork was re-valued it would be double, *McCarthy*, 23,755, &c.
- of Limerick, *Spillan*, 23,856–23,863.

## VALUATION AND BOUNDARY SURVEY OF IRELAND OFFICE:

- description of the service, *Scott*, 22,671, &c.
- are under the Treasury, in London, *Scott*, 22,725, 22,726.
- knows occupier, lessor, description of holding, area, valuation of land, and buildings of all houses and land in Ireland, *Scott*, 22,671, &c., 22,736.
- can, through Lord Lieutenant, be ordered to make a general re-valuation, but no power exists to pay for it, *Scott*, 22,704.
- no power to take the initiative in the matter, *Scott*, 22,721.
- has nothing to do with collection of rates, *Scott*, 22,735.
- how new houses are rated, *Scott*, 22,758, &c.
- expenses of office, how defrayed, *Scott*, 22,783, &c.

VENTILATION. *See* AIR SPACE.

## WAGES:

- of labourers employed by Dublin Corporation, *Cameron*, 22,055.
- of poor in Dublin, *Harty*, 22,219, &c.; *Spencer*, 22,932.
- rate of, in Rathmines (Dublin), *Drury*, 22,537.
- of workmen in employment of Sir E. C. Guinness, *Guinness*, 23,966, 22,967.
- of persons living in tenement houses on north side of Dublin, *Conlan*, 23,251, &c.
- wives and sons generally supplement wages of head of family in Dublin, *Conlan*, 23,254.
- Belfast working classes do not invest or deposit their savings in building societies, *Bretland*, 23,465–23,467.
- 30s. usually weekly wage of bricklayers and carpenters in Belfast, *Bretland*, 23,468–23,470; *Bowman*, 23,514.
- they are sometimes paid by piece and sometimes by time, *Bretland*, 23,469.
- lower in Belfast than 10 years ago, while rents have increased, *Bowman*, 23,508, 23,509.
- lowness of, in Belfast cause of cheapness of building, *Bowman*, 23,513, &c.
- of labourers in Cork 12s. a week, *Donovan*, 23,630, 23,631.
- amount of, in Limerick, *Spillan*, 23,847, &c.
- amount of, in Galway, *Somerville*, 24,277.

## WAKES:

*See also* DEAD BODIES.

- are a cause of inconvenience, demoralization, and dissipation, *Daniel*, 22,475; *Guinness*, 23,008.
- should not like to interfere with, unless supported by clergy and the people, *Guinness*, 23,006–23,008.

## WATERCLOSETS:

*See also* CLOSETS AND PRIVIES.

- substituted in Dublin now for privies, *Cameron*, 22,120, &c.
- people becoming accustomed to them, though they sometimes abuse them, *Cameron*, 22,123.
- over 15,000 in Dublin in 1882, *Cameron*, 22,122.
- Dublin Corporation still spending money in enforcing construction of, *Cameron*, 22,128, &c.
- Dublin well situated for watercloset system, *Cameron*, 22,244, &c.
- system preferable to quick removal system, *Cameron*, 22,246, &c.
- Dublin Sanitary Association disapproves of system, *Pim*, 22,625.
- impossible to keep in order when one sewer for several people, *Pim*, 22,626, &c.
- system not an improvement for the poor classes, *Spencer*, 22,823.
- every dwelling-house in Belfast must have, under local Acts, watercloset or privy, *Bretland*, 23,361.
- 1 per cent. of working class dwellings in Belfast have waterclosets, 99 per cent. have dry closets, and some not even that, *Bowman*, 23,530, &c.
- some tenement houses in Cork have privies, some waterclosets, and some none at all, *Donovan*, 23,767, &c.
- every house in Londonderry must have privies or waterclosets, *McVicker*, 24,458.

## WATERFORD:

- has to a small extent adopted and acted under Labouring Classes Lodging Houses and Dwellings Act (Ireland), 1866, *Wodsworth*, 21,828; *Cotton*, 21,886.
- death-rate of, extraordinarily high, *Wodsworth*, 21,831.
- death-rate attributed as a grievance to sanitary authority being unable to take advantage of Act of 1875, *McCabe*, 21,927.
- diarrhoea principally cause of high death-rate, *Grimshaw*, 23,135.
- no steps taken to remedy grievance, though empowered by Labourer (Ireland) Act, *McCabe*, 21,928–21,930.
- zymotic diseases very high in, *Grimshaw*, 23,139.
- death-rate very high, over 42 per 1,000, *Tobin*, 23,899, &c.; *Wodsworth*, 21,831, 23,927, &c.; *O'Farrell*, 24,354, &c., 24,362.



## WATERFORD—cont.

- cause of its being so high, *Tobin*, 23,902; *Howard*, 24,008; *O'Farrell*, 24,355, &c., 24,365, &c.
- area and population of, *Howard*, 23,907.
- number of dwellings in city and suburbs occupied by working classes, *Howard*, 23,908.
- all suburban dwellings have gardens, *Howard*, 23,911.
- 80 per cent. of the workmen's dwellings are one-storied cottages, and the remainder tenement houses, *Howard*, 23,912, 23,913.
- have never put nor contemplated putting in force section 100 of Public Health Act, have not made byelaws, *Howard*, 23,914, &c., 23,951, &c., 24,003.
- have byelaws for common lodging-houses, *Howard*, 23,917.
- have a sanitary staff, who visit the houses, &c., *Howard*, 23,915, 23,919, &c.
- have an old Act, but no regular local Act, *Howard*, 23,924, &c.
- cause of recent high death-rate, *Howard*, 23,933.
- fever always, and typhus frequently, occurring in, *Tobin*, 23,933, &c.
- one of the few towns that build houses (under Act of 1866), *Howard*, 23,935.
- borrowed 1,700*l.* from Board of Works, and built 17 two-storied houses; several private persons built very good one-storied cottages, *Howard*, 23,937-23,940, 24,038, &c.; *O'Farrell*, 24,362.
- land in centre of city is dear, *Howard*, 23,941.
- corporation and Holy Ghost Hospital are the largest owners in fee, *Howard*, 23,942, &c.
- rental of corporation in city is about 9,000*l.* a year, *Howard*, 23,946.
- corporation own very little house property, *Howard*, 23,948, 24,089, &c.
- tenement houses in old part of town are very bad, *Howard*, 23,950.
- never adopted clauses of Towns Improvement Act, *Howard*, 23,952, &c.
- rent, accommodation, &c. of corporation dwellings, *Howard*, 23,954, &c., 24,038, &c.
- corporation in 1882 closed 50 houses, but were compelled, in consequence of the opposition of the people, as they had nowhere to go to, to re-admit them, and the houses are still inhabited, *Howard*, 23,963-23,967, 24,046-24,049.
- dwellings company built houses, but have sent up the rents so high as to be out of reach of labouring classes, *Howard*, 23,968.
- overcrowding proceeded against as "a nuisance" under Public Health Act, *Mahony*, 23,971, &c.
- great difficulty is what to do with the people if turned out of their houses, *Mahony*, 23,979.
- income derived from corporation land sufficient to pay all municipal expenses, except water rate, *Howard*, 23,980, 24,078, &c.
- yet no taxation is imposed for sanitary purposes, *Howard*, 23,981, &c., 23,953.
- property of whole town is used as a subsidy to the property owners of the town, *Howard*, 24,083-24,088.
- have no municipal rate, *Howard*, 23,986; *O'Farrell*, 24,361, &c.
- have a large debt on borough fund, *Howard*, 23,983.
- many of the insanitary houses are on corporate land, but corporation have no power over their sanitary arrangements because they are let on old leases, *Howard*, 23,987, &c.
- corporation propose building a few cottages on some vacant land they possess, *Howard*, 23,995.
- wealthier classes are not immigrating to suburbs, *Howard*, 23,997.
- grand jury rates if anything higher in city than outside, *Howard*, 23,998-24,002.
- Local Government Board for Ireland never suggested to the sanitary authorities the adoption of byelaws, *Howard*, 24,005-24,007.
- corporation taking no steps to improve drainage, they wont levy a rate, the feeling against taxation being so great, *Howard*, 24,009-24,014.
- municipal suffrage is 10*l.*, *Howard*, 24,016.
- cannot deal with overcrowding until they have better dwellings and improved sanitary appliances, *Howard*, 24,020, &c.

## WATERFORD—cont.

- no remedy unless for Government to lend to the corporation, to sweep away the old houses, and build and erect proper ones, *Howard*, 24,022, &c., 24,063, &c.
- medical officer frequently reports to the corporation on the unsanitary state of town, *Howard*, 24,026, &c.
- a surplus of 25,000*l.* a year will come to the corporation in 1924, but it is all pledged already, *Howard*, 23,988, 24,029.
- middlemen make a great deal of money out of tenement house property, *Howard*, 24,034, &c.
- number of municipal voters, *Howard*, 24,050.
- if franchise were improved people would return to town council persons interested in the people, *Howard*, 24,051, &c.
- landlords, &c. would have to pay the rates, so poorer classes could compel them to have better houses, *Howard*, 24,055-24,060, 24,063.
- rates in, *Howard*, 23,986, 24,067, &c.
- number of voters, municipal and parliamentary, *Howard*, 24,070, &c.
- domestic scavenging done gratuitously for removal of house refuse, but only to a small extent, *Howard*, 24,092-24,094.
- duties and pay of medical officer of health, *Howard*, 24,095, &c.
- houses built by corporation and private company and individuals all well kept, *O'Farrell*, 24,364.
- drink one cause of high mortality, *O'Farrell*, 24,365*a*.

## WATER SUPPLY:

- in hands of corporation in Dublin, *Beveridge*, 22,257, &c.
- defective in Rathmines, *Drury*, 22,584.
- cost of, in Rathmines, *Drury*, 22,586.
- not profitable as yet, *Beveridge*, 22,259.
- rates how levied, *Beveridge*, 22,258, &c.
- property owners compelled to give continuous supply to houses, *Beveridge*, 22,261, &c.
- very good in Cork, *Donovan*, 23,763.
- not laid on in tenement houses in Cork, *Donovan*, 23,764, &c.
- very defective in Limerick, but corporation has acquired the waterworks recently and intend placing water on everywhere, *Spillam*, 23,831, &c.
- very good in Galway, comes from Lough Corrib, *Rice*, 24,187, &c.
- defective in New Ross, *Meehan*, 24,383, 24,395.
- very good in Londonderry, *McVicker*, 24,465, &c.

## WODSWORTH, MR. WILLIAM D.:

- Secretary to Local Government Board for Ireland, *Wodsworth*, 21,758.
- evidence of, 21,758-22,043.
- made a digest of Public Health Act, which was circulated by Local Government Board, *O'Farrell*, 24,376.

## WOMEN:

- not employed much in Dublin, *Cameron*, 22,142, &c.
- employed in Guinness' factory, *Cameron*, 22,144, &c.

## WORKING CLASSES:

- the very poor most in need of accommodation in Dublin, *Harty*, 22,217.
- wages of very poor in Dublin, *Harty*, 22,219, &c.
- work for, very precarious, *Harty*, 22,221.
- cannot live outside city, *Beveridge*, 22,320.
- very few of, reside in suburbs of Dublin, *Grimshaw*, 23,126.
- many have to go daily from city of Dublin to Rathmines to their work, *Drury*, 22,600.



WORKING CLASSES—*cont.*

- great majority in Dublin live in tenement houses, *Pim*, 22,624; *Grimshaw*, 23,122.
- remain in city of Dublin while wealthy class go out, *Grimshaw*, 23,124.
- people gradually flocking into towns, *Grimshaw*, 23,166, &c.
- population of, in Dublin, *Spencer*, 22,817.
- not much employment for women in Dublin, *Guinness*, 23,046, &c.
- do not invest or deposit their savings in building societies in Belfast, *Bretland*, 23,465-23,467.
- those living in houses owned by their employers in Belfast have to turn out of house if out of em-

WORKING CLASSES—*cont.*

- ployment, on strike, or sick, *Bowman*, 23,524, &c.
- those employed in mills are completely at mercy of millowner if they live in their houses, *Bowman*, 23,529.
- establishment of co-operative societies, as in M. Godin's at Guise in France, *Bowman*, 23,530.
- in Cork are too poor to pay for better rooms, *Donovan*, 23,632, 23,633.
- State should aid towns in providing accommodation for, *McMullen*, 23,698, &c.
- in Londonderry like to own their own houses; also invest their savings in building property, *McVicker*, 24,460-24,461.



WORKING CLASSES—cont.  
 1. Payment of rates on rate of 10s. 6d. per  
 2. House employed in mills and common to a man  
 3. of millwork if they live in their houses. 10s.  
 4. 10s. 6d. per 100.  
 5. 10s. 6d. per 100.  
 6. 10s. 6d. per 100.  
 7. 10s. 6d. per 100.  
 8. 10s. 6d. per 100.  
 9. 10s. 6d. per 100.  
 10. 10s. 6d. per 100.  
 11. 10s. 6d. per 100.  
 12. 10s. 6d. per 100.  
 13. 10s. 6d. per 100.  
 14. 10s. 6d. per 100.  
 15. 10s. 6d. per 100.  
 16. 10s. 6d. per 100.  
 17. 10s. 6d. per 100.  
 18. 10s. 6d. per 100.  
 19. 10s. 6d. per 100.  
 20. 10s. 6d. per 100.

WORKING CLASSES—cont.  
 21. 10s. 6d. per 100.  
 22. 10s. 6d. per 100.  
 23. 10s. 6d. per 100.  
 24. 10s. 6d. per 100.  
 25. 10s. 6d. per 100.  
 26. 10s. 6d. per 100.  
 27. 10s. 6d. per 100.  
 28. 10s. 6d. per 100.  
 29. 10s. 6d. per 100.  
 30. 10s. 6d. per 100.  
 31. 10s. 6d. per 100.  
 32. 10s. 6d. per 100.  
 33. 10s. 6d. per 100.  
 34. 10s. 6d. per 100.  
 35. 10s. 6d. per 100.  
 36. 10s. 6d. per 100.  
 37. 10s. 6d. per 100.  
 38. 10s. 6d. per 100.  
 39. 10s. 6d. per 100.  
 40. 10s. 6d. per 100.

LONDON: Printed by EYRE and SPOTTISWOODE,  
 Printers to the Queen's most Excellent Majesty.  
 For Her Majesty's Stationery Office.



HOUSING OF THE WORKING CLASSES.

---

THE ROYAL COMMISSION

ON

THE HOUSING OF THE WORKING  
CLASSES.

---

VOL. V.

MINUTES OF EVIDENCE, APPENDIX, AND INDEX  
AS TO SCOTLAND.

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



LONDON:

PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz.  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords;  
Messrs. ADAM and CHARLES BLACK, of Edinburgh;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGES, FIGGIS, and Co., of Dublin,

1885.

[C.—4409.—I.] Price 1s. 10d.



THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS

1968

THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILLINOIS

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILLINOIS

THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILLINOIS  
THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILLINOIS  
THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILLINOIS



HOUSING OF THE WORKING CLASSES.

---

THE ROYAL COMMISSION

ON THE

HOUSING OF THE WORKING CLASSES.

---

VOL. V.

MINUTES OF EVIDENCE, APPENDIX, AND INDEX AS TO  
SCOTLAND.

---

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



LONDON:  
PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz,  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords  
Messrs. ADAM and CHARLES BLACK, of Edinburgh;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGES, FIGGIS, and Co., of Dublin.

1885.

[C. 4409—I.] Price 1s. 10d.



# LIST OF WITNESSES.

Date of Examination.	Witnesses.	Page.	Date of Examination.	Witnesses.	Page.
4 April 1885	Mr. William Stewart Walker, C.B.	3	6 April 1885	Mr. Alexander Jameson Turnbull.	68
	Mr. Donald Crawford	11	7 April 1885	Mr. Thomas Bryce Laing	74
	Mr. Robert Paterson	17		Mr. James Gentle	85
	Mr. J. Knox Crawford, S.S.C.	22		Mr. William Arthur Peterkin	92
	Bailie Clark	25		Mr. William Smith	97
	Mr. J. Gowans	26		Mr. Alexander Campbell of Auchindarroch.	101
	Dr. H. D. Littlejohn, M.D.	30	8 April 1885	Mr. James Clark	103
	Mr. James Colville	35		The Right Hon. the Lord Napier and Ettrick, K.T., Sir Kenneth Smith Mackenzie, Bart., of Gairloch, and Sheriff Alexander Nicolson, LL.D.	103
	Mr. John Ritchie Findlay	37		Mr. John McPherson	114
	Mr. A. C. Telfer	38		The Rev. Angus Maciver	117
	Rev. Edward Joseph Hannan	42		Mr. George Malcolm	118
6 April 1885	Sir William Collins, Kt., Dr. James B. Russell, M.D., and Bailie James Morrison.	44		Mr. Joseph Peacock	120
	Mr. John White	63		Mr. T. Elliot	122
	Dr. William John Ritchie Simpson, M.D.	63			



**MINUTES OF EVIDENCE**  
 TAKEN BEFORE  
**THE ROYAL COMMISSION**  
 ON THE  
**HOUSING OF THE WORKING CLASSES.**  
**SCOTLAND.**

At the Council Chamber, Edinburgh.

Saturday, 4th April 1885.

**FORTIETH DAY.**

PRESENT :

THE RIGHT HON. THE EARL BROWNLOW.  
 THE RIGHT HON. THE LORD CARRINGTON.  
 THE RIGHT HON. GEORGE JOACHIM GOSCHEN, M.P.  
 THE RIGHT HON. SIR CHARLES WENTWORTH DILKE,  
 BART., M.P.  
 THE RIGHT HON. THE LORD PROVOST OF EDINBURGH.

THE HON. EDWARD LYULPH STANLEY, M.P.  
 MR. HENRY BROADHURST, M.P.  
 MR. JESSE COLLINGS, M.P.

MR. JOHN EDWARD COURTENAY BODLEY,  
*Secretary.*

THE RIGHT HON. SIR CHARLES WENTWORTH DILKE, M.P., in the Chair.

MR. WILLIAM STEWART WALKER, C.B., examined.

Mr. W. S.  
 Walker, C.B.  
 4 April 1885.

18,261. (*Chairman.*) You are Chairman of the Board of Supervision?—I was appointed to the Board of Supervision as secretary in 1852, and in 1868 as chairman.

18,262. The principal Act relating to public health in force in Scotland is the Public Health (Scotland) Act, 1867, is it not?—Yes.

18,263. It was amended, I believe, by the Public Health (Scotland) Amendment Act, 1871, and by a further amending Act which was passed in 1882?—Yes, but those amending Acts scarcely relate to the subject that this Commission is inquiring into. They relate more to matters of detail.

18,264. The local authorities in Scotland for the execution of the Public Health Acts are, I believe, as follows: firstly, in places within the jurisdiction of a town council, and not subject to the jurisdiction of police commissioners or trustees, the town council?—Yes.

18,265. Secondly, in places within the jurisdiction of police commissioners, or trustees exercising the functions of police commissioners under any general or local Act, the police commissioners or trustees?—Yes.

18,266. And thirdly, in any parish or part thereof over which the jurisdiction of a town council, or of police commissioners or trustees exercising the functions of police commissioners, does not extend, the parochial board of the parish?—Yes.

18,267. Town councils, speaking generally, are elected, I believe, in Scotland much in the same way as town councils in England?—They are elected by the popular vote.

18,268. Are the police commissioners also elected

in a similar way?—That is also the case with the police commissioners. In many cases the two bodies are identical; the same individuals who compose the town council are also the police commissioners.

18,269. But outside towns that are under town councils, are the police commissioners elected by the popular vote in the same way as the town councils, or are there any cases in which they are elected by a different suffrage, and with plural votes according to property?—No; I think they are elected by the ratepayers. Then there is a provision following what you have been reading, that where a parish is partly under a town council or the police commissioners and partly not under their jurisdiction, application may be made to the Board of Supervision to nominate which of the two bodies is to have jurisdiction.

18,270. What is the actual difference in working as regards the Public Health Act between the town council and the police commissioners?—None whatever.

18,271. It is a question of dignity?—It is a question of nomenclature only.

18,272. How are the parochial boards elected?—The parochial boards in burghal parishes, that is to say, where the burgh and the parish are coterminous, are elected by the ratepayers. In the parishes, speaking generally, there are a certain number of *ex officio* members and a certain proportion of members elected by the ratepayers. The body that administers the poor law is under this Act the body to administer the Public Health Act.

18,273. Your definition of nuisances, I think, is different from that contained in the Public Health (England) Act, 1875?—To a certain extent it is.



Mr. W. S.  
Walker, C.B.  
4 April 1885.

18,274. In England a nuisance is where any premises are in such a state as to be a nuisance or injurious to health; any pool, ditch, gutter, watercourse, privy, &c., &c. in such a state as to be a nuisance injurious to health; any animal so kept as to be a nuisance or injurious to health; any house or part of a house so overcrowded as to be dangerous or injurious to the health of the inmates, &c. ?—That latter one is identical with the definition in the Scotch Act.

18,275. Your definition of nuisances as contained in section 16 of the Act of 1867 is as follows, is it not: "Any insufficiency of size, defect of structure, defect of ventilation, want of repair or proper drainage, or suitable watercloset or privy accommodation or cesspool, and any other matter or circumstance rendering any inhabited house, building, premises, or part thereof injurious to the health of the inmates, or unfit for human habitation or use"?—That is so.

18,276. Then, "(b) Any pool, watercourse, ditch, &c. so foul as to be injurious to health, or any well or other water supply used as a beverage or in the preparation of human food, the water of which is so tainted with impurities or otherwise unwholesome as to be injurious to the health of persons using it, or calculated to promote or aggravate epidemic disease"?—That is so.

18,277. Then there is a provision similar to the English one with regard to animals; and then there is a provision with regard to the deposit of manure or other offensive matter. Then a nuisance also includes "(c) Any work, manufactory, trade, or business injurious to the health of the neighbourhood, or so conducted as to be offensive or injurious to health, or any collection of bones or rags injurious to health"?—That is so.

18,278. Then there is also this definition of a nuisance: "(f) Any house or part of a house so overcrowded as to be dangerous or injurious to the health of the inmates"?—Yes; subsections (a) and (f) are the enactments that relate to the dwellings of the poor chiefly.

18,279. In England it is the duty of the sanitary authority to cause to be made from time to time inspections of their district, with a view to ascertain what nuisances exist calling for abatement under the provisions of the Public Health Act, 1875, and to enforce the provisions of the Act in order to abate any nuisance. The provision in section 99 of the Scotch Act is, I think, similar, except that it is the duty of the local authority to make inspections by themselves or their officers, not merely from time to time, but also when required by the Board of Supervision?—Yes.

18,280. Is that power used by you in practice?—Occasionally we call for a report from the sanitary inspector or medical officer, as the case may require, in any special case brought to our notice. Of course, as you may imagine, it would be impossible for the Board of Supervision by its officers to make such an inspection as would discover all defects. The number of local authorities in Scotland is, I think, 1,034; and we had till the other day only three officers to inspect, both under the Poor Law and under the Public Health Act.

18,281. Then in practice, in spite of the difference in the words of the Act, the course pursued by you and that pursued by the Local Government Board in England are similar?—I presume so. We have a very large number of complaints made to us about the smaller nuisances.

18,282. And you write, as we do, to the local authority and call upon them for their observations?—Yes; and, as a rule, the complaint, if there is any foundation for it, is then attended to.

18,283. Under the English Public Health Act information of a nuisance may be given to the sanitary authority by any person aggrieved, by two inhabitant householders of the district, by any officer of the authority, or by the relieving officer, or by any con-

stable or officer of the police force of the district. You have no similar provision to that, I think?—No, but section 96 of our Act gives a power to various officers not connected with the Public Health Act and to any two inhabitant householders residing within the district to give notice to the local authority of a neglect or an alleged neglect, and if it is not attended to they may then go to the sheriff (who is a local judge like the county court judge), before whom the proceedings are very summary. That course of proceeding is not very often resorted to, but I believe its existence is of great value.

18,284. In section 94 of the Public Health Act (England) there is a provision as to notice before proceedings which enacts that on the receipt of any information respecting the existence of a nuisance the local authorities are, if satisfied of the existence of a nuisance, to serve a notice on the person by whose act, default, or sufferance the nuisance arises or continues, or, if such person cannot be found, on the owner or occupier of the premises on which the nuisance arises, requiring him to abate the nuisance and to execute such works and do such things as may be necessary for that purpose?—That is so.

18,285. Have you any provision similar to that in the Scotch Act?—Yes, section 17 of our Act is very similar to that. It provides that if admission to the premises is refused the local authority or sanitary inspector may apply to the sheriff or to any magistrate or justice of the peace for an order requiring the occupier or person having the custody of the premises to admit the local authority.

18,286. Then with regard to complaints before the justices by the local authority, section 18 of the Scotch Act provides that in any case where the existence of a nuisance is ascertained to their satisfaction by the local authority, or is certified to them in writing signed by the medical officer, or where the nuisance in the opinion of the local authority did exist at the time when demand of admission was made and a certificate was given, and although the same may have been since removed or discontinued, is in their opinion likely to recur or to be repeated, they may apply to the sheriff, and he may decree the removal or the remedy of the nuisance?—Yes.

18,287. In the similar English provision which is contained in section 95, the word "must" is used, whereas in your Act the word "may" is used?—Yes.

18,288. Do you attach any importance to that difference?—I think there is no real importance to be attached to it. I should, as a lawyer, read for the word "may" the word "must" where the necessity had arisen.

18,289. In reference to the provisions in the Public Health (England) Act as to the order of the court for the abatement of the nuisance, under the similar provisions of the Scotch Act the sheriff, magistrate, or justice is to "decree for the removal or remedy or discontinuance or interdict of the nuisance"?—Yes.

18,290.—And under section 19 of the Scotch Act "the author of the nuisance or owner of the premises may be ordained to provide sufficient privy or watercloset or ashpit accommodation, means of drainage or ventilation for, or to repair, make safe and habitable, or to floor, pave, cleanse, whitewash, disinfect, or purify the dwelling-house, building, or premises, or to drain, empty, cleanse, fill up, cover, repair, or remove any pool, ditch, gutter, watercourse, privy, cesspool, drain, or ashpit, or to shut up or purify any well, or to provide a substitute for that complained of, or to abstain from any operation which may pollute a well or stream from which the inhabitants obtain a supply of water, or to cease to use the water of any well or stream as a beverage or in the preparation of human food, or to remove the animal or to carry away the offensive matter, or to discontinue the work, trade, manufactory, or business, or to prevent the injurious effects thereof according to the nature of the case), or to limit the



Mr. W. S.  
Walker, C.B.  
4 April 1885.

"number of persons to be accommodated in any house or part thereof overcrowded, or the number of separate dwellings into which such house or part thereof may be divided or let for the use of separate families or persons," and so on. Is that provision with regard to overcrowding much made use of?—In the larger towns only.

18,291. Do the towns issue byelaws stating what, in their opinion, is overcrowding?—The larger towns have local Police Acts, and I think that they to a great extent act under them rather than under the Public Health Act. They have more stringent and wider powers under the Police Acts.

18,292. Section 21 of the Scotch Act provides that "when it shall appear to the sheriff, magistrate, or justice that the execution of structural works is required for the removal or remedy of a nuisance, he may appoint such works to be carried out under the direction and subject to the approval of any person he may appoint." Is that often done?—No, I think not.

18,293. The practical difficulties of actually doing the work for the local authorities are found to be as great in Scotland as in England?—Quite so. When the sheriff pronounces a judgment I think the local authorities invariably yield and execute the works themselves.

18,294. You have a provision in your Act exactly similar, have you not, to our provision for prohibiting the use of buildings unfit for human habitation?—Yes.

18,295. Do you ever act upon that provision?—It is acted upon in Glasgow and Edinburgh to a very considerable extent.

18,296. They get closing orders?—Yes.

18,297.—After a time are the same houses allowed to be re-opened if they are put into a decent state?—If they are repaired so as to be habitable they are.

18,298. With regard to the complaint before a justice by a person aggrieved, which may be made under the English Act, by section 96 of the Scotch Act the law is as follows, is it not: "If any nuisance shall exist upon or in premises possessed or managed by the local authority or in which the local authority have any interest, or if the local authority shall fail or neglect to perform any duty imposed upon them by this Act, or to take all due proceedings in this Act authorised for the removal of nuisances or preservation of health, or due regulation of lodging houses, or for any other of the purposes of this Act, it shall be competent for any two householders residing within the district, or for the inspector of the poor of the parish, or for the procurator fiscal of the sheriff or justice of the peace court of the county or of the burgh court, or for the board to give written notice to such local authority of the matters in which such neglect exists;" and if the local authority do not within 14 days after such notice remedy the nuisance there is a power of application to the sheriff?—Yes.

18,299. Then you have a similar provision to ours, have you not, with regard to closing a house where there have been two convictions relating to overcrowding?—Yes.

18,300. With regard to the power of entry by the local authority or sanitary inspector, section 17 of the Scotch Act provides that, "If the local authority or sanitary inspector have reasonable grounds for believing that nuisance exists in any premises, such local authority or sanitary inspector may demand admission for themselves, the superintendent of police and medical officer, or any other person or persons whom the local authority may desire, to inspect such premises or for any or all of them to inspect the same at any hour between nine in the morning and six in the evening or at any hour when the operations suspected to cause the nuisance are in progress, or are usually carried on," and so on?—That is so.

18,301. Then with regard to penalty for contravention of decree and of interdict, section 20 of your

Scotch Act provides that "if the said decree be not complied with in good and sufficient manner and within the time appointed, the author of the nuisance or the owner, as the case may be, shall be liable in the case of nuisances specified in clauses (a), (b), (c), (d), (f), (i), and (j), in section 16 of this Act to a penalty of not more than 10s. per day during his failure so to comply," and so on?—That is the provision.

18,302. I should now like to ask you what provisions there are in the Scotch Act with regard to houses let in lodgings or to members of more than one family?—There are two sections in our Act which deal with that subject; section 62 which relates to common lodging houses as defined in the third section, and section 44 which relates to lodging-houses not coming under the definition of a common lodging-house within burghs and populous places.

18,303. By section 44 the local authority of any burgh or populous place in Scotland with a population according to the last census of not less than 1,000 inhabitants can make regulations on the subject, can they not?—Yes, that is the statutory definition of a populous place for this purpose.

18,304. And they do not require the previous assent of the Board of Supervision in the same way as in England, the previous assent of the Local Government Board has to be obtained before the Act is put in force, and then a second assent has to be obtained for the regulation, you only require the second assent?—That is all; but in this case, as in several other cases under the Act, the Board of Supervision have no initiative; it is only on application by the local authority that they can approve or disapprove.

18,305. I suppose you can advise the local authorities?—We recommend.

18,306. Do you see any object in retaining that limitation to places with a population of over 1,000?—I think that in places with a population of less than 1,000 the necessity hardly ever exists, or very rarely.

18,307. The provisions as to common lodging-houses in Scotland will be found, I believe, in sections 59 to 70 of your Public Health Act?—Yes.

18,308. The Scotch Act contains a precise definition of a common lodging-house, does it not?—Yes.

18,309. The term "common lodging-house" is defined to mean "a house or part thereof where lodgers are housed at an amount not exceeding 4d. per night for each person, whether the same be payable nightly or weekly or at any period not longer than a fortnight, or where the house is licensed to lodge more than 12 persons;" and by section 59 it is provided that the local authority may from time to time "raise or diminish the sum payable per night according to which, as herein-before mentioned, it is ascertained whether a house or part thereof is a common lodging-house, but so as not to exceed 6d. per night"?—Yes, with the sanction of the Board of Supervision.

18,310. We have in England no such definition. Do you see much advantage in having that definition?—I think it is a great advantage. It prevents disputes arising as to whether a particular house is under the operation of the common lodging-house clauses or not.

18,311. In England any house is a common lodging-house where members of more than one family are taken in as lodgers, and where there is a common room?—Yes.

18,312. Section 59 is the section in your Act which refers to the registration of common lodging-houses, is it not?—Yes, Part V. of the Act deals with the regulation of common lodging-houses.

18,313. Section 59 requires that "the local authority shall cause a register to be kept, in which shall be entered the names and residences of the keepers of all common lodging-houses within the district of the local authority, and the situation of every such house, and the number of lodgers authorised according to this Act to be kept therein and in each apartment thereof." That is different, I



Mr. W. S.  
Walker, C.B.  
4 April 1885.

think, from the English Act, where it is provided that the register shall show the number of lodgers in the whole house?—Yes.

18,314. In England it is required by section 78 of the Public Health Act that the certificate as to the character of the lodging-house keeper shall be "signed" by three inhabitant householders of the parish, "respectively rated to the relief of the poor of the parish within which the lodging-house is situate" for property of the yearly rateable value of 6*l.* or "upwards," whereas in Scotland it is enough that they should be assessed to the poor rate?—Yes.

18,315. Section 62 of the Scotch Act, I think, relates to the rules and regulations which may be made by the local authority with reference to common lodging-houses?—It does.

18,316. It empowers the local authority to make rules and regulations with respect to the inspection of common lodging-houses, and lays down the conditions and restrictions under which such inspection may be made?—That is so.

18,317. You are probably aware that the Public Health Act (England) empowers the local authority to make regulations as to giving notices and taking precautions in cases of infectious disease, and that there is no similar provision in the Scotch Act?—Our Act is different in that respect from the English Act.

18,318. Section 67 of your Act provides, does it not, for the local authority and the medical officer being informed of cases of infectious disease occurring in common lodging-houses?—Yes, and that power is enlarged by the local Acts in some of the larger towns.

18,319. Are your public lodging-houses looked after by the police?—Almost always, for police purposes. In a considerable number of districts the police are sanitary inspectors, and therefore they go with the powers of the inspectors of common lodging-houses; but even where they are not inspectors of common lodging-houses they almost always supplement the inspection of common lodging-houses by visits of their own, and give information to the local authority.

18,320. To come to the matter of underground dwellings; underground dwellings are dealt with, are they not, by the 45th section of the Public Health (Scotland) Act?—Yes.

18,321. In England, by section 71 of the Public Health Act, 1875, we have a provision that—"It shall not be lawful to let or occupy, or suffer to be occupied separately as a dwelling any cellar (including for the purposes of this Act in that expression any vault or underground room) built or rebuilt after the passing of this Act or which is not lawfully so let or occupied at the time of the passing of this Act." You have no such prohibition as that in Scotland, have you?—No.

18,322. Your provision is that the local authorities shall give notice to the owners from time to time that the letting of cellars for dwellings is prohibited?—Yes.

18,323. Your notices are separate notices referring to each particular case?—Yes.

18,324. There is not a general prohibition?—No, and if the notices are not complied with then the Sheriff Court is appealed to.

18,325. Have you any rules as to what is a cellar that you allow to be inhabited?—We have no rule except the statutory rule. Those are matters over which the board of supervision cannot really exercise much control.

18,326. But does each town do what it likes?—Each town interprets it as it pleases; but it is only in the larger towns that there is much or any of that defective kind of dwelling, and they all have very stringent regulations in their Police Acts.

18,327. Do they stop it in practice?—They do to a large extent, so far as I am aware. Glasgow, Edinburgh, Greenock, and Aberdeen, all have very stringent Police Acts.

18,328. What is the state of the law in Scotland as to what we call building byelaws in England? There is no provision in the Scotch Public Health Act, is there, similar to the provisions in the English Public Health Act with regard to building byelaws?—No, that is a considerable defect. In the towns they have a court which is called the dean of guild court, and I think it is only in some of them that they conceive they have the power to forbid the erection of a building where the arrangements are unsanitary; but it is very desirable, I think, that local authorities all over the country should have some means of supervision over the erection of new buildings and some power of preventing the increase of an evil which already exists to so large an extent, and of preventing the erection of buildings in such a manner as is clearly unsanitary.

18,329. I propose to ask the questions which we shall have to ask with regard to the working of Sir Richard Cross's Acts, and Mr. Torrens's Acts, of Mr. Donald Crawford (who is now in the room) after your examination is concluded?—Those Acts, so far as the Board of Supervision are concerned, are scarcely within our cognisance, and any information that I could give you with regard to them would be only of the most general nature.

18,330. Has your attention been turned generally to the evils connected with the condition of the houses of the working classes in the large towns, or, generally, in Scotland?—No, I cannot say that it has. Occasionally instances arise, but rather in the smaller towns. In the larger towns we have not had complaints made to us.

18,331. Is there any special place which you would like to mention as being a specimen of the evils of which you speak?—No, I do not at this moment remember any special case.

18,332. Which towns should you be disposed to name to us as being those in which overcrowding is most likely to be found?—The large manufacturing centres; the larger towns, such as Glasgow, Edinburgh, Greenock, Aberdeen, and Dundee, are the towns in which necessarily there is greater difficulty in finding proper accommodation; but, as far as I am aware, the two main causes of overcrowding are these:—One, the incapacity of the workman to pay a higher rent for a house which is at his disposal if he could pay the higher rent; and the other, the inability of a large number of the workmen to appreciate the comforts of better dwellings. I have known instances where workmen who were receiving very high wages in prosperous times still pigged together, if I may use the expression, in a room where the overcrowding was dreadful.

18,333. I suppose you would like us to put detailed questions with regard to overcrowding and with regard to watercloset accommodation and structural defects to the medical officers of health who will come before us rather than to yourself?—Yes, the medical officers, or members of the different local authorities that I have referred to of those large towns, can give much more minute information upon those points than I can.

18,334. Are there any leading people in Scotland who have generally, and not with regard to one particular town, turned their attention, so far as you know, to the moral and sanitary evils of overcrowding?—There are sanitary associations, both in Edinburgh and in Glasgow, and they have done a considerable amount of good work in calling the attention of the population to the insanitary arrangement of their houses, and in assisting them by pointing out the proper way to remedy that state of things. Those associations do not execute any work themselves, so that their opinions are quite independent.

18,335. They are vigilance committees of the inhabitants, in fact, like our Mansion House Committee in London?—Yes.

18,336. So far as you know, have any independent observers investigated the relation between rent and wages in Scotland?—No, I am not aware of it; but



Mr. Peterkin, one of the officers of the Board of Supervision, who was informed that his evidence would be desired, will be able to give you a good deal of information upon that subject with respect to the northern Highlands.

18,337. There is another matter which has attracted a good deal of attention in England. I do not know whether it has been brought to your notice in Scotland at all, viz., the effect on overcrowding, and the general effect in deteriorating the condition of the population of large demolitions, whether for the purpose of railway stations, new streets, and public improvements generally, or for the purpose of artizan dwelling schemes, or other private schemes for building; is that a matter which has been brought to your notice?—No, I am not aware of any cases in Scotland where those matters have been found to any considerable extent to have had any effect upon the housing of the working classes.

18,338. Do you know anything of the tenure of the property in which the poor live in the large Scotch towns?—No, I do not.

18,339. You said just now that you received a great many complaints from the small Scotch towns; do you get many complaints from the rural districts?—We get a great many also from the rural districts where there are mere hamlets.

18,340. What are the chief causes of complaint in the rural districts?—Dung heaps and defective drainage.

18,341. Your law, however, in Scotland is very strong and good on the subject of dung heaps, is it not?—Yes, but it is very difficult to carry it into execution. The public opinion about a dung heap is very different from that of a scientific and official man. With respect to this I should mention that our inspecting officers, who are inspecting officers both under the Poor Law and under the Public Health Act, have a schedule which, whenever they visit a district or parish, they fill up with a report upon all the details that come under their notice. It is not exhaustive, but if there are any manifest or grievous matters of neglect they do see them. We receive those reports from them once a year, and we send a copy of the report down to the local authority, and call their attention to any defects which may be alleged. With regard to common lodging-houses we are particularly anxious to see that the law is enforced.

18,342. With regard to houses which are densely crowded being occupied by the very poor in flats or rooms, what we should call "tenement houses" in England, houses which are occupied in single rooms, but which are not common lodging-houses; do you register such houses as those?—No, there is no power to register them under the Act, and the local authority is the only body who can make an examination of them.

18,343. When I asked you whether you registered them, I meant was it the practice in Scotland to register them?—No, it is not.

18,344. You are probably acquainted with section 90 of the Public Health Act. The provisions of section 35 of the Sanitary Act in the metropolis, and of section 90 of the Public Health Act elsewhere, are that the local authority may make regulations for fixing the number of persons who may occupy any room, and so forth, and general regulations as to the conduct of tenement houses. Those are optional with the local authorities in England; have you any similar provision in Scotland?—We have no similar provision, except under section 44 of our Act.

18,345. Do you know at all why similar powers were not taken in Scotland under your Public Health Act?—Our Act, I think, is the earliest Act on this subject of any important character that was passed; it was passed in the year 1867; and there are a good many details that we should desire to be remedied, but there has been no amending Act with reference to this.

18,346. But the English provisions are older than that, although they are renewed in the Public Health Act of 1875. In the metropolis, for instance, the provisions upon which we now act are those of 1866?—There is no such provision in our Act.

18,347. You have not turned your attention to that matter, and therefore you have no opinion upon the subject?—No.

18,348. You have provisions in your law which are better than ours as to cemeteries, but have you the provisions as to the erection of mortuaries to which to take bodies to from the houses of the poor?—There is a clause authorising the local authority to arrange for that (section 43), but we have never had any case of that kind before us.

18,349. You have not any mortuaries?—We have not had any complaint, and our attention has never been called to the subject.

18,350. Do not the poor keep dead bodies for considerable time in their homes, even when they have only a single room?—Yes, I believe they do.

18,351. But it is so much the habit of the population that no one ever complains. Do you think that the general provision of mortuaries would gradually cause a custom to grow up of carrying the body away?—No, I am afraid not. There is a very strong objection amongst the poor to parting with the remains, and they would look upon a body sent to a mortuary very much as being put under the charge of the police.

18,352. You spoke just now of the absence of provision in the Scotch Public Health Act as to building byelaws being a considerable defect, and of some change in the law being required as regards all new buildings. Would you like to make any further statement with a view to the amendment of the law upon the subject of building byelaws?—I think that even in the larger towns the state of the law as regards the power of the local authority should be made more distinct and definite than it at present is, and that that power should be extended to all rural places. There is a great number of parishes in which there is no village, but there is a large number in which there is a village, and the local authority is the parochial board. I think it is very desirable that an indefinite increase in the number of insanitary houses should be stopped from the date of an enactment, and that all buildings to be erected after that date should require license and approval by some authority before they were erected. It is much easier to prevent the erection of an insanitary house (I believe they are often constructed from mere ignorance of the laws of sanitary science) than to remedy its defects after it has been built.

18,353. The matter appears to be one of very great importance, and your opinion at first sight would seem to be one against which nothing could be alleged. That being so, I do not propose to press you further with questions upon the subject, because you have given a very strong and distinct opinion; but I should propose to put a similar question to almost every witness from Scotland that appears before us. I suppose the Lord Dean of Guild will be able to give us information upon the subject?—Yes, the Lord Dean of Guild of this city is a man of very large experience.

18,354. Do the local authorities in Scotland, generally speaking, both urban and rural, possess a sufficient staff of sanitary inspectors?—In some places I cannot say that they do. Of course in the larger towns they have a thoroughly efficient staff, but the subdivision of our country into districts is too great, and there is no power in the board of supervision to control it. The population of Scotland, calculated for 1884, is 3,848,238, and the number of separate and independent local authorities over the whole of Scotland is 1,034. The different districts vary very much in population. In Govan, for instance (which has two parishes now, but which, as a combination, is really only one parish), there is a population of 238,000; in Glasgow there are 166,000.

Mr. W. S.  
Walker, C.B.  
4 April 1885.



Mr. W. S.  
Walker, C.B.  
4 April 1885.

18,355. But I should like to stop you at that point. In Glasgow is not the Public Health Act worked by the municipality for the whole municipal limits of Glasgow?—Yes.

18,356. Then the parish would not come in there?—But Glasgow is a burghal parish; the whole of the parish of Glasgow is contained within the burgh.

18,357. But the authority for all the city of Glasgow for working the Public Health Act would be the city council, would it not?—Yes.

18,358. Then the parochial authority, so far as the Public Health Act goes, would not come in?—They have a portion of it. There is no parochial board of Glasgow because the whole of the parish is within the burgh; but in Govan part of the parish is outside. I was giving the population of the different parishes.

18,359. But the parish would not matter, would it, within the city limits for our purposes?—No. Then in the same way Barony has a population of 264,000. A portion of that is no doubt under the local authority of Glasgow. But there is one parish in Scotland with a population as small as 147, and that has the whole machinery of a local authority, medical officer of health, sanitary inspector, and so on, for itself.

18,360. Do all the towns in Scotland send you their medical officer's annual report?—I think we get them much more frequently from most of the large towns.

18,361. Do you keep statistical records; do you work out, for instance, the number of sanitary inspectors in each town?—We have a record of them, and I could furnish you with that if it was considered desirable.

18,362. Do you happen to know, for instance, how many sanitary inspectors there are to the population of Glasgow?—No, I do not remember at this moment.

18,363. Have you ever compared the great towns of Scotland one with another to see whether they have all of them something like the same sanitary staff in proportion to the population?—No. The truth is that we have no great anxiety about the large towns. We are aware that their staff is ample, I think always so, and they are intelligent and active in the execution of the Act.

18,364. In the small places I suppose you would find that they appoint persons who are not very well skilled in the kind of work that they have to perform?—Yes; in some cases, owing to the excessive number of local authorities, the salaries of the sanitary inspectors who are not medical officers, as I believe they are in England generally, are very small.

18,365. The sanitary inspector is a separate person in England from the medical officer?—Yes. The sanitary inspectors' salaries vary from 1*l.* to 500*l.* or 600*l.*

18,366. But I suppose that one sanitary inspector, where you have a parish of 140 people appointing him, would act for neighbouring parishes also?—No, I think not; he would merely have his own district to attend to.

18,367. Do you not think it would be desirable to group parishes for this purpose?—Certainly; and that is an improvement which the Board of Supervision much desire.

18,368. What do your small rural parishes do with regard to medical officers?—They are not required by the Act to appoint one; they are required by the Act either to appoint one or to employ one for any special occasion that may arise.

18,369. Do you think it would be possible to introduce any amendment of the law for this purpose in advance of the introduction of a general reform of local Government in Scotland?—It is quite possible.

18,370. By grouping the parishes?—Yes, and giving the Board of Supervision a power of combining several of these small parishes into one, which would enable them out of the rates to pay the officers a proper salary, their whole time being devoted to that purpose. Section 8 of the Scotch Act provides that: "The local authority may, and where it shall be thought necessary by the Board for the purposes of this Act the local authorities shall, appoint a sanitary inspector or inspectors, who shall be also in-

spector or inspectors of common lodging-houses, and "a medical officer or medical officers," and so on. The limit that we took with reference to the exercise of our powers was this: We intimated that in every parish or district in which there was an urban population or a village population of 2,000 or upwards, a sanitary inspector must be appointed, and then special cases within that limit have arisen in which we have found it necessary to exercise our power also.

18,371. How much do you pay your three inspectors who answer to our general inspectors in England?—Two of them, who are called superintendents, I think, receive a salary of 300*l.* a year, rising to 500*l.*, and the two others, who are called visiting officers, receive salaries rising from 300*l.* to 400*l.*, which is, as we are aware, very much less than the salaries in England and Ireland given to officers who have similar duties to perform and a much less difficult country to travel over; but those salaries were fixed by the Treasury.

18,372. There is a matter which, as it is rather new, you are not likely to have heard mentioned, but it is just possible that you may. There is a difficulty found in selling right out to artizan tenants in England the flats or portions of a building in which they live as if it were a freehold. In Scotland your system of feuing for a large number of years is the common tenure, is it not?—Feuing for ever, in perpetuity.

18,373. Is there a power in Scotland of feuing sets of rooms?—No, it is the ground that is feued.

18,374. But is there any power of giving a permanent interest of selling right out as it were a set of rooms in a block?—Yes. I assume that the block is built by a builder as a speculation. He may sell any portion of it that he likes; and the very common arrangement, I believe, is that he divides the feu duty, which is the sum payable to the lord of the manor amongst those different purchasers. In selling he includes an obligation upon the purchaser to pay a portion of this feu duty.

18,375. But does the tenant of the flat in that way acquire a permanent interest which he can sell and dispose of?—He would if the proprietor of the whole sold him a portion.

18,376. And that, you think, is common?—It is quite practicable; whether it is common I do not know.

18,377. The Lord Dean of Guild would be able, I suppose, to tell us about that?—Yes, I should think he certainly would.

18,378. The Board of Supervision are an altogether independent authority; you cannot be considered to be under anybody else?—The Board of Supervision are under the Home Secretary.

18,379. But only in a very vague and distant way?—In some respects only.

18,380. But in very important matters you are in the habit, are you not, of writing for information as to similar action to the Local Government Board in England, and then acting very much on your own responsibility; for instance, as regards cholera and orders prohibiting the importation of rags, and so forth, you act very much of yourselves?—We do. Our practice has been to ascertain what regulations the Local Government Board were going to enforce in England, because we see that great impropriety would arise from having different arrangements for the two parts of the kingdom; but with reference to the cholera there is a part of our Act which relates to a disease of that kind, and there we are under the Privy Council still. We apply to them when we think that the occasion has arisen to put in force that portion of the Act.

18,381. But, generally speaking, you do not require the Home Secretary's signature for much, do you?—No, not for a great number of things; we consider ourselves a sub-department of the Home Office.

18,382. Of course you are so in name, but in fact you are not much under them?—No, not a great deal. We are restrained from evil doing by the courts of law; we are under them, of course, and we have not

NB



great deal to do, I am glad to say, with litigation. From the year 1852 down to the present time we have not had a great number of cases in which we have found it necessary to litigate, or in which other persons have sued us; and there has been no occasion in which we have not been successful with costs.

18,383. Are you prepared to make any suggestion to us with regard to the amendment of the Public Health Act (Scotland) upon questions which are within the purview of this Commission?—I have not considered that, nor have my Board specially.

18,384. The reason why I asked you that question was because you said just now that your Act was not a very modern one; and that there were a good many points upon which you thought it desirable to amend it; I do not know whether any of those are points which we have had mentioned here to-day, with the exception of the one upon which you have made a strong recommendation, or whether they are such as come within the purview of this Commission?—I was speaking before with reference to the Act generally, but with reference to those three points I should like to consider the matter at home and send you a note afterwards. There are some points, one of which, for instance, occurs to me at this moment, viz., the adoption of rules and regulations for common lodging-houses which we cannot enforce. It is only upon application, i.e., upon a resolution of the local authority that we are called into action, and have to approve or disapprove of the rules that they propose. I think it is very desirable that the whole of those local authorities, where there are common lodging-houses, should be compelled to have rules and regulations.

18,385. You could not compel them to act upon them, could you?—No; but if they did not enforce them we should have more power.

18,386. Do you mean by something similar to the English mandamus?—It would come to that. The possession of that power would enforce our injunctions very largely. The local authorities are not anxious to go to the court. Out of the whole 1,034 local authorities in Scotland, only 280 have adopted rules and regulations for common lodging-houses. A great number of the parishes have no common lodging-houses; but the 280 that have them is far too small a number.

18,387. In dealing with the Public Health Act of England it has been the opinion of this Commission that the provisions as to nuisances have in view rather the abatement of the nuisance than the punishment of the person by whose default the nuisance has arisen; for instance, where a nuisance has been ascertained to exist, if the person through whose default it has arisen has, on notice by the sanitary authority, caused it to be abated; proceedings are not taken unless the sanitary authority are of opinion that a nuisance is likely to recur there, and that is so in the Scotch Act?—Yes.

18,388. In such a case the person who causes the nuisance incurs no penalty by neglect. This Commission has thought it desirable that the existence of a nuisance, even though it may be remedied after notice, should render the person responsible for it liable to a penalty; what is your opinion upon that point?—I believe that a great number of these nuisances exist from sheer and utter ignorance; and until a man gets notice that he is doing something that is objectionable, it would be rather hard to impose a penalty upon him.

18,389. I will not press you upon that point because the operation of our recommendation in England is principally metropolitan. The law in the metropolis under the Sanitary Act of 1866 is not so good as that which you possess in Scotland, which is similar to that under the law of 1875 in England, and therefore the probability is that your law is sufficient upon that point. Now to go to another matter, have water companies in Scotland power to cut off water when the rates are not paid?—I am not sure, but I rather think so.

18,390. Who would know about that?—The witnesses for Edinburgh; the medical officers of Edinburgh and Glasgow would tell you about that.

18,391. (*Earl Brownlow.*) With regard to the appointment of sanitary inspectors, is any particular qualification sought for?—No.

18,392. Does the sanitary inspector in Scotland work under the health officer?—No, he is an independent officer. We are aware that that is not the English system, but we think that ours is rather superior to the English system, for this reason: that the officer who finds fault and gives notice is the sanitary inspector, a layman; and the officer whom he calls in as witness to give scientific evidence is the medical officer. Therefore, we think that his evidence is more valuable as he was not the originator of the complaint.

18,393. In your opinion it would not be desirable to make any change in the present arrangements in Scotland?—I should enlarge the districts and have sanitary inspectors specially fitted for their work in the rural districts and where there are villages.

18,394. On the subject of feus, did I rightly understand you to say that feus were always in perpetuity in Scotland?—Yes; a feu, to explain it in popular language, is a sale of the land subject only to this provision, that if the feu duty, that is to say, the ground rent, is not paid, the land may be forfeited. I believe that such a case hardly ever occurs, because there are buildings erected upon it, and it is always more valuable than the annual payment; but a feu is a sale of the ground, not for a certain lump price, but for an annual payment in perpetuity.

18,395. (*Mr. Jesse Collings.*) You said that there were 1,034 local authorities in Scotland, did you not?—Yes.

18,396. How many of those are municipalities that correspond with our mayor and corporation?—I cannot off-hand give you that information, but I can supply it.

18,397. What kind of local authorities are the remaining number; are they elected?—A portion of them are elected. They are parochial boards; that is to say, the boards who have charge of the administration of the poor law equivalent in point of power to the English boards of guardians, but not so constituted. Every owner of 20*l.* a year and upwards is *de facto* a member of that board.

18,398. Do any of them correspond with our local boards of health in England?—No, they do not.

18,399. Did I correctly understand you to say that you would like your board of supervision to have power to compel local authorities in the first place to have byelaws, and then to carry them out?—Yes, I would.

18,400. You anticipate no difficulty with the local authorities in case they declined?—I think very likely they would not approve of it; very likely they would not like it.

18,401. Do you not fear a conflict between the Board of Supervision and the local authorities?—No; I meant a conflict in Parliament. I think they would very probably object. A small parish does not like being combined with its neighbour; it likes to manage its own affairs, but I think the affairs would be better managed if two or three parishes were thrown together.

18,402. But do I rightly understand that you advocate a central authority to compel them?—I would have statutory compulsion.

18,403. (*Chairman.*) What you really recommend is a reform of local government in Scotland as regards its districts?—Yes.

18,404. (*Mr. Jesse Collings.*) I think I heard you say that when the sheriff pronounces judgment local authorities invariably yield on certain points?—That is so.

18,405. Does it not do away with the necessity of any compulsion if, when the matter is put before the local authorities, they invariably yield?—I meant with reference to the abatement of nuisances.

*Mr. W. S. Walker, C.B.*

4 April 1885.



Mr. W. S.  
Walker, C.B.  
4 April 1885.

18,406. But seeing that they yield upon one point, is it not likely that the same remonstrances would be sufficient in any other matter?—I think so, if they had statutory force; but at present the sheriff would have no jurisdiction whatever if one parish desired to be combined with another and the other resisted.

18,407. You also said that you had power of closing a house when two convictions were obtained for overcrowding. When you close a house in that manner what compensation, if any, is given to the owner?—I cannot tell you; you will get that information from the officers of the large towns.

18,408. You spoke of a populous place; what is your definition of a populous place?—The statutory definition of a populous place is a place of 1,000 inhabitants.

18,409. Is it part of the duty of your medical officers to give notice of infectious diseases where they exist?—Yes.

18,410. Do the local authorities, as a rule, in Scotland provide any hospital or any means to deal with those cases of infectious disease when they have received notice of them from the medical officer of health?—A considerable number, but not so many as I should desire.

18,411. There are localities where they have small-pox hospitals and fever hospitals?—Yes, and there are places where there are none and where there ought to be.

18,412. What follows when a medical officer has given notice that an infectious disease exists?—The local authority has to make the best arrangement it can for isolation.

18,413. You spoke of sanitary matters, such as drainage, and dung heaps, and so forth, not being attended to in the rural districts, and you said that there were great difficulties in carrying the law into execution; with what authority lies the duty in purely rural districts of carrying out these sanitary laws?—The local authority is responsible for it.

18,414. Is that the same as the parochial authority that you spoke of?—It is.

18,415. Then the difficulty lies in the parochial authority doing its duty in that respect?—Yes.

18,416. The local authority is elected mainly upon the property qualification, is it not?—If it is not a burgh it is; in the rural districts it is.

18,417. It is based on a property qualification?—To a large extent.

18,418. Is it your opinion that if these local authorities were elected, not on a property qualification but by those whom these defective sanitary arrangements affect, by all the inhabitants in fact, a public opinion would be created which would be more effective for the purpose of carrying out these reforms?—I am afraid quite the reverse. The very class of people who would be elected are the people who do not desire to be put to the expense of abating a nuisance.

18,419. Is that cause or effect when they felt that they had the power of altering their condition, would they not be led to use that power?—I fear not.

18,420. (Mr. Lyulph Stanley.) Are there not local boards in Scotland in populous places?—No, parochial boards.

18,421. But if a populous place springs up within a parish, does not that get constituted under a local board?—No, not unless it adopts the Police Act and becomes a police burgh. Then the Commissioners are entitled to exercise jurisdiction.

18,422. Then your equivalent for a local board is what I may call a place under police commissioners. If a little town springs up within a parish, a place

like Oban or whatever it may be, and wishes to be an urban authority, it is described as a place under the police commissioners?—If it adopts the Police Act it becomes *ipso facto* a local authority.

18,423. A local authority distinct from the parish?—A local authority distinct from the parish.

18,424. And then the residue of the parish remains the authority for the rural part?—Yes.

18,425. With regard to there being no adequate power to prescribe conditions for new buildings, would that apply also not only to the building but to the width of the street and the space of light and air around?—With respect to light and air, so far as sanitary arrangements required, it would. I was speaking of single houses for labourers all over the country.

18,426. But in town districts are the existing powers sufficient to secure that new streets shall be properly laid out as to width and light, and air, and the space at the back of the houses being enough for ventilation?—There is nothing in our Act relating to that, I think; but you will, no doubt, get that information from the authorities.

18,427. Do you not get the byelaws to approve?—No, not under the Police Act; the greater part of these operations are under the general Police Act.

18,428. In the case of a municipal burgh under the Police Act, its building byelaws have to be approved by somebody?—I think they have to be approved by the sheriff but I am not quite certain. They do not come to the Board of Supervision.

18,429. (Mr. Broadhurst.) With regard to the sanitary inspectors, have you any knowledge of what previous employment they were engaged in before being appointed sanitary inspectors?—They were engaged in occupations of the most various kinds; a grocer or blacksmith in a village gets his 1*l.* or 5*l.* a year for acting as sanitary inspector, and he carries on his trade at the same time. That is the part of our system that I was pointing at when I referred to a combination of a cluster of parishes, each contributing its 4*l.* or 5*l.* which would enable the combined body to get a trained and efficient sanitary inspector, whose whole time would be at the disposal of the district.

18,430. Then about the chief inspectors. You have two or three chief inspectors, have you not?—We have inspectors under the Board of Supervision.

18,431. Whose time is wholly engaged in that duty?—We have now four inspectors; but it is utterly impossible for such a staff to go into details in every village and parish in Scotland.

18,432. With regard to the leasing of land, you know the system, I suppose, prevailing in England of leasing for 60 or 90 years?—Yes.

18,433. Do you think that if that system prevailed it would improve the condition of things in Scotland?—It hardly exists here, and, I believe, the general feeling of the population is adverse to it in this way, that they do not like spending money upon a piece of ground which will revert to the proprietor after a certain number of years. They prefer the Scotch system of perpetual feus.

18,434. (Mr. Jesse Collings.) Could you give us the number of burghs which there are?—Yes.

18,435. (Mr. Lyulph Stanley.) You have some very small burghs, have you not?—Yes.

18,436. Could you give those above 2,000 in population and those under 2,000?—Yes, I could give the whole of them.\*

18,437. (Mr. Jesse Collings.) Will you distinguish the old corporations, those which are elected in a manner different from the more modern corporations?—There are very few of those.

The witness withdrew.

\* See Appendix B.



Mr. DONALD CRAWFORD, Advocate, examined.

Mr.  
D. Crawford.  
4 April 1885.

18,438. (*Chairman.*) You are legal secretary to the Lord Advocate?—Yes.

18,439. The Acts of Parliament bearing upon the housing of the poorer classes in Scotland are chiefly the two series of Artizans Dwellings Acts (Mr. Torrens's and Sir Richard Cross's Acts) and the Public Health Act, 1867, on which we have examined Mr. Walker?—They are.

18,440. The Public Health Act deals with the removal of nuisances and the regulation of common lodging-houses, and is administered by the Board of Supervision as the central authority; and although the Home Secretary has certain powers under this Act, its working in detail rarely comes under the notice of the Home Office or of the Lord Advocate?—That is so.

18,441. The Artizans Dwellings Acts are administered, are they not, under the Home Office as the central and confirming authority, and not under the Board of Supervision?—Yes.

18,442. In dealing with these Acts the Home Office is usually advised by the Lord Advocate, is it not?—It is.

18,443. Before we come to the Artizans Dwellings Acts there is some earlier legislation as to which I should like to ask you one or two questions. Lord Shaftesbury's Act (to use the name by which we usually call it here), the Lodging House Act of 1851, 14 & 15 Vict. c. 34., did not, I think, apply to Scotland?—It did not.

18,444. Although that Act did not apply to Scotland, the amending Act of 1866, 29 Vict. c. 28., an Act with regard to loans of public money for these purposes, does apply to Scotland, I think?—Yes, it was made expressly to apply by an Act of 1867. There appears to have been some mistake in the drafting, because the Act of 1866 which amends the Act of 1851 refers exclusively to public loans, and amongst other clauses when it incorporates the Lands Clauses Act it also incorporates the Lands Clauses (Scotland) Act, evidently implying that it was intended to apply to Scotland. That appears to have been noticed afterwards, and then the Act of 1867 was passed, which said that in spite of (I think) section 53 of the Act of 1851, which says that the Act shall not apply to Scotland, the provisions of the Act of 1866 should apply to Scotland. Now as the Act of 1866 incorporates the Act of 1851 and says that they are to be read as one Act, I think the fair reading of it is that even the Act of 1851 now applies to Scotland; but its machinery would be quite inapplicable and unworkable.

18,445. I think you have been as much puzzled as we were at the Local Government Board to make up your minds whether Lord Shaftesbury's Act does or does not at this moment apply to Scotland; and it is quite clear that the draftsman did not contemplate the practical application of it to Scotland?—It could obviously not have been intended to apply to Scotland.

18,446. As a matter of fact the question has only possessed a speculative interest hitherto, inasmuch as the Act has never been put into force in either country?—That is so.

18,447. I do not know whether it is fair to ask you whether you have considered, if it were thought desirable to make it apply to Scotland, the means by which it could be made a workable Act?—I read it very carefully with that view, and it struck me that it was a somewhat difficult question, because, if I rightly understand its scope, the effect of it would be to enable town councils and other local authorities to become lodging-house keepers, as it were, on their own account for the benefit of the public. At first sight my own opinion (I express it with diffidence) would be rather against that, unless there is an urgent necessity for it, because I think it is an entirely new departure, in Scotland, at least. With the exception of such minor undertakings as public

baths, for instance, where they do take payment for work for the public, they do not appear as undertakers or traders in any way; and I think there might probably be considerable risk of abuse if they were to undertake the management of such an undertaking as a lodging-house on a large scale in competition with private individuals.

18,448. When you say that in Scotland the local authorities do not act as undertakers or traders, do they not in any case undertake the gas or water supply?—Yes, I think they are frequently trustees, generally under another name, of those undertakings. The gas and the water supply are sometimes vested in them, no doubt.

18,449. (*Mr. Lyulph Stanley.*) And markets too?—Quite so. But I should have thought at first sight that the gas and water supply stood on a different footing from lodging-houses.

18,450. (*Chairman.*) I think that may be admitted?—The one is naturally a kind of monopoly whereas the other is not.

18,451. There was also a Scotch Act, was there not, prior to the passing of the Artizans Dwellings Act, namely, the Dwelling Houses (Scotland) Act of 1855, 18 & 19 Vict. c. 88.?—Yes.

18,452. That differs from the principal of the later Acts in this respect, does it not: that it conferred power not upon public authorities but upon voluntary associations of individuals, associated for the purpose "of erecting new or improving existing dwelling houses for the working classes"?—Yes, that was so.

18,453. That is an Act which stands all by itself; there is no similar Act in England, is there?—There is no similar Act in England so far as I have been able to trace.

18,454. The first part of the Act confers upon such voluntary associations special facilities for the registration and transference of their property, and for dividing it into lots?—Yes.

18,455. The second part of the Act, beginning at section 23, gives the association extensive compulsory powers of acquiring property in towns, under the authority of the Court of Session and with the consent of the magistrates and town council, does it not?—It does.

18,456. With this sanction they may acquire "any building or range or block of buildings which, by reason of faults in their original construction or of the state of dilapidation into which they may wholly or partially have fallen, are unsuitable for dwelling houses, and the occupation of which in their existing state and condition is attended with risk of injury or disease to the inhabitants or the neighbourhood, or which by reason of the abandonment of the whole or part thereof by the parties having the legal title thereto, or the uncertainty or ignorance as to who such parties may be, may have become a receptacle or place of harbourage for persons of dissolute or vicious character or in any way a nuisance to the neighbourhood"?—Those are the words of the statute.

18,457. Has that very singular Act ever been acted upon?—No, I have made inquiry, and I cannot learn that it has ever been acted upon.

18,458. It has been as completely a dead letter as Lord Shaftesbury's Act in England?—Yes.

18,459. You do not know, I suppose, what is the practical difficulty which prevents its working?—No, I do not. As regards the earlier parts of the Act giving facilities for association and so forth, it is possible that when the Companies Act of 1862 was passed they were not so much required.

18,460. Do you think it was forgotten, as Lord Shaftesbury's Act was forgotten in England, where we found that the whole community had entirely ignored its existence, and had ended by forgetting it?—I think that is so. I cannot find that anybody knew of its existence.



Mr.  
D. Crawford.  
4 April 1885.

18,461. Do you think it desirable that we should try and make it a workable Act, or do you think that the later Acts have rather superseded its necessity?—I think the later Acts have rather superseded its necessity. With regard to the first part of the Act, so far as I know, there are no legal difficulties in the way of any private association acquiring property voluntarily.

18,462. But this Act gives them compulsory power, does it not?—Only in the latter part in the case of nuisances. With regard to the latter part of the Act, it strikes me that it would be better that any compulsory powers of that sort upon the ground of nuisance should rather be vested in a public authority than in a private association.

18,463. Of course private and voluntary associations, and even individuals, can now obtain loans from the Public Works Loan Commissioners under the Act of 1866?—They can.

18,464. Has much money been borrowed in Scotland under those provisions of 1866 and 1881?—I am not able to say whether that is so or not.

18,465. I suppose the Public Works Loan Commissioners in England are the authority?—They are the authority. Perhaps I ought to mention that there has been a good deal of money borrowed under the Public Health Act, but I do not understand you to be asking me about that.

18,466. No; I was asking you about private persons. Now we come to Mr. Torrens's and Sir Richard Cross's Acts. Those are Acts which are in force (1) in burghs, *i.e.*, places returning, or contributing to return members of Parliament or places subject to the jurisdiction of a town council; and (2) places where police commissioners, or trustees exercising the functions of police commissioners, act under the General Police and Improvement (Scotland) Act, or where trustees and commissioners act under any general or local Act?—That is so.

18,467. In England Mr. Torrens's Acts are now in force everywhere, but that is not the case in Scotland, where they are only in force in those cases that I have mentioned?—That is so; but in point of fact the definition which you have read covers almost every urban place.

18,468. You do not think there would be any advantage in having them in force elsewhere?—I should hardly think so.

18,469. As a matter of fact they are not acted upon at all in Scotland, are they?—No, they are not.

18,470. Mr. Torrens's Act of 1868 and the Act of 1879, and the second part of the Act of 1882, which completes the series known as the Artizans Dwellings Acts, 1868-82, which apply to those districts in Scotland that I have mentioned, have been practically a dead letter in Scotland, have they not?—Yes, that is so. There was a return obtained by the Home Office in the year 1879 from all the principal towns in Scotland, and in every case the return was that no operations under that Act had taken place. I have heard since then that at one time some procedure under Mr. Torrens's Acts was begun in the town of Leith, but I believe it was never brought to completion.

18,471. Do you know who is likely to come before us from Leith?—I saw the town clerk yesterday, and I suggested to him that it was extremely desirable that evidence should be forthcoming from their corporation, and I said I thought the Commission expected it. They seem unwilling to come forward.

18,472. I think they ought to understand from some source or other that we shall expect them to come, and that we shall probably comment upon their not coming if they do not come. With reference to the series of Acts known as Sir Richard Cross's Acts, the Artizans Dwellings Improvement Acts, separate Acts were passed for Scotland in the year 1875, corresponding to the English Act of the same year, and in 1880 corresponding to the English Act of 1879?—Yes.

18,473. The first part of the Act of 1882, which introduced a further relaxation of the obligation to

provide for the persons displaced, amended the English Act but not the Scotch Act, and does not apply to Scotland, does it?—No, it does not apply to Scotland.

18,474. Is there any reason why it should be made to apply to Scotland?—The town of Leith requested that similar legislation should be made for Scotland.

18,475. There have been three schemes carried through under Sir Richard Cross's Acts, and there have been three schemes carried through under local Acts, have there not?—Yes.

18,476. The towns which have obtained improvement schemes by private legislation were Greenock in 1877, Leith in 1880, and Aberdeen in 1884, were they not?—Yes.

18,477. Those were under Sir Richard Cross's Acts?—Yes.

18,478. The three largest towns in Scotland obtained improvement schemes under local Acts?—Yes; Edinburgh and Glasgow at an earlier period, in the year 1866, I think, and Dundee somewhat later.

18,479. Then the three next largest towns in Scotland are those which have acted under Sir Richard Cross's Acts, viz., Greenock in 1877, Leith in 1880, and Aberdeen in 1884?—Yes.

18,480. The Greenock scheme displaced 2,700 persons, did it not?—Yes.

18,481. And it cost about 115,000*l.*?—It did.

18,482. The Leith scheme cost 100,000*l.*, did it not?—It did, and it displaced, I believe, about 3,500 people.

18,483. And it has housed nobody?—It has housed nobody.

18,484. The Aberdeen scheme cost 14,000*l.*, I believe?—Yes.

18,485. Are you at all acquainted with what actually took place at Leith?—Only through some complaints which have been addressed officially to the Home Office on the subject. It is alleged that no provision has been made for the population which has been displaced, and that the vacant ground, instead of having been applied for that purpose, so far as it has been disposed of at all, has been disposed of for other purposes, such as public buildings and so on. I believe that, in point of fact, the Town Council have found great difficulty in getting rid of their ground, which may be one reason why it is so.

18,486. But the allegation (I am not saying that it is deserved) is that they have borrowed the money on false pretences, is it not?—I suppose it comes to that to a certain extent.

18,487. (*Mr. Lyulph Stanley.*) Do you mean that they find difficulty in disposing of the land at the price they set upon it, or even at no price at all?—I do not know the particulars, but what I meant was that they expected to dispose of it at such a price as would recoup them for the money that they had spent, and they are not able to do that.

18,488. (*Chairman.*) You heard Mr. Walker's evidence just now, and you heard the general questions that I put to him at the end. Has your own attention been called at all (it is possible that your own line of work lies in a different direction) to the evils in connexion with the present condition of the legislation with respect to the housing of the working classes in Scotland?—Yes, in this way: that there is a Bill before Parliament which I prepared under the direction of the Lord Advocate, and which was before a Select Committee of the House of Commons last year; and it is re-introduced now.

18,489. You refer, I presume, to the Police Bill?—I refer to the Police Bill. That deals with several of the topics upon which Mr. Walker was examined and more particularly with building regulations. The scheme of our Acts in that respect has been that building and street regulations, instead of being embodied in the Public Health Act, as I believe they are in England, have always been embodied in the General Police Acts; and the Bill which is now before Parliament contains more strict and more



detailed regulations than there have been in any previous Bill, both as regards the conditions that the house must fulfil before it is erected at all, and also as regards such matters as the width of streets and the width of area space behind houses.

18,490. Is the Police Bill as prepared by you an improvement even on the English law on the subject?—Yes, we thought that in some respects it was.

18,491. And it fully comes up to the provisions of the English law on all points?—Yes, upon all points. Perhaps I may state that the general principle of the Bill is that, looking at such matters as the sanitary condition of houses and also the space round them as sanitary questions, the rules as to which ought to be equally applicable anywhere, it is to be applicable in all towns. But as six of the largest towns of Scotland have private Acts of their own, most of them obtained recently and at great expense, and as they have very much pressed to be left under the provisions of their own Acts, with power only to adopt the other if they please, the parts of the Act referring to those subjects are left optional with regard to those six towns, but they are compulsory with regard to the whole of the other towns in Scotland.

18,492. (*Mr. Lyulph Stanley.*) You say that this new Act is more stringent than the local Acts?—It is in some respects. As compared with the Edinburgh Act, for instance, the width of the streets required in our Bill is greater than in the Edinburgh Act.

18,493. (*Chairman.*) Does your Bill deal with any of the other matters (besides this of building byelaws) which were touched upon in my questions to Mr. Walker?—It deals with another thing as to which I am sorry to say that I cannot tell you how far we go; but we require them to have mortuaries and hospitals.

18,494. You go beyond the English law with regard to mortuaries, do you not?—Yes, I think we require them to have them.

18,495. Are the provisions of the Bill as introduced this year somewhat similar to those which it contained as it passed through the Select Committee last year?—Yes, the Lord Advocate thought it best to introduce it in the shape in which it had been left by the Select Committee.

18,496. Were those provisions, generally speaking, adopted by the Select Committee last year?—They were. There was another question that you asked Mr. Walker about, as to which I may, perhaps, be allowed to speak generally, and that is, as to the sanitary authorities in the rural districts. It has very often come under the cognizance of our office, and I would venture strongly to corroborate the opinion which Mr. Walker expressed, that the present rural sanitary authorities are not at all satisfactory. In the first place, the parochial board, even if it was a well constituted board for public health purposes (which I do not think it is), was not originally intended as a sanitary authority at all.

18,497. That remark, however, applies also to the English sanitary authorities?—Perhaps it does. Then the area is frequently much too small for efficient sanitary control.

18,498. Has your attention been called in any way, either in connexion with Sir Richard Cross's Acts or otherwise, to the question of overcrowding in Scotch towns?—No. I have frequently asked the question what became of the displaced people where extensive demolitions took place under any of the causes that you have mentioned in examining Mr. Walker; but the only fact on the subject that I can speak of is, that I have never heard any complaint of serious inconvenience from that cause in Scotland.

18,499. The towns in Scotland are not so large as the English towns, and, therefore, the difficulties which arise, for instance, in London and Liverpool would not be likely to arise in Scotland, except in the case of Glasgow?—I believe that is the explanation, that although the displaced people may have to go a little further off, still the distance is not too great for them to come to their work. There was another ques-

tion about the houses which you asked Mr. Walker, upon which I think I can speak generally, because I have a pretty good acquaintance with houses of that kind in Edinburgh, and that is on the question of the tenure of the small tenement houses. A very common tenure is for a whole family to have one room, and to pay about 2s. per week for it; and I have always understood (though I do not know the details very well) that houses of that sort are the property of persons who buy them on speculation and who derive a very large profit from those small rents.

18,500. Two shillings per week seems a very high rent for a single room in Scotland?—I have often seen an exceedingly small room, a mere garret, holding a family of considerable size, for which they pay 2s. per week.

18,501. When you speak of a family of considerable size, would the town council allow of such overcrowding as is implied by the fact of a family of considerable size living in a single small room?—I do not think they interfere. Speaking from memory, I do not know what their powers are under the Edinburgh Act.

18,502. (*Mr. Lyulph Stanley.*) Can you give us some idea of the size of the room; would it be 10 feet square?—Yes; in a room of about 10 feet square I have seen a father, a mother, a daughter about 16 years old, and two or three little children.

18,503. (*Chairman.*) In fact, the evil of overcrowding exists in Edinburgh in the same form in which it exists in London?—Yes.

18,504. I suppose we shall be able to hear about that both from Dr. Littlejohn and from the committee of citizens?—Dr. Littlejohn certainly is extremely well qualified to give you information about it.

18,505. And there is a committee of citizens in Edinburgh who have been looking into the matter, is there not?—Yes.

18,506. I suppose one of the matters with which your Police Bill would deal would be the question of unhealthy sites, would it not?—Yes; they are not allowed to build on rubbish, or where the foundation is unhealthy in any way. I ought perhaps to mention that that Bill has been considered by the Board of Supervision, Mr. Walker's Board.

18,507. Do you know anything about the powers of water companies in Scotland to cut off water for nonpayment of water rates?—I believe they have the power, but I should not like to say so positively.

18,508. The powers of the Public Health Acts in Scotland as to noxious trades appear to be stronger than the powers which we possess in England under the Public Health Act, and I suppose you do not need much legislation on that subject in your Police Bill, as your Public Health Act is so very strong?—I do not think it is proposed to go any further. Some practical inconvenience has already been caused by the great stringency of some of our provisions—for example, the smoke clause.

18,509. And also some of the provisions as to the pollution of rivers which are contained in the Public Health (Scotland) Act are not contained in the English Act?—That is so.

18,510. It is rather outside the scope of this Commission, but as you have mentioned the matter of the smoke clause, and have stated that there has been complaint of the great stringency of the law in Scotland, I will ask you whether, in spite of the great stringency, there has not been a great deal of complaint in Edinburgh as to the law not being sufficiently enforced?—Yes, there has, and in Greenock also, where they suffer very much from the steamboats; and we put something in the Police Bill to meet that. The kind of inconvenience that I refer to was in such a place as Coatbridge, a place of 20,000 persons, and by far the most populous place in Scotland that has never put itself under the Police Acts. The reason of that is that if they did they were afraid of some of those more stringent clauses in the Police Acts. However, of course, they are under the Public Health

Mr.  
D. Crawford.  
4 April 1885.



Mr.  
D. Crawford.  
4 April 1885.

Act, but they say that in the manufacture of iron it is impossible for them to consume their own smoke, if they are to compete on fair terms with the English manufacturers; and the English smoke clause is not nearly so stringent.

18,511. Then the way they compete is by allowing the Public Health (Scotland) Act to become a dead letter because the clause is very strong?—Yes, I believe they break it systematically, and pay the fines.

18,512. Do you happen to have had your attention turned as regards Scotland to houses built for the poorer class becoming tenement houses of the poor; such houses must exist very largely, I should think, in Edinburgh?—I have never seen the process in my recollection. I have been inside many houses, not far from here, which were about the end of the last century occupied by people in perfectly good circumstances, and you see many traces of that; but I have not seen the change take place in my own time. You asked Mr. Walker a question about the selling of flats to the people who occupy them. I have known a good many instances of that, but not perhaps amongst the poorest class. There is no difficulty whatever in selling a flat. Many owners of houses own a flat or half a flat as their own absolute property.

18,513. Does the Scotch law provide for the difficulties which may be supposed to arise out of the joint ownership of a house in portions, for instance, as to the house falling out of repair?—Yes, there are a number of rules that have been laid down dealing with circumstances of that kind. The general skeleton of the thing requires no special rules; it is quite as easy to possess a house and property of that kind as any other; but the questions that necessarily arise between people above and below and so on have mostly been decided now.

18,514. We have made a recommendation in our draft report with regard to masters in England, and that recommendation takes the form of a proposal for the extension, that is to say, the generalisation, of an Act obtained by Sir Sydney Waterlow, called the Chambers and Offices Act; perhaps you would ask the secretary to let you see the paragraphs of the draft report relating to that matter, and on those you might found any suggestion or memorandum to the Commission which you may be kind enough to send us as to how it is practically worked?—Yes. Perhaps I might say, with regard to Mr. Goschen's question, that I do not think that the poor artisans, the poorer classes probably, own many houses in that way; I am not aware that they do; and perhaps the reason of that may be that the expense of the transference of real property in Scotland is considerable. That, I apprehend, was one object of such an Act as the Act of 1855, which aimed at enabling companies to join for that purpose without much expense. With regard to the legal process, there is no difficulty in selling, but it may be too expensive.

18,515. (Mr. Goschen.) It is frequently done, is it not?—It is frequently done in the case of people with perhaps an income of, say, 300*l.* or 400*l.* a year; they very probably own their own houses in that way; but I do not think the poor do.

18,516. In Edinburgh?—Yes.

18,517. (Chairman.) Mr. Broadhurst suggests, in addition to the difficulty which you mentioned just now, that the repair of entrances and staircases, the keeping them in permanent repair and cleanliness, would be one of the great difficulties as regards the ownership of a house in pieces?—With regard to the repairs there are rules of law about that of which I should be glad to make a memorandum for the use of the Commission. Then, with regard to such matters as cleaning and cleansing, those are provided for by the Police Acts; in our Bill, for example, there are rules as to that.

18,518. As to the contribution for that purpose?—Yes.

18,519. (Mr. Lyulph Stanley.) Would the owner of the top floor be entitled to add an extra storey?—That I cannot say.

18,520. (Lord Carrington.) Are flats of single rooms in the old town sold or only in Merchiston Park and the new portion of Edinburgh?—As a matter of practice, I do not suppose that single rooms are ever sold by themselves, and I do not think it is probable that flats are sold in the old town. I should think it more common that the whole tenement was bought by a man who wished to make a speculation, and then let out in flats and rooms. I should think that flats are most often bought by people in very moderate circumstances who wish to own and occupy their own house, but not often in the oldest and poorest parts of the town.

18,521. (The Lord Provost of Edinburgh.) I propose that the city assessor shall give us specific information on that subject?—I have no doubt he will be able to do so much better.

18,522. Have you turned your attention to the subject of cheapening the conveyance of small properties; there have been of late years a great many such properties erected by the working classes; do they complain that the expense of transfer from one to the other is very heavy?—I may say that I have directed my attention to that generally, and I may venture to express my opinion that that is a subject of very considerable importance, but I have not got any detailed suggestions for cheapening; I have not the slightest doubt it could be done.

18,523. (Chairman.) Would you make it applicable to properties for workmen's dwellings, or would the amendments and changes that you would propose be of general application?—I think they must be of general application. I think that the expense of transference of all real property must be dealt with in that way.

18,524. (The Lord Provost of Edinburgh.) Do you know any conveyancer who might give his attention to that subject?—I have no doubt that there are plenty in Edinburgh who could do so.

18,525. I believe that in some of our own colonies property is defined by a number, and can be disposed of as easily as 100*l.* of railway stock?—I believe so, but there is a difficulty in this country; it is too late to map out the land by parallelograms as they do there; at the same time, I should think that any difficulties of that kind might be overcome.

18,526. (Chairman.) The difficulty consists in the cost of the investigation of title, does it not?—Yes.

18,527. Are the difficulties in Scotland in that matter similar to those in England?—I am not familiar with the English law on that subject. There is this radical difference, that we have always had, for a very long period, a complete system of registration of real property in Scotland.

18,528. (Mr. Lyulph Stanley.) And of their incumbrances?—Yes.

18,529. (Chairman.) Did you hear the question I asked Mr. Walker with regard to section 90 of the Public Health Act (England)?—Yes; but I forget what it was exactly.

18,530. Section 35 of the Sanitary Act that applies to the metropolis, and section 90 of the Public Health Act that applies elsewhere, are the sections which authorise, firstly, the putting in force of those sections by the local authority, and then, when they are put in force, the making of byelaws with regard to overcrowding in what we call tenement houses, that is, houses occupied by members of different families generally speaking in single rooms, or something like that, but which are not common lodging houses; you have no similar practice, have you, in Scotland?—No, we have not.

18,531. And I suppose you have hardly considered the matter sufficiently to have an opinion whether it would be desirable to have byelaws for that purpose,



or whether they would be resisted?—I think I would venture to express an opinion about that. When you come to a question of overcrowding that is dangerous to health, I think the principle of interference in the public interest has been so completely adopted in the Acts that already exist that in order to carry it out fairly I should be in favour of having legislation similar to the English legislation.

18,532. I do not know whether the knowledge you have derived of Sir Richard Cross's Act by your work at the Home Office has been sufficient for you to form any opinion as to the desirability of any amendment of the law as to compensation under that Act?—No, I should not like to express an opinion about that.

18,533. The Commission had at one time in their draft report, but have by a majority struck out of the draft report, and have left for a minority report, some suggestions, some proposals which were fathered before us by Mr. Broadhurst, and in which he had the assistance of Mr. Robert Reid, a member of Parliament, for the cheapening of the transfer of houses and cheapening the investigation of title. These suggestions were omitted from the draft report, not because the majority of the Commissioners dissented from them, but because they were of opinion that they lay somewhat outside the scope of their report. Mr. Broadhurst wishes to know whether you would like to have those suggestions, and, if you think it advisable, will let us have any observations which you may have to make upon them?—I shall be very glad to have them, and shall have much pleasure in doing so.

18,534. (*Mr. Lyulph Stanley.*) With regard to this new Police Bill, as you call it, which is to regulate powers as to new streets and widths, and all that kind of thing, will that be a compulsory Act on all urban authorities?—Yes, it will.

18,535. Then, will it limit their discretion; will they have no power to go beyond or fall short of the limits?—You see, that would be a minimum of width, I do not think they would have power to say, "You must make it still wider."

18,536. Then it would be also a maximum?—It would.

18,537. And would it also, as to open streets behind houses, be an absolute limitation; would the local authority have no power by byelaws to depart from the rules laid down in the Act?—There are considerable qualifications in some of the clauses enabling them to modify.

18,538. There are certain limits of deviation?—Yes; but there would not be power in them to exact a stricter standard than the maximum within the limits of deviation. The only qualification that there would be is that there is large power given for obtaining provisional orders on any subject connected with the Act; so that if they thought their special circumstances were such that they wanted 40 feet for a street instead of 36, they could get a provisional order for it.

18,539. Is there any limit in this Act as to the height of buildings to be used as residences with regard to the number of storeys?—No, I think not; there is a limit of height as compared with the width of street.

18,540. That is as to light and air; but there is no absolute limit; there is nothing to prevent buildings like the Hankey Buildings being put up?—No.

18,541. (*Mr. Jesse Collings.*) Do you find the scale of compensation allowed under the Lands Clauses Act to be a barrier in any way to the putting in operation of Sir Richard Cross's Acts and other Acts?—I have no reason to think so, at least so far as Sir Richard Cross's Acts are concerned. You see the six largest towns in Scotland have already carried through improvement schemes,—three of them under private Acts previously, and three under Sir Richard Cross's Acts;

and I think that that is as much, or very nearly as much, as we could expect to avail themselves of the extensive machinery contemplated by those Acts. As to whether it acted as a deterrent in the case of Mr. Torrens's Acts I do not know; I have no reason to say so.

18,542. Do you consider that the scale of compensation allowed under these Acts, the Lands Clauses Acts, bears hardly on the local authorities, in other words, have the local authorities had to pay more than they consider they should have done in acquiring land and houses for sanitary purposes?—I hardly feel justified in expressing an opinion about that, except to this extent, that we have not heard of any complaints on that score.

18,543. You stated that you feared that if Lord Shaftesbury's Act, or a similar Act, was put under the administration of local authorities, there would be some abuses connected with it; what abuses do you anticipate if these and similar Acts were put under the care of local authorities—I mean, Acts to acquire land and houses so as to become landlords?—I should be afraid that it would cause an undue disturbance of the conditions of trade; I should think the building trade in such places as Edinburgh, Glasgow, and other large towns, for instance, would suffer. It is always a very thriving and important branch of commerce, the building trade, and I should think they might complain if the town council were to set up as builders and speculators in lodging-houses in competition with private traders.

18,544. (*Chairman.*) On the question which you were asked just now as to the towns that might be expected to avail themselves of Sir Richard Cross's Act, and some having done so there is in Sir Richard Cross's Act, and in the amending Acts, a limit of population below which towns have not the power of putting the Acts in force; and with regard to England, although no very great importance is attached to it, it has been suggested that that limit of population should be got rid of. I rather gather from your reply that you think there would be no great advantage in getting rid of that in Scotland?—I have no reason to think it is too high; 25,000 I think it is.

18,545. (*Mr. Jesse Collings.*) Then you think that the abuse, or what you term the abuse, would consist in this, that the result of the action of these local authorities in building lodging-houses and acquiring land and so on would be to lower the price and the rents of property and land, and to interfere with the action of private builders?—Yes, I do not know that it is a question on which I am very well qualified to express an opinion, but I should have thought that there might have been risk of abuse in a more strict sense than that, namely, we do hear complaints, I daresay, not often well founded, in regard to town councils in Scotland, as to their giving each other contracts and things of that kind. There is a penalty under most of our Police Acts as it is, and such contracts are declared to be void; but it is said that the law is frequently evaded, and that business is undertaken by town councils for the purpose of giving each other contracts, and so on; and I should think that if they take up the business of lodging-house building and lodging-house keeping, if there is any foundation for the allegation, that such abuses are possible, it would open a much wider door for that than anything that exists at present.

18,546. (*Chairman.*) On that point, have you ever heard of the owners of small property, in this town for instance, having an influence on the town council?—Yes, I have heard of it; I have never known the particulars of anything of the kind, I have not spoken of any particular town, but I have certainly heard allegations that things of that kind did occur.

18,547. (*Mr. Jesse Collings.*) You have no personal knowledge of anything of the kind?—I have no knowledge of any example of such abuse.

18,548. Are you aware that in England town-councils have large works under their control, not

Mr.  
D. Crawford.  
4 April 1885.



Mr.  
D. Crawford.  
4 April 1885.

only gas and water undertakings, but land, houses, rents, and market tolls, and other undertakings to a very large extent, and there is no allegation of any abuses connected with them. Do you not think that public opinion would prevent abuses of the kind you fear, if such powers were given into the hands of local authorities in Scotland?—It is a matter that experience only could answer, and if the experience of England is, as you say it is, that exactly the same opportunities occur, and that there is no instance of abuse, I think that certainly would be an answer to my apprehension.

18,549. You are agreed that the effect would be (although it might enter into competition with the private builders) to lower the rents with regard to the occupier, the tenant?—I am not quite sure that I should assent to that; because if a new set of lodging-houses were put up by the town council say, I do not see why that should lower the rents any more than if they were put up by a private individual to meet a demand.

18,550. Have you considered that in the case of the private individual competition comes in, and he naturally gets a competition rent; but that in the case of local authorities there would be no inducement to make competition profits, or, if they did make profits, these profits would belong to the community; do you see the difference between the two in that respect?—Yes, I see that it is possible that they might work the thing more cheaply than private individuals, because they would expect no profit.

18,551. Then would not that secure the object which we have in view in lessening this excessive rent which we have heard of to the poorer classes; in other words, if local authorities could put up buildings for the artisan classes, and only charge a fair remuneration for their outlay and not take advantage of competition rents, would not that result in producing dwellings of a lower price than if the matter were left to private speculators?—It might do so. I confess that I have not come prepared to consider so wide a question; but it appears to me that if that principle be sound, considering that in large towns the poorer classes are by far the most numerous and form the great majority of the population, it would lead naturally to the conclusion that the proper way of housing the population of a large town was that the community, the town council, should be the landlord of the greater part of the town. That would be a very great change, I do not say whether it would be right or wrong, but if they are to put up lodging-houses for the accommodation of those who pay 4d. a night and so on, I do not see why they should not also put up tenement houses, and be the common landlord of the greater part of the population.

18,552. That is the conclusion I am looking towards; have you any other suggestion, or do you know of any other plan by which competition rents, and therefore very high rents can be avoided. We have been told by Mr. Walker that it is the rents that are the principal difficulties, "one of the two main difficulties," to use his words, with which we have to contend in solving this problem; have you any other likely means of solving it that you can suggest?—No.

18,553. In other words, do you know how competition rents can be avoided by any other means?—No, I am not prepared with a suggestion on that subject.

18,554. The reason I referred to abuses is because you stated that you were afraid of abuses by the local authorities; I take it that you mean by the word "abuse" the fear that they should interfere with the private speculators principally?—Yes, partly that and partly the fear of a somewhat greater risk of personal considerations entering into matters of contract and so forth, interfering with public duty.

18,555. But this is a matter of hearsay with you?—Only of hearsay.

18,556. Then you spoke of the transfer being one difficulty why the poor of the artisan classes do not buy their own flats or rooms?—I should think that it is highly probable that that was the reason; there is no doubt that the transfer is expensive.

18,557. Would it be difficult for the local authority to have a register of all the tenements, and to have the transfer by a simple sale, by simple registration, and to have that sale in the registration office belonging to the municipal authority at a mere nominal cost; do you see any difficulty in that respect?—I think some plan of that kind might work very well; but it would depend so entirely for its success on all the details being thoroughly considered that I should not like to express an opinion until I had it entirely before me.

18,558. I have one other question to put to you; you stated that you had a complete system of registration of land, as I understand you, in Scotland?—Yes.

18,559. In such system of registration is every sale entered and registered?—Yes, and every encumbrance too.

18,560. Is that open to the public?—It is open to the public.

18,561. Then all particulars as to mortgages and transfer and encumbrances throughout Scotland too, do I understand you to say, are registered?—That is so; if it is not registered it is not of any use.

18,562. (Mr. Lyulph Stanley.) Are marriage settlements affecting the land settlement registered too?—Yes.

18,563. (Mr. Jesse Collings.) Is not that one great step or the main step towards lessening the expenses of land transfer altogether?—It has always been regarded so I know from the English point of view, and I only regret that the result in Scotland is that it remains a very expensive matter still. We have had that registration for centuries now; it is of great value to us, but it is a very expensive matter.

18,564. (Mr. Goschen.) It lessens the trouble to the lawyers, but it does not lessen the expense to their clients?—Just so.

18,565. (Mr. Jesse Collings.) It comes to this, that there is an unnecessary legal expenditure incurred in the transfer of land?—I cannot but think that it might be diminished by some wisely devised plan.

18,566. Do you see any difficulty in having similar registry with regard to tenement houses and other houses in the keeping of the local authorities; do you see any difficulty in having the same kind of registry in regard to the same kind of houses?—It applies to all houses; it applies to all real property.

18,567. (Mr. Goschen.) Is most property in Scotland registered then?—It is all registered.

18,568. The register is really a complete register of all real property?—Quite complete.

18,569. If houses are built are they immediately entered. Supposing there is a plot of ground and a row of houses is built on it, are the houses entered separately from the land?—No, not entered separately from the land.

18,570. Would an entry be made to show that the land had been covered?—Yes. I forget exactly how it is done, but, for instance, if a tenement of several flats were built, and those were sold separately, then each of them would have to be entered. To begin with, the ground is what you start from, and until it is built upon, supposing one takes a fee of a piece of ground, that first of all is entered in the register; then suppose I build a house upon it and I sell that house, it is thereupon described as a house in the register after that.

18,571. Then, with regard to titles, does the fact of its being on the register simplify the title, or must the title be examined just as if there were no register at all?—The rule used to be that if the title was searched back on the register for 40 years it made a



complete and valid title, because there was 40 years' prescription. If I am not mistaken it is reduced to 20 years now, but I am not quite sure; I know it was proposed.

18,572. But the fact of the title having been once examined and then being on the register would not relieve the lawyer from the duty of searching again?—No, he would have to search back for the 20 or 40 years; the period of prescription.

18,573. So that you have not compulsory registration of titles as well as of land?—No.

18,574. Is the registration of land compulsory?—Yes. The compulsion is given effect to in this way: If I have a piece of land or a house, and I give a bond for 500*l.*, that is to say, if I borrow 500*l.* and give a bond over the house for that sum, if the holder of that bond registers it, well and good; but then say I go and borrow another 500*l.*, and the second lender registers his bond; if the first lender has not registered it, although the first bond would be a ground for an action for damages, it is of no use to the holder unless it is registered, because the second man cuts him out. The registration is the thing that makes it effective.

18,575. (*Mr. Jesse Collings.*) Suppose I have a house in George Street and I sell it to some one else, is it necessary in order to make that sale legal that I should go and register the sale, or is it optional?—It is optional; the compulsion is indirect; you may sell your house to some one else again, and if the second purchaser goes and registers before the first, he would be the owner; you would be liable to an action of damages to the person you sold to first, but the second man would be the owner.

18,576. As a matter of practice, is the registration generally adopted throughout?—Universally.

18,577. (*Earl Brounlow.*) Is the process of registering land expensive?—I do not think the actual fees for registration are very expensive.

18,578. Not large enough, in your opinion, to deter anybody from registering?—No, I do not think so. I am sorry I cannot speak so exactly as I could wish, but the actual process of registration is a thing that is done, not by my branch of the legal profession, but by the solicitors, and I do not know exactly what the fees are. I believe they are not very high, and they

are sometimes reduced. The Treasury manages the Registry House on this footing; it is only required to pay its own expenses, but in reality I believe that they derive a considerable surplus, and that is, I believe, from time to time applied to the reduction of fees.

18,579. (*Chairman.*) Before you go I wish to ask you one further question. There are two general recommendations which we are thinking of including in our English Draft Report, and I should like to ask you whether you think they would be of any use in Scotland. The one is as to the responsibility of owners. We are thinking of suggesting that there should be a simple power by a simple procedure for the recovery of against owners or holders of property for those who have suffered injury by sanitary neglect of their powers; do you think that such a power as that would be of use in Scotland?—I should have thought that in our law the owner was liable at present if it could be traced to him.

18,580. The recommendation turns upon the words "simple power." At the present moment it appears to be contended that it is extremely difficult to follow the owner in a case of a sanitary neglect or default, for instance, with regard to the contracting of epidemic disease?—*Prima facie* I should think that it was a very good thing, but I cannot say that I have considered it carefully enough.

18,581. Then the other general recommendation which we are thinking of making is one which recommends that it should be declared by statute to be the duty of a local authority to put in force such powers as they are by law entrusted with, so as to insure that no premises should be allowed to exist in an unsanitary state. That duty may be gathered from the Public Health Act, but certainly in England (I do not know how it is in Scotland) it is not distinctly expressed; and it is thought by those who have the management of this matter in England that it might be desirable to have a general declaratory enactment of that kind, and that it would increase the facility of dealing with the local authorities by mandamus and otherwise; have you any opinion with regard to that?—I should certainly have thought it was desirable.

The witness withdrew.

Mr. ROBERT PATERSON examined.

18,582. (*Chairman.*) You are the city valuator and assessor?—I am.

18,583. Will you explain the nature of your office?—We make an annual survey of all the property in the city.

18,584. Is there a similar officer in every municipal town?—Yes, in Scotland, under the Valuation of Lands Act.

18,585. What officer in England should you say you answer to?—I do not think there is any system of that kind in England; it is done by some local authorities, I think, parish officers or some one of that kind.

18,586. They make the valuations?—Yes; and they frequently employ surveyors to assist them.

18,587. But is the rate book in towns in Scotland kept by the burgh then?—Yes.

18,588. It is not kept by the parochial officials?—No, the parochial officials get a copy of the valuation roll, and upon that they base the rates.

18,589. But they do keep the rate book then?—No, they get it from the Valuation Office; it is the basis of all the rates.

18,590. Then you have great information as to the rental of the city?—Yes, of course I have.

18,591. And should you know, or if not who would be the person who would know as to the compensations paid under improvement schemes; would it be the surveyor?—The clerk to the Improvement Trust is attending here, and he would know.

18,592. Then you have a good deal of information as to the rental of workmen's houses in the city?—Yes, I have.

18,593. What do you consider the average rent of workmen's houses in Edinburgh?—For skilled workmen they run from 6*l.* to 15*l.*

18,594. Is that for the whole house?—It is a room and kitchen generally.

18,595. Are you speaking of a flat?—Yes, a flat.

18,596. Do all the workmen in Edinburgh live in flats, or do any of them live in separate houses?—I should say that they are all in flats; but in some cases they are practically self contained houses because they are built between two streets, and the lower floor is entered from the one street, while the upper floor is entered by an outside stair from the other street.

18,597. Then I suppose a good many live in single rooms?—Yes.

18,598. Those are rooms with no separate street door to the stairs as it is called?—None whatever.

18,599. (*The Lord Provost of Edinburgh.*) You are not referring to skilled workmen now, are you?—No.

18,600. (*Chairman.*) In the former part of your answer you were speaking of skilled workmen, and in the latter part of your answer you were speaking generally?—Yes.

18,601. Do they pay by the week?—Many of them do.

Mr.  
D. Crawford.  
4 April 1885.

Mr.  
R. Paterson.



Mr.  
R. Paterson.  
4 April 1885.

18,602. And taking the working classes generally, not confining your answer to skilled workmen, what would the rents run from?—They run from 1s. to 3s. and 4s. a week.

18,603. The 1s. being in the case where they live all in one room?—Yes.

18,604. And the 4s. where there is a family?—Yes.

18,605. Have the workmen's houses increased in number?—They have. I have a table here that shows the increase for 10 years.

18,606. Would you state the leading facts if you please?—In 1875 we had houses from 6*l*. to 15*l*. 17,294 in number; in 1876, 17,665; in 1877, 18,338 (those are all occupied I should say); in 1878, 19,003; in 1879, 19,318; in 1880, 19,405; in 1881, 19,677; in 1882, 19,733; in 1883, 19,918; and in 1884, 20,025.

18,607. Has the increase been proportional with the increase of population, or has it been greater?—No, it is just about the same proportion.

18,608. Are there many unoccupied houses?—There are a considerable number of unoccupied houses.

18,609. Are there many for the working classes?—Yes, in this same category of from 6*l*. to 15*l*. we had in the first year 373; in the second year 206; in the third year 209; in the fourth year 288; in the next year 446, that is, in 1879; and in 1880 we had 837; while in 1881 we had 1,080.

18,610. These numbers are additional to the other numbers, are they not?—Yes, they are additional to the other numbers. Then in 1882 we had 1,407; in 1883 we had 1,475; and in 1884 we had 1,416.

18,611. Then you mean that the accommodation has increased faster than the demand?—Yes, it has.

18,612. Has that had an effect upon rents?—Yes, it has.

18,613. Rents are lower, are they?—Yes, they have been lower within the last three or four years, I should say, by about seven or eight per cent.

18,614. Are these unoccupied houses in all parts of the town?—Yes.

18,615. I gather then that you do not think that there is any great pressure on the population or any great scarcity of house room anywhere?—No, I do not.

18,616. Then the great evils that arise from pressure in parts of London and Liverpool do not arise in Edinburgh, in your opinion, at the present time?—They do not.

18,617. What do you think is the average number of rooms to the houses which you name?—They are from two, that is, a room and kitchen to two rooms and kitchen.

18,618. Could houses and rooms for the very poor be built at the present moment so as to pay a fair interest on the money invested?—No, they could not; besides we have not got ground to build them on. And we find that that class cannot be colonised; you cannot take them out a considerable distance from the centre of the city; they will not go.

18,619. Although the distances here are not so great as they would be in the case of London or Liverpool?—Certainly not.

18,620. What do you think can be done for the housing of the very poor then?—I have a list of the very poor here, I mean of the state of their houses, that is to say, houses ranging from 6*l*. downwards. We had in 1875 10,924 of those, and I may give you the last year, in 1884 we had 9,732.

18,621. The difference is caused by the increase of rent so that houses have gone out of that into the other category?—Yes. Then in 1875 we had 741 of those houses unlet, but that was an exceptional year; that was the year in which the City Improvement Trust was working, and the people left their houses and went to other quarters; so that it was quite exceptional that year. The next year we had 481 unlet; in 1877 we had 323; in 1878 we had 257; in 1879

we had 307; in 1880 we had 422; in 1881 we had 523; in 1882 we had 643; in 1883 we had 959, and in 1884 we had 976.

18,622. To return to the question I asked you just now, what would be your suggestion for dealing with these very poor classes; you are not satisfied, are you, with the existing state of things with regard to them?—In most cases the houses are quite capable of being put into good order. Certainly the courts, in which many of them are, are not in a good state because they are paved with small stones, what we call mashed rubble causeway; the joints of that description of flooring are so numerous and open that anything laid down on the surface of the court is just brushed into these interstices which makes it very offensive. I think if those courts were covered with cement or some such floor, and if proper gutters were made, it could be flushed with water by means of hose and properly kept in order.

18,623. The local authorities in England are in the habit of stepping in sometimes in cases of courts of that kind, and concreting them all over; would the town council here do that?—They are doing it; I have a case just now where I am covering a court for a client under the order of the town council.

18,624. (*Mr. Jesse Collings.*) Are you under the local authority or the board of guardians?—Under the magistrates and town council; they are the local authority in all sanitary matters.

18,625. Does your valuation roll form serve as the basis of the borough rates as well as the poor rates?—For all local rates it is compulsory on all the assessing boards.

18,626. Does the single-room system obtain very much in Edinburgh?—Yes, I should say there are a very considerable number of them.

18,627. In the case of those 20,000 houses that run from 2s. 6*d*. a week to 6s. a week, by whom are they occupied mainly, by the artisan classes or by the poorer class?—Certainly by unskilled labourers.

18,628. Have you any idea what the proportion of the rent is to their average earnings?—It is about one sixth, I should think.

18,629. Then there seems to be plenty of accommodation in Edinburgh?—Yes, there is at present.

18,630. Then why are there so many people living in single rooms when there are so many of those two and three roomed tenements to be let; is it from poverty?—Poverty and choice I have no doubt, in many cases.

18,631. Do they choose to live in single rooms?—Yes, it seems so; but, of course, they would have to pay a higher rent for a two-roomed house.

18,632. Is the rent the chief reason?—I should say that very likely it is the chief reason.

18,633. You have stated also that you could not extend the accommodation for the working classes because they lived in the centre of the town?—I said because they prefer to live in the centre of the town.

18,634. Is that a mere matter of preference, or is it necessary for their occupation because it is near their work?—For instance, there is one class of unskilled labourers, viz., the Irish; they prefer to live in a place called the Cowgate, because it is near their place of worship.

18,635. Have the necessities of their occupation anything to do with their living in the centre of the town?—Of course it is more convenient to be in the centre for getting to the work.

18,636. I presume that the lowering of the rents necessitates the lowering of the assessment also each year?—It would.

18,637. (*Mr. Lyulph Stanley.*) Has there been recently a diminution of population in Edinburgh, do you think?—There has been, of course, by the state of trade; in the building trade, for instance, there has been a considerable migration.

18,638. Of course the people who depend upon the building trade would be migratory?—They are.



Mr.  
R. Paterson.  
4 April 1885.

18,639. Generally, has there been a depression in trade in Edinburgh during the last few years?—Yes.

18,640. And would not that account for the great increase in the number of empty houses?—Yes.

18,641. The population having left the district?—Yes.

18,642. And, I suppose, some houses have been built outside what were the municipal limits according to this table?—There have been a few houses built outside, but they are now taken in.

18,643. But they would not be taken in in 1884?—They were taken in, I think, in 1884.

18,644. In what year were they taken in?—It is the last Extension Act.

18,645. Is this table which you have given us from 1875 to 1884 a table over a constant area, not over a varying area?—It is over a constant area.

18,646. Therefore that condition is over the municipal limits?—Yes. I have a table showing the same state of things in the extended area, so that it is quite distinct.

18,647. Of course a diminution of occupied houses or an increase of unoccupied houses within the old municipal area might be partly accounted for by the growth of houses outside the municipal area?—No, I do not think so; there has been scarcely any of that class of house built in the extended area.

18,648. I thought some houses were run up for political purposes that have since come within the municipal area occupied by the working classes?—A very large proportion of them are empty.

18,649. But they were sought after, were they not, for a short time?—Yes, they were for a very short time.

18,650. You have said that the majority of the houses rented under 6*l*. had either one dwelling-room and kitchen, or two dwelling-rooms and kitchen?—No, one apartment only, a kitchen and living room together.

18,651. First of all, of the houses under 6*l*. are there from 9,000 to 10,000 of them?—Yes.

18,652. Would they be, many of them, single-roomed houses?—Yes, the majority of them.

18,653. Do you think that a quarter of the number are two-roomed tenements?—I should think pretty nearly half of them.

18,654. They are parts of one structure, are they not?—Yes.

18,655. I call them tenements; now of these 9,000 or 10,000 you think three fourths of them are probably single-roomed tenements?—Thereabouts, probably.

18,656. And of the 20,000 between 6*l*. and 15*l*., what proportion of them would be single-roomed tenements; do you think a quarter of them?—No, certainly not of those from 6*l*. to 15*l*.; I should say there would not be 5 or 6 per cent.

18,657. Very few you would say?—Very few indeed.

18,658. Are they mainly two or three-roomed tenements?—Mainly two-roomed.

18,659. Then of the wage-earning class in Edinburgh, are there many who live in houses above these two classes; that is to say, above 15*l*. a year?—There are a few who have a room more perhaps because they keep lodgers.

18,660. For their own occupation and their family, I mean?—A very few above that.

18,661. You think it is a very small proportion?—A very, very small proportion.

18,662. In the case of these very low rents, is there no compounding for the rate?—No.

18,663. Do you collect from the occupier?—Yes.

18,664. Even from the small houses under 6*l*.?—No, they are generally collected from the owner.

18,665. Then you do compound below 6*l*. a year from the owner?—An owner pays his own proportion of the rates.

18,666. But part of the urban rate falls on the occupier?—Yes, it does.

18,667. But you say that below 6*l*. you collect the whole from the owner?—No, not the whole. Since the last Registration Act, or, rather, the extension of the franchise, the franchise depended on the payment of the poor rate.

18,668. That has been altered for England?—Yes, and for Scotland as well.

18,669. Is compounding allowed?—Yes, but every one on the register must have paid his poor rate.

18,670. But you know that in England the payment by the owner is considered as payment as agent for the occupier?—That is not so here.

18,671. The consequence is that in Scotland you collect the rate from the occupier, no matter how low his rental may be?—Yes.

18,672. As a matter of fact, do you get the rates from these 10,000 occupiers?—We have got them very much better since the passing of the Act.

18,673. Since they felt that a political right depended on it, in fact?—Yes.

18,674. Then the great majority of the working class in Edinburgh live in two-roomed tenements or rooms, and not more than two-roomed tenements?—Not more than two-roomed tenements.

18,675. That is the maximum accommodation in Edinburgh for the working man?—That is the usual accommodation for himself and his family.

18,676. What would be the usual size of those rooms?—About 13 feet by 12 feet.

18,677. And what would be the usual height?—From 9 to 10 feet.

18,678. Would a new house be prohibited with floors less than 9 feet between?—I should think that the present Dean of Guild Court would prevent it. All plans must be submitted to them and approved by them before any house can be built; and they are particular about sanitary arrangements and all those matters, including the height of ceilings.

18,679. You being city assessor you would know, would you not, in which cases the owner and occupier of a tenement were the same?—Of course I should.

18,680. In regard to these houses under 15*l*., are there many cases where the owner and occupier are identical?—There are in certain districts of those houses which I described, the two storeys, the one entering from the ground floor, and the other with a stair along the other side; in those cases they are nearly all owners of their own houses.

18,681. One man will buy the ground floor, and another the upper floor?—Yes.

18,682. And are those persons in the receipt of any wages?—Yes.

18,683. In the newer houses, then, you have a considerable number of the wage-earning class freeholders of their own houses?—A very considerable number.

18,684. Do you know whether in buying and selling they are at much expense, or whether they do it easily amongst themselves?—I think those houses generally sell, the one on the ground floor for about 200*l*. and the other for about 250*l*.

18,685. Is the first floor more popular?—No, but the upper storey has more advantages, attics and other accommodation. I think they transfer from one to another for something like 3*l*.

18,686. Do you find in the outskirts of Edinburgh a tendency to increase that kind of house?—Yes.

18,687. Is that a popular kind of house?—Yes.

18,688. There is a growing demand for it as compared with the more old-fashioned house?—Yes.

18,689. And the builders meet that demand, and they are largely bought and occupied?—Yes.

18,690. (*Lord Carrington*.) Do you know who are the actual owners of property in Edinburgh?—The valuation roll contains the name of the owner of the tenant and of the occupier; there are three columns; so that we know the owner of every house.



Mr.  
R. Paterson.  
4 April 1885.

18,691. Do you know the Cowgate very well?—  
Yes.\*  
18,692. Do you know No. 8, Cowgate?—Yes.  
18,693. Do you know Alison's Close?—Yes.  
18,694. Who is the proprietor of that?—I cannot  
tell you here; I will ascertain.  
18,695. Do you know Meal Market Stairs?—  
I do.  
18,696. Do you know who is the owner of Meal

Market Stairs?—I do not, but I can supply all par-  
ticulars. (See footnote.)

18,697. What do you consider the condition of those  
places?—Meal Market Stairs I know well; it is most  
disgraceful.

18,698. Could Meal Market Stairs be in any way  
improved and made habitable?—I do not think so; I  
have been in Meal Market Stairs when in almost  
every house there was a fever patient.

The witness withdrew.

\* EXTRACT from the VALUATION ROLL, BURGH of EDINBURGH.

Year 1884-85.

Floor.	Description of Subject.	Situation of Subject.	PROPRIETOR.	TENANT.	OCCUPIER.	Yearly Rent or Value.
Basement	Shop	2 & 4 Cowgate	Andrew Veitch, spirit dealer there	-	Andrew Veitch, spirit dealer.	£ 55 0 0
"	"	6 "	Mr. and Mrs. Hair's trustees, per J. and F. Anderson, 48, Castle Street.	Miss Catherine Beaton, grocer.	Same	19 0 0
First	House	8 "	Dudley Hanley, labourer, 40, Lauriston Street.	James Duffy, lodging-house keeper.	"	19 0 0
"	"	"	Mrs. Catherine Hanley, lodging-house keeper there.	-	Mrs. Catherine Hanley, lodging-house keeper.	25 0 0
Second	"	"	Mrs. Douglas, England, per James Fraser & Son, 4, St. Giles Street.	Owen Cox, lodging-house keeper.	Same	18 0 0
"	"	"	James Stark, 88, Gilmore Place	Mrs. Mary Brooks, hawker.	"	4 12 0
"	"	"	"	Mrs. Annie Steel, combmaker.	"	3 16 0
"	"	"	"	John McLauchlan, shoemaker.	"	6 6 0
"	"	"	"	Grey	"	2 16 0
"	"	"	"	Vacant	"	2 14 0
"	"	"	"	Patrick Hagan, labourer.	Same	2 16 0
Third	"	"	The Caledonian Provident Investment Society (Limited), per Peter Couper, 37, George Street, factor for the trustees.	Miss Jessie McLaren, charwoman.	"	1 16 0
"	"	"	"	Vacant	"	4 5 0
"	"	"	"	Vacant	"	4 11 0
"	"	"	"	Vacant	"	4 18 0
"	"	"	"	Luke Lyons, labourer	Same	6 5 0
"	"	"	"	Mrs. Ann Carrol, charwoman.	"	2 8 0
"	"	"	"	Patrick Polby, labourer.	"	3 14 0
"	"	"	"	John Finnan, labourer	"	6 5 0
"	"	"	"	Vacant	"	5 6 0
"	"	"	"	Vacant	"	3 1 0
Fourth	"	"	Michael Coyle, 21, Hawkhill, Dundee, per John Mackie, junior, 9, Royal Park Terrace.	William Garty, labourer.	Same	3 1 0
"	"	"	"	Mrs. Janet McCleary, charwoman.	"	3 4 0
"	"	"	"	Mrs. Susan Coleman	"	3 14 0
"	"	"	"	John McGie, labourer	"	2 8 0
"	"	"	"	Andrew Birrell, baker	"	3 1 0
"	"	"	"	Michael Casey, labourer.	"	4 2 0
"	"	"	"	Mrs. Mary Donnelly, charwoman.	"	3 16 0
"	"	"	Mrs. Helen Tainsh, 32, Lorne Street, Leith	John Taylor, labourer	"	3 16 0
"	"	"	"	Andrew Wilson, labourer.	"	3 16 0
"	"	"	"	Patrick McGoochan, labourer.	"	5 0 0
"	"	"	"	James McIntosh, labourer.	"	3 1 0
"	"	"	"	Miss Mary Mackay	"	3 14 0
"	"	"	"	William Gardner, labourer.	"	3 14 0
"	"	"	"	Thomas Kelly, labourer.	"	3 14 0
"	"	"	"	Vacant	"	4 16 0
Fifth	"	"	Charles Victor Carter, stamper, Q.R.O., Marine Cottage, Newhaven.	"	"	4 16 0
"	"	"	"	"	"	4 16 0
"	"	"	"	"	"	4 0 0
"	"	"	"	"	"	5 0 0
"	"	"	"	"	"	5 0 0
"	"	"	"	"	"	5 0 0
Basement	Shop	10 "	Robert McLaren, secretary, 13, West Mayfield.	William Somerville, Lees, pork butcher.	Same	19 10 0
"	"	12 "	"	John Best, grocer	"	42 0 0
						347 8 0

Lands Valuation Office, Edinburgh,  
6th April 1885.

RO. PATERSON,  
Assessor of the Burgh.

"MEAL MARKET STAIRS."						
Basement	Cellar	112	Cowgate	The Honourable Commissioners of Her Majesty's Works, &c., 12, Whitehall Place, London, per W. W. Robertson, Parliament Square.	Mrs. Anne Barker, No. 193.	Charles Clark, No. 110.
"	Shop	"	"	Martin Cullen, 12, Gladstone Place	John Skinnan, labourer.	Same
"	"	114	"	Alexander Edward Macknight, advocate, 20, Albany Street, per George Dickson, 150, High Street.	Vacant	"
First	House	114	"	David Scott Dickson, W. S., 1, Thistle Court, per George Brotherton & Son, 18, St. John Street	John McDonald, lodging-house keeper.	Same
						11 0 0



Mr.  
R. Paterson.  
4 April 1885.

Floor.	Description of Subject.	Situation of Subject.	PROPRIETOR.	TENANT.	OCCUPIER.	Yearly Rent or Value.
First	House	116 Cowgate	Mrs. McGrath, Colville Terrace, Bayswater, London, per John Mackie, junior, 9, Royal Park Terrace.	James McGuire, lodging-house keeper.	Same	£ s. d. 7 14 0
The remainder of the upper flats have, since Whitsunday last, been shut up as uninhabitable, and the keys are held by the Burgh Engineer. The Proprietors of these and the rentals last charged for them are as follow, viz.:-						
Second	Houses	" Cowgate	Mrs. Marion Arnot Dewar, 2, Morrison Place, Pierhill, per Thomas Dewar, 51a, Hanover Street.	5 tenants	"	22 2 0
"	"	"	Mrs. Mary More, Craigmore House, Craigmillar Park.	5 "	"	21 15 0
Third	"	"	Mrs. McGrath, Colville Terrace, Bayswater, London, per John Mackie, junior, 9, Royal Park Terrace.	5 "	"	29 12 0
"	"	"	Mrs. Marion Arnot Dewar, 2, Morrison Place, Pierhill, per Thomas Dewar, 51a, Hanover Street.	5 "	"	24 4 0
Fourth	"	"	David Scott Dickson, W. S., 1, Thistle Court, per George Brotherston & Son, 18, St. John Street.	5 "	"	15 18 0
"	"	"	William McNe's Trust, per Alexander Gibb, 28, Frederick Street.	7 "	"	29 7 0
Fifth	House	"	David Scott Dickson, W. S., 1, Thistle Court, per George Brotherston & Son, 18, St. John Street.	1 "	"	2 8 0
"	"	"	Mrs. McGrath, Colville Terrace, Bayswater, London, per John Mackie, junior, 9, Royal Park Terrace.	1 "	"	2 16 0
"	"	"	Mrs. Marion Arnot Dewar, 2, Morrison Place, Pierhill, per Thomas Dewar, 51a, Hanover Street.	1 "	"	4 2 0
"	"	"	William McNe's Trust, per Alexander Gibb, 28, Frederick Street.	3 "	"	3 14 0
"	Houses	"	Mrs. Mary More, Craigmore House, Craigmillar Park.	1 "	"	6 15 0
"	House	"	Mrs. Mary More, Craigmore House, Craigmillar Park.	1 "	"	3 14 0
Basement	Shop	118 "	Hugh Carlon, Broker	"	Hugh Carlon, broker.	10 0 0
"	"	129 & 122 "	James Currie, rag merchant, South Elliot Street.	J. Currie & Co., rag merchant.	Same	31 0 0
						254 1 0

Lands Valuation Office, Edinburgh,  
6th April 1885.

RO. PATERSON,  
Assessor of the Burgh.

Basement	Shop, store, and cellar.	30	Cowgate	Mrs. Isabella Murray, 6, Livingstone Place, per Andrew Wilson, 30, St. Andrew Square.	John Stewart, 103, High Street.	Alexander William Dill McCallum, grocer.	36 0 0
"	Shop	32A	"	Alexander Macgregor, 337, Bath Street, Glasgow.	Miss Agnes Geddes, grocer.	Same	15 0 0
"	House and shop.	32B	"	"	Mrs. Ann Morris, greengrocer.	"	15 0 0
"	Store	1	Alison's Close (34, Cowgate).	Mrs. Isabella Murray, 6, Livingstone Place, per Andrew Wilson, 30, St. Andrew Square.	John Stewart, 103, High Street.	Alexander William Dill McCallum, 30, Cowgate.	—
Basement and first.	House and cellar.	"	"	Alexander Macgregor, 337, Bath Street, Glasgow.	Patrick Riley, labourer.	Same	12 0 0
First	House	"	"	Mrs. Isabella Murray, 6, Livingstone Place, per John Gibb, 4, West Nicolson Street.	James McLauchlan, labourer.	"	6 5 0
Second	"	"	"	"	Vacant	"	4 10 0
"	"	"	"	"	David Gormley, labourer.	Same	4 16 0
"	"	"	"	"	Matthew Brannan	"	5 15 0
"	"	"	"	"	James McNeish, scavenger.	"	4 15 0
"	"	"	"	"	Daniel O'Neil, gardener.	"	5 16 0
Third	"	"	"	George Bruce Gentle, 15, Leopold Place	Bernard Harrison, painter.	"	4 11 0
"	"	"	"	"	Henry McLauchlan, labourer.	"	5 16 0
"	"	"	"	Mrs. Agnes Hay, per John Gibb, 4, West Nicolson Street.	Andrew Egan, gardener.	"	5 15 0
"	"	"	"	Thomas Murray, 6, Livingstone Place, per John Gibb, 4, West Nicolson Street.	Vacant	"	4 16 0
Fourth	"	"	"	George Moir Byres, 32, Danube Street	John Turnbull, hawker.	Same	4 0 0
"	"	"	"	"	John Cooney, musician.	"	4 12 0
"	"	"	"	"	Alexander Williams, gardener.	"	4 0 0
"	"	"	"	"	Alexander Williamson, basketmaker.	"	4 12 0
Basement	"	3	"	Angus McDonald, farmer, Montquharrie, Abernethy, Perthshire, per Angus McDonald, jun., 60, Grassmarket.	John Dunnigan, labourer.	"	4 2 0
"	"	5	"	"	Martin Mullen, labourer.	"	3 14 0
First	"	"	"	"	Mrs. Catherine Casey	"	5 16 0
"	"	"	"	"	Vacant	"	3 16 0
"	"	"	"	"	Mrs. Mary Carty, charwoman.	Same	4 7 0
Attic	"	"	"	"	Mrs. Lee	"	4 0 0
"	"	"	"	"	Peter McFarlane, baker.	"	3 12 0
Second	"	"	"	"	John Carty, labourer	"	3 14 0
"	"	"	"	"	John Tinnen	"	4 2 0
"	"	"	"	"	Daniel O'Neil, labourer.	"	4 7 0
Basement	"	7	"	"	Vacant	"	4 7 0
"	"	9	"	"	Miss Mary Ann Burns, out-door worker.	Same	2 12 0
"	"	"	"	"	Miss Mary McDonald, out-door worker.	"	2 8 0
"	"	11	"	"	Mrs. Bridget McGann, firewood dealer.	"	5 14 0
"	"	13	"	"	Mrs. Ann Gillon, firewood dealer.	"	5 14 0
"	"	"	"	"	Vacant	"	3 14 0

\* Included in rent of No. 30, Cowgate.



Mr.  
R. Paterson.  
4 April 1885.

Floor.	Description of Subject.	Situation of Subject.	PROPRIETOR.	TENANT.	OCCUPIER.	Yearly Rent or Value.
First	House	13	Allison's Close (34, Cowgate).	Angus McDonald, farmer, Montquharrie, Abernethy, Perthshire, per Angus McDonald, jun., 50, Grassmarket.	Thomas McGinty, labourer.	£ s. d. 3 14 0
"	"	"	"	"	Peter Hughes, scavenger.	3 16 0
"	"	"	"	"	James Byrne, labourer.	3 14 0
"	"	"	"	"	Miss Mary Lyners, charwoman.	3 5 0
Basement	Store	15	"	Miss Catherine King	"	3 14 0
"	"	16	Thomas Baillie & Co., 15, Victoria Street	"	Thomas Baillie & Co., 15, Victoria Street.	8 9 0
"	Workshop	14	George Hunter, grocer, 12, West Port	William Lonnie, basket maker.	Same	3 5 0
First half	House	12	"	"	Vacant	3 1 0
"	"	10	"	"	Mrs. Bridget Martin, lodging housekeeper.	6 9 0
Second half	"	"	"	"	Vacant	6 9 0
Third half	"	"	"	"	Patrick Corrigan, labourer.	6 9 0
Fourth half	"	"	"	"	Vacant	6 9 0
Fifth half	"	"	"	"	David Black, coach painter.	4 7 0
Basement	Cellar	8	"	"	Vacant	3 18 0
"	"	6	"	"	Peter Donnelly, 4, Hay's Court.	3 0 0
First	House	2	"	"	William Sullivan, tailor.	6 9 0
"	"	"	"	"	Robert Kerr, hawker.	6 9 0
"	"	"	"	"	Vacant	6 9 0
Second	"	"	"	"	James Crichton, labourer.	6 9 0
"	"	"	"	"	Horatius Banner Symington, labourer.	6 9 0
"	"	"	"	"	Mrs. Jane Lockhart	6 14 6
Third	"	"	"	"	William Kelly, traveller.	6 9 0
"	"	"	"	"	John McCabe, labourer.	6 9 0
Basement	Shop and cellar.	26	Cowgate	John Hadden, 14, Roxburgh Place.	Robert Scott, grocer.	40 0 0
						371 5 0

Lands Valuation Office, Edinburgh,  
6th April 1885.

(Certified) RO. PATERSON,  
Assessor of the Burgh.

Mr. J. K.  
Crawford.

Mr. J. KNOX CRAWFORD, S.S.C., examined.

18,699. (*Chairman.*) You are a solicitor and clerk to the Edinburgh City Improvement Trustees, I believe?—I am.

18,700. And you have been so since the commencement of the Trust in the year 1867?—I have.

18,701. Will you explain the nature of the Trust; it was formed in the year 1867, was it not, by Lord Provost Chambers?—It was. The Trust is for the purpose of effecting certain sanitary and amenity improvements in Edinburgh, and is composed of the Corporation of Edinburgh, who have parliamentary powers under their special Act and the Acts incorporated therewith to promote the objects of the Act.

18,702. When did the Trust begin its operations?—The Improvement Act was passed on the 31st of May 1867, and the Trust began to acquire the houses to be operated upon immediately after the 11th of November thereafter.

18,703. What was the idea of the Trust as regards finance when it started?—The Trust had powers of assessment, the maximum assessment being 4d. in the £.

18,704. Did they borrow money at starting?—They did.

18,705. What generally has been the extent of the operations of the Trust?—The special objects of the Trust, as described in the preamble of the Act, are, "For the better ventilation and sanitary improvement of densely peopled localities, and for the better laying out of the ground occupied by such houses and buildings; and that for these purposes, as well as for the improvement of the accesses and thoroughfares of the city, that several new streets should be constructed and existing streets, wynds, closes, and thoroughfares widened, improved, and diverted, with as little inconvenience as possible to the classes of people who inhabit, might be displaced in consequence of these operations." We commenced to clear away the old houses at the

removal term of Whitsunday 1868, that is to say, at the end of May 1868; and we have gone on clearing those houses bit by bit at the close every six months, until we have completed the whole of the removal of the houses.

18,706. What has been the extent of the operations of the Trust up to the present time?—To give the Commission an idea of the extent of the operations of the Trust, I produce a set of our parliamentary plans, showing (a) the areas originally proposed to be dealt with, the number of these being 21; (b) the whole of these areas have been dealt with, with the exception of four, namely, Area H (which is the area opposite the Council Chamber between the High Street and Cowgate), and Areas S, T, and U at the foot of Canongate. All the areas in these plans have been operated upon more or less with those four exceptions. The number of houses removed is 2,721. That number includes rooms or apartments in tenements occupied by separate families, and entered in the Burgh Assessors Roll as separate dwellings. The number of houses erected on the ground acquired and resold by the Trust is about 340 dwellings.

18,707. In the place of all that number that were removed?—In the place of that number.

18,708. What accounts for that enormous difference?—This figure of 340 does not include warehouses, churches, public schools, and other educational establishments erected in the new streets formed under the Act.

18,709. Then you have turned out a great number of the poor?—Yes, a great many.

18,710. Where do you think they have gone?—There has just been a general shift upwards throughout the whole of the population. Of the tenants that we displaced the very poor have gone to houses which have been again vacated for the new houses which have been erected in very great numbers throughout the city.



Mr. J. K.  
Crawford.

4 April 1885.

18,711. You mean that the people you have turned out of your worst houses have gone to houses of the same character in the same neighbourhood which were previously occupied by a rather better class?—Yes, there has been a slight shift upwards.

18,712. (*Mr. Lyulph Stanley.*) Was there no obligation upon you to re-house under your Act?—There is a provision in the Act that we are not to displace more than 500 inhabitants within a space of six months unless we can satisfy the sheriff of the county that other accommodation has been provided under the powers of the Improvement Act or by private enterprise; but I may mention that we never have any difficulty about the removal of those tenants. We exercise our powers every six months, and previous to the removal of the tenants we issue bills and placards in the district to be operated upon; and we find that before our contractor requires to operate upon the property the tenants have all fled; and I infer from that that they suffer no inconvenience in finding other places of abode. We have no occasion to exercise judicial powers to eject to any great extent.

18,713. Did the contractor undertake to clear the houses?—To take them down. The people went voluntarily.

18,714. Did the tenants get any money compensation when they went?—Not the tenants, unless we displaced them during the currency of leases; but most of them were weekly tenants.

18,715. You do not think that the contractors paid them a pound or two to go out?—No, I do not think so.

18,716. (*Chairman.*) What made them go out so quickly then, because they generally hold on until the last moment?—They went quickly, often forgetting to pay their rent.

18,717. (*The Lord Provost of Edinburgh.*) You gave them the usual notice, I suppose?—We gave them the usual notice.

18,718. (*Mr. Lyulph Stanley.*) And you let them go and did not ask after the rent, I suppose?—Just so.

18,719. (*Chairman.*) What is the present state of the finances of the Trust?—I produce a print of the last account prepared by Mr. Adam, the treasurer of the Trust, who is also the City Chamberlain. I have to explain that the Trust will have to be brought to a close about two years hence.

18,720. Because you consider that you have done your work?—Yes, we have exhausted our work.

18,721. But there are still some very bad parts of the city left, are there not?—Yes, but it must be left to some other trust to carry out the improvement of that part of the city.

18,722. Why?—Because our Trust does not provide for assessing beyond two years hence.

18,723. Are you also limited by your Act as to the area over which your operations extend?—Yes, we are limited as to the area, and our compulsory powers for acquiring property expired some years ago.

18,724. Is it the intention of the corporation to continue the Trust by a new Act or to apply Sir Richard Cross's Acts or to leave the matter alone?—I believe there is a very general feeling that the improvement should not stop. At the same time there is a desire expressed that we should wind up this Trust first.

18,725. (*Mr. Lyulph Stanley.*) But the 4d. rate will go on, I suppose?—The 4d. rate expires two years hence.

18,726. (*The Lord Provost of Edinburgh.*) The rate is not now 4d., is it?—It is not 4d. now; 4d. is the maximum, but it has been below that for the last three or four years.

18,727. (*Chairman.*) Should you see any advantage in going on under a private Act again, instead of putting Sir Richard Cross's Act into operation again?—I think there are advantages in a private Act. Sir Richard Cross's Act is very heavily handicapped by the provision that artisans' dwellings must be pro-

vided upon the areas operated upon; I think that is most amply done by private enterprise.

18,728. You want to demolish but not to erect?—We do not want to erect houses; indeed, private enterprise supplies more than the demand.

18,729. That is an observation which I suppose you would wish us to consider limited to the case of Edinburgh?—I cannot speak of any other place, of course.

18,730. Have you any experience as to the compensation that is paid under your private Act?—Yes.

18,731. Have your operations generally involved much cost in proportion to the amount of town improvement that you have carried out?—It has been a very costly scheme, but the benefits which have accrued from it have been very great.

18,732. What do you estimate that the nett loss upon your improvement has been?—The accounts for the year 1883–84 show that we have spent 547,968*l.* 13*s.* 5*d.* This sum includes parliamentary expenses, the prices of properties and the expense of transfer, the expense of the removal of old buildings, and the cost of rebuilding tenements, the formation of roads and drains, the cost of four tenements (which I shall explain hereafter) erected by the trustees, salaries, and the whole expenses of management. The account also shows that the receipts for that period, including the prices of properties, building areas, and ground annuals, amount to 167,729*l.* The assessments which we have received amount to 331,945*l.*, thus showing an excess of expenditure over receipts of 48,293*l.*

18,733. Do you make any allowance in that for land that has been given up to the corporation for streets?—That includes land given up to the corporation for streets.

18,734. You mean that, although there is an apparent loss, you are not charging the corporation for land which is given up to them for new streets?—No, we hand it over to them for nothing.

18,735. Therefore you would contend that there was not much loss?—Not looking at it in that light.

18,736. (*Mr. Lyulph Stanley.*) Then after having made all these great street improvements and cleared away this bad property, what has been the nett balance of expenditure on the whole, after deducting profits and ground rents, and so on?—It will be something like 300,000*l.*

18,737. Then for 300,000*l.* you have made a vast number of street improvements in Edinburgh, and cleared away a vast number of insanitary property?—An immense quantity.

18,738. (*Chairman.*) And you have housed hardly anybody?—We have power under the Act to erect tenements at a cost of 10,000*l.* The trustees did erect four tenements in Guthrie Street off Chambers Street, near the University, but it failed in its proposed object. The houses that were erected were too good for the class of tenants that we displaced in the lower part of the town; and the consequence was that the houses were never let; but they were exposed for sale they were very eagerly looked after by artisans of a superior class, who acquired them with the little savings which they had of their own, or with the assistance of loans from investment companies, repayable by instalments in a short period. In that way it has done a considerable amount of good, but it did not provide for what I may call the residuum of the population that we displaced.

18,739. But you sold the fee simple of several sets of rooms?—Yes.

18,740. (*The Lord Provost of Edinburgh.*) What was the loss upon those four tenements?—I cannot say that there was very much loss upon the tenements. They cost us 7,000*l.*, and I think we have realised very nearly the whole amount.

18,741. But there was no allowance in that for the cost of the ground?—No.

18,742. (*Chairman.*) What is your experience with regard to compensation under your local Act?—It



Mr. J. K.  
Crawford.

4 April 1885.

depends altogether upon the class of property which we bought.

18,743. Do you operate under the Lands Clauses Act?—Under the Lands Clauses Act. For the very poor houses I think we had to pay from 10 to 12 years' purchase, with an addition of 10 per cent. for compulsory sale. Of course for the better houses we paid more, and in some cases we had business compensations to pay.

18,744. Have local arbitrators been employed?—Yes.

18,745. Has there been any complaint made by your Trust of the action of the arbitrators?—There has been no complaint; I think they have done very fairly.

18,746. They have given general satisfaction?—They have.

18,747. Have you looked into the working of Sir Richard Cross's Acts and considered the question, whether you would like to go on with a renewal of your present Acts, or whether you would like to be under Sir Richard Cross's Act?—I have not studied them; but in Leith, I believe, they find a difficulty.

18,748. You do not, I suppose, know much about the complaints that have been made as to the rates of compensation under Sir Richard Cross's Acts?—I have had some experience in the town of Leith acting for claimants, and it was a very arbitrary proceeding. The legislature appoints an arbitrator to fix the compensation in all cases, and there is no appeal from him as we have under the Lands Clauses Act to an oversman.

18,749. Your evidence is in the opposite direction to that to which I was alluding, namely, that complaints have been made of the compensation being too great; your experience is the other way?—Yes.

18,750. (Mr. Lyulph Stanley.) In the case you have referred to you were appearing for the owner?—In that case I was appearing for the owner.

18,751. When you have acted for the corporation have you thought the amount awarded too small?—I have never acted for a corporation under the Artizans Act. We are under the Lands Clauses Act here. In Leith I acted for the owner.

18,752. (Chairman.) What is the relation between your Trust and the corporation; you are the corporation under another name, are you not?—The trustees consist of the members of the corporation. The members of the corporation are members of the Improvement Trust.

18,753. Why was that plan followed; why did not the corporation itself apply for a local Act as a corporation?—I cannot speak as to that.

18,754. Has your plan been followed out elsewhere?—In Glasgow they have just the same constitution as we have.

18,755. (Mr. Jesse Collings.) You report to the town council, I suppose?—No, we are quite a separate body.

18,756. Acting quite independently?—Quite independently.

18,757. Then how do you obtain the money that is necessary; do you obtain it by precept on the town council?—The town council lay on the assessment at our request.

18,758. And you furnish a sort of precept as to the moneys that you require?—Yes.

18,759. Have they any power to cut down the amount that you require or to revise it in any way?—Under the recent Municipal Act we say that we require 20,000*l.* or 25,000*l.*, and it is their duty to assess for as much as will meet that demand.

18,760. Have they any power to reduce the amount?—Not if we ask for it.

18,761. For how long are the Trust elected?—Just the same as the town council, for three years.

18,762. Then your re-appointment every three years lies with the town council?—The town council and the improvement trustees are one and the same individuals.

18,763. You are a sort of improvement committee

of the town council?—It is something like that; but we are entirely independent of the town council; they are two separate bodies.

18,764. (The Lord Provost of Edinburgh.) Have you found any difficulty in working?—Not at all.

18,765. (Mr. Jesse Collings.) Are there any members of your Trust that are not members of the town council?—No, not one.

18,766. (Mr. Goschen.) Are there members of the town council who are not members of your Trust?—Not one. They are sworn into our body as members of the town council. That constitutes membership of the Improvement Trust.

18,767. (Mr. Lyulph Stanley.) It has been almost a self-supporting scheme, has it not?—No.

18,768. You have bought a quantity of land and paid compensations, and then you have sold some of the land?—Yes.

18,769. And you have thrown a lot of land into new streets and made new streets, have you not?—We have.

18,770. But you cannot charge the value of the land which you have bought with the cost of making the new streets?—That depends what you consider to be the cost of making the new streets.

18,771. If the land had been given you, you would have had to make the new streets, and that cannot be charged to the purchase of the land?—No.

18,772. You cannot charge the 65,000*l.* which you have paid for making roadways and drains, because any people who make a street must do that work?—We get recouped to a certain extent from the buyers.

18,773. But anyhow I see that your figures only show an excess of expenditure above receipts of 48,293*l.* upon the whole time?—That includes the assessments. The assessments amount to a large sum, viz., 331,000*l.*

18,774. But that is the rateable value of the new property, is it not?—No, the assessments are what we have put on the ratepayers to pay the expense of this scheme, and we are recouped to a certain extent by the sale of land and building areas.

18,775. Then is the whole of the money that you have got for selling your land only these items of building areas and ground annuals 106,000*l.*?—Yes.

18,776. Then it has cost you more than 300,000*l.*?—That is so.

18,777. You cannot say how many superficial feet or yards of land you have got for that amount?—I could not say off-hand, but I could furnish you with that information hereafter.

18,778. Apparently from these plans it is a considerable amount?—Yes.

18,779. Have you looked at any of the improvement schemes that have been carried out in other towns under the Artizans Dwellings Act?—None, excepting Leith.

18,780. And you have not a general knowledge of what has been done in England?—No, I have not.

18,781. You have cleared away about 3,000 houses that were occupied by the poor, have you not?—2,721 is the exact number.

18,782. Would you average six persons to each house?—No, I have taken five persons to each house.

18,783. That would represent nearly 14,000 people?—Yes.

18,784. But the new streets would be a good length, according to your plans?—A considerable length. There is Chambers Street, St. Mary's Street, and other streets.

18,785. Could you send us a memorandum of the whole length in yards of all the new streets that have been made?—Certainly.

18,786. (The Lord Provost of Edinburgh.) You have got simply new streets for old ones?—But the old ones were very narrow.

18,787. And you have done that at an expense to the ratepayers of between 300,000*l.* and 400,000*l.*?—About 300,000*l.*



Mr. J. K.  
Crawford.

4 April 1885.

18,788. You have a considerable amount to collect yet, have you not?—Yes, but we have a good deal of property in hand to cover it.

18,789. (Mr. Lyulph Stanley.) What do you think will be the value, speaking roughly, of the property that you have still in hand?—Perhaps about 30,000*l*. It depends upon what we get for it. It is a very dull time now.

18,790. (Mr. Jesse Collings.) What do you contemplate will be the ultimate cost to the ratepayers when you have completed your operations?—I have said about 300,000*l*.

18,791. (Mr. Lyulph Stanley.) What do you think will be the rateable value of the property that will exist on all your new lots, as compared with the rateable value of the property that you have destroyed; could you say what it will be within 10,000*l*. or 20,000*l*. a year?—I could not say exactly.

18,792. Will the rateable value of the new pro-

perty be much higher than the rateable value of what you have destroyed?—I should say that the rateable value of the new property would not be so much because we have thrown so much into open spaces. But I could not give you an accurate idea of the difference in value.

18,793. You think that so far as regards the income to the rates from the new property as compared with the old, there would be no gain?—No, I think not.

18,794. (The Lord Provost of Edinburgh.) A considerable amount of the new property, such as churches, pay no rates?—Exactly so.

18,795. (Mr. Jesse Collings.) Are the operations that you are carrying on receiving the assent of the ratepayers; are you in touch with the wishes of the ratepayers in all that you are doing?—There was a little noise when we first began operations, but there has been no complaint for the last 17 years; indeed there has been satisfaction.

The witness withdrew.

#### BAILIE CLARK examined.

Bailie Clark.

18,796. (Chairman.) You are convener of the Public Health Committee of the Town Council of Edinburgh?—I am.

18,797. Is that what we call the chairman?—Yes.

18,798. Will you explain what is the constitution of the Public Health Committee of the Town Council?—The Health Committee is composed of a certain number of members of the Town Council; 16 or 17, I think, is the number just now.

18,799. Is it generally similar to committees of that kind who are elected by town councils in England, so far as you know?—So far as I know, but I have no personal knowledge of that. It is constituted just in the same manner as other committees of town councils.

18,800. Does the medical officer of health for the city report to you?—He does.

18,801. Do the corporation refer to you all matters relating to insanitary property?—They do.

18,802. What, generally speaking, is your procedure with insanitary houses?—We have very full reports from the burgh engineer and from the medical officer of health, and the committee considers those reports and gives a deliverance upon them.

18,803. What number of insanitary houses do you deal with on an average in the year?—I have been for three years convener of that committee. During the first year we dealt with 174 houses, during the second year we dealt with 242 houses, and since October last we have dealt with 236 houses.

18,804. Does that include everything; does it include overcrowding, for instance?—No; that simply includes houses unfit for human habitation.

18,805. Supposing that it comes to the knowledge of an officer of the corporation that there is a family of 10 people, say a father, mother, and eight children, several of them grown up, living in a single room of not very large dimensions, how is such overcrowding dealt with?—We deal with it under our own Police Act, by which a certain amount of cubical space is allotted to each individual.

18,806. Do you deal with such cases through the Sanitary Committee or through the council?—Through the Sanitary Committee.

18,807. But those you say are not included in that number?—No.

18,808. That relates to ordinary structural defects?—Yes.

18,809. Do you know the number of houses that have been dealt with in respect of overcrowding?—I do not.

18,810. I suppose the medical officer of health, Dr. Littlejohn, will be able to tell us about that?—Yes, Dr. Littlejohn will be able to explain that.

18,811. What are the chief sanitary defects that you

attack?—We attack houses that are out of repair and houses that are deficient in light.

18,812. The deficiency in light is caused, I suppose, by the great height of the houses?—By the height of the houses, and more especially by reason of their being built so close together. In some of the closes they come up very nearly to the houses behind them.

18,813. Do you whitewash the houses yourself?—No, we do not.

18,814. Do you force the owners to do it?—We force the owners to whitewash the stairs, but the closes are cleaned by the local authority.

18,815. Do you whitewash them?—Yes.

18,816. Do you put up closet accommodation?—Attention is called by our committee to the want of closet accommodation, but that is referred to another committee, the Streets and Buildings Committee, who always act upon our recommendation.

18,817. Do they put up common closets for several houses?—They put up a watercloset for several houses.

18,818. Do they put up common dust-bins or ash-pits?—No, that comes under the Cleaning Committee. We have nothing to do with that department except where it becomes a nuisance, and then we call attention to it.

18,819. What do you consider to be the chief obstacles to the satisfactory housing of the poor in Edinburgh?—The chief obstacles are very much the habits of the people, especially in the matter of drink.

18,820. Do you think that the habits of the people create the slum, or that the slum to some extent creates the habits of the people?—I think the habits of the people create the slum to a great extent. The difficulty that we have to contend with in Edinburgh is that a certain number of the population will herd together in one locality. The Irish population herds together in one or two localities, and you may erect palaces for them at the other end of the town but they would not go near them.

18,821. On the other hand, fairly decent people who by their avocations are forced to live in a central part of the town, are rather apt to contract drinking habits, are they not, in consequence of the depression caused by overcrowding and the absence of air and evil surroundings?—No doubt that is so, but at the same time there are cases in the most crowded part of the city where you find houses as clean as you would wish to have them. It depends very much upon the people themselves.

18,822. Have you any suggestions to make with regard to the general question of the housing of the poor in Edinburgh?—Personally I should like a model tenement to be erected by the local authority that should serve as a model for builders to erect such houses upon; but I would not go beyond that.



Baile Clark.  
4 April 1885.

18,823. Is there not this difficulty, that any house for which the corporation would think themselves morally justified in being responsible would probably, looking at the price of land and looking at the accommodation they would think necessary, cost more in the shape of rent than the very poor could afford?—That is so.

18,824. And the greatest difficulty is with regard to the very poor, is it not?—That is so.

18,825. You have not, more than other people, any suggestions to make in order to meet the question of extreme poverty?—There are one or two suggestions that I would like to make. For instance, I lay a great deal of stress upon the state of the lower classes arising from drinking habits, and I think that the licenses ought to be reduced in some parts of the city, in the lower parts of the city. I find, for instance, that in the Cowgate there are between 30 and 40 public-houses, in the Canongate much about the same number, and in the West Port (those three being the lowest parts of the city) a very considerable number too. My own personal opinion is that that number ought to be very considerably reduced.

18,826. With regard to common lodging-houses in Edinburgh, what action does your committee take about those?—The number of common lodging-houses in Edinburgh is 50, and the number of available beds is 2,000. The average rate of payment is 3½d. per night, and the highest is 6d.

18,827. What is the lowest; have you any 1d. lodgings?—I do not think we have any as low as that.

18,828. How do the charges for lodgings come to be so high in Edinburgh? You may or you may not be aware that in London there are an enormous number at 1d. and 2d., and very decent places indeed?—I could not answer that question. There must, I suppose, be some as low as 2d.; but we found some time ago that some of the common lodging-house keepers were trying to evade the supervision of the police, and by the byelaws we raised the rate to 6d. so as to bring them within the range of supervision; and that was authorised by the sheriff and the Board of Supervision.

18,829. I suppose that for 6d., or even for 4d., a capital bed can be obtained?—Yes.

18,830. Have you any lodging-houses in Edinburgh where there are cubicles with less accommodation than what would be called an ordinary bed?—We have a night asylum which receives a large number of people in a certain space. I may mention also that some time ago the cubical space for each person in a common lodging-house was raised from 320 cubic feet to 400 cubic feet.

18,831. What is the space that you allow under

your overcrowding regulations in ordinary tenement houses?—Ordinary tenement houses in one apartment were, before the passing of the Edinburgh Police Act in 1879, allowed 700 cubic feet for each room and 300 cubic feet for each person; but now by the last Police Act it is raised to 900 cubic feet for each room.

18,832. Have you altered the number of cubic feet for each person, or do you still keep to the old rate of 300 cubic feet per person?—It is 300 cubic feet per head.

18,833. (Mr. Lyulph Stanley.) Is that the regulation?—That is a matter which comes under Dr. Littlejohn's cognizance.

18,834. (Chairman.) Do you consider that the operations of your committee have had a good effect upon the sanitary state of Edinburgh generally?—Most undoubtedly.

18,835. Dr. Littlejohn will tell us about the improvement in the death-rate, which has been, I believe, extremely remarkable?—Since the Improvement Act of Lord Provost Chambers the death-rate has been reduced from 26 to 18 per 1,000.

18,836. And the death-rate in some of the poor districts has been specially reduced, has it not?—It has.

18,837. What facilities, if any, do you think can be given by the corporation for the erection of dwellings for the working classes?—The only suggestion that I can make upon that point is what I recommended before, viz., that a model house might be built. We have a space in the Cowgate, for instance, where I thought it was advisable that a model house should be built.

18,838. Has the Corporation much property in the town?—None, except a few open spaces that have been taken over by reason of the houses being condemned as uninhabitable.

18,839. You are perhaps not aware that under the 19th section of the Public Health (England) Act, and under a corresponding section of the Sanitary Act (which is in force in the Metropolis, where the Public Health Act is not in force). English towns and English local authorities have the power to make regulations with regard to existing houses, providing against overcrowding and against possible nuisances in those houses. That power does not exist in Scotland, but I suppose you do not find the want of it in Edinburgh, because of your Police Act?—No, we do not find the want of it in Edinburgh.

18,840. You act under your Police Act?—Yes. With regard to insanitary matters, we have in Edinburgh a system of notification of fever cases that has wrought exceedingly well; and that has no doubt done its part in reducing the death-rate.

The witness withdrew.

Mr.  
J. Gowans.

Mr. JAMES GOWANS, LORD DEAN OF GUILD, examined.

18,841. (Chairman.) You are Lord Dean of Guild, and Chairman of the Dean of Guild Court?—Yes.

18,842. Will you explain the character of that court?—Previously to the year 1879 the functions of the Dean of Guild Court were to attend mainly to the structure of buildings within a limited area known as the Ancient Royalty, and they were extended afterwards to include Easter and Wester Portsburgh and the Canongate. By the Acts of 1879 and 1882 the jurisdiction of the court was extended to the limits of the municipal boundary and its powers were largely increased. The court consists of the Lord Dean of Guild, appointed by the guildry of the city, and 10 members appointed by the magistrates and council, five of the said members being councillors, and the other five registered electors of the city not being councillors, and of whom three shall be persons carrying on, or who have carried on, business as architects, civil engineers, ordained surveyors, or master builders.

18,843. The constitution of the court at Glasgow is similar, is it not?—It is, I believe, substantially similar.

18,844. Is there any such court in the other towns of Scotland?—All the royal burghs in Scotland possess Dean of Guild jurisdiction, as defined by decisions of the courts of law, under common law. The police burghs which have adopted the General Police (Scotland) Act, 1862, have the Dean of Guild jurisdiction conferred by that Act.

18,845. The Lord Dean of Guild here in Edinburgh is elected by certain persons only, is he not?—Yes; I was just going on to explain that; but I may say here that with regard to the constitution of the court just now, the 11 members (that is, including myself) are picked men, selected because of their knowledge both as to the structure of buildings and as to sanitary matters. Our powers are very much extended beyond what they were at common law.

18,846. You are an architect yourself, are you not?—I am an architect. The body who elect the Dean



of Guild are those citizens who are burgesses and guild-brethren of the city. Their right to appoint the Dean of Guild, as such, and as a constituent member of the town council, existed for the whole time of which we have any historical record, and the right of the guild-brethren to return the Lord Dean of Guild was recognised and given legislative effect to in the Act of 1833 regarding municipal elections, and also in the Municipal Elections Amendment Act, 1868.

18,847. Will you explain who the "guild-brethren" are?—They are citizens. Until four years ago the condition of burgess-ship, besides three years' residence, was payment of city rates, the charge for the qualification of a burgess being 7*l.* or 8*l.* Now it implies residence for three years, payment of taxes, and an entrance fee of 1*l.* 1*s.*

18,848. It is the same in Glasgow, is it not?—It is the same at Glasgow. Attached to our court there is a master of works, whose business it is to report on all plans lodged with petitions, and to see that the orders made by the court are duly carried out, and to inspect works in progress, and to report any deviation from the plans passed by the court. Before any new house or building can be erected or any alteration made in existing houses or buildings within the municipal bounds, a petition with plans and sections must be lodged with the clerk of the court, and such plans and sections, with any alterations made by the court, must be registered and indexed by the clerk, and must be open to inspection to any owner or ratepayer upon the payment of a fee of 1*s.*

18,849. When the municipal limits are extended are your functions extended by a clause in the Act?—They have been extended lately. We have extended our bounds, and the powers of the court have followed the bounds.

18,850. By a clause in the Act?—By a clause in the Act. I may say here that this clause that we got introduced into the Act of 1879 for having these plans registered is very largely made use of by the citizens. It is found to be very valuable, because they can always come to court and see precisely how things stand as to drainage and other matters which formerly were lost sight of. A copy of the petition is served upon conterminous proprietors, and also upon the town council, in order that those persons respectively may appear to protect the private or public rights which may be effected. We have in the court, first of all, the town appearing if there is anything interfering with the public interest, and then we have conterminous proprietors appearing for their own interests, so that we have often to put back plans for reconsideration before we pass them. The clerk of the court, on receiving a petition, gives notice thereof to the burgh engineer, who reports to the court whether, in his opinion, the plans sufficiently provide for ventilation and other sanitary objects. The court may decline to grant a warrant until they are satisfied that the plans provide suitably for such ventilation and other sanitary objects. The court require open spaces in the rear of new houses equal to one half of the area of the intended house, although under special circumstances the court may allow that space to be reduced. The division walls in continuous tenements have to be carried up through the roof, to prevent the spread of fire. New houses must be surveyed and certified before occupation. The court can order dangerous houses to be taken down, and ruinous places to be cleared and fenced.

18,851. Generally speaking, no doubt, you have very full powers as regards Edinburgh, and a similar court has very full powers in Glasgow; but one curious effect of the existence of these ancient courts with these powers has been to prevent other towns in Scotland from obtaining similar powers, has it not? Is there not an absence, generally speaking, in Scotland of what may be called building byelaws?—Not to my own knowledge.

18,852. But outside Edinburgh and Glasgow there is an absence, is there not, of building byelaws?—I refer to a previous answer which I have made

as to Dean of Guild powers at common law and by statute.

18,853. What do they do? They have not got you, and they have not got any similar court?—They have what they call commissioners. In Dundee, for instance, they have commissioners, and they act under almost similar powers.

18,854. Under a private Act?—I believe so.

18,855. But there are no general building byelaws in Scotland, are there?—No, there is no general law equivalent to what we possess in Edinburgh, and that is just the misfortune, I think.

18,856. It is only the towns which possess private Acts which have powers of this kind?—That is so, subject to the explanations which I have already made. With reference to the foregoing observations it is desirable to refer specially to sections 154 to 175, both inclusive, of the Edinburgh Municipal and Police Act, 1879, as containing at length the jurisdiction, powers and duties of the dean of guild court of Edinburgh, in addition to the common law jurisdiction which they previously had. The powers given to this court along with those which the magistrates and town council have power to exercise, together with the Public Health (Scotland) Act, 1867, are sufficient, in my opinion, if fairly administered, to secure the building of proper houses, and also to control sanitary matters connected with those houses.

18,857. New houses are of course being built very rapidly in Edinburgh and the suburbs for the accommodation of the working classes who have been more or less turned out from the centre of the town. In your opinion are the new houses being so built of a satisfactory kind; do you consider that the plans are satisfactory for the purpose for which they are intended?—Yes, we are applying pressure to get first-class houses, sanitarily speaking, for poor people; we want to have them as perfect as we can get them under our powers, and in that, I think, we are fairly successful.

18,858. I suppose you have had personal experience in building houses of that class?—Yes. I have brought some plans here to show the Commission. That (*producing a plan*) shows a class of house that I planned in the year 1854. They are two-storied houses, and this is the elevation of them (*describing the plans*). That plan has been largely followed since by an association called the Edinburgh Building Association. The merits of it, which have been tested for some 30 years, are described in a paper which I have before me; but perhaps I need not go through that, though I can leave it for the Commission if they wish for it. The idea that I had was to get working men into small self-contained houses, where they would have their own door to go in by, every room being independent of the others, having a door from the lobby for privacy, and having a little green attached to each house, and having everything arranged in a sanitary way, with the closets to the outer wall, and plenty of light about them; and those houses have been fairly successful. The rents range from 12*l.* at the lowest up to 15*l.* a year.

18,859. (*Mr. Jesse Collings.*) For the whole house?—For each house. There is one above another. Those, as I have already said, have been fairly successful. I tried an experiment with the stairs inside instead of outside, as will be seen by looking at these plans (*producing some other plans*).

18,860. (*Chairman.*) Do you consider that the working classes of Edinburgh labour under any difficulty at the present time in providing themselves with suitable house accommodation?—No, none at all. The only thing that I should like to see would be that the houses should be improved as to their sanitary condition. We are aiming at that just now in the Dean of Guild Court; and we are getting architects to recognise the reasonableness of what we desiderate.

18,861. With regard to the housing of the very poor classes, do you, as a planner of houses, regard the present time as a favourable one for the erection of houses for the poor?—Yes, very favourable, seeing

Mr.  
J. GOWAN.  
4 April 1885.



Mr.  
J. Goschen.  
4 April 1885.

that things are very cheap; but still I do not think that we require to build more houses. We have a lot of capital old solid buildings in the old part of the city, with good thick walls, and if those were properly put in order (which we have power to do) we could provide for the very poor.

18,862. With regard to building such houses in the outskirts of the city, do you find the cost of land a difficulty in the way of so doing?—That is a difficulty but still I would like to see the experiment tried in the outskirts of the town. We have now got a suburban railway lately opened, but its results in this sense have not been tested yet; but we have the tramways going to the outpoints of the burgh, and with the view of giving evidence I went into figures with the Edinburgh Tramways Company's manager to see what had been the result of the tramway cars, as being made use of or as providing for the conveyance of working people; and I found that in the year 1881 they carried by the cars morning and evening upwards of 72,000 persons in the year.

18,863. That is not many people in a day?—This is what struck me: In the year 1882 there is a rise up to 77,000; in 1883 there is a rise up to 88,458, and last year there is a rise up to 113,361.

18,864. (Mr. Lyulph Stanley.) Is that on all the tramways?—On all the tramways. There are only certain leading thoroughfares that they can go by.

18,865. (Chairman.) There is not a very large traffic then, according to those figures?—No, but still it is a growing traffic.

18,866. (Mr. Lyulph Stanley.) Would that include all the casual traffic for shopping, and so forth?—That is mainly for the workmen's traffic, morning and evening, limited to two cars.

18,867. (Chairman.) Would that be your general suggestion as to overcoming the difficulties which you have pointed out, namely, to build in the suburbs in connexion with the tramway system?—I should like to see an experiment made in building, not necessarily of the class of house shown on the plan which I have shown to the Commission, but a house with a room and kitchen and other places, a small house that could be let at a rent of 8*l.* or 10*l.* a year. We had the Act of 1855, which was obtained with that view, but it came to nothing; there was nothing done in it. Mr. Charles Cowan, then our member, and myself, and some others thought of building by an association, but we did not manage it; it failed; but still I think it might be done profitably.

18,868. (Earl Brownlow.) What is the value of the land that those houses are built upon?—That land was very cheap; it cost 26*l.* an acre to feu. Now it is feuing at 250*l.* an acre.

18,869. Whereabouts is that?—That is at Rosebank, just to the west of Lothian Road, beyond the Castle.

18,870. (Mr. Lyulph Stanley.) How much would the feu come to on each of those tenements?—About 1*l.* 5*s.* on each.

18,871. (Earl Brownlow.) Did those houses let as fast as they were built?—They let very well. I was very much pleased with the result from them for some years. For many years I gave a prize to those who kept the best garden and the best house; but that inducement failed.

18,872. But were they all filled up directly they were built?—At once; they are filled now.

18,873. (Mr. Goschen.) Did the tenants buy them?—Some of them bought them. I have sold 12 of these.

18,874. At what price?—They were sold at prices varying from 175*l.* or 180*l.* up to 210*l.* I think that was the highest.

18,875. For the house?—For the house.

18,876. And then the purchaser had to pay the feu besides?—Yes; so that if you capitalise the feu at 25 years' purchase, that is another 28*l.* or so to add to the price.

18,877. So that the price would be a little more than 200*l.*?—A little more than 200*l.*

18,878. Are these the houses that have the two bedrooms or the three bedrooms?—There are two classes of houses there; one with three bedrooms, one with four places.

18,879. Which of those cost the sum that you mentioned?—The 175*l.* is the price of the smaller ones, and the 210*l.* is the price of the larger ones.

18,880. That is half the house?—Half the house. It is a two-storied house, and the entrance to the one is on the one side, and to the other on the opposite side.

18,881. Then it comes to nearly 400*l.* for the whole house?—Yes.

18,882. What is the frontage?—The frontage runs from about 26 to 29 feet, and I think the garden is 25 feet the other way.

18,883. (Mr. Jesse Collings.) What connexion, if any, has your guild with the town council?—I am elected as one of the members of the council under a formal protest regarding whether my constituents are a corporation or not. I exercise all the functions of a constituent member of the council.

18,884. Then who pays the expenses of your guild court?—There are certain fees for lodging petitions, and such like, attached to the court, which go to its finance, maintaining clerks and officers, and the fiscal.

18,885. Have you any power of rating?—No. We are required to account to the corporation for our receipts, and I think they are responsible for any shortcoming.

18,886. Have you any power of making a precept on the town council for your expenses?—No.

18,887. Then you are bound to be self-supporting?—We are not bound to be self-supporting, but I believe we are so.

18,888. Is there any appeal from your decisions?—Yes, we have had a case within the last month, since I became Lord Dean of Guild. A builder objected to our ruling, and he appealed to the Court of Session; and after having heard the case fully as to the powers of the court, and also as to the merits of the case, they dismissed the appeal, and sustained the judgment of the Dean of Guild Court.

18,889. Then the appeal from your decisions is to a court of justice?—Yes.

18,890. Have you any power to make and alter building byelaws?—No, we are tied down by the Act of 1879.

18,891. We understand the feu duty to be a ground rent?—Yes.

18,892. You said that the feu of this land of which you have spoken had gone up from 26*l.* per acre to 250*l.* per acre; will you describe how that increase takes place; is it by means of middlemen buying and selling the feu?—There is a middleman. A builder or some one makes a venture of feuing from the superior at so much.

18,893. That is the original take?—Yes, I will give you an instance of that. A builder looks forward to the town increasing, and he takes up a lot of land from the superior at 50*l.* an acre, and then by re-feuing or building himself, he works it up to 200*l.* an acre. That has been done within this city, and large fortunes have been made out of it.

18,894. But after the building is once on the land is the feu of the land ever increased?—Yes, you may increase your feu, and it is very often done. Supposing that the feu amounted to 25*s.*, you can put on what they call a ground annual of another 25*s.*, and hold that as value.

18,895. But is the feu of such houses as these found in the possession of a different man from the man who possesses the house, or, in other words, are the feu holder and the owner of the property two different persons?—The proprietor of the house holds the feu and is liable for the feu, but there may be a ground-annual created by the seller.

18,896. You say that you have sold some of these houses at so much, subject to a feu of 25*s.* per annum. As soon as a man had bought the feu of a house, if he were to sell it could he charge no more than 25*s.* for



the feu, or could he increase the feu to any extent he chose?—He could by creation of a ground annual increase the charge and sell it. In letting, the feu never appears, for the reason that the tenant has no interest.

18,897. Could he sell the house and increase the feu from 25s. to 35s.?—Yes, and create what is called a ground annual, which he may sell again as proprietor, as I have done myself.

18,898. Then the original feu is no protection that the ground shall remain at that price?—Not a bit.

18,899. And as a matter of practice are the feus (or ground rents as we call them) increased at times when the properties change hands?—Yes, and they are made a matter of alteration of the value of the property.

18,900. Then in the case of those houses that are now subject to a feu of 25s., and thereby are within the reach of the working classes, the superior artizans, it is quite possible that by the houses changing hands the feu might be so increased as to cause the rental and the feu together to reach a very much higher amount, which would be beyond the reach of that class?—The feu duty and the ground annual are two separate things, although they may remain in either one or two hands. Of course they affect the value of the subject as a saleable one, but cannot affect its value as one to be tenanted or merely occupied. Supposing that you sell a house with a ground annual, and increase your feu duty as you say from 25s. up to twice that amount, and make it 2l. 10s., the 25s. belongs to the original proprietor, who can sell it for 25 years' purchase or something of that sort.

18,901. Supposing that a purchaser of a house liable to a feu of 25s. should sell that house, could he make that house liable to him for a feu of a much larger sum?—He can put on a ground rent, which decreases the price of the house to the extent of the value of the additional burden.

18,902. That amounts to the same thing. Practically it comes to be the same as our leasehold system?—Very much the same.

18,903. (*Mr. Lyulph Stanley.*) The person who originally parts with the land for building parts with it subject to a feu?—Yes, unless he sells it unqualifiedly.

18,904. That person gets his 25s. or whatever it might be, and he never can get a further penny?—No.

18,905. Then the next man, the speculator who takes it, if the land increases in value so that any neighbouring land may be worth 50s., where this land was worth 25s., can create what we may call a second charge (which you call a ground annual) of 25s., because the land has gone up in value?—Yes.

18,906. But that ground annual is also a perpetual rentcharge, is it not?—Yes.

18,907. The consequence is that the new man who purchases buys the land subject to two rentcharges, the feu duty, which is a first rentcharge, and the ground annual, which is a second rentcharge, amounting to 50s. a year; but equally if he buys he has full dominion over it?—Yes.

18,908. And if that land fell in value, not only would the first man be unable to create a ground annual, but he might be unable to get as good a feu as he had undertaken to pay?—Yes.

18,909. It is subject to the fluctuations of the market?—Yes.

18,910. But in any case a man buys subject to a fixed charge for ever?—Not necessarily. It is matter of contract, and a man may undertake so or not.

18,911. I understand you to say that you have put up 36 houses (which would really be 18 houses from the ground to the sky) on an acre of land?—Yes.

18,912. That includes the roads, of course?—Yes.

18,913. That is to say, that the original houses were charged with a little more than 40l. a year if the value to the original taker of the land, subject to the risks, was 26l.?—Yes.

18,914. The original ground landlord has the power for ever of coming upon any one of the houses for its

apportioned part of the original feu, has he not?—Yes, subject to the conditions of the feu right.

18,915. But he could only come upon each house for the apportioned part of the 26l.?—Yes, qualified as already stated.

18,916. Therefore part of that sum is really a ground annual and not an original feu?—That is so of course where a ground annual has been created.

18,917. Do you find that those houses have been bought by mechanics and artizans?—Yes; excisemen, postmen, and men in permanent situations, and these are the class of men I should prefer as tenants.

18,918. A previous witness told us that this class of house, a two-storied house with separate entrances, was in growing demand?—Those buildings that I put up were imitated by a very able man, who, I believe, is to be called here as a witness, Mr. Colville; and the association which I have before mentioned is greatly indebted to him. He is a capital man, and he has done great good for Edinburgh in that way, in providing houses in the suburbs.

18,919. But of course this class of house is beyond the reach of the unskilled labourer?—It is beyond the reach of the unskilled labourer.

18,920. Have you considered whether there is any way by which a convenient house could be provided for the unskilled labourer?—Yes, I have plans very much on that model (but a smaller house of course) whereby a similar result would be secured. I do not like the tenements of Edinburgh, the high houses; a great many of those have been built in and about Edinburgh, but I do not like them, because there is no amenity about them. The wife of a working man living up a common stair among miscellaneous neighbours, not probably all of good character, may be subjected to bad influences from such neighbours; in fact, houses constructed in this way are too much in common. The house of which I am speaking is more self contained, on the principle of having your own door and your own house.

18,921. Is it also a two-storied house?—It is a two-storied house.

18,922. Where the land is reasonably cheap you would have two-storied houses?—Yes.

18,923. And you would only have those high blocks where the cost of the land is excessive?—Yes. With regard to our old buildings there are, as I have said, means of constructing good houses for the poorest classes. If they were repaired you could get capital houses. I could take you to some places where you would see what could be done in that way.

18,924. Are they not at present occupied by the poor?—They are occupied by the poor at present.

18,925. But they are in bad condition?—They are in many instances in bad condition.

18,926. That is a matter for the sanitary committee of the town?—Yes, it is. But then you have the habits of the people to contend with; you may put a person into a house and he will wreck any sanitation it possesses in a week's time.

18,927. Is there a large per-centage of the people of Edinburgh who are of so destructive a character?—I am sorry to say there are, but for the most part they are Irish people. We have colonies of Irish who will not come out of those places, and they are very destructive.

18,928. Do you not find also that the poorest people are unable to live out in the outskirts because of the time that it takes them to get to their work?—Yes. I was a member of the school board for six years, and chairman of the building committee for planning the original schools; and my business was to see that we built the Edinburgh schools sanitarily, with plenty of light and air, and we also provided lavatories for this class of children, so that they might be taught cleanly habits; and I am looking forward, if the school boards do their duty in that direction (which I do not think they are doing), to a great improvement in the way of cleanliness and other orderly social habits. I want this new generation to grow up with ideas of cleanli-

Mr.  
J. Gowans.  
4 April 1883.



Mr.  
J. Gowans.  
4 April 1885.

ness, and to value that sort of thing more than is done at present.

18,929. Is the office of Dean of Guild a salaried office?—No.

18,930. It is an honorary office?—It is.

18,931. Then you work strictly by the Act of Parliament?—We work strictly by the Act of Parliament.

18,932. What is the tram fare that the workmen have to pay in Edinburgh?—The Edinburgh Tramways Company are bound under the General Tramways Act to provide two cars at least, morning and evening, for workmen at  $\frac{1}{2}$ d. per mile, or a minimum fare of 1d. It is a very curious thing, but the Act says " $\frac{1}{2}$ d. per mile, or a minimum of 1d."; that is to say, that they do not charge less than 1d.

18,933. That is to say, no fare is to be less than 1d.?—Exactly so.

18,934. If they go three miles the company may charge 1½d., but in no case do they charge less than 1d.?—That is so.

The witness withdrew.

Dr. H. D.  
Littlejohn,  
M.D.

Dr. HENRY DUNCAN LITTLEJOHN, M.D. (Edinb.), examined.

18,939. (Chairman.) You are medical officer of health for the city of Edinburgh?—I am.

18,940. How long have you been medical officer of health?—Since the year 1863.

18,941. During the period that you have been medical officer of health there has been an immense improvement, has there not?—An enormous improvement.

18,942. And especially in the worst parts of the town?—That is so.

18,943. From the year 1865 down to the year 1884 the death-rates have been as follows, I think: In 1865 the death-rate was 27·8 per 1,000; in 1866 it was 27·4; in 1867, 27·1; in 1868, 27; in 1869 (which was apparently an exceptionally unhealthy year) 30·4; in 1870, 26·3; in 1871, 26·9; in 1872, 26·7; in 1873, 20·77; in 1874, 22·27; in 1875, 23·17; in 1876, 19·62; in 1877, 20·86; in 1878, 21·53; in 1879, 18·89; in 1880, 20·84; in 1881, 18·86; in 1882, 18·54; in 1883, 18·22; and in 1884, 18·89. So that the average from 1865 to 1875 was 26·26 per 1,000, and from 1875 to 1885, 19·94 per 1,000?—That is so.

18,944. That is an extraordinary improvement, and greater than the improvement in almost any city of the United Kingdom?—I am not surprised at it.

18,945. There has been an enormous increase of population since 1881, has there not, in the west end, which is a good quarter of the town?—It is a good quarter, where building operations have been carried on enormously.

18,946. On the other hand, in the Canongate, the Tron district, St. Giles', and the Grassmarket, there has been a decrease in the population?—A marked decrease.

18,947. You have, in fact, cleared the population out of the bad parts of the town, have you not?—We have removed 13,000 gradually in the course of five or six years.

18,948. In the west end of the town in the year 1883 the mortality was only 14·81 per 1,000, I believe?—That is so.

18,949. On the other hand, the mortality in the Canongate, the Tron district, St. Giles', and the Grassmarket was respectively even then 27·46, 28·91, 22·44, and 26·9 per 1,000?—You are quite right.

18,950. Therefore, although there has been an extraordinary improvement in the death-rate of the town generally, the death-rate in the Tron district (and it is almost as bad in the Canongate), is almost double that of the west end?—It is.

18,951. But the enormously rapid increase of the population is in the west end, is it not?—It is in the west end where there is a large amount of vacant space available for building.

18,935. Then if a man had to pay 2d. a day, 1d. each way, which would be the very least fare, that would amount, of course, to 1s. per week?—Yes. Personally I get up early and travel a good deal by the morning cars, and I see that they are crowded by respectable men coming in to their work.

18,936. Does the unskilled labourer make more than 16s. a week in Edinburgh?—No, if you take into account broken time. The labourers have 4d. per hour just now. They had 5d. some years ago, but now they work nine hours a day and six on Saturday; that is 51 hours a week, and that at 4d. an hour amounts to about 18s.; but from that you have to deduct broken time.

18,937. Then their wages would be under 16s.?—They would be under 16s. I do not think that a man would average more than 15s.

18,938. Then having to pay 1s. a week, and the time occupied in going to and fro, would make a very serious hole in their earnings?—The cost would; the time would not.

18,952. The Sanitary Committee, I suppose, works very heartily with you?—It does; I have no complaint to make on that score.

18,953. They give you full support?—They give me full support.

18,954. Do they always act on your suggestions?—They do. Our difficulty is as to removing too many of the poor inhabitants at once from insanitary houses.

18,955. You have quite recently made a survey of the insanitary districts, have you not, which ended on the 1st of April last?—We have.

18,956. You inspected 4,600 houses which were in bad order (that is, not including the houses that you inspected which were found to be in good order) in the inferior portions of the town?—We did. What we mean by "in bad order" is, in many cases, in slight disrepair. I could not certify them as uninhabitable.

18,957. When you speak of houses, you mean what we should call in England separate tenements, do you not?—Exactly so.

18,958. Of those, 2,039 were houses of one apartment, were they not?—Yes.

18,959. You found the majority of those bad houses seriously out of repair, did you not?—We did.

18,960. And you found a small number capable of being repaired?—Yes.

18,961. You found 452 houses so much out of repair as to require to be dealt with as uninhabitable?—Yes.

18,962. A large number of them were without water or sink accommodation, and the large majority were without watercloset accommodation, were they not?—Yes.

18,963. A good many of them had common stairs without gaslight, and a good many had common stairs in a dirty condition?—That is so.

18,964. That shows that in spite of the enormous improvement in the death-rate, and in spite of the heavy work that you do, and the splendid results that your work has achieved, there is still a great deal to be done?—There is a great deal to be done. Continuous oversight is necessary.

18,965. Was that inspection a special work carried out with regard to the meeting of this Commission?—No, it was in regard to a society of which this Commission will hear directly.

18,966. That is a sort of vigilance committee of the inhabitants, is it not?—Exactly so.

18,967. Do you think that you will be able still further to improve the death-rate of the town?—I have not the slightest doubt of it.

18,968. The death-rate of the west end of your town is now as good as anything can be and as good as it is ever likely to be; but you think you can still



Dr. H. D.  
Littlejohn,  
M.D.

4 April 1885

lower the death-rate of the old part of the town?—I think it can be brought still lower.

18,969. Probably you have never heard of the 44th section of the Public Health Act (Scotland), because in Edinburgh you do not need it, inasmuch as you work under your Police Act; but are you acquainted with the fact that in England we have optional provisions which may be put in force by local authorities, and that under those provisions, when put in force, they can make byelaws to prohibit overcrowding?—I understand that that is so.

18,970. All that you can deal with under your local Act, can you not?—All that we can deal with under our local Act, the powers of which are ample.

18,971. (Mr. Lyulph Stanley.) I understand that your rule as to overcrowding in a private house is that you allow 300 cubic feet for each person?—Yes.

18,972. Are there not, in point of fact, a great many tenements which are inhabited by so many persons that each of them has not that amount of cubical space?—I doubt it.

18,973. We have had it stated here to-day that there are cases of families consisting of a father and mother, and perhaps four children, living in a single room 10 feet square?—We have had a great deal of distress this winter, and there may be exceptional cases like that; but I should doubt there being any number of cases of that sort. I should like to point out to the Commission that many of these houses are in a rickety condition, and the change of air goes on to a much greater extent than in an ordinary room. Every crevice allows the air to come in, and although there is a small cubical space, the change of air is really much greater than in the houses of the upper classes.

18,974. (Chairman.) But then there are corresponding drawbacks; these very poor people in the very bad houses, especially as they so often drink, are frequently pawning their clothes, and they have no bed covering at all; and, therefore, the want of air and insufficient food produce very insanitary conditions?—I allow that; but you must remember that this is insensible ventilation. If the ventilation is too free I will allow that bad results follow; but with this insensible ventilation, I have often measured the cubic space of these places and have ascertained by chemical examination that the air was better.

18,975. (Mr. Lyulph Stanley.) It comes to this, that the rule is not enforced in these places?—There are cases of overcrowding that have come under our notice, and I willingly allow that in a large city like this there may be individual cases that have escaped our notice.

18,976. (Chairman.) What staff of inspectors have you?—I have four inspectors under myself. The burgh surveyor has a large staff and the inspector of cleansing has a large staff; but under myself I have four.

18,977. (Mr. Lyulph Stanley.) Have you the power to enter premises at night in order to ascertain how many persons are utilizing them?—I have the power, but I hand that matter over to the police. I give to the chief of the police notice of the cases which I should like to have visited and examined after 12 o'clock at night.

18,978. What sort of number of cases per month do you think you have had visited by the police for that purpose?—Comparatively few.

18,979. Would you say 20 a month?—I should hardly say so many as that.

18,980. Do you generally find that a considerable proportion of these cases are reported to you as being overcrowded?—No, we find the reverse. There are charitable institutions in this town that report to me houses that are overcrowded, but that is during the day; but when you come to apply the only test that is available, which is an inspection at 12 o'clock at night, we find no overcrowding. That has again and again been the result of these private investigations.

18,981. Mr. Paterson, the City Assessor, gave us evidence of cheaper tenements; there were close upon 10,000, three fourths of which he said he thought

would be single-room tenements?—I make out that there were 14,394 at the last census.

18,982. Single-room tenements, that is to say?—Yes, single-room tenements.

18,983. There would be others besides those; but you think that there are 14,000 single-room tenements?—Yes, at the last census.

18,984. And do you not think that a substantial proportion of those are overcrowded on the 300 foot basis?—I have not the slightest doubt that during the recent severe distress in Edinburgh many such cases have occurred. The proof, however, that no evil has resulted is in our notification of disease; that is carried out loyally in Edinburgh, and we can gauge to a nicety the amount of illness or disease that there is in any quarter of the town. No cases of illness or of disease consequent on overcrowding have come under my notice.

18,985. Do you not think that there are other reasons besides illness and disease against permitting overcrowding in single rooms, such as the question of morals, for instance?—I willingly allow that.

18,986. What is the total rate in the £ of the local rates in Edinburgh?—I cannot tell you now, but I shall see that you are furnished with it (see Appendix A.).

18,987. Do you see any unwillingness to have sanitary reforms carried out on account of the cost to the rates?—None, so far as I have found.

18,988. Or any criticisms against it?—I can give good proof to the reverse. The Corporation pay 500*l.* a year to medical practitioners in Edinburgh; and I thought that the shopkeepers, many of whom are common councilmen, would have objected to such an expenditure; but, instead of that, they willingly pay such a large fee to the medical profession to enable us to pounce upon the first cases of infectious diseases, and to have them isolated in hospitals. If we had not that power the death-rate would have been doubled.

18,989. So far as willingness on the part of the population to bear the expense is concerned, there has been no difficulty put in the way of making this city a good city?—None whatever.

18,990. (Mr. Jesse Collings.) Do you devote your whole time to the work?—The town council made that a *sine qua non* when I accepted office in 1863.

18,991. Is that the case, as a rule, throughout Scotland?—Unfortunately not.

18,992. What is the kind of water supply in these houses; we know that the quality is good, but what do you say as to the quantity and the convenience of the supply?—In many of the houses it is not satisfactory, that is to say, in some parts of the town they have to descend a long stair and go to the nearest tap that is provided; but gradually we are pushing a proper water supply, every fortnight more and more, into the poorer districts of Edinburgh.

18,993. Have you any power to compel owners of property to give a good water supply?—We have. Under our Public Health Act the want of a proper water supply is counted a nuisance, and under that Act I grant a certificate, and it is dealt with promptly as such.

18,994. Have you any supply of water coming from old wells?—All surface wells have been abolished during the last 50 years by order of the corporation.

18,995. And are there none now?—There are none now.

18,996. You said that 14,000 people were cleared out from one overcrowded district; do you know at all where they have gone to?—The 13,000 were cleared out during about from six to eight years; it is printed in larger type in the return (see Appendix B.); the removal was gradual, but where the people went to I cannot tell; at the same time the sheriff never allowed the removals to take place until I certified to him that there was house accommodation of a similar class in other districts of the city.

18,997. (Mr. Goschen.) You certified that?—I did.

18,998. (Mr. Jesse Collings.) You spoke of the notification of infectious diseases; do you pay the

NB



Dr. H. D.  
Littlejohn,  
M.D.

4 April 1885.

medical men of the city so much per case, or what rule have you with regard to that matter?—The corporation behaved handsomely to the profession; they gave them half-a-crown for each case; but in other Bills that have been introduced into Parliament it is half-a-crown for the first case in a family, and subsequent cases are to be notified free of expense.

18,999. Supposing you have a notification of fever, small-pox, or other infectious disease, have you hospital accommodation belonging to the municipal authorities to which to remove the patients?—We have. As soon as this Notification Act was introduced the wants of the city became so apparent that the corporation immediately spent 30,000*l.* in providing a fever hospital.

19,000. (*Chairman.*) Have you a mortuary?—We have several; that is to say, we have four.

19,001. Do the people allow their dead to be taken away from them and put into a mortuary, or is there much objection on their part to that being done?—We do not ask their permission; it depends upon my fiat. If a body is in a room where other people sleep, and it is decomposed, we remove it at once; but we give them a decent mortuary in which they can carry on their religious services.

19,002. (*Mr. Jesse Collings.*) Do you find much objection as a matter of sentiment?—We do, but they submit.

19,003. Do you find any great objection on the part of the poorer people to have their children removed to hospitals?—We have to coxk them; we always remove the mother with the child; the mother remains in the hospital and after she has seen the surroundings she says, "I will go home, I am satisfied that my child is being cared for."

19,004. That is a matter of choice?—It is a mere matter of choice.

19,005. You stated that you serve notices in cases of defects in dwellings; do you serve them on the owners of the property?—On the owners of the property.

19,006. Supposing that no notice is taken of your demand, do the corporation do the work and then charge it to the owner?—The owner generally attends to our request at once; we have had no occasion in which the corporation has been called upon to do the repairs. We threaten them with the Public Health Committee. My usual form of notice is to this effect: "If I do not hear that this is attended to by return of post I must report it to the Public Health Committee"; they write at once and say that it shall be attended to. If it is a case of what we consider urgency, it must be attended to at once; that is to say, if it is a case, for instance, of water dripping from a cesspool or watercloset we must attend to it at once.

19,007. And in that case do you charge the owner of the property with the expense?—We do not.

19,008. You do it out of the rates, do you?—Yes.

19,009. It is for you to draw the line as to whether you shall do it out of the rates, or whether you shall serve notice upon the property owners?—That is the case.

19,010. Is there, as a matter of fact, any difficulty with the property owners?—No, they are reasonable.

19,011. Do you keep a separate account of what you spend out of the rates every year?—The burgh surveyor does that. Being the medical man I trust the business arrangements to the burgh surveyor; he has a staff of men, and the wages of these men are defrayed by the corporation.

19,012. You stated that there are 14,000 single-room tenements; have you formed an idea in your mind as to the average number of inmates in each room?—I have hardly managed to do that.

19,013. Three, four, or five to the family would you say?—I think I could furnish the Commission with a statement as to that (*see Appendix C.*).

19,014. Do you happen to know about what is the average rent of these single rooms?—I could also give you that; but as the city assessor was before the Commission I thought that the Commission would have taken that information from the responsible party.

19,015. Speaking as a medical man, do you contemplate with any satisfaction the single room system as a permanent settlement of the question of the housing of the poor?—Undoubtedly not.

19,016. Do you base that opinion upon the physical effects as well as the moral effects of the system?—Undoubtedly.

19,017. And you think that this problem will not be satisfactorily solved until the single room system for families is completely done away with?—That is my firm conviction.

19,018. (*Mr. Goschen.*) Are you generally satisfied with the state of the sanitary laws under which you live?—Fully.

19,019. You do not require more power?—Undoubtedly not.

19,020. (*Chairman.*) You are including under that statement your own local Police Act?—Yes, I include that.

19,021. (*Mr. Goschen.*) Have you found any confusion in the law, or is it sufficiently simple for every one who is responsible to understand it?—As the result of more than 20 years' experience of it I think it is sufficiently simple.

19,022. And you have no suggestions to make with regard to any improvement in the law, so far as Edinburgh and the local Acts are concerned?—So far as Edinburgh is concerned, I have no suggestions to make in that respect.

19,023. And I gather from your answers that your staff has been sufficient in your judgment?—I think I might make a more complete survey from time to time of Edinburgh, not at a spurt, as upon the present occasion, but more quietly and continuously. We meet once a fortnight, and I bring before the committee, say, from 20 to 30 cases of unsanitary houses.

19,024. And are you supported by the Sanitary Committee to the extent that you think desirable and necessary?—I am bound to say so.

19,025. How do you account for it that in this particular spurt, as you call it yourself, there were so large a number of houses found in an unsatisfactory state notwithstanding the continuous and regular efforts made by your inspectors?—It is owing to the habits of the people; those houses cannot be inhabited for one week before showing signs of dilapidation.

19,026. Then those were not structural defects?—No, they were simply outside dilapidations.

19,027. Such dilapidations as would occur if the inspection is not conducted very frequently?—Undoubtedly.

19,028. Then they were not serious sanitary defects, but defects due to the carelessness of the occupiers?—Certainly so.

19,029. Have you any complaints to make against the owners of property generally in Edinburgh or not?—Undoubtedly we suffer from non-residential proprietors; they leave the work to factors, and the factors require the constant stirring up of the sanitary authorities.

19,030. The factors are worse, you think, than the owners?—Far worse.

19,031. But you have not found any opposition on the part of the owners to carry out such matters as are recommended by the medical officer?—We have not.

19,032. Are there many houses still in Edinburgh that ought to be pulled down that are in an unsatisfactory structural state?—I should say there were comparatively few. Our buildings are built almost for eternity, and therefore they last a remarkably long time.

19,033. With regard to back ventilation, is there generally a through ventilation?—Generally in Edinburgh.

19,034. Have you many tenement houses in this sense, that they were houses built for other purposes which have been since converted into tenements?—No, except houses of the nobility that have gone on subdividing and subdividing until they have come to contain an enormous population.

19,035. Are those in an unsatisfactory state on account of an insufficient supply of waterclosets?—



That is the great difficulty; we cannot give each family separate watercloset accommodation, and if that is not done, the watercloset accommodation afforded renders the house worse than in its original condition.

19,036. You have no suggestions to make to the Commission from the experience of Edinburgh as to any necessary alterations in the law so far as you are concerned?—So far as Edinburgh is concerned I have ample power, and the officials are to blame if there is anything wrong.

19,037. (*Earl Brownlow.*) You mentioned having four inspectors; have you entire and complete authority over them?—I have.

19,038. Do you appoint them yourself?—I do not; but I suggest the names to the committee, and the committee I find work honestly with me.

19,039. (*Mr. Goschen.*) I forgot to put to you this one question. I think you expressed a very strong opinion that the medical officer ought to give his whole time to his work?—Undoubtedly.

19,040. Can you state any inconveniences that arise from the opposite system?—If I were engaged in private practice I am sorry to say that my relations with my patients might interfere with the proper discharge of my duties, and influence might be brought to bear upon me of an unworthy character. I am more independent if I am not tied down to the exigencies of ordinary practice.

19,041. It is not only the question of time and leisure, but the question of the influences that might be brought to bear upon you?—Undoubtedly; and in outlying districts the manner in which the sanitary medical service is conducted is a disgrace in Scotland.

19,042. You consider then that it would be an important reform that medical officers should be held, so far as circumstances permit, to give their whole time to their official duties and that they should be free from all other influences?—I have no hesitation in saying so.

19,043. (*Earl Brownlow.*) To return to what I was asking you, do you consider it desirable that the medical officer of health should have the power given to him of recommending his own sanitary inspectors?—I do not know that I think so. I think he should know the instruments with which he has to deal and he should be satisfied with them, so that no nominee of the Health Committee of an incompetent nature should be put under him.

19,044. (*Chairman.*) But at the present time, as I understand you, the town council have the patronage?—Yes, they have the whole patronage.

19,045. (*Earl Brownlow.*) Has that always been the custom in Edinburgh, or is it only in your time that it has been so?—I am the first medical officer of health in Edinburgh, but I have no hesitation in saying that if, e.g., one of the magistrates were trying to get an old servant of his made my inspector, and information of that were given to the town council, they would at once prevent it. Public opinion is very strong in Edinburgh.

19,046. What class of men do they appoint, are there any qualifications required?—Yes, they are con-

nected with one or other of the building trades. If I were now to choose an inspector I would insist upon his having a qualification from some society giving a special diploma such as you have in England, and also in Scotland where we have the Sanitary Institute and other societies of that kind. I think that it is essential to the carrying out of proper sanitary work throughout the country that the men must be educated and intelligent. I have in the course of 10 or 15 years taught these men, and they are now good inspectors; but they might be better.

19,047. (*Mr. Lyulph Stanley.*) What do you pay your inspectors?—11. a week.

19,048. (*The Lord Provost of Edinburgh.*) Could you ascertain how many of these single-room houses are occupied by not more than one or two persons?—I could.

19,049. (*Chairman.*) What is the population under you now?—250,000.

19,050. So that you have one inspector to 50,000 people?—Yes.

19,051. (*Mr. Jesse Collings.*) I think you stated that the smoke nuisance is not under your control as medical officer?—No, it is not; but it comes under my cognizance so far as the committee is concerned. The returns are given in weekly.

19,052. Have you any powers to stop the smoke?—We have.

19,053. Do you exercise them?—They are exercised, but our Act is deficient, at least, so the legal adviser to the corporation assures us.

19,054. (*Chairman.*) The Scotch Public Health Act is very strong on that point, is it not?—It says "as far as possible," and our sheriffs have held that if a man does something and makes a strong representation, that is "as far as possible." As a matter of fact, we have had no successful smoke prosecution in Edinburgh.

19,055. (*Mr. Jesse Collings.*) I noticed in front of Heriot's Hospital two large chimneys smoking in what we in Birmingham should regard as a disgraceful manner, which would immediately lead us to fine the owner on the information of the inspector; do you ever deal with such cases as these two chimneys which were blackening the whole neighbourhood?—The Health Committee have laid it down, as a rule, that during a watch of eight hours if there is not more than one hour's black smoke in the eight they do not prosecute.

19,056. Do you consider that one hour is stringent enough?—I do not.

19,057. Are you aware that with corporations in England 20 minutes' black smoke leads to a summons and a fine?—Yes. I have never considered that we have been stringent enough so far as smoke is concerned in Edinburgh.

19,058. You stated, in answer to Earl Brownlow, that you would like the inspectors to have a diploma. To be quite clear, I take it that you do not mean a Government certificate?—No; I mean simply from some society or institution qualified to examine the man and give him a certificate.

The witness withdrew.

#### APPENDIX to EVIDENCE of DR. LITTLEJOHN.

##### APPENDIX A. (question 18,986).

The maximum burden of taxation for every purpose, Imperial and local, and including water rates, on dwelling-houses of 20l. rental and upwards, in the city and royal burgh of Edinburgh for the year 1884-85, amounted to 4s. 10½d. per £ on the gross rental. The details of the allocation and incidence are as follows:—

			Where	
			On Owner.	On Occupier.
		s. d.	s. d.	s. d.
Imperial	- - -	1 3	0 6	0 9
Local	- - -	3 7½	1 0½	2 7½
Totals	- - -	4 10½	1 6½	3 4½

The above figures refer to St. Cuthbert's and Camgate Combination, embracing the larger portion of the city. The rates on the city parish are 1½d. per £ higher.

Dr. H. D.  
Littlejohn,  
M.D.

4 April 1885.

NB

NB



Dr. H. D.  
Littlejohn,  
M.D.  
April 1885.

APPENDIX TO EVIDENCE OF DR. LITTLEJOHN.  
APPENDIX B. (question 18,996).  
DISTRICT DEATH RATE AND DENSITY OF POPULATION, &c. OF EDINBURGH.

No.	Names of the Districts.	POPULATION.						MORTALITY.										Density of Population.								
		1861.			1881.			Increase or Decrease at 1881.			Number of Deaths in 1881.			Death Rate per 1000 of Population in 1881.			Death Rate or Decrease of Death Rate in 1881.			Number of Persons to each Acre.						
		Above 5 Years.	Under 5 Years.	Total.	Above 5 Years.	Under 5 Years.	Total.	Above 5 Years.	Under 5 Years.	Total.	Above 5 Years.	Under 5 Years.	Total.	Above 5 Years.	Under 5 Years.	Total.	Above 5 Years.	Under 5 Years.	Total.							
1	Upper New Town -	10,166	764	10,930	7,116	567	7,683	-3,050	-197	-3,247	128	82	210	13.57	68	17.38	11.80	56.48	15.00	-1.77	-11.67	-2.29	121	90.3	63.4	
2	Lower New Town -	13,000	1,088	14,088	11,856	1,002	12,918	-1,099	-96	-1,195	155	62	217	11.98	50.98	15.47	12.73	54.61	16.17	-76	-2.37	-76	147	95.4	87.8	
3	West End -	7,000	712	7,712	23,664	3,570	27,134	+16,528	+2,838	+19,366	173	74	247	24.58	163.93	31.88	40.2	10.94	40.33	14.81	-13.64	-63.60	-17.07	839	22.1	77.5
4	Upper Water of Leith -	10,081	1,351	12,432	12,912	1,805	14,717	+1,301	+454	+1,755	149	100	249	12.74	74	19.46	12.98	40.44	15.55	-66	-33.56	-3.91	416	29.6	35.3	
5	Lower Water of Leith -	3,504	262	3,766	6,834	933	7,767	+3,330	+601	+3,931	42	26	68	11.98	71.82	17.58	12.87	39.46	16.16	+89	-32.36	-1.42	339	7.2	14.4	
6	Broughton -	5,183	489	5,672	6,535	890	7,425	+1,352	+311	+1,663	79	21	100	15.24	42.94	17.63	10.55	40.00	13.76	+60	+2.94	-3.87	197	23.8	37.2	
7	Calton and Greenside -	9,739	1,245	10,984	15,068	2,434	17,502	+5,340	+1,230	+6,572	156	87	243	16	60.87	22.12	13.98	63.20	29.94	-2.02	-6.67	-1.18	231	39	62.5	
8	Abbey -	1,916	321	2,237	4,407	687	5,094	+2,691	+606	+3,297	49	33	82	25.57	102.8	30.63	53	41	94	15.94	-14.77	-61.26	-39.71	110	29.3	63.5
9	CANONGAT -	10,537	1,663	12,200	9,012	1,546	10,558	-1,325	-117	-1,442	195	186	381	18.5	111.84	31.23	12.9	131	260	17.64	84.78	27.46	59	296.7	178.9	
10	TROX -	18,105	1,531	19,636	5,758	848	6,606	-4,347	-683	-5,030	169	233	402	16.72	152.18	34.55	17.54	100.13	28.91	+82	-46.05	-6.64	37	314.6	178.5	
11	ST. GILES -	13,876	2,091	15,967	11,817	1,295	13,112	-2,650	-490	-3,140	232	258	490	16.71	100	28.8	14.80	78.38	22.44	+1.82	-39.62	-6.56	131	131.8	182.3	
12	GRASSMARKET -	4,655	772	5,427	3,910	588	4,498	-545	-184	-729	74	96	170	16.61	124.35	32.32	18.15	85.03	20.60	+2.54	-39.32	-5.62	22	337.6	204.4	
13	Fountainbridge -	8,524	1,556	10,080	12,427	1,099	13,526	+3,903	+634	+4,537	136	113	249	15.95	83.33	25.2	12.87	55.27	18.72	+3.08	-23.06	-6.46	104	96	138.5	
14	George Square and Leith -	5,059	634	5,693	10,471	1,129	11,600	+4,512	+486	+5,098	180	67	247	39.2	105.67	37.46	12.93	41.96	14.92	-17.60	-63.71	-27.54	182	38.2	65.6	
15	Nicolson Street -	15,024	2,583	17,607	16,775	2,591	19,366	+2,591	+831	+3,422	246	246	492	17.06	103.23	29	15.55	58.37	21.11	-2.41	-44.86	-7.89	64	286	301.1	
16	Peace and St. Leonard's -	9,445	1,659	11,104	15,758	2,054	17,812	+6,313	+1,295	+7,608	155	141	296	16.41	84.99	26.63	13.85	20.58	21.65	+2.28	-25.41	-5.60	84	122.2	222.7	
17	Newington -	4,428	527	4,955	9,959	1,161	11,120	+5,838	+634	+6,472	80	28	108	18	53.13	21.79	13.44	30.81	17.34	-4.56	-2.32	-4.45	233	21.2	47.7	
18	Grange -	1,092	194	1,286	8,540	885	9,425	+6,637	+601	+7,238	15	11	26	8.96	50.7	13.78	13.80	33.89	15.81	+5.60	-22.18	+2.03	251	7.5	36.7	
19	Morningside -	2,578	195	2,773	7,220	645	7,865	+4,842	+459	+5,301	51	7	58	21.44	35.89	22.54	17.17	31.00	18.29	-4.27	-4.89	-4.25	630	4.1	12.6	
	Totals -	148,784	19,337	168,121	293,275	38,071	331,346	+31,491	+8,734	+40,225	2,565	1,831	4,396	16.83	93.05	25.67	13.56	55.56	18.72	-3.97	-38.15	-6.95	3,948	42.5	57.8	

\* Poorest Districts.

DEATH RATE FOR TEN YEARS FROM 1865 TO 1875.

DEATH RATE FOR TEN YEARS FROM 1875 TO 1885.

Years.	1865.	1866.	1867.	1868.	1869.	1870.	1871.	1872.	1873.	1874.	1875.	1876.	1877.	1878.	1879.	1880.	1881.	1882.	1883.	1884.
Deaths -	4,855	4,811	4,767	4,750	5,403	4,706	5,449	5,477	4,153	4,580	4,883	4,149	4,442	4,076	4,195	4,024	4,398	4,592	4,275	4,556
Rate per 1,000 -	27.80	27.40	27.10	27.00	30.40	26.30	26.30	26.70	20.77	22.27	25.17	19.02	20.58	21.53	18.89	20.84	18.86	18.54	18.22	18.80

Average 26.30 per 1,000.

Average 19.94 per 1,000.

+ Calculated on the estimated population.



## EVIDENCE of DR. LITTLEJOHN.

## APPENDIX C. (question 19,013).

## NUMBER of ONE-ROOM HOUSES in EDINBURGH.

Dr. H. D.  
Littlejohn,  
M.D.

4 April 1885.

Number of Persons in each Family.	1871.	1881.
1	4,014	4,495
2	4,091	3,800
3	2,457	2,248
4	1,822	1,590
5	1,289	1,087
6	823	647
7	398	324
8	208	143
9	60	35
10	23	15
11	6	8
12	4	1
13	2	—
14	1	1
15	—	—
16-20	—	1
21-25	—	—
26-30	—	—
31	—	—
Total	15,198*	14,393†

\* See Census Report, p. 276.

† Census Report, p. 315.

## Mr. JAMES COLVILLE examined.

Mr.  
J. Colville.

19,059. (Chairman.) You are the manager of the Edinburgh Co-operative Building Company, I believe?—I am.

19,060. What is the nature of that company?—It is a company to build and sell houses.

19,061. What was the date of its formation?—1861.

19,062. Is it a trading company, or philanthropic, or a little of both?—It is a trading company mostly.

19,063. What was the capital of the company?—10,000l.

19,064. The original capital?—10,000l.

19,065. Has it varied at all?—No, it is all paid off; we have put 3,500l. to the reserve fund.

19,066. What number of houses have been erected by the company?—About 1,400. I have some tables here which will give you a notion of them (*handing in the same*).

19,067. Have the houses been erected in the suburbs?—Yes.

19,068. What is the character of the houses?—They are two-storey houses.

19,069. What is the average rental?—They run from 11l. up to 25l.

19,070. That is for the whole house in the English sense of the word—the whole building?—No; we build on a different plan; they enter from both sides; the one has the top flat, and the other the ground floor. That is not the English plan, but most of the English people that come here think very well of them and stop in them.

19,071. Those would be houses that would be suitable for the better class of the working population?—Yes, the better class of working man.

19,072. But you have not been able to meet the wants of what we call the very poor?—No, we build none for them.

19,073. Are you building now?—Yes.

19,074. How many houses at present are in course of building?—There are 20 finishing and 20 up about one storey.

19,075. Do you consider that there is a sufficient supply of houses for the working classes in Edinburgh?—There is a sufficient supply for the better class, but the poorer classes would require something, and the old houses in the town would require to be remodelled. We are taking the better class of work-

men into our houses, and if they were remodelling some of the old houses in the town. No doubt if another company were starting they could build for them too.

19,076. For the poorer classes, do you mean?—Yes.

19,077. Do you think that they could build flats so as to pay?—I think they would pay even better than the other houses; I think houses could be put up for 100l. much the same as we have been building.

19,078. You mean because things are cheap just at present?—Yes; but even at the dearest time, if you have the capital, you can almost build as cheaply; we built almost as cheaply as we are doing at the present time; when you have command of money you can always buy things cheap.

19,079. But sites are very expensive in Edinburgh, are they not?—Yes, that is the worst thing in the whole affair; you could not build houses for the poorer classes unless you got cheap sites.

19,080. That is what I mean. You said that houses could be put up at much the same cost if things were dearer?—Yes, if there were sites got; I must put that too.

19,081. That is a very important proviso. Does your company retain or sell the houses which they build?—The company sell them; we give them 21 years to pay them up.

19,082. You enable the price to be paid in the rent?—Yes, but they can pay the sum up as soon as they like.

19,083. What do you consider the sum necessary to be expended by a working man to purchase one of the company's cheapest houses?—They pay 5 per cent. at the first; supposing the house was to cost 150l., that would be 7l. 10s.; and then they go on paying instalments. You will see one of the houses mentioned is a 220l. house.

19,084. What accommodation do you provide in the cheapest style of house?—We provide a room and kitchen, a bedroom, a closet, a couple of presses, and give them all a piece of ground for themselves, so that they have everything to themselves.

19,085. What difficulties have you experienced in getting workmen to purchase houses?—The greatest difficulty is the law expenses, the difficulty in getting them to transfer the ground, the dear feus.



Mr.  
J. Colville.  
4 April 1885.

19,086. Have you ever seen your way to the reduction of the law expenses; have you seen how that could be done?—We have an arrangement with our agent, and he gets them done as reasonably as they can be.

19,087. With regard to any improvement in the law, the cost is in the investigation of title is it not?—My own opinion is this: that houses should be transferred as easily as they do railway shares or something of that kind. With regard to the accommodation, in Scotland they have a bed recess in the kitchen, they cannot do without that, a Scotchman always likes to lie in the kitchen, and of course that saves fires; in the winter time it is cold, and they are near a fire in winter time.

19,088. (Mr. Goschen.) Is that the favourite bed in the house?—It is the favourite bed in the house.

19,089. (Chairman.) Do you believe that if the investigation of title could be facilitated so as to cheapen the legal expenses, that would give a great impetus to the purchase of suitable dwellings?—There is no doubt about it; we could have sold more than double or treble what we have sold but for the law expenses.

19,090. (Earl Brownlow.) These houses, I understand, are built in flats one above the other?—Yes.

19,091. So that you can sell the top storey to one person and the lower storey to another person?—Yes.

19,092. I will put a case to you—supposing the whole house to be sold, if the roof began to let in water and the people in the lower floor said they would not attend to it, what power is there to compel them to restore the roof?—There are four in a block, two above and two below, and the roof must be mutual; all four pay equally for the repair of the roof.

19,093. How can it be enforced after all the property has been sold up in the way I have suggested?—It is in the title, and the same in the case of water-pipes; perhaps they have a mutual cistern, and all the pipes, drains, and cistern are mutual; they are all bound to see to that.

19,094. Have you found no difficulty with regard to that?—We have had no difficulty with regard to that.

19,095. (Mr. Goschen.) Who would give the order in such a case with regard to the detail of carrying out such repairs, is there some one of the four tenants who represents the house more than the other?—No; the one that feels the water coming in informs the rest, and of course if they do not give the sanction he can go and get it done and make them pay for it.

19,096. You say that he would go and get it done; can he then charge the others each for their quarter?—Yes; they are bound to do it if it is a necessary repair.

19,097. It is stated in the title that those necessary repairs must be borne by all according to a certain share?—Yes, according to the feu duty.

19,098. And there would not be a case sometimes arise in which the others would dispute the necessity of the repairs?—I have never seen it.

19,099. They are rather theoretical difficulties than practical ones?—Yes.

19,100. (Mr. Jesse Collings.) I suppose the garden is divided in the same way?—Every one has their own bit of garden.

19,101. Can you say whether the feu is divided in the same way?—Yes; we take the ground by the acre, at so much an acre—we make all the roads and drains ourselves, and then we divide the feus up as near as we can to make everyone an equal portion alike.

19,102. And do the company take the feu?—The superior draws it—that is, the proprietor of the ground.

19,103. You take the ground on those terms?—No, he does not draw it until the whole of them have got a disposition and have had it registered; it must

be registered, and then we get clear of the feus; and then he is bound to draw it.

19,104. (Mr. Lyulph Stanley.) Have you never known a case of dispute. Suppose the man at the top who had the roof repaired had a friend a slater, and gave him the order, and the rest thought he was too expensive a man, what would happen?—If he did not ask them there would be a dispute. You know the working classes like to be consulted. If you go and give an order without consulting them you may be wrong.

19,105. They consult as to price, do they?—The man into whose room the water comes goes and gets an estimate as to what they think it will cost, if the others say that is too dear, he says, Get somebody to do it.

19,106. They would not let one of them give the order first?—No.

19,107. He has to get the consent of all?—Yes.

19,108. (Lord Carrington.) I believe Merchiston Park was built during the building strike, was it not?—No, it was Glenogle Park—that was built during the nine hours' movement.

19,109. It was your suggestion, was it, that these houses should be built on co-operative principles?—Yes, I happened to be chairman of the nine hours' movement when it took place, and we were in the habit of going to the newspaper office; we met them at night and told them what was going on, and who were favourable to the nine hours' movement. Mr. George Troup, and Mr. Reid, of Middlesborough, had a good deal to do with it.

19,110. How many people do you accommodate?—We will have fully 7,000 in the houses we have built.

19,111. And what per-centage do you pay; is it true that you pay 15 per cent.?—We have been very successful; we have always made it pay, and, taking an average on 23 years, we have paid 15 per cent.

19,112. Do you know Daisy Terrace?—Yes.

19,113. Do you know Mr. and Mrs. Jarvis?—Yes.

19,114. Is it a fact that he earns 17. 6s. a week?—Yes.

19,115. Has he bought his house?—Yes.

19,116. What did he pay for it?—He paid 220*l.*, think.

19,117. Do you know Dalry Park?—Yes.

19,118. Do you know George Logan?—Yes.

19,119. Has he bought his house?—Yes.

19,120. What did he pay for it?—I think it was 180*l.*

19,121. What is the house now worth?—I often sell them over again; when they get a situation perhaps in Glasgow or some other place, and are not coming back, I sell over again, and the last one I sold in that row I got 300*l.* for it.

19,122. Do you know Begg's Buildings?—Yes.

19,123. Do you consider that your tenants are more comfortable than the tenants in Begg's Buildings?—A great deal.

19,124. Are their rents as high?—I think the rents are higher there than what ours are.

19,125. (The Lord Provost of Edinburgh.) What wages did you pay per week to your masons in 1861, how much per hour?—6½*d.*

19,126. When you began work did you pay as much?—Yes, the same.

19,127. What are the wages now?—We generally pay ½*d.* more than anybody else; we pay 7*d.*; the general rate of wages is 6½*d.*

19,128. (Mr. Lyulph Stanley.) Are wages no higher now than they were before?—No.

19,129. (Mr. Jesse Collings.) They are the same as they were when you began?—Yes.

19,130. (The Lord Provost of Edinburgh.) What have been the highest wages since you began?—We paid in 1877-8 as much as 10*d.* an hour.

19,131. Do you make more use of machinery in building now than you did when you began?—Yes, a great deal.

19,132. That has cheapened building?—Yes;



when we put in machinery we throw off about 20 hands.

19,133. Is material cheaper or dearer at present than it was when you began your work—for instance, take wood and building stone?—It is just much about the same, there is not a very great deal of difference; stone if anything is a little dearer, but timber is about the same.

19,134. (*Mr. Jesse Collings.*) How many men do you employ?—We had at one time it may be 250; we have only about 60 or 70; things are very dull now.

19,135. Then you have horses and carts, and the regular plant as a co-operative builder?—Yes; we keep masons, joiners, plasterers, plumbers, smiths, and painters.

19,136. (*Mr. Goschen.*) Have you houses unoccupied now?—Yes.

The witness withdrew.

Mr. JOHN RITCHIE FINDLAY examined.

19,140. (*Chairman.*) You have recently built some workmen's houses of a superior class, have you not?—Yes.

19,141. Where are they situated?—They are situated in the village of Dean, in the valley of the water of Leith, almost immediately above the Dean Bridge. This little village has been gradually surrounded by the town; by superior houses; it has been a neglected locality, and has been for very many years a favourite field for what is called missionary enterprise; all the churches have been attending to it. In Dr. Chalmers' time it was very much worked in that way, and more recently it has been too under the auspices of the Episcopal Church; but they did little or nothing for the physical condition of the locality, and it had fallen into a state of great neglect.

19,142. Is it near your own residence?—Yes, my house overlooks it; this is a photograph of the village as seen from the back of my house (*handing in the photograph to the Commission*).

19,143. (*Mr. Lyulph Stanley.*) Is that near the Dean Cemetery?—Yes.

19,144. (*Chairman.*) What did the site cost for the erection of those houses?—The cost of the site for the erection of those houses was 850*l.*, including the law expenses.

19,145. What was the size of the site?—I cannot tell the acreage, but it covered a considerable area.

19,146. How many buildings did you put up?—There were 40 families living there; I cannot tell the exact number of buildings, they were so huddled together and subdivided; but there were 40 families living in the cottages, and they were in all states of decay, damp, and dilapidation; the total rental was about 80*l.*

19,147. But in the houses which you have put up how many families is there accommodation for?—In the houses I have put up there is accommodation for 50 families. These are views of the houses which I have erected, and those are views of the interior (*handing in photographs*).

19,148. What was the cost of the houses which you have put up?—The total cost of my houses, including every possible expenditure, is 11,500*l.*; that includes the cost of site. The cost of building has been 10,650*l.*

19,149. What rents do you take?—The rents range from 7*l.* to 11*l.* 9*s.*

19,150. What accommodation do you give for that?—The accommodation varies; the houses are of various sizes; some have a living room with two bedrooms, others a living room with a single bedroom, and so on; the larger houses have separate sculleries with washtub and sink, the smaller one have sinks only; every house has a separate watercloset; they are painted, papered, fitted with grates, gas fittings, and the drains and sanitary arrangements are of the

19,137. Is there rather less demand for houses now?—We have heard from other witnesses that there are a good many empty houses?—There is less demand this year than there has been ever since we commenced.

19,138. To what do you attribute that, to over-building?—Over-building and dullness of trade, trade has been dull for some time. Always when trade gets too brisk the market gets over-stocked and there must be a lull sometimes. There have been three or four times the same in my life. I have been 55 years in the trade and during that time there have been three or four periods about the same as we have now.

19,139. Have people left Edinburgh in consequence; do you think there is any decrease in the number of working men here, that they have gone away in consequence of the depression of trade?—Yes, a good many have emigrated.

most complete description; they have been inspected and approved by the engineer and inspector of the Sanitary Association.

19,151. What is the total rental?—490*l.* 15*s.*

19,152. After paying the rates and taxes, and deducting the cost of repairs, what per-centage do you get on the outlay?—The total per-centage will be 3*l.* 6*s.* 1*d.*

19,153. Have the houses let well?—No, they have not hitherto let well.

19,154. What is the cause of that?—It is very difficult to understand why they have not taken well for there are a good many public works almost in the immediate neighbourhood. I believe the chief cause is the very bad character hitherto of the locality; the children, especially the boys about the place, are a very rough set, and any inquiry which I have been able to make seems to point to the bad character of the locality and its formerly neglected condition. Its approaches are very bad. The town has recently, partly at my instance, paved the roadways and done a good deal to improve it; but all the other houses, except mine, are still in the same condition that they were in when I bought these old houses—without waterclosets or water, or any of the ordinary conveniences.

19,155. (*Mr. Jesse Collings.*) Does that terrace which we see at the top of the photograph belong to you?—No, that is on the opposite side of the valley; that is Belgrave Crescent.

19,156. (*Mr. Goschen.*) How long is it since you finished your houses?—They were finished at an inconvenient time for letting; they were finished and put in the market in October, but the approaches were in such a bad condition that no one would look at them. Even now, however, when house letting time is coming, I have only been able to obtain 12 tenants for the 50 dwellings.

19,157. You have only 12 tenants, so that your per-centages, and so on, are no criterion of what they may ultimately be?—The per-centage I have stated is presuming that the whole are let at the rents I have named.

19,158. At all events, the time has been too short for you to be able to judge?—Yes.

19,159. If the neighbourhood should be improved, I presume you have every hope of filling up the houses?—I think there is very little doubt that the houses will take very well after they are known, and when the approaches are put in good order.

19,160. Are the families who are there satisfied with them?—Yes.

19,161. Could you tell us the class of men generally who occupy the 12 houses, and the callings they belong to?—They are what you call a superior class of working men; one is superintendent of the baths which have been built in the neighbourhood; two of

Mr.  
J. Coleville.  
4 April 1885.

Mr.  
J. R. Findlay



Mr.  
J. R. Findlay.  
4 April 1885.

them are butlers; one is a foreman baker; one is a foreman mason; one is a foreman painter; another is a working joiner; one is a hairdresser; one is a compositor; one is a van driver; and another is a joiner.

The witness withdrew.

Mr.  
A. C. Telfer.

Mr. A. C. TELFER examined.

19,163. (*Chairman.*) You are the President of the Trades Council, I believe?—I am.

19,164. When was that formed?—In 1867; about 18 years ago.

19,165. The objects I suppose are the general ones which all trades councils have in view, similar to those of the London Trades Council and others?—Yes.

19,166. What number of trades are represented on the council?—24 trades are represented.

19,167. What is the number of members?—We represent directly from 8,000 to 10,000, and indirectly the working classes of Edinburgh generally.

19,168. What do you consider the general rate of wages, so far as any general rate can be ascertained?—Striking an average we believe, so far as we are able to judge, that it is something like from 1*l.* to 1*l.* 2*s.* per week. The building trades have an average, provided they are regularly employed, of 25*s.* per week, taking short and long time; they work shorter time in the winter; but taking the idle and lost time, striking an average over the employed and unemployed, we believe that 1*l.* a week on the whole is the wage of the trades throughout Edinburgh.

19,169. What should you consider the average house rent?—It depends very much on the accommodation.

19,170. The average rent going with labour of that kind and with an average family?—I hold that a house of three apartments—a room, bed closet, and kitchen—ought to be the house for an average family if they are to be decently housed; but there are very few artisans in Edinburgh that have a house of that description.

19,171. Most of them have two rooms or one?—Two; a kitchen and bed closet with other necessities is generally the house for the artisans of Edinburgh. The rent depends on the locality; a house of two apartments of that description is generally from 9*l.* to 10*l.* 10*s.*, or thereabouts.

19,172. What do you consider then to be the proportion of house rent, including rates, to the wages?—We calculate in Edinburgh something like a fourth.

19,173. (*Mr. Goschen.*) What was the cost of the house rent?—9*l.* to 10*l.* 10*s.* a year.

19,174. (*Mr. Jesse Collings.*) What is meant by two apartments; two bedrooms and a kitchen?—One bedroom and kitchen, with watercloset and other conveniences.

19,175. (*Mr. Goschen.*) Are the houses generally taken by the year or by the week?—They are all taken by the year except in very humble localities.

19,176. (*Chairman.*) But they pay by the week, do they not?—No, it is generally at the half year, Whitsunday and Martinmas terms.

19,177. One witness who has been before us to-day has told us that, although rents were calculated by the year, they were paid by the week; was he speaking of the poorer classes?—The very poor class of people pay by the week, I believe.

19,178. Do you consider that the supply of workmen's houses in Edinburgh has been increasing or diminishing?—It is, strictly speaking, neither up nor down; it has been almost stationary; certainly the number of houses is increasing; that is to say, unlet property is much greater; but the class of houses is generally of a higher kind than is suitable to the working classes, so that the working classes are not benefiting much from that.

19,179. Have the railways afforded any special facilities of conveyance to and from the outlying

19,182. So that they are a superior class of workmen, all of them?—All, except perhaps the joiner; I suppose he is a working joiner. I may be perhaps allowed to hand in the conditions of letting which have been drawn up (*handing in the same*).

districts?—No; the suburban railway, which was lately opened, may do something in that direction.

19,180. (*Mr. Lyulph Stanley.*) Where does that go to?—Right round the southern and western portion of the city.

19,181. Near Blackford Hill?—Yes.

19,182. (*Chairman.*) What do you consider to be the chief obstacles to the proper housing of the working classes and the poor?—That is rather a difficult question; but I hold very strongly that it is principally the high price of land.

19,183. By the price of land you mean the price of the site?—What we term *feus* in Edinburgh are so exorbitant that it becomes scarcely possible to build workmen's houses so as to pay.

19,184. The *feu* duties, the ground annuals in the neighbourhood of Edinburgh, have gone up tremendously, have they not?—Unfortunately companies formed for the purpose of securing the land here and there know that ultimately the unearned increment, so to speak, will be such and such at no distant date; consequently the land is secured; and as the requirements of the city become greater we are so besieged, as it were, that it is nearly impossible to secure at any think like the figure at which land ought to be had for building purposes; it is simply in the hands of parties who can dictate their own terms. Thus it ranges from 50*l.* to over 200*l.* per acre.

19,185. Have any societies been started amongst the working classes themselves in Edinburgh for providing suitable houses?—We have had one or two started, the Starr Bowkett and other companies have in a small way tried to do what they could. There is a general desire among our artisans to be laird of their own house, as the saying is.

19,186. Have any of the societies succeeded?—Partially; these difficulties at once meet them in the way I have stated.

19,187. Has your own society done anything in regard to providing suitable houses?—We have held several meetings, but the difficulties are so great that we simply could not get over them.

19,188. Do you desire that the municipality should take public money for the purpose of building houses for the working classes?—No, I should not approve of, say, the Town Council of Edinburgh becoming responsible for the housing of the people. If an impression of that description were to get abroad, if every family in the city believed that the town council was responsible for a proper housing, I am afraid that it would strike at that industry and enterprise that lies at the very root of our national existence.

19,189. And you would still more object to the State interfering with the matter, I take it?—I believe the State can do certain things. I think if the State were to lend money at as cheap a rate as possible, and give the corporations the power to acquire compulsorily the lands surrounding a city like Edinburgh from time to time as they required it, that would be a very good thing.

19,190. (*Mr. Lyulph Stanley.*) What is the corporation to do with the land after they have acquired it; you say they are not to build?—They would secure it—by the corporation securing it some regulation would prevail.

19,191. (*Chairman.*) They would get the unearned increment?—Yes; and there would be some guarantee perhaps that such outrageous *feus* would not be the order of the day under such an arrangement.

19,192. But you would let individuals build?—Yes,



Mr.  
A. C. Telfer.  
4 April 1885

19,193. (*Mr. Lyulph Stanley.*) Then are they to get land from the corporation at a moderate feu?—Yes.

19,194. How can you secure that they would not let the tenements at such rents to tenants that they would not pay?—The competition would keep the matter right.

19,195. Would you fix the rent that the speculative builder was to get, or would you leave it to the competition of the market?—Leave it to the competition market, which would put it right; it is the enormous feu to a builder; he cannot provide a house under such and such a cost that it requires a high rent to recoup the same.

19,196. (*Chairman.*) Can you give examples from Edinburgh or the neighbourhood of the difficulty of obtaining suitable sites for workmen's dwellings?—Speaking generally, we know this, that a large amount of land simply would not be feued for workmen's houses; the Feu Charters provide that a certain class of property shall be built there, and offer any price you like you will not secure it for workmen's houses at all.

19,197. What remedies, besides those which you have already suggested, does your society or do you propose for ameliorating the condition of the working class so far as regards house accommodation?—I think that it lies very largely in the land, and also in the cost of transferring the property after it is there from one individual to another.

19,198. Do you think that the present bad accommodation has a serious effect upon morality, and a tendency to drunkenness?—Yes, not only so, but taking the artizan class if they are desirous (which a large number of them are) to be in a proper house, the wages are not sufficient to pay the rent, and keeping lodgers is very largely resorted to for the purpose of living, so that the home becomes a small lodging-house, and consequently that attention which ought to be given to the family is directed towards the strangers who are in the house; the home is not the home it ought to be, the privacy and modesty between the sexes is to a certain extent interfered with. Altogether I think it has a very serious effect upon the morality of the poorer community.

19,199. The working classes of Scotland have a grievance in respect of the cleaning and lighting of common staircases of tenement houses, have they not?—Yes, that is a grievance that we have in Edinburgh which I believe in England they know little about, we have to build houses into the third heavens, so to speak; and you can understand that in the case of those laborious stairs, where a very large number of families are living, some arrangement requires to be made, you want some regulation to let the parties understand their duties.

19,200. I suppose the staircases are used as closets, and are used as sleeping places, and also sometimes for immoral purposes?—Generally speaking. And the lighting of the stairs is another thing; it is sometimes a difficult task to get each party to do their duty in that respect, those being open stairs having no door. I think the corporation, as they do in Glasgow, would do a service to the city of Edinburgh if they lighted and extinguished the lights in those stairs.

19,201. Was your society in full operation at the time when the City Improvement Act was passed?—It was, but it was not so well known then as it is now.

19,202. What effect, in your opinion, has that Act had on the condition of the homes of the working classes?—I think it has done immense service to the city of Edinburgh; it opened up lungs as it were to the city in certain districts; at the same time the class of houses that have been removed were of the lowest class, it has been an injury to the humbler community; the class of houses built, in their stead were of an order and kind that the same class of individuals could never attempt to pay the rent for, I think the parties removed out of these rookeries,

so to speak, were simply allowed to go where they thought fit, and I am inclined to think that intensified the overcrowding into other districts; in fact I know of certain cases where three families crowded into one house which was totally insufficient for one family.

19,203. Then you would have some doubt as to further proceedings in the same direction?—I should certainly advocate further proceedings in the same direction, provided that the humble individuals warned out of these houses were to some extent looked after, and houses suitable to that class erected on the ground cleared of the old houses.

19,204. (*Mr. Goschen.*) Are there men amongst the working class in Edinburgh who have bought their tenements and hold them as their own property?—They do not generally buy tenements, but they try to secure houses of their own, which may mean half a flat of a tenement.

19,205. They buy part of a house?—Simply a small bit of it; there may be from 16 to 20 proprietors on one stair, each having their own house.

19,206. Is the tendency to buy their own house in that way increasing, do you think?—The desire to do so is certainly increasing; but from the state of trade and one thing and another I do not think it can be said to be advancing very rapidly; the inability to do so is simply a barrier in the way.

19,207. But the taste is there, you would say?—Certainly.

19,208. And when they have bought those houses do they generally keep them?—They keep them, and take a pride in keeping them properly.

19,209. If times improved, and if the houses were multiplied, you think a large number would become owners of their own houses?—Yes; and I should advocate very strongly that if a loan of money for such a purpose at a low rate of interest could be secured it would be a great acquisition to the working classes.

19,210. You would make the terms of purchase as easy as possible to them?—Decidedly.

19,211. You would so spread over the terms of payment in the rent as to give every facility that they should be able to buy a room?—I might explain that the way they generally do in trying to secure their houses is something like this: The house is purchased, they enter the house, and they agree to pay by annual instalments something like what the rent would be, and it ultimately becomes their own property. The great difficulty in the way is money, which is lent at 5 per cent., and the money borrowed at 5 per cent. is paid up till the very last; it is paid over the whole amount borrowed; it does not decrease as the sum is being cleared off, but it goes on to the very last.

19,212. And the facilities for rapid and cheap transfer would encourage the buying of houses by the working classes very much, would it not?—It certainly would, provided that the city could be spread in the way indicated by having that accommodation, namely, the land required to build houses upon; but unless something of that description is secured, the money accommodation is simply not sufficient so long as we cannot, as it were, extend the town.

19,213. (*Mr. Lyulph Stanley.*) You mentioned the enormous amount of feus as preventing workmen's houses being built. I will come to the second point afterwards, viz., the refusal of the owner to part with the land; but, first of all, you spoke of the enormous amount of the feu which was from 50*l.* to 200*l.* an acre; how many working men's houses do you think could properly be put upon an acre of ground, after allowing for the roads?—I could not definitely answer that question; it depends very much upon what sort of a house they go in for.

19,214. We have had evidence already from an architect that taking a very good class of house, such as I daresay you know in the western part of Edinburgh, of two storeys with an outer staircase going up, they would put 36 of such houses to the acre, 18 on the ground floor and 18 up stairs, and those



Mr.  
A. C. Telfer.  
4 April 1885.

houses would be houses ranging from 10*l.* to 15*l.* a year, a better class of house. I suppose you would say that if you were to put up a rather smaller house, such as you describe, and such as a self-respecting mechanic ought to have—that is to say, a house with two rooms and a kitchen—you would probably put about 45 of such houses on an acre?—I should imagine so.

19,215. Do you think that a mechanic should be able to pay about 10*l.* a year for his house?—Yes, if he is in anything like constant employment.

19,216. I take it that with the time he was out of work he was earning 1*l.* a week on the average, that is, 52*l.* a year; that is your own statement, is it not?—We calculate that.

19,217. And you said that you thought he paid a fourth of his earnings in rent; that would be 15*l.* or 16*l.* a year?—No; 1*l.* a week would give 5*s.* a week for rent; that is, something like 5*s.* off the 1*l.*

19,218. That would be 13*l.* a year for 52 weeks?—That is what we complain of; it is more than he is able to pay.

19,219. If you took it at a fifth of his wages, instead of a fourth, that would be 10*l.* a year?—Yes.

19,220. Supposing a working man were living in a 10*l.* house, how much of that 10*l.* would be feu, and how much would be rent and interest for labour and materials put into the house?—That depends very much upon what the original feu has been. If you are able to secure an acre of ground at a moderate feu, it is the less it comes upon the house, and if it is the greater it comes upon the house; perhaps it may be 2*l.* to 3*l.* In purchasing a house a very important consideration is always what is the feu, so as to calculate the burdens upon the property.

19,221. If you got an acre of land at 50*l.* and could put 45 houses upon it, that would give you a feu of a little more than 1*l.* a house, say 22*s.*?—Yes.

19,222. Then if a man were paying 10*l.* rent on a house, a little more than 1*l.* would be the feu, and 9*l.*, you might say, would be for a rent?—Yes; it might buy itself within a reasonable time.

19,223. Do you think that plenty of land could be got in the outskirts of Edinburgh for a feu of 50*l.* a year?—It is very difficult to get it at present, I believe, generally speaking.

19,224. Taking it on these figures, you would think that if the land could be got at a feu of 50*l.* a year, that would not be a very oppressive addition to the rent of a house?—No, I do not think it would, provided that 45 houses can be put upon an acre of land.

19,225. Then you think that if the corporation or any other person had power to take this land to put up dwellings for the working class that is the second point; you would not complain of a feu of 50*l.* if you had power to get land to put up workmen's houses?—Certainly not, provided that the burden did not become too great; if houses with something like proper accommodation up to that number could be put upon an acre. I do not for a moment think that anybody would be inclined to believe the burden was a severe one.

19,226. I do not know whether you own your own house?—No, I do not.

19,227. Still you know some of your friends who do own their own houses I daresay?—I do.

19,228. Supposing you limited the feu, and supposing that in the neighbourhood of Edinburgh a plot of four or six acres was secured for workmen's houses at a feu of 60*l.* a year, then if the houses were built upon that land, and then the town grew in that direction so that the land became more valuable, it would not much matter whether the increased value was put into the feu or into the rent of the house; if the house became more valuable, the man who owned it could always let it at an advance; is not that so?—That is true.

19,229. You cannot prevent a thing which is more valuable in the market commanding a better price?—But were the land in the hands of the corporation

parties wishing to acquire their own house could secure a feu of that description at a reasonable rate; whereas, so long as it is left in the hands of private individuals they can simply dictate their own terms, and very unreasonable terms they are very often. I know, for example, a man who was looking after I think it was a feu the other day to build a church upon, and the party was seeking something like at the rate of 410*l.* per acre for the piece of ground.

19,230. You find that the land in the neighbourhood of Edinburgh is held so much back from the market that it will not get a fair competition in selling?—I believe if land of that description were taxed it would much more of it find its way into the market.

19,231. And then it would be cheaper?—Yes.

19,232. Of course this land which is not yet let for building is only rated at 4*l.* or 5*l.* a year?—Yes, precisely; its agricultural value at the present time is from 3*l.* or 4*l.* to 5*l.* per acre.

19,233. But if you said to the owner of that land "we will rate your land at what we could get for "feuing it," that would at once force it into the market?—They would not be very fond of having a good tax going on on land of that description, if they had to wait 10 or 15 years perhaps to secure the feuing of that land, say at 50*l.* an acre.

19,234. So that that would throw more land on the market?—Yes.

19,235. And then the competition of landowners would bring down the rate of the feu?—Yes.

19,236. Then do you think that the proper remedy, in order to relieve the great cost of building in the neighbourhood of towns, would be to tax the accommodation land in the neighbourhood of towns at its building value, not at the rate at the moment?—I think so.

19,237. Have any friends of yours who have bought their houses told you what they have had to pay in the way of law charges; where they have been paying perhaps 180*l.* or 200*l.* for a house?—It is very considerable. The writing out of the deeds, to begin with, takes from 10*l.* to 12*l.*, and every transfer (supposing you were to sell it again the next week) would cost something like the same and so on. Now we hold, and hold very strongly, that we ought to be able to do it somewhat in the same way as we would be able to sell an animal or anything we have to sell or buy.

19,238. We have had it in evidence to-day from a witness that he had arranged with some lawyers to affect a transfer of some houses costing from 180*l.* to 200*l.* for 3*l.*; you would still think that excessive?—Even 3*l.* would not be so much out of the way as what is generally known to be the charge; but we certainly believe that it would simplify and amend matters very much if the simplest and most effective method that could be devised were introduced.

19,239. You think that there should be an office with similar registers where for a fee of 10*s.* you would be able to get this sale effected?—That is the idea.

19,240. You have already said that when these 13,000 people were turned out there was suffering and overcrowding?—So far as I understand, they were simply notified that they were required to turn out of those houses, and I know of no arrangement, or anything being done to ascertain where they were going, or what would become of the parties thus removed.

19,241. What I want to ask you is, whether you think it would pay any person commercially to build cheap and simple dwellings of a very restricted character to accommodate the poorest people?—I do, because of course the poorest pay the highest rent, although they pay, say from 1*s.* to 1*s.* 6*d.* per week; they are not paying the lowest rent, although it is paid in that way.

19,242. You think you might look to commercial enterprise to furnish dwellings even for those very poor at the moderate rent of 1*s.* 6*d.*, or 2*s.* per week?—I think so.



Mr.  
A. C. Telfer.  
4 April 1885.

19,243. Did I rightly understand you to say that you were opposed to the corporation building?—I do not think it would be a wise thing for the corporation to begin speculative building.

19,244. But you think that if for this special purpose money could be lent to the corporation, or companies, or individuals at a very low rate of interest by the Government to stimulate building it would be a good thing?—Certainly it would; but I do not think it would be wise for the corporation to take up a matter of that kind. I think it would be much better left to individuals with facilities of that description.

19,245. If the Government lent money to an individual or to a company, such as the Peabody Trustees at a low rate of interest, say  $3\frac{1}{2}$  per cent., for the purpose of housing the poor, do you think that they ought to be restricted with regard to the dividends they should make or to the rents that they should charge?—I do not know whether I could answer that question. I do not think that if a company or a gentleman went into a matter of that description I would be inclined to dictate what the profit should be.

19,246. You would leave that to supply and demand, that is to say, to the competition of the market?—Very much.

19,247. (*Mr. Jesse Collings.*) I think you said that the artisans and working classes as a rule paid 10*l.* a year, that is to say, about 4*s.* per week for a house or tenement with two apartments, a sleeping room and kitchen?—Nearly all of them.

19,248. And that, taking an estimate of their average earnings, that is as much as or more than they could afford to pay?—We consider it is more than they can reasonably afford to pay.

19,249. And do you consider that they get sufficient accommodation; that is to say, such accommodation from a moral and physical point of view, as they ought to get for that sum; do you think that the accommodation they get is sufficient for the fair wants of a working man's family, so far as dwellings are concerned?—No; we consider that the houses that they generally live in at the present time are insufficient; and, of course, as I have already stated, I consider that a house should consist of three apartments, and, certainly, nothing below that.

19,250. Are there many men of the artisan class who live in one room?—Not of the artisan class, but labourers, and people of the poorer class in some of the lower streets of the city have to live in one room.

19,251. But not many of the artisans?—No, not many of the artisans.

19,252. Now you put the price of land as one of the great causes of the decrease of this dwelling accommodation. I suppose I may take it from you that that price is so high through competition in the demand for it?—Not precisely; it is largely secured for speculative purposes.

19,253. I am supposing, first of all, that there is a monopoly of the land created by its being bought up by those few people to whom you have referred; but at the same time that monopoly would be of no use if there was not a demand for the accommodation?—There is certainly a great demand for the land.

19,254. In order to prevent the effects of that competition, in other words, to prevent the high price of that land, you would be willing that the corporation should buy it?—I consider that it would be a guarantee as to something like a regular order of things; much more so than at present.

19,255. You think that in the case of the corporation they would have no inducement, such as a private owner has, to get a competition price of it?—Precisely so.

19,256. But then how would that be secured unless the corporation kept the land in their possession; in other words, if the corporation were to buy land, we will say at 50*l.* an acre, and then sell it to a private owner at a low price, what guarantee have you that the private owner would not put on an extra price in the form of what you call annuals, ultimately

bringing the price up to a point that is too high for the labouring classes to pay?—When the corporation has acquired the land they can feu it by charter, and they can lay down rules and regulations in that charter which will prevent anything of the description which you have mentioned.

19,257. Then they would practically retain a power over the land, which power would be equal to the possession of the land?—Quite so.

19,258. Do you see any other way of preventing the high prices which competition must give rise to, except by the corporation doing that?—I must say that I cannot see any other way.

19,259. But if the corporation kept the feu, we will say, down to this price, what is to prevent the owner of the building on that land from raising the price if competition for the houses should increase?—If there is such a demand for houses of that description, and parties felt themselves able to give large prices, they would be entitled to do so. Still I must confess that I consider that there might be a regulation of the matter in the hands of the corporation, which is impossible at present.

19,260. Would you propose that there should be a power to regulate the rent, or in what way would you keep the rent from going up to a point that would create the evil that I am speaking of?—Of course it would be impossible to dictate to a proprietor what rent he was to let his house at; but unless the competition or necessity for houses of that description was very great, they could not possibly get the rent; it regulates itself.

19,261. But I suppose it will be admitted that it is the competition for these houses that makes these high rents possible; or, in other words, a man does not give 5*s.* for a house if he can get one equally good for 4*s.*?—Yes; but we complain that the evil is so much aggravated by the want of being able to expand; it would ultimately right itself.

19,262. We will carry your principle of the action of the corporation a step further, and suppose that the corporation should own the building on the land as well as the land itself; in that case the corporation would have no inducement to push a tenant for competition rents, and they would have no such inducement to make a profit as a private owner has?—That is so; but I should hardly be inclined to advocate the corporation going in to be proprietors to any extent.

19,263. I understand that, but I want to get from you, if possible, how this increase of rent is to be prevented when the buildings are in the hands of private individuals, who of course get as much rent as competition will allow them to get?—By competition, by clearing away the restrictions that there are at present, and by allowing greater facilities, the house supply would become better, and the pressure for that house accommodation would certainly become less, and consequently the rents would remain at a reasonable figure, and they would probably become less.

19,264. You think it would prove sufficient to keep rents down?—Yes.

19,265. Do you think, as a matter of fact, that a large proportion of the population are compelled practically by their occupations to live inside or in the centre of the town?—No, I do not believe that they are compelled by their occupations to live in the centre of the town; it is only that the accommodation suitable for their means is in the centre of the town, and not in the suburbs.

19,266. Then may I take it that you are in favour of the corporation acquiring the land, and either retaining possession of it, or putting in force such conditions as will prevent the raising of the feu, but that you are not in favour of the same operation with regard to buildings?—I am in favour of the corporation, say acquiring the land and letting individuals have a feu for the purpose of building a house at something like a moderate figure, and so encouraging people to become their own proprietors as much as possible; and I consider that that would be very



Mr.  
A. C. Telfer.  
—  
4 April 1885.

much stimulated if there were some rule or regulation by which land could be acquired by, say, the corporation doing something such as I have suggested.

19,267. But you would take guarantees that no other holder, that is to say, no middleman, should ever be enabled to raise the feu of the land?—Precisely so.

19,268. That would practically mean that the corporation are to have permanent control in the matter to that extent?—They would have permanent control of the ground only.

19,269. We have heard a good many statements made to the effect that if a certain class of people go into a better class of houses they treat those houses badly and wreck them; that, you consider, does not apply to any of the artizan class?—No, I do not think it does.

19,270. Do you think they would be glad to get better and more appropriate dwellings if their means would allow them to do so?—Certainly.

19,271. (*Lord Carrington.*) Do you happen to know the worst quarter of Edinburgh?—Yes.

The witness withdrew.

Rev.  
E. J. Hannan.

The Rev. EDWARD JOSEPH HANNAN examined.

19,276. (*Chairman.*) Are you a member of the Social Sanitary Society of Edinburgh?—Yes.

19,277. That is, I believe, a sort of vigilance committee of the citizens?—Something of that sort.

19,278. Like the Mansion Committee in London?—I do not know much about that, but I should say that it was something like it.

19,279. It was founded, I suppose, with the object of looking into the working of the sanitary laws, and specially of examining the worst districts of the town, and reporting upon them?—Yes.

19,280. What is the date of its formation?—It was in preparation for some time beforehand, and it was formed at a general meeting some three or four months ago.

19,281. What is its constitution?—The object of the society is the sanitary and social improvement of the working classes, especially in the old town of Edinburgh.

19,282. And what is its constitution?—I have a copy of the constitution here. A certain number of ladies and gentlemen form an executive committee, who meet from time to time and report. Our first object was to visit the worst parts of the town and report upon them, and then we formed a large committee of ladies, who have given us very great assistance, and then we formed a sub-committee for the purpose of drawing up reports and submitting those to the general executive committee, and then for the purpose of getting the authorities in Edinburgh to take action in the matter, and to put into execution as far as possible the laws that they had within their own powers, so as to get the landlords and others, the tenants, to keep their properties in good order.

19,283. What have been the relations between the committee and the town?—No relations whatsoever. We are recognised as the committee of the Sanitary Association. We have from time to time laid abstract reports before the town council, and so far as I understand they have taken notice of them, and I think they have done something in the shape of a memorandum. I cannot tell what they have done, but I understand that they are doing something.

19,284. You are on good terms with the town council, I suppose?—I think so.

19,285. You have not quarrelled with them as the Mansion House Committee have quarrelled with some of the local authorities in Kent?—We are very quiet; we go quietly to work, and by that means we hope to effect a great deal of good.

19,286. Do you think that much has been done up to the present?—Not very much; there has not been time. I think a little has been done. The attention of the authorities has been directed to a great many of

19,272. You know the Meal Market and all that part?—Yes.

19,273. Is there any resentment amongst the people there at being obliged to live in such bad quarters?—Properly speaking it is generally the Irish element, labourers and what not who live in that locality, and I must confess that I do not come into very close communion with them as a rule, so as to feel as it were the touch of their inner feelings in that respect.

19,274. (*The Lord Provost of Edinburgh.*) Do you think that the general adoption of a higher standard of living amongst young men and women of the working classes would speedily lead to higher wages and the means of getting better houses?—That is a very difficult question.

19,275. Do you think that there should be a postponement of marriage for three or four years, say?—On the whole I think that certainly anything taking the form of too early marriages should be discouraged.

the houses. I have known every nook and corner in them for the last 23 years. We visited them with the town council, and then I have reported to the committee, and sent abstracts to the newspapers and to the Edinburgh Town Council.

19,287. What are the views entertained by the society as to the houses of the poor in Edinburgh?—My idea myself, having experience of them and knowing them intimately both inside and outside, is that they have been in a very deplorable condition, and that they are still very bad houses as well as being overcrowded. I think that a great deal requires to be done yet to put things in proper order, and to devise some means to house the people properly. I have known times about 20 years ago when nearly the whole of the old town was in an exceedingly deplorable condition: the Cowgate, High Street, Canongate, and the Grassmarket. My opinion is that the City Improvement Trust, who had a Bill passed through Parliament in the year 1867, have done an enormous amount of good; but they did not proceed with their work, they did to a considerable extent, but if they had gone on with it I think they would have cleared out every uninhabitable house in the old town of Edinburgh. I understand that they have been considering the affair; they have expended a large amount of money, and I suppose they have had to stop somewhere; but certainly there are some parts of the old town in a very bad state, and there cannot be worse as regards overcrowding and uninhabitable houses, and so on.

19,288. What would be the recommendations of the society with regard to the remedy which should be applied founded on their own experience?—The recommendations of the society, and I think of the sub-committee (composed of Mr. Clark, Mr. Smith, and myself), would be to examine into all these houses thoroughly, and to certify as to their uninhabitableness; then if they were declared to be habitable, but that they required repairs, that the landlord should be instructed and obliged by law to repair the houses so as to make them habitable. If, on the other hand, they were declared to be uninhabitable, and that any amount of repairs would not serve the purpose for which they were in existence, then the landlord should be obliged by law to sell the property, or (as I know the authorities have bound the landlords in Edinburgh) to shut up the property. I have known properties that have been shut up because the landlords would not expend the money necessary to make them habitable, on the ground as he said that he would not get any return within 20 years. But the uninhabited houses, which cannot be made habitable by any amount of repairs, require to be sold



Rev.  
E. J. Hannan.  
4 April 1885.

for what they will fetch; I suppose they would hardly bring more than the old material would be worth. I suppose the ground would fall to the lot of the purchaser, and what might be done with the ground then I do not know, whether it would be built upon again or not I could not say.

19,289. Mr. Torrens' Acts are not in force in Scotland, otherwise you might combine the two processes; first of all you could proceed against the house as being an uninhabitable house and close it as being unfit for human habitation, and after having done that, if nothing could be done to repair the house, you could take it compulsorily under Mr. Torrens' Act and demolish it, but those Acts do not apply to Scotland. You know, however, that your town council have lately made a survey of those houses which they consider to be the worst houses in the worst part of the town?—Yes.

19,290. That action has been partly stimulated by your committee, I suppose?—Very likely, but I think they must have been already aware of the facts. If any honourable member of this Commission saw some of the worst places that I know, and were obliged to go into them, I think if they had any power at all they would order them to be shut up at once.

19,291. (Mr. Jesse Collings.) Do you happen to know the feeling of some of the lowest grades?—I think I do.

19,292. Is there a great feeling of resentment about the places they are obliged to live in?—No, they accept them, because they cannot help themselves.

19,293. But there has been no agitation, has there, amongst the people themselves on that score?—No; we have a class of people to deal with that require to be urged on to do a thing of that kind; otherwise they are satisfied. I think their feeling is that they cannot help themselves.

19,294. There is no feeling of resentment amongst themselves, is there?—No, I have never heard any complaint at all. I think a great many of them might live in better houses if they were as they ought to be; if they kept more sober.

19,295. (Mr. Lyulph Stanley.) You are, of course, familiar with what happened to many of those people when the clearances under the Town Improvement Act took place?—Yes.

19,296. And everyone will admit that that improvement was a good one for the town; but did you find that there was much suffering by reason of the people being crowded into the neighbouring houses?—They were hardly under my supervision at the time; they left and went to the outlying districts.

19,297. Did they not afterwards come back?—Yes, a good number of them did.

19,298. And did they still further overcrowd the houses that were already overcrowded?—No, the houses that were overcrowded before had disappeared.

19,299. But I mean the neighbouring houses that were not taken down?—No. The overcrowding in some parts is just the same as it was before. These uninhabitable houses that still exist are, some of them, just as bad as the houses that were pulled down before; in fact, when it was contemplated to build new streets in former years, in the year 1867, for instance, I think that, together with the uninhabitable houses, habitable houses were pulled down also and worse houses were left.

19,300. I do not think you quite see what I am asking you; you say that by these new streets and clearances that have been made from first to last 13,000 people have been turned out, and I ask you whether any substantial part of those 13,000 crowded into the neighbouring houses that were not pulled down?—I hardly think so. So far as my experience goes I saw no change in that respect.

19,301. You did not follow those people; I suppose some of them were your flock?—The great majority of them.

19,302. But you did not follow them?—No, they left my parish, and I had no control over them.

19,303. At all events, so far as your experience goes, you did not find that the people who were turned out crowded into other houses in the neighbourhood?—I think that to some extent they did, but I could not give positive information on that point; I think they must have done so, especially in the lodging-houses.

19,304. Do you think it would be practicable to build some sort of industrial dwellings for the very poorest people; buildings rather simpler and cheaper than the buildings occupied by artisans and by the higher class of working men?—I should like to see comfortable buildings erected for them at a cheap rent.

19,305. What would you call a cheap rent? I suppose you think that nobody ought to have less than two rooms for a family?—I should think so.

19,306. You would put that as the minimum for decency?—Yes, that is the minimum, especially for a family, otherwise it is a great nuisance, and must tend materially to immorality. I have sometimes seen a family in which there were three or four children with only one bed.

19,307. Taking the case of these poor unskilled people that you know, what is the maximum rent that they could fairly be expected to pay?—I should say 4*l.* per annum. Of course there are some people who have been industrious and struggling for a time, and when the family grows up and are able to work their income is very good.

19,308. But at all events you think that something like 2*s.* per week is the maximum?—I think so.

19,309. Do you think that it would be possible in Edinburgh to provide two rooms for those people at a rent of 2*s.* per week?—I daresay that a speculator would not have much profit on such a building at a rent of 2*s.* per week.

19,310. Would you wish the municipality to build?—I should not object to their doing so.

19,311. Is there nothing that seems to you inconsistent with sound principle in the municipality doing that?—I have an idea in my head (but my sub-committee do not altogether agree with me) about the city authorities continuing the scheme of 1867. For example, not far from where I live there is a large space, which has been vacant for the last 15 years or more, and no person will offer for that because it would be considered a bad speculation. I have thought several times that if the city authorities built upon that place houses that they could sell cheaply and make comfortable, they would get tenants to occupy those houses; and even if the money expended on those houses only brought 1 per cent., that would be better than lying out of this money for several years.

19,312. (The Lord Provost of Edinburgh.) Where is that land?—It is just at the foot of where I built my schools. The place that I purchased cost me 46*l.* 10*s.* an acre, it was lying vacant for an immense number of years, and it was put up at first at a guinea per foot, then at 15*s.*, then at 12*s.* 6*d.*, and then at 10*s.*; and I bought it at 10*s.* Then again there is another place on the other side which I think has been vacant for the last 15 years, the town council as a matter of course must have spent money in purchasing those other tenements, and all that money is lost. My idea is that they should build upon this vacant land; but my committee do not agree with me.

19,313. (Mr. Lyulph Stanley.) You think that the town council might put up a cheaper kind of building to house these very poor people?—Yes, upon that spot.

19,314. Would you have the town council continue to be the landlords?—Yes, and if the times got a little better they might sell.

19,315. If a speculator bought it he would at once put up the rents, would he not?—I suppose he might.

The witness withdrew.

Adjourned to Monday next at 10 o'clock.



## At the Council Chamber, Edinburgh.

Monday, 6th April 1885.

## FORTY-FIRST DAY.

## PRESENT :

THE RIGHT HON. EARL BROWNLOW.  
 THE RIGHT HON. LORD CARRINGTON.  
 THE RIGHT HON. GEORGE JOACHIM GOSCHEN, M.P.  
 THE RIGHT HON. SIR CHARLES WENTWORTH DILKE,  
 BART., M.P.  
 THE RIGHT HON. THE LORD PROVOST OF EDINBURGH.

THE HON. EDWARD LYULPH STANLEY, M.P.  
 MR. HENRY BROADHURST, M.P.  
 MR. JESSE COLLINGS, M.P.

MR. JOHN EDWARD COURTESAY BODLEY,  
*Secretary.*

THE RIGHT HON. SIR CHARLES WENTWORTH DILKE, BART., M.P., IN THE CHAIR.

Sir  
 W. Collins, Kt.,  
 Dr.  
 J. B. Russell,  
 M.D.,  
 Bailie  
 J. Morrison.  
 6 April 1885.

SIR WILLIAM COLLINS, Kt., DR. JAMES B. RUSSELL, M.D., and BAILIE JAMES MORRISON, examined.\*

19,316. (*The Chairman to Sir William Collins*). You are a publisher in Glasgow, and you have resided there for the whole of your life, I think?—Yes.

19,317. You were a magistrate of Glasgow from 1873 to 1877, and Lord Provost of the city from 1877 to 1880?—That is so.

19,318. And you were chairman of the City Improvement Trust from 1877 to 1880, and convener of the Trust Committee from 1880 to 1883?—Yes.

19,319. (*To Dr. Russell*.) You are Medical Officer of Health of the City of Glasgow, are you not?—Yes.

19,320. How long have you been Medical Officer of Health?—Since the year 1872.

19,321. (*To Bailie Morrison*.) You have been for 15 years a trustee, and for 10 years chairman of the Committee of Management of the city of Glasgow Improvement Trust?—Yes. It was during my period of chairmanship that the principal operations were carried on.

19,322. You consider, do you not, that the condition of Glasgow before the Improvement Trust came into working was worse than that even of the metropolis of England?—It was, so far as I am aware, very much worse.

19,323. And you consider that the effect of the Improvement Trust has been to improve the character of the town?—Certainly; it has improved the character of the inhabitants, and it has also assisted the police in bringing about a higher state of efficiency, and in maintaining better order.

19,324. (*To Dr. Russell*.) Were you connected with the city of Glasgow at the time of the constitution of the Improvement Trust?—I have had official connexion with the city of Glasgow since the year 1855.

19,325. When did the Trust come into actual working?—In the year 1870.

19,326. Can you give the Commission any information as to the housing of the inhabitants of Glasgow before that date? First of all, what was the death-rate before that time?—The Registration Act came into operation in Scotland in the year 1855, so that I can give you the death-rate of Glasgow from that date. The mean death-rate of the six years, from 1855 to 1860, was 30 per 1,000; for the 10 years, from 1861 to 1870, it was 30·5 per 1,000; for the 10 years, from 1871 to 1880, it was 28·5 per 1,000; and from 1881 to 1884 it was 26·5 per 1,000.

19,327. The decrease in the 10 years after the Trust had come into working, as compared with the 10 years before that, is not greater, I think, according to the figures you have just given than the average

decrease throughout the country?—I do not know that it is.

19,328. And it is not so great as the decrease in other towns of heavy mortality, Liverpool for instance?—I think our decrease of mortality is very much the same as that of Liverpool.

19,329. Before the Improvement Trust came into operation what powers did you put into force as regards overcrowding; under what Act did you proceed?—Under the Glasgow Police Act, 1866.

19,330. Are the powers of your Police Act ample?—We have special powers as to overcrowding in the 1866 Act. Sections 376 to 379 of the Glasgow Police Act, 1866, contain provisions for the regulation of small houses.

19,331. Did you allot a certain amount of cubic space per head?—A dwelling of one room must contain at least 900 cubic feet; and a dwelling of two rooms must contain at least 1,500 cubic feet.

19,332. How much cubic space was there to be per head?—Not less than 300 cubic feet for each person of eight years or upwards.

19,333. Has that always been your figure, or have you changed it at all?—That has always been the figure.

19,334. And is that your figure now?—That is our figure now.

19,335. (*Mr. Lyulph Stanley*.) How much do you allow for a person under eight years of age?—One half; that would be 150 cubic feet.

19,336. (*The Chairman*.) Have you similar rules as to space accommodation in your common lodging-houses?—Yes, we take the same standard.

19,337. (*To Sir William Collins*.) Since the passing of your Act in 1866 you have expended 1,600,000*l.* and odd, have you not, upon the improvement of the older portions of the city?—We have purchased property to that extent.

19,338. You have purchased 80 acres of property in the densely crowded parts of the town, have you not?—About equal to 80 acres. That was in different areas, not all in the centre of the city.

19,339. The preamble of the Act says nothing about rebuilding, does it?—It makes provision for building houses for the working classes.

19,340. But the preamble runs as follows:—

“Whereas various portions of the city of Glasgow are so built, and the buildings thereon are so densely inhabited, as to be highly injurious to the moral and physical welfare of the inhabitants, and many of the thoroughfares are narrow, circuitous, and inconvenient, and it would be of public and local advantage if various houses and buildings

\* See also Appendix A. (2), and C. (1 and 2).



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.

"were taken down and those portions of the said city re-constructed, and new streets constructed in and through various parts of the city." That appears mainly to have in view destruction and street improvement, does it not?—It seems to have in view street improvement, to open up the narrow lanes, and to break streets through where the blocks are very large.

19,341. And although there were provisions in the Act with regard to re-housing, the main idea of the Act was the improvement of the central portions of the town by the destruction of insanitary property and by the opening up of streets, was it not?—It was.

19,342. (To Dr. Russell.) Since the year 1870 under that Act the houses of 15,000 and odd people have been demolished, have they not?—Yes.

19,343. Most of the property taken was very insanitary, was it not?—Yes, it could not be worse.

19,344. Had you ever worked out the death-rate of special localities?—No, that was done by Dr. Gairdner, my predecessor.

19,345. Do you know what was the highest death-rate in certain of the worst parts of the city?—It would run from 50 to 60 per 1,000, I should say.

19,346. That is taking very small districts, I suppose?—Yes.

19,347. The majority of the people who were turned out lived in what you call "houses of one apartment," did they not, that is to say in tenements consisting of a single room?—Yes.

19,348. We use the word "tenement" in England, and it has been used throughout the evidence given before this Commission, in a different sense from that in which you use it in Scotland; you use it for the whole building, do you not?—Yes.

19,349. And we use it for what you call a house or set of rooms?—The word "tenement" is used in a different sense in Scotland.

19,350. The custom in Glasgow is to let by the month, is it not?—Yes, in the case of these small houses they are all monthly lets.

19,351. And the average monthly rent of a single room was 6s. 3d. and odd, was it not?—It varies in different districts, but between 6s. and 7s. was the rent of those inferior houses.

19,352. The average in the older houses of one apartment as you call them, that is to say, single-roomed dwellings, was, I believe, 3s. 6d., was it not?—Yes.

19,353. (To Sir William Collins.) The general effect of the improvement scheme has been to drive a good many people out of the centre of the town into places which are more distant from the centre, and in which they will obtain better accommodation, has it not?—Yes.

19,354. And I believe the prevailing view amongst the corporation of Glasgow and those who have had the administration of this trust, has been that in the case of such a city as Glasgow, it is desirable to get the people out of the centre of the town into what we may call the suburbs?—There are two sides to that question. Of course it has been complained that it is a very inconvenient thing to remove people far from where they have been accustomed to find their employment; but it has also been determined by another question, that houses could be provided at a cheaper rate (the ground being cheaper), in the outskirts of the city and in the suburbs.

19,355. Is there less complaint made in Glasgow with respect to the price of land or the rates of feuing in the suburbs of the town than there is made at Edinburgh?—I did not observe that there was complaint made at Edinburgh, but no doubt the improvement led to a very large amount of speculation in land, and the removal of so many people induced what I may call a wild spirit of speculation which raised the price of the ground, not only within the city, but in the suburbs.

19,356. (To Dr. Russell.) How far do you consider that the Improvement Trust has done its work,

and how far do you think its work still remains to be done? I mean, taking the densely populated and insanitary areas in the central parts of Glasgow, how far have they been cleared, and how far do they remain? We have heard that 80 acres have been purchased; what area of similar property remains?—I see that up to the year 1876, 25,000 of the inhabitants originally scheduled had been displaced.

(Sir William Collins.) I should like to explain with reference to that last question that I said that about 80 acres had been purchased. The whole of the buildings on that area have not yet been demolished.

19,357. (To Dr. Russell.) Did you rightly apprehend the drift of my question? Perhaps I had better repeat it. How far can the Improvement Trust be considered to have done its work, and how far does its work still remain to be done; how large a proportion is borne by the insanitary areas in the central portions of the town which have not been cleared, as compared with the portions which have been either cleared or purchased under the Improvement Trust?—I suppose you mean in the reconstruction of houses on the vacated area?

19,358. Supposing that almost apart from considerations of cost, you were told to propose for clearance the insanitary central portions of Glasgow, now, how much do you consider remains to be cleared; what is the acreage?—I cannot say what the acreage is.

19,359. Can you give any sort of general idea of what proportion is borne by what has been done or undertaken to what remains to be done?—I should think that fully half of the area embraced in the original scheme of the Improvement Trust has been cleared.

19,360. (To Sir William Collins.) What was the original area embraced in the scheme of the Improvement Trust?—It was estimated that 51,000 people would be displaced.

19,361. Was the Trust limited to a particular part of the town?—All the areas were scheduled.

19,362. In the same way as was done in the case of the Edinburgh Trust?—I presume so, in the ordinary way.

19,363. Did you schedule at that time all that which you considered to be the thoroughly bad part of the town?—Yes, the greater portion; nearly the whole of it.

19,364. (To Dr. Russell.) Do you consider that new slums have grown up since the date of the Improvement Trust? Since 1866, when those areas were scheduled, have new areas come into the same condition, and if you were starting afresh now, would those new areas have to be scheduled?—I do not think it can be said that they have come into existence; but the general experience is that the old parts of the town deteriorate, and there certainly are some portions of the town which are next in age to those which have been dealt with which have deteriorated in their constitution since the operations of the Trust commenced.

19,365. (To Sir William Collins.) Supposing the Trust to be left alone, as it is now, under the original Act, without amending Acts, how long would it take you to finish the operations?—There is an extension of time asked for.

19,366. But to take the whole of your areas, how long would it be before you had finished?—That depends very much upon how long it will take to utilise the areas that are at present vacant. There is a considerable proportion yet uncleared; and one reason why there are so many of the original buildings remaining is from the price of the ground being so high that it has not been purchased for the purpose of erecting houses for the workmen on areas from which they have been already displaced.

19,367. Then your action under the Improvement Trust, with regard to the insanitary parts of the town, depends in pace upon your power to dispose, for other purposes, of the cleared spaces?—That has been the policy of the Trust. They have been afraid to throw



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.

idle, as it were, too much land at one time. Perhaps you will allow me to explain from some photographs that I have here, that where the houses were not all taken down, they were thinned. (*The witness laid some photographs before the Commission.*) There is a single building there (*pointing to one of the photographs*); so that that answers the same purpose as if the space were entirely cleared and new houses erected, and the houses and courts have been put into better condition. That is one of the original closes.

19,368. (*Lord Carrington.*) Was this open space in this photograph formerly built over?—Yes; that shows two distinct closes. The buildings between the two closes have been removed. I might also state that the railway requirements have, perhaps, caused to be removed as many of these insanitary dwellings as the Trust has disposed of ground for rebuilding.

19,369. (*Chairman.*) Have you at any time contemplated proceedings under any other Acts than your private Act; have you thought of proceeding under Sir Richard Cross's Act or Mr. Torrens' Act?—You mean to erect new buildings on the same area?

19,370. Yes.—That question has never been taken up, and I do not think it is likely to be taken up. I think the policy will be rather to reduce the price of the ground that is held for the purpose of putting it more within the reach of builders to build workmen's houses.

19,371. How far away do the people that are turned out have to go to get homes?—They can get houses within, perhaps, half a mile to a mile, but many of them prefer to go further out on account of getting houses cheaper where the ground is cheaper.

19,372. They cannot get houses in the new parts of the town within that distance; do you mean that there are vacant houses in the old parts of the town?—There are some of the areas that have been cleared under the Improvement Act and partially rebuilt upon about half a mile from the centre of the town.

19,373. Then you mean to say that on a portion of the land cleared under the Trust you have housed the working classes?—Yes.

19,374. By means of private enterprise?—By means of private enterprise.

19,375. And has it been a commercial success; has it paid to do so?—There is a difference of opinion about that. Within eight years after the passing of the Act, new houses have been erected capable of accommodating about 134,000 people.

19,376. (*Mr. Lyulph Stanley.*) But that is not in connexion with these cleared spaces, is it?—A part of that was within the cleared space.

19,377. But only a small part?—Only a small part.

19,378. (*Chairman.*) By the terms of the Act you could not take down any houses until you had satisfied the sheriff of the county that there were other buildings to be had for the purpose of rehousing those who were displaced?—That is so.

19,379. What do you mean by his being satisfied of there being buildings to be had; did the sheriff merely require to know that there were vacant houses, or did he insist upon proof that the vacant houses were houses available for exactly the same class of people?—I presume that he must have done the latter, although I could not speak positively as to that; but in point of fact there was always an excess of houses unoccupied.

19,380. But was there an excess of houses at a rent of between 6s. and 7s. a month?—There were at one time about 40,000 of these one-roomed houses. I have no figures to show the proportion of unoccupied houses that were of one room; but as four-fifths of the houses, or three-fourths at all events, are under 10l. of rent, you might assume that they were houses that would be suitable for a working-class population.

19,381. There would be a fear however, would there not, that in crowding those dispossessed people into the older houses (I am not now speaking of new ones built upon land cleared by the Trust), you would be creating again the slums that you were pulling down?—There were a good many houses con-

verted that had been inhabited at one time by a better class of the population; and they were divided and broken up perhaps into single rooms, and two rooms; but the sanitary condition of those was pretty fair and they were in good localities.

19,382. You have displaced about 51,000 people under the improvement scheme, have you not?—It was intended to displace 51,000; probably up to this time something over 30,000 have been actually displaced.

19,383. Then what number have been displaced by the railways in the same time?—A portion of those would be displaced by the railway operations.

19,384. I asked you in my former question what number had been displaced under the Trust?—The way it was worked out was this: The Improvement Trust had power under that Act to purchase the property. The railway companies were forming a line through the very centre of that area, and they found it more suitable to purchase the ground from the Improvement Trust.

19,385. (*Mr. Lyulph Stanley.*) Before the demolition?—Before the demolition.

19,386. (*Mr. Jesse Collings.*) That is included in the area?—It is.

19,387. (*Chairman.*) You rather misled me, without intending to do so, because you said just now that in addition to the 80 odd acres cleared under the Trust, an equal amount of land had been cleared by the railway companies?—I think I must have misled you then. A considerable proportion of that 80 acres was purchased by the railway companies.

19,388. You said, "The railways have removed as many as we have"?—I think so.

19,389. There have been a very large number of houses erected by private enterprise; houses capable of accommodating 134,000 people have been erected within the city in eight years, have they not?—Within eight years after the passing of the Act.

19,390. And in the year 1878 it was computed that there were between 8,000 and 9,000 vacant houses capable of accommodating 40,000 people?—That is so.

19,391. The cost to the ratepayers up to date has been 475,000l., has it not?—Yes.

19,392. Does that include an estimate of the gain to the ratepayers by the improvement of streets, that is to say, by the amount of land that is thrown into the streets?—That is covered by the rates. There has been 475,000l. of rates up to this date.

19,393. You estimate, do you not, that the total cost before all the ground purchased and in hand is disposed of will be 600,000l.?—I am afraid it will. Of course there is a large amount of ground to dispose of, and at the present time there is an annual loss of about 10,000l. arising mostly from vacant ground.

19,394. But you have not purchased the whole of the land that the Trust contemplated, have you?—I think we have purchased it nearly all.

19,395. Do you contemplate having a fresh Act, or going on merely till you have disposed of all your present land?—We have about 600,000l. worth of land still on hand to dispose of. There is more than a quarter of a million pounds in value of land vacant. Probably the whole of the property will not be taken down where the sanitary conditions are good, and it is suitable for other purposes.

19,396. It is very often stated that Glasgow has an extraordinarily high proportion of its population living in single rooms. The Glasgow answer to that statement is, is it not, that the single rooms in Glasgow are larger than they are elsewhere?—I think they are larger than the single rooms in London, in the Peabody Buildings for instance. My acquaintance with the houses in London, of course, is not very large; but in the working-men's houses that I have been in the rooms seem smaller as compared with ours, and lower in the ceiling.

19,397. There has been a considerable reduction in the number of single-roomed dwellings in Glasgow, has there not?—There has.



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Bailie  
J. Morrison.  
6 April 1895.

19,398. There were nearly 45,000 of them in the year 1866, were there not?—About 45,000.

19,399. And there were 34,500 in the year 1878?—Yes, that was so. I have some papers which almost indicate that there had been an increase in these small houses; but I did not venture to put it down, because I was not quite sure that it could be relied upon.

19,400. (*Mr. Lyulph Stanley.*) But it is your belief that since the year 1878 the number of single-roomed houses has increased?—The increase must be to some extent caused by the division of larger houses as well as by the building of new ones of that size.

19,401. (*Chairman.*) One marked effect of your improvement scheme has been to break up the haunts of the criminal population, has it not?—That is so, and to bring them under better police supervision.

19,402. But there has not of late been a very great reduction in the rate of crime, has there?—I have the average at certain periods.

19,403. I do not think you need give us the percentages in detail. That is the general fact, is it not?—The general fact is that during the great prosperity in trade, crime seemed rather to increase; and now that trade is down the percentage is about the same as it was when the Act came into operation.

19,404. So that if you have broken up the haunts of the criminal class you seem only to have driven them elsewhere in the town?—I am afraid there is a good deal of that. There are complaints in other quarters that the standard has been lowered.

19,405. There is a great deal of drunkenness still, is there not, in parts of Glasgow?—I am sorry to say there is.

19,406. Do you think that the drunkenness is the cause or the effect of overcrowding and insanitary conditions; do you think that insanitary conditions produce drunkenness, or that drunkenness is a cause of the insanitary conditions under which the population allow themselves to live?—That is a question which I have paid a great deal of attention to. I was a Sabbath school teacher in the worst portion of the town for a number of years, and also a worker in social reform in another district, which was also a very low sunken place; and the conclusion that I have come to is that perhaps the wretched character of the houses is as much due to the drunkenness as the drunkenness is due to the houses; they are cause and effect; they act and react.

19,407. A good many people live in very poor houses whose income would be sufficient, if they did not drink, to give them much better house room?—As to that they spend far more on drink than they pay for the rent of their houses on an average; so that it is a physical impossibility to have healthy homes as long as so much is spent in drink.

19,408. Then you attach very high importance to improved habits?—I do, not only as regards crime, but as regards health.

19,409. (*Mr. Goschen.*) One of our London witnesses told us that he had never known a teetotaler found in one of the worst slums; have you any experience in that way?—I have often been asked the question. This answer will meet that question: That I observed that in the Old Wynd, a district in which I laboured for 10 years, and had temperance meetings every week, our experience was that as soon as we had reclaimed people from drunkenness they left the locality and went to better houses. Of course they had the money to pay for them. There was a very marked change; so much so that one congregation was almost annihilated by reason of the parties leaving the district when they had improved in their habits and changed for the better.

19,410. (*To Dr. Russell.*) You reported, did you not, at one time, with minute care and accuracy upon the status and the occupations of the people turned out by the Improvement Trust?—Yes.

19,411. You found, did you not, that a very large proportion of those who were removed were labourers?—Yes, 64 per cent.

19,412. And a good many were women factory workers?—Yes.

19,413. And there was a very small number of people engaged in highly-waged trades?—A very small number.

19,414. You also went into the question of the distance at which the people engaged in various trades could afford to live from their place of work, did you not?—Yes.

19,415. And you think that the people who are turned out of the centre of the town by the improvement scheme can find a place to live within such a distance as will enable them to carry on their present employment?—Yes, that was the result of the inquiry that I made.

19,416. That in short the condition which we have had in evidence before us as regards the metropolis and Liverpool of the absolute necessity of a large proportion of the population being rehoused on the same spot does not exist in Glasgow?—It has not existed in Glasgow according to our experience.

19,417. You found, did you not, in tracing afterwards the people who had been turned out, and who had had to remove to some distance from the centre of the town that a great number of the same people went into better rooms?—Yes.

19,418. That is of course a very gratifying effect of your operations in Glasgow if you can prove it, and you consider that you have proved it?—Yes.

19,419. These are your words:—"It is evident from the statistics as to the effect of the removals upon distance from work, that in Glasgow, at any rate, however it may be in a city so gigantic as London, no hardship is inflicted in this direction."—That was my opinion from inquiry that I made.

19,420. To turn to another subject, leaving the improvement scheme, and speaking generally of the condition of the poorer classes in Glasgow, there is a good deal of fault found, is there not, in all the Scotch towns, including Glasgow, with the common stair, and the condition in which the entry to the common stair is left?—Yes; it is practically a lane.

19,421. And it is very often filthy in the extreme, is it not?—In many parts of the town it is so.

19,422. People resort to it and use it as a closet, and it is sometimes used for immoral purposes, and people sleep there, and so forth?—Yes; along the main thoroughfares our stairs are practically urinals.

19,423. It is a very serious grievance to the population; have you turned your attention at all to the best means of remedying it?—We have done what we can in the way of constant inspection of those localities, and summoning everybody upon the stair before a magistrate.

19,424. What is the population within the municipal limits now?—At this moment it is 520,000, according to the Registrar General's Returns.

19,425. What staff of inspectors have you generally?—We have 30 inspectors of various grades.

19,426. Are they all sanitary inspectors, or are you including in that number people who do analytical work, for instance?—No; those inspectors are all employed outside.

19,427. You have 30 sanitary inspectors?—Yes.

19,428. What rate of pay do they receive?—From 30s. to 35s. per week.

19,429. What class of men are they; are they men who have had any previous experience of such duties before they are appointed?—They are selected by competition. They have to pass a simple examination as to general sanitary principles. As a matter of fact, they are chiefly the better class of workmen, such as masons, wrights, and that class of people.

19,430. I think I may say that, according to the statement that you have just made, taking into consideration the number of inspectors that you have, and the steps that are taken to obtain the right sort of men, you compare very favourably with many other cities. But even with this very large staff of inspectors you are hardly able to cope with the difficulty of the common staircase?—No; the difficulty



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.

is that people will not tell about any individual act of nuisance or offence. You cannot trace it home to the individual house even; and when you have a whole stair-full before a magistrate, the women each one objecting and objurating, the practical result is very slight.

19,431. But it is not always the people of the house who are to blame; it is the people who come in from the street, is it not?—That is so in the main thoroughfares, such as Argyll Street; but the habits of the people living on the stairs in the bye-streets are quite sufficient to cause great filthiness.

19,432. (Mr. Goschen.) You do not get much support from the people in the houses, I suppose?—No, it would be at the danger of their lives probably if they were known to give individual information. They would rather all suffer than give information.

19,433. They feel the grievance, but they cannot help you to remedy it?—Exactly. Perhaps an individual householder will complain, but he will not go to court.

19,434. (Chairman to Sir William Collins.) Are you thoroughly satisfied with the class of new house that is being erected?—So far as the arrangements and the buildings are concerned they would not be allowed to be built before they were passed by the Dean of Guild Court, who satisfy themselves that the sanitary conditions are all right.

19,435. (To Dr. Russell.) I have here a pamphlet bearing your name, which is a lecture read by you before the Sanitary Section of the Philosophical Society of Glasgow in the year 1874, and in the last paragraph of that you do not appear to be so thoroughly satisfied as you might be with the sanitary condition of the new houses?—That refers to the fashion of building in hollow squares. We feel that to be a great sanitary evil, and we have made various efforts to obtain legislative power to prevent it, but hitherto we have not succeeded.

19,436. That is to say, you have tried to amend your Police Act?—Yes.

19,437. You do not think that the powers of the Lord Dean of Guild Court are sufficient?—They are not sufficient in that respect, and in some other details.

19,438. Would the General Police Bill help you?—I believe it practically meets the point.

19,439. (The Lord Provost of Edinburgh.) Do you know if many large factories have been removed from the centre of the town to the outskirts of late?—Yes, that has been done in several cases. The Singer Manufacturing Company has gone down to the margin of the Clyde at Kilbowie.

19,440. Do you know how many people they employ?—I cannot say.

19,441. Do they employ as many as 1,000 or 2,000?—There may be that number. Looking at the aspect of things the tendency is to create a large village or town there. The buildings for the factories, and the buildings for the operatives will produce a large town, where it was formerly arable ground.

19,442. And have other manufactories removed?—Yes, to a great extent.

19,443. Do the workmen employed in those large factories in the outskirts of the city still live mainly in Glasgow?—Shipbuilding firms, for instance, Thompson's Ship Building Company down the Clyde, keep up a service of steamers to bring their workmen from Glasgow down there; and it is a subject of remark and surprise with me that the working people seem to prefer in a considerable number of cases to work in the country and to live in the town.

19,444. That is to say you are surprised that workmen should live far from their work, not to go into the country, but to go back into the towns?—Yes, precisely. It is a perpetual puzzle to me.

19,445. Can you think of any remedy for that, because it seems very unnatural?—I do not know whether the reasons are social or not, but it does seem strange.

19,446. (Chairman.) Are provisions cheaper in the centre of the town; are there better markets?—The markets are a great facility no doubt.

19,447. And is there any question of the women's labour, of the women earning wages for the family?—I do not think that is at the bottom of it.

19,448. (Mr. Lyulph Stanley.) Have you ever asked the men themselves why they do it?—No, I have not.

19,449. (The Lord Provost of Edinburgh.) Have you any knowledge of the average number of workmen employed in the shipbuilding yards you referred to within an easy distance of the city of Glasgow?—There are many thousands; but I could not give any trustworthy evidence as to the exact number.

19,450. What are their average wages per week or per hour?—I cannot say. I have only the general knowledge which I derive from the newspapers, which have certainly contained very wonderful statements about their earnings.

19,451. Are there no statistics published in Glasgow upon these subjects, for instance, as to the rate of wages?—No, there have been no official statistics.

19,452. That seems a pity. (To Sir William Collins.) How many acres out of the 80 acres do the corporation still hold in their hands?—I could not answer that question; it is in detached portions. I should almost think that about half of it is available for building.

19,453. Can you give us instances of the rate per acre at which they are feuing in any of those detached portions; do they set it up by auction?—All the Improvement Trust property must be put up and sold by auction.

19,454. Do you know what rate they usually put it up at?—It varies very much indeed, perhaps from 2*l.* to 7*l.* per square yard.

19,455. (Mr. Lyulph Stanley.) Do you mean per square yard or per yard of frontage?—Per square yard; it is all by the square yard that the land is sold in Glasgow. I think very little land has been sold under 2*l.* per yard.

19,456. (The Lord Provost of Edinburgh.) I suppose you know that workmen's houses cannot be built upon that, to pay?—The population go away in the meantime; and of course they always require to give a good price for land. I understand builders estimate that they cannot afford to build workmen's houses alone upon land for which they have to pay above 25*s.* or 30*s.* per square yard.

19,457. (Mr. Lyulph Stanley.) Is that the yearly feu or the price?—That is the price which may be converted into a yearly feu.

19,458. That means the freehold price?—Yes.

19,459. (Chairman.) Can you tell me anything about the houses which the corporation themselves build?—In five districts of the city the corporation erected baths and washing-houses at an expense of nearly 100,000*l.* These washing-houses are largely used by those who live in the smaller class of houses, which saves them from the discomforts which would arise if they had to wash their clothes in their own houses. The charge made for the use of these washing-houses is very moderate. The corporation also wash in washhouses connected with their fever hospitals, free of charge, all clothing taken from houses where there have been infectious diseases.

19,460. What do they do with the lodging-houses; have they kept them in their own hands?—They keep them themselves at present.

19,461. And the tenement also?—Yes.

19,462. Have they found that they housed the same people that they turned out?—To a large extent it is a floating population, which I take it would rather be housed in the lower class of private lodging houses; and it is the lowest class of the population, labourers principally, who are employed perhaps about our docks.

19,463. What has been the financial result; what rate of rent do you let your tenements at?—There is really only one tenement, but I cannot say what it is rented at. However, that I think would have no



bearing upon the question. But those six lodging-houses are now making a fair return upon the amount expended.

19,464. With regard to the one tenement, are there any single rooms there, or are they all in double rooms?—I should say that there are no single rooms.

19,465. Who manages the financial affairs connected with the compensations in your scheme?—The Finance Committee of the Improvement Trust.

19,466. Were you a member of that committee?—I was not at that time.

19,467. (*To Bailie Morrison.*) Were you a member of that committee?—I was.

19,468. (*Lord Carrington to Dr. Russell.*)—The condition of the houses in some parts of Glasgow is as bad as it is possible for it to be, is it not?—I should say not now. We have had cases much worse than you can find in Glasgow at the present time.

19,469. Some parts of Glasgow I take it are still very bad?—Yes.

19,470. Does this class of property pay a high rate of interest; is it a profitable investment?—Yes, I think so, but I have no actual data upon that point.

19,471. Do you happen to know the names of any of the actual proprietors in the very worst parts of the city?—I should think that the Improvement Trust still own some of the worst property in the town, although they have done as much for it as can be done without sweeping it away.

19,472. You say that the Improvement Trust are the owners of the worst property in Glasgow at the present moment?—I should think they are.

19,473. (*Mr. Broadhurst to Sir William Collins.*) What is your opinion as to the reason why men came from the outlying districts into the city to live when they work at factories outside; would it be partly for the sake of the education of their children?—I think it is very largely due to the fact that if they live in town a larger number of the members of their family can find employment than can find employment in those outlying districts where the works are of a special kind, such as the shipbuilding yards. For instance, taking the case of Thompson's Yard, there is no employment for females in that neighbourhood. There is a railway from that district into Partick by which a large number of workmen go backwards and forwards; I think the charge is only 6d. per week, so that the cost is really not much. Another train runs up to the Cowlands district on the North British Line. I think the reason why they live in the town is chiefly because it is more convenient for their families.

19,474. And it has nothing to do with the question of school accommodation you think?—In Govan, for instance, there is ample school accommodation at their very doors for all the families that live there, but that is only a proportion, and still a large number come up by steam tramcar from Govan, and a large number come up from Dalmauir and Clyde Bank, either to Partick or to Cowlands.

19,475. Do you think that the fluctuating nature of the trade by the river side has something to do with it also?—That was the case at first when first the ship-building yards were established, but the population is becoming a great deal more consolidated year by year, and they are choosing Partick and Clyde Bank as their permanent residences. The only proprietors who have made provision for their men are the Thompsons at Clyde Bank who have made considerable provision for their own workers.

19,476. Does the firm of John Elder and Company do anything in that direction?—No, nothing.

19,477. Although the wages in the shipbuilding trade were very good some three years back. I suppose things are much worse now and the wages have gone down?—The wages are reduced by a certain percentage; I could not say how much. It was only a certain class of the workers in those yards whose wages were abnormally high, such as the rivetters and holders on. In the wages of the regular engineers there was no very great rise.

19,478. The very high wages that were paid were confined to rivetters and platers?—Yes.

19,479. And the ship joiners and the engine fitters, that is to say, the engineers of the vessels, shared to scarcely any extent whatever in that abnormal prosperity?—The wages of fitters down there would not be much, if any, more than those of engineers in town engaged in the ordinary branches of engineering.

19,480. And of course that would apply to blacksmiths as well?—Yes.

19,481. And it would apply especially to ship joiners?—Yes, it applies especially to them. In very busy times a great number of house joiners were drafted into the ship-building yards.

19,482. (*Chairman to Sir William Collins.*) There have been a good many discussions, have there not, in the town council as to the propriety of the town council themselves rehousing the people who are displaced?—It has been discussed several times; but the decision has always been adverse to it. In the first place it was believed that they would never be able to erect or manage them so economically as private builders would.

19,483. The general tendency in Scotland is to believe in private enterprise for re-housing is it not?—I think we have had experience in Glasgow that that is quite sufficient, and more than sufficient, to provide for the requirements. In fact if the town council had shown any tendency to build on their own account it would have paralysed the efforts of outside parties; and therefore I believe we should have had a great deal of unprofitable work done, and not so much good work.

19,484. Have you your Act with you?—I am sorry to say that I have not.

19,485. Do you remember the 28th and 29th sections of that Act with regard to the protection from hardship of the poorer inhabitants who were dispossessed?—The provision was that the sheriff should hold an inquiry, and proof was required to be led before him that there was sufficient accommodation for those who were going to be displaced.

19,486. That was the point as to which I asked you before?—Yes.

19,487. Are you in the habit of doing anything in the way of giving monetary compensation to the people you turn out?—That would only apply in the cases of shops where there were leases.

19,488. You do not give compensation to working people?—No, they have no leases; they only take the place at most for a year; so that they would just be allowed to let their term of let to run out.

19,489. You give them long notice?—Yes.

19,490. I suppose you think that money compensation might in some cases be spent in drink?—If some people have too much money in their pockets they sometimes dispose of it in that way.

19,491. (*Mr. Goschen to Dr. Russell.*) Do the people shift much from house to house in Glasgow?—They do; it is quite the habit of the population.

19,492. (*Mr. Lyulph Stanley.*) You stated that the rule of the corporation with regard to cubic space was 300 cubic feet to each person and 900 cubic feet for a single room; have you found as a matter of fact that rule is often broken through?—I do not know whether you are aware that a constant inspection is kept up of these houses of one, two, and three apartments in size and not exceeding 2,000 cubic feet, to the extent of 38,000 to 40,000 visits every year to that class of house; and the proportion of cases in which overcrowding is now found varies between four and five per cent. of the houses visited. In the year 1866 when the Act was passed and the inspection began it was over eight per cent.

19,493. Then at this moment in the single-roomed tenements, which are about 35,000 or more in number, and in the other tenements of two rooms, and so on, you find that at present there is from 4 to 5 per cent. of overcrowding?—That is the result of our visits to those of the worst class which are ticketed. There are a number of houses, even of two apart-

Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Bailie  
J. Morrison.  
6 April 1885.



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.

ments, that are above the limit which will permit us to ticket and inspect them, owing to the increased cubic space that is given by the height of ceiling, and the tendency of modern building.

19,494. Then what is the limit of inspection in the case of small houses; what are your instructions to your inspectors as to visiting these small houses?—The initial step is to measure the capacity of the house, and determine according to the standard mentioned the number of inmates that are legal, and then to affix a ticket upon the outside, either on or over the door, stating how many persons there should be in it; and those measures can only be carried out in the case of houses consisting of one, two, or three apartments which do not measure more than 2,000 cubic feet.

19,495. Then any house which contains 2,000 cubic feet or upwards, in all its rooms put together, is not subject to inspection?—It is not subject to inspection under that clause, but we have in the Public Health Act a clause which enable us to measure and schedule houses which are let in lodgings, that is to say houses which contain persons not belonging to the family who hold the house. That is done under the 44th section of the Public Health Act.

19,496. Is that under the Act as to licensed lodging-houses?—No, the license depends upon the amount charged per night for the lodging, which cannot exceed sixpence.

19,497. (Chairman.) What you are speaking of is a general power to inspect rooms occupied by different members of the same family?—Under the 44th section of the Public Health (Scotland) Act, wherever you find an inmate in a house who does not belong to the family, but who is a lodger, you can measure the capacity of the house and schedule it. That is a copy of the schedule which is served upon each householder in these circumstances (*handing in a copy of the schedule*).

19,498. Would you read that section of the Public Health Act to which you have referred?—Section 44 of the Public Health (Scotland) Act, is as follows:—“The local authority having jurisdiction under this Act in any burgh or populous place containing, according to the census last taken, a population of not less than one thousand inhabitants, may, after publication of the proposed regulations in one or more newspapers circulating in the district for one month, make with consent of the board, regulations for all or any of the following matters; that is to say, (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 limewhiting at stated times of such premises. (6.) For the enforcement of the above regulations by penalties not exceeding forty shillings for any one offence, with an additional penalty not exceeding twenty shillings for every day during which a default in obeying such regulations may continue.”

19,499. (Mr. Lyulph Stanley.) Do I rightly understand that where there is a house containing more than 2,000 cubic feet, if there is a lodger in it who is not a member of the family, you have power to inspect that house?—Yes, precisely.

19,500. You inspect houses with less than 2,000 cubic feet of space though they are occupied by the same family, and houses with over 2,000 cubic feet of space if they contain a lodger who is not a member of the family?—Precisely.

19,501. Have you power to enter at night?—Yes.

19,502. (Chairman.) Under which of the two Acts do you enter at night?—It is the provision with regard

to ticketed houses, not those houses concerning which there is a schedule.

19,503. (Mr. Lyulph Stanley.) Not houses taking in lodgers, but houses with a space of under 2,000 cubic feet?—Precisely.

19,504. You have no power to enter at night in the case of a house that contains a lodger?—Not unless it is also under 2,000 feet.

19,505. But you have power to enter at night in the case of a house which has under 2,000 cubic feet of space?—We have.

19,506. And you use that power?—We do.

19,507. Frequently?—Those visits to ticketed houses are all made at night.

19,508. And you find as a matter of fact that from 4 to 5 per cent. of them are overcrowded?—Precisely.

19,509. (Chairman.) Do you think that your powers are sufficient under these two Acts, or would you desire to be armed with larger powers?—No; the only thing we would like would be raising the standard of occupancy from 300 cubic feet to 400 cubic feet.

19,510. Have you not power to do that yourselves?—No.

19,511. That is under your Local Act?—Exactly so.

19,512. (Mr. Lyulph Stanley.) In this new Police Bill that is before Parliament, is there power to raise the cubical contents?—I am afraid we lose our ticketing power under it; but of course we are not compelled to adopt it.

19,513. (Chairman.) But that Bill takes away no power that you possess under your private Act. The principle of that Bill, as I understand it, and as was stated to us in evidence on Saturday, is to give you additional powers if you choose to use them; but to leave you the powers that you possess under your private Act as well; it does not supersede the Glasgow Act, does it?—As to the sanitary clauses, we must adopt the sanitary part of that Bill; and if we find we have anything in our other powers that we consider valuable we will not drop it.

19,514. (Mr. Lyulph Stanley.) But you do not know whether this Police Bill that is before Parliament would give you power to raise your limit of cubic space from 300 cubic feet to 400 cubic feet?—I do not think it does.

19,515. But you think it ought to do so?—I think it ought.

19,516. That is a matter which you think ought to be amended in this Bill that is before Parliament?—Yes.

19,517. What sort of number of visits do you think you pay to these ticketed houses?—From 38,000 to 40,000 visits per annum.

19,518. You try to get each house visited at least once a year?—There are always two pairs of inspectors out every night in the week.

19,519. And they visit some of the houses oftener and some less often, I suppose?—They are guided by various things. If I found, for instance, that typhus was threatening in a district I should instruct them to go there.

19,520. What steps do you take upon overcrowding being reported to you?—The householder is summoned before the magistrate.

19,521. What penalty is he liable to?—He is liable to a penalty not exceeding 5s. for each day that the complaint exists. That practically means 1s., 1s. 6d., or 2s. 6d.

19,522. Do you find that the summons and the fine are sufficient to put an end to the nuisance, and to abate the overcrowding?—Very generally. The first offence is dealt with leniently. The circumstances are inquired into and the people are admonished; and the fact that from 80 to 90 per cent. are first offences shows that that is sufficient.

19,523. If they are very poor people what do they do; do they take a second room, or how does a man do with a wife and four children living in a single room?—They shift.



19,524. They escape your notice?—The men really come to know the sort of people they are dealing with, and they turn up in another district.

19,525. Then practically they go and overcrowd another room?—That is their tendency; but I believe that by means of pressure a considerable per-centage are got to move to an improved dwelling.

19,526. (*Chairman.*) You stated just now that under your Police Act you have not a general power of night inspection of houses occupied by members of more than one family. I find on comparing them that the 44th section of the Public Health (Scotland) Act is similar to the 90th section of the Public Health (England) Act, except that the words "and for the separation of the sexes in a house so let or occupied" are omitted in the Scotch Act. But under section 90 of the English Act, under the model byelaws of the Local Government Board, the power to inspect at night is given; and I suppose the Board of Supervision would allow you to have that power if you wished for it?—I suspect that that must refer to common lodging-houses.

19,527. No, it does not?—It is very difficult to distinguish between the two. I am not aware that there are powers in the English Act referring to houses which are simply let in lodgings.

19,528. Certainly in my own parish in London, the parish of Chelsea, and also in the district of Hackney, these powers have been worked for years, and so they have in Manchester and other great provincial towns?—I am glad to hear it.

19,529. If you inquired of the Corporation of Manchester, for instance, or of the Vestry of Chelsea, or of the District Board of Works of Hackney, they would send you their rules; and similar rules have now been adopted lately by a great number of places, because the Local Government Board has recommended the general adoption of this Act; and although we have no power to actually insist upon it, we have done everything we could, within our legal powers, to induce the sanitary authorities in the metropolis to adopt it; and there is power to inspect at night there. I think you will find that under the 44th section of your Public Health (Scotland) Act you could obtain that power from the Board of Supervision?—I was not aware of that.

19,530. (*Mr. Lyulph Stanley.*) Do you find a general submission to your power of inspection and to your power of summoning, or do you find resistance?—We find submission; the people are very passive in our hands.

19,531. Then, so far as your experience goes, that is a power which can easily be enforced by a town council?—That is our experience, and we value the power very highly.

19,532. But you find that a certain per-centage of your overcrowded families are simply driven out of one court to take refuge in another; but that they continue in one room?—It is a constant struggle between them and us to keep them within the limits of decency if possible.

19,533. Have you been obliged at the same time in the city of Glasgow to exercise some forbearance in enforcing these overcrowding provisions as to single-roomed houses, owing to your feeling that those people could not get into two rooms; or have you always summoned in every case where overcrowding has been reported?—We always summon in every case; and the magistrates (who are citizen magistrates, with the exception of one stipendiary,) always take these considerations into account.

19,534. But still you consider that you have been properly supported by the magistrates; you do not complain of the way in which the magistrates have supported the sanitary authority?—I think their action has been very judicious. In times of great depression, when it was known that everybody was strained in their resources throughout the whole community, they have been more lenient; and the opposite when it was known that less excuse existed for such a state of things.

19,535. But while you were demolishing some of these courts have there not been cases where practically these poor people, people of precarious employment, could find no housing near, unless they went into a single-roomed house?—I do not think so. The conditions of Glasgow are totally different from those of London at any rate; and I think my opinion is correct, that they have had no difficulty in finding accommodation.

19,536. Have you ever cleared off in a few months more than a thousand persons in a particular locality?—Not in one locality; from different areas in different parts of the town.

19,537. You gave evidence as to the number of empty houses in Glasgow, but in those courts which you have been clearing, have there been many empty houses?—No.

19,538. The empty houses are in the other parts of the town?—Yes.

19,539. You have handed in photographs of these closes, No. 97 and No. 103. Did the corporation, when they pulled down this middle building, buy the whole of the close; do the houses on both sides belong to the corporation?—The whole of the solum for hundred of yards round would be the property of the corporation.

19,540. So that the corporation in pulling down this central building was improving its own property?—No doubt.

19,541. Have there ever been cases in which the corporation, in order to improve a court, have pulled down a central building so as to make a court properly habitable, which previously was not habitable, where the remaining sides did not belong to the corporation?—I am not aware of any.

(*Sir William Collins.*) In all the areas or closes that were dealt with, the whole of the property affecting the court or adjoining it belonged to the Improvement Trust.

19,542. (*To Dr. Russell.*) Are there not in Glasgow certain courts which at the present time are insanitary, but which might be rendered sanitary, not by any large scheme of improvement over a large area, but by merely taking out a central block, and so letting in light and air and ventilation into the new court?—There is no doubt that these back buildings are the curse of Glasgow.

19,543. And in that way the sanitary condition of a town might be improved by operations on a smaller scale than those which you have been carrying out?—Precisely.

19,544. (*To Sir William Collins.*) I suppose that generally when you come to buy these places there are a large number of different owners of the different houses in the court?—There are.

19,545. You would be rather hampered, I suppose, unless you had power to charge the improvement upon the owners upon the other sides of the court whose property you did not touch?—I do not think we have had any such cases.

19,546. (*To Dr. Russell.*) I understand you to say that in this large scheme of improvement, which has cost 1,600,000*l.*, the worst courts and places of the city have been taken?—Yes.

19,547. But outside the areas dealt with under these schemes are there other courts which in your judgment it would be desirable to clear away or to improve?—Yes.

19,548. You of course have a general knowledge of the sanitary state of the whole town?—Yes.

19,549. What sort of population do you think there is living in courts and areas outside those of the scheme which are so insanitary that it is desirable that they should be dealt with in some way for their sanitary improvement?—You mean their social character.

19,550. Places which, though not so bad as those which you show in the photographs, are yet places where you would like to see some clearance or some letting in of light or air or some sanitary improvement

Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.

6 April 1885.

introduced?—They are very much like the population we have already dealt with, but not so criminal.

19,551. I am rather dealing now, not with the moral character of the population, but with the physical surroundings in which they live?—They are not so bad as in the case of those with whom we have dealt.

19,552. But are they bad enough to make it desirable that they should be dealt with?—Certainly.

19,553. What amount of population do you think there is now living outside the areas coming within the parliamentary limits of your scheme that it would be desirable to deal with?—I could scarcely say.

19,554. Could you say within 10,000; do you think there may be 50,000, 40,000, or 30,000?—I think the Cowcaddens district is the worst.

19,555. I do not want to take it district by district, but I want to know your general idea as to what part of the population of Glasgow, outside of those who have already been taken in hand, were living under conditions which made it desirable that their abodes should be taken in hand under some improvement scheme?—I could hardly give you anything like a trustworthy estimate.

19,556. Would you say that they might be reckoned by tens of thousands?—Probably there would be from 10,000 to 15,000.

19,557. When you completely clear an area you sell the whole thing right out, do you not?—I would prefer not to answer that question, as it is a commercial question.

19,558. (To Baillie Morrison.) Is it the case that when you have completely cleared an area you sell the whole of the land?—It is.

19,559. When you clear away a central building like that which is shown in the photograph do you consider that the remaining court is made sanitary?—That clearing away is entirely of a temporary character until we can deal with the whole. We consider it imprudent to carry out any improvements until such time as we have purchased the whole. Where we were not prepared to displace, and could not displace under our Act of Parliament without actual hardship, we proceeded to make what we call temporary improvements; and that which you have shown there in the photograph is only a specimen of a temporary improvement. It was good as far as it went, but that was not the ultimate object which we had.

19,560. If your object had been only a sanitary one and not one of town improvement, do you think that by pulling away a central building like that the remainder of the court would be made a sanitary court?—No, because the very walls of those houses were permeated with disease; they were old houses, far more dangerous to human life than old unseaworthy ships would be, because here the evils were not patent as they would be in a ship, but latent. The people were being poisoned in those houses.

19,561. Then this was a mere alleviation?—A mere temporary alleviation. That has all been cleared away since.

19,562. I understand that at the time this photograph was taken the city was collecting the rents from these remaining houses. But it has not been in contemplation, has it, that the city should permanently keep any of these houses?—They have all been demolished.

19,563. And in every other case it is contemplated ultimately to demolish all the property?—Yes.

19,564-5. So that the city of Glasgow does not look forward to being the permanent possessors of any small house property or cottage property?—No. We have built some house property of which I can give you the statistics.

19,566. (To Dr. Russell.) You said that from personal inquiries you came to the conclusion that there was no need to rehouse near the site of the demolition?—Yes.

19,567. At what distance from their previous houses on an average did you find in the cases where you made inquiries that the people who were driven out meant to live?—In the inquiry of 1874, taking

quarter mile radii from the Cross, which we reckoned to be the centre of the town, before the operations, 11 per cent. lived within a quarter of a mile of that, and after the operations 10 per cent. of those families who were displaced before the operations lived within a quarter of a mile of the Cross.

19,568. But surely the people all lived on the area from which they were displaced, whatever it was?—Yes, but the Improvement Trust operated upon different parts of the town. They did not take one area altogether; but they would take one area in one part of the town and another in another part. After the operations 10 per cent. were within a quarter of a mile of the Cross, before the operations 62 per cent. were within half a mile of the Cross, and after the operations 30 per cent. The distance at which the people were from the Cross was, before the operations, within a quarter of a mile 11 per cent., within half a mile 62 per cent., and within three quarters of a mile 27 per cent. Then after the operations there were, within a quarter of a mile 10 per cent., within half a mile 30 per cent., within three quarters of a mile 41 per cent., within one mile 11 per cent., within a mile and a quarter 5 per cent., and within a mile and a half 1 per cent. The remaining 2 per cent. represents people who have left the boundaries of the town altogether. That was the result of our inquiry.

19,569. But one would like to have the different areas taken separately because, I suppose, the people who were half a mile distant from the Cross would be those people south of Victoria Bridge. One would like to know what happened to the people on each particular improvement; have you got that information?—No.

19,570. (To Baillie Morrison.) Did the people on this particular improvement south of Victoria Bridge, when that was demolished, find homes near where they were displaced?—The effect of the operations is very much as if you were to throw a large stone into the centre of a basin of water and a ring goes round. The better class population are now all outside the municipal boundaries of Glasgow together. The effect is just the same as if you threw a stone into a pool of water; you have a radius of people going out and out, each one driving his neighbour out. The better class people went further away, and got better housed; the people next in grade to them took possession of their houses and so on. The bad houses were totally destroyed, and the people who lived in those bad houses took the next worst houses, so to speak, and drove the people in the next worst houses into better houses; so that the effect of the operation was to compel almost the whole community to provide themselves with better accommodation.

19,571. It set up a move of impulse?—It set up a move of impulse which was met by private enterprise to an extent of which we had no anticipation, the result being that the poor population in Glasgow, so far as I can judge, are much better housed than they were before the passing of the Act.

19,572. Is it your experience that the people actually displaced, themselves settled down, as a rule, as near as possible to the place from which they were displaced?—Sometimes some did, and some did not. The habit of our Glasgow population (and I suppose it is very much the habit of all such populations) is that they have no appreciation of what home comfort is. The mere labouring classes, the lowest class bordering upon the ranks of pauperism and crime, reside in the centre of the town or resided at all events in the centre of the town, because there were opportunities of a semi-criminal nature, such as enticing drunken men and robbing them, and all that sort of thing. The effect of our operations in demolishing those houses was to scatter that vicious population, and to compel them to find residences in localities where they had not the same opportunities for carrying on their criminal or semi-criminal practices.

19,573. (Chairman.) But there is just as much crime on the whole in the town, is there not?—The class of population has completely changed. We have



now almost entirely in Glasgow a working-class population, but we have the disadvantage now as regards our criminal statistics and our mortality tables of not having all our better-class population living within the municipal boundaries; so that while there is a great improvement coming on, it is not so apparent on the surface of our tables as it really is.

19,574. And that would also account for the death-rate not having fallen very much?—It would account for it to a very material extent. Where I stay in Glasgow we all live in healthy houses and bath ourselves well, and we are able to keep ourselves warm and have good clothing. Glasgow does not get the benefit of this population that is outside the boundaries, and therefore as regards the death-rate and mortality returns we are at a disadvantage as compared with every city in the kingdom.

19,575. (To Dr. Russell.) Can you give us the death-rate since 1881?—In the four years 1881–84 the mean death-rate was 26·5 per thousand.

19,576. You mentioned that before; but I meant can you give us the death-rate year by year?—In the year 1881 the death-rate was 25·2, in 1882 it was 25·3, in 1883 it was 28·2, and in 1884 it was 26·9.

19,577. There is an improvement on the whole, but it is not a very steady improvement, and it is not greater than the average improvement throughout the country?—I do not know that it is.

19,578. (Mr. Lynlph Stanley to Bailie Morrison.) Is it your experience that the displacement of the population, which you have described as bordering on the criminal class, has introduced a lower tone and a greater propensity to wrecking the houses and a general bad class of living in the districts into which they have gone?—I rather suspect that they may have deteriorated. On the whole, however, there is a benefit to the poor, though there may have been deterioration in certain cases. You cannot change a man's habits and character by the mere change of his residence; but you can place him under close supervision and prevent him from carrying on those evil habits which he has carried on before.

19,579. You have had nothing done in Glasgow, have you, by philanthropic or semi-philanthropic agencies like the Waterlow Company or the Peabody trustees for providing cheap but sanitary housing for the poor?—We do not require to do that, because private enterprise is in advance of the requirements of the city, and the houses that have been erected there are, I think, with all respect to philanthropic efforts, fully as good as the Peabody houses. The class of population, however, in these houses is not to be compared with the class of population in the Peabody houses, because in the Peabody houses you have two sets of conditions to be fulfilled. You have first of all conditions as to rent and, secondly, conditions as to cleanliness and good behaviour. We cannot lay down those conditions in Glasgow unfortunately, or if we could our population would be more comfortable in their houses than the people who live in the Peabody buildings.

19,580. Are the new houses that are being built in Glasgow for the working class two-storied buildings?—They are two, three, and four storied buildings.

19,581. But you have no large extension of two-storied houses with a staircase to the floor?—The ground is too dear for two-storied houses, unless you go a considerable distance away. Builders will not erect two-storied buildings for the simple reason that they could not put them up to let them at such a rent as the artisan population could pay.

19,582. What is the usual feu for land where artisans buildings are put up in the outskirts of Glasgow?—It would not pay to erect houses unless you could get the land for 15s. or 20s. per square yard.

19,583. Do you mean the fee simple?—It is converted into a feu duty, that is to say a perpetual payment of 5 per cent. upon the price.

19,584. But if you bought the fee simple you mean that you would pay from 15s. to 20s. per square yard.—Exactly so.

19,585. But what is the usual feu duty for land in the outskirts of Glasgow where it is not a very residential quarter?—I do not think it would be much less than that.

19,586. You would be paying as much as 4,000l. an acre for land in the outskirts of Glasgow?—Anything within reasonable distance of the population cannot be got for much less than that.

19,587. And on land for which you had to pay what price it would not pay to put up two-storied workmen's dwellings?—I do not think it would.

19,588. (Mr. Jesse Collings to Dr. Russell.) You give your evidence from the point of view of the Medical Officer of Health for the Corporation of Glasgow?—I do.

19,589. Have you any opinion as to the necessity of the Medical Officer of Health giving his whole time to his official duties as against the practice of the medical man having a private practice, as is the case in some places?—To be Medical Officer of Health of Glasgow it requires all your time, and more, if you could possibly imagine such a thing; and as a general principle I should think it is advisable that he should have no private interest that might possibly conflict with his public duties.

19,590.—When you are speaking of houses we understand you would mean tenements of one or two rooms, as the case may be, in which one family dwells. In England we call a house the whole complete structure; but you mean by a house one or two rooms?—Precisely.

19,591. What we call a tenement. You stated that as a rule these single rooms were let for 6s. or 7s. a month; what class of people would occupy them?—That was in the houses that the Improvement Trust dealt with.

19,592. What class of people would live in those houses; would it be the artisan class or the poorer labouring class?—The unskilled labourer and criminal class.

19,593. I think you gave the number of houses of single rooms in Glasgow, did you not?—Sir William Collins referred to that; he mentioned the number and the different trades.

19,594. (To Sir William Collins.) I think your words were that there used to be 40,000 single room houses; in 1878 there were 34,000, but that latterly it was your opinion that the number had increased. May I take it that they have gone up to 40,000?—No, I do not think so—not such an increase as that; 34,000 odd I told you in 1878.

19,595. But I think you said that they had increased since 1878?—I had a statement to that effect, but I thought there must have been some mistake.

(Bailie Morrison.) Since 1866 there have been erected in Glasgow 10,338 houses of single apartments.

19,596. (To Bailie Morrison.) Can you give the Commission any idea what number of houses of single rooms exist in Glasgow now?—There were in the year 1881 in Glasgow 35,843 houses of single apartments.

19,597. Is that houses of single rooms?—Those are houses of single rooms; there were 52,693 of two rooms.

19,598. I am speaking of the one room, how many inmates would be the average in each room?—Well, they pack them as close as they can, it is very difficult to answer that question.

19,599. May we take four to be the average?—No, I do not think so. I daresay some have four.

19,600. (To Sir William Collins.) Then that would be about it, the population of Glasgow I think you said was 520,000?—Dr. Russell mentioned that it was a little more.

(Dr. Russell.) Perhaps in reference to this question I can tell you precisely the number of people living in each size of house for the Census of 1871 and 1881, and that might be a valuable fact.

Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Bailie  
J. Morrison.

6 April 1885.



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.

6 April 1885.

19,601. (To Dr. Russell.) Will you please give us that statement?—I can give it to you as per-centages, if you prefer it.

19,602. I only want the number of inmates in single rooms?—I will give you the number then. In 1871 the population of Glasgow was 477,156. The number of those living in one room was 144,919.

19,603. And what was the population?—477,156. The number of persons living in two rooms was 197,793; and the number of persons living in three rooms was 63,159; the number living in four rooms was 27,841; and the number living in five rooms and upwards was 43,444. That was the state of things in 1871. In 1881 the population being 510,929, the number living in one room was 126,264; in two rooms the number was 228,629; in three rooms the number was 81,546; in four rooms it was 30,925; and in five rooms it was 43,565.

19,604. Then in 1881 there would be about 22½ per cent. of the population living in single-roomed tenements?—25 per cent.

19,605. (Mr. Lyulph Stanley.) More than 25 per cent., is it not?—24½ per cent.

19,606. (Mr. Jesse Collings.) We may say roughly that 25 per cent. of the population of Glasgow were living in houses of single rooms at that time?—That is the exact state of things.

19,607. (To Baillie Morrison.) I should like to ask what your exact meaning was when you said you thought that private enterprise was in advance of the wants of the city?—Because the number of houses calculated to accommodate the working classes at present erected in Glasgow up to 1880 was 114,148.

19,608. But we still find that 25 per cent. of the population live in single rooms, why do not they take advantage of the accommodation that is being provided?—Because they will not pay the rents, either cannot or will not.

19,609. I wanted to get that out. Then we have come to this conclusion that, although private enterprise might be as you state in advance of the wants of the city, yet practically private enterprise does not succeed in getting the people to take advantage of its wants; that is to say, they cannot provide accommodation at a price that will enable the population to avail themselves of the accommodation so provided?—Not unless they let it for less rentals, unless they do it at a loss.

19,610. Then we come to this, that the rents are too high for this great mass of the working and poorer classes to avail themselves of the requisite accommodation?—It depends upon how they distribute their earnings; I am afraid they do not distribute them very well.

19,611. As a matter of fact, they do not avail themselves of the increased accommodation?—Oh, yes, they do.

19,612. Do I understand from you that you contemplate that a family living in one room is a suitable thing to look forward to as a permanent arrangement?—Most certainly not; I think it is a thing greatly to be deplored. It is, however, fair to our population to say this, that the greater number of them do live in houses suitable for them; that is to say, the artisan class live in very comfortable room-and-kitchen houses, with waterclosets either in the house or on the staircase. There are 52,693 of those houses; I am referring to what you would call the artisan class.

19,613. But still we fall back on the fact that there is 25 per cent. of the population who only have one room; therefore you would like, would you not, to modify your statement that private enterprise has been in advance of the wants of the city?—No, I should not like to modify that.

19,614. But we have the fact that 25 per cent. of the population, from one cause or another, do not take advantage of it?—If those people would go into a house with rooms and kitchens provided to-morrow, they would be provided at once; there are parties ready to provide them at once.

19,615. Then it is a question of rent?—It is a question of rent entirely.

19,616. What would be about the average rent for two rooms instead of one?—From 9*l.* 10*s.* to 11*l.* 10*s.* is the rate paid just now for room-and-kitchen houses; some are less than that, but those are older houses.

19,617. We may take it at about 4*s.* a week on the average?—On the average.

19,618. For two rooms?—For two rooms; those are pretty large rooms; the modern houses have all a certain standard of cubic space.

19,619. What would be the average earnings of the poorer class about whom we are speaking now?—In a single apartment or a room and kitchen do you mean?

19,620. I mean the 25 per cent. now living in one room?—I should fancy that a good many of them are occupied by mill girls, probably two or three of them staying in the same house; I should think their earnings would be on the average possibly 12*s.* a week.

19,621. According to that calculation it would be necessary if they are to avail themselves of two rooms, speaking on the average, for them to pay a third of their earnings as rent?—No, because they keep house together; two or three of them would go together. Perhaps one old woman will have possibly two girls with her.

19,622. I am speaking of the family; my object is to get at the proportion somewhat of the earnings to the rent?—I understand that.

19,623. (Mr. Goschen.) You do not mean that they pay 4*s.* out of 12*s.*, but that there are three together and they pay 4*s.* out of 36*s.*; that is so if three girls are living together?—That is so.

19,624. (Mr. Jesse Collings.) But supposing the case of a family, a man who is a labourer, his wife and two or three children, for instance, they would have to pay the 4*s.*, and it is impossible for you to say what are the earnings of the whole family; of course I was asking about the average earnings of the class of people who now live in one room?—It is impossible for anyone to say distinctly that any particular class are staying in a room and kitchen house; a labourer may stay in one who is earning 22*s.* a week himself; he may have members of his family also earning money, and so it is impossible for one to answer in a general way what those people average in their wages. There are some of them in great distress, living on very little money, and there are others again that could afford perfectly well, if they chose to do it, to spend a larger proportion of their earnings on house accommodation, but they prefer to spend it on whiskey or something else.

19,625. Take dock labourers, for instance, who are a large class with you; what would their average earnings be all the year round?—I could not say that, because the dock labourers are all employed by the hour, as a rule, and it altogether depends upon the number of hours they work.

19,626. Would they average 16*s.* a week all the year round?—I should be very much astonished indeed if a single able-bodied man in Glasgow could not earn a larger wage than that if he chooses to work. There may be times of depression when that is not possible, but, as a rule, a labourer should be able to make fully 20*s.* a week.

19,627. Let me put the case of a man with a wife and three or four children, but no children able to earn money; we may take it for granted, may we not, that if they want to go into two rooms they must pay above 4*s.* a week?—Undoubtedly.

19,628. And you have no means of knowing what percentage of their income that would be?—I have no means of knowing; that varies according to the manner in which the persons themselves apply their own earnings.

19,629. You said that the corporation had some buildings what you call tenements, but what we call houses; are they divided into one or two room houses?—Room and kitchen.



19,630. Do you happen to know what the rent of those houses is?—I am prepared to answer that question. The corporation I may say have had very many discussions upon the propriety of erecting houses for the working classes, and it has been invariably negatived; but they were compelled by public clamour to erect what they called model tenements, which they attempted on a small scale in a pretty good locality. They constructed two tenements.

19,631. That is two blocks?—Two blocks as you call it; they are partly single apartments.

19,632. Partly one roomed?—Probably one room; one room in the centre, as it were, and a room and kitchen on each side; under the impression that if they could reduce the number of single apartments, and induce the parties who occupied single apartments to stay and reside in the same landing with the room and kitchen tenement, that might be the means of educating them into a higher degree of domestic comfort; they tried this experiment. The houses are let at from 6*l.* to 9*l.* 10*s.* 0*d.*; 9*l.* 15*s.* 0*d.* is the highest.

19,633. (*Mr. Lyulph Stanley.*) You mean 6*l.* for a single room and 9*l.* 15*s.* 0*d.* for the two rooms?—Yes. I have here a list of the occupiers in 1884, they were a policeman, a fitter, a railway porter, a carter, a paper ruler, a blacksmith, a baker, a warder, a moulder, a joiner, a carter, a tailor, a warder, a brick builder, a tailor, an iron turner, a slater, a carter, and a blacksmith.

19,634. (*Mr. Jesse Collings.*) Is that list for two rooms or one?—In the one room apartments, one is a carter, and in another room there is a tailor, the third room has the brickbuilder, and the fourth, a slater.

19,635.—Upon what scale do you base these rents, is it on the cost of the buildings to the corporation?—We base them upon the rents that would pay for that inferior class of houses; they are the same class of house, but not probably so very carefully finished.

19,636. Do you reckon to get a profit, or to pay the interest on the outlay?—I can answer you that question exactly: it does not pay.

19,637. Is there any considerable loss?—There is not a very considerable loss.

19,638. And the loss is made up from the rates?—The loss is made up from the rates.

19,639. Then we may take it from you that if a private company had built these tenements they would have had to raise the price?—No, I think they would have built them cheaper than we have done.

19,640. Do you mean cheaper in the sense of the article not being so good?—I mean that a private builder will erect houses at a rate at which a corporation cannot do it.

19,641. (*Mr. Lyulph Stanley.*) Equally substantial houses?—Equally substantial houses.

19,642. He can make a better bargain, in fact?—Yes, he can superintend the thing himself; we have to pay for supervision and everything.

19,643. (*Mr. Jesse Collings.*) Could you get more than 2*s.* 3*d.* and 4*s.* if you chose?—I do not think we could. I think if we increased the rent of the houses they would take another locality.

19,644. (*Mr. Goschen.*) It is, of course, the commercial rent?—Yes, just the same as in the case of everyone else.

19,645. (*Mr. Jesse Collings.*) Is that about the rents in the neighbourhood around?—Yes.

19,646. Do you consider that you give better accommodation than the neighbourhood around?—We consider so, but the tenants do not appreciate it.

19,647. Do you think that you give more value as to space and to sanitary consideration; do you consider that you give a better room, taking that into consideration?—No; we take more precautions. We put the watercloset outside the house altogether, in a courtyard behind; we take great sanitary precautions; but that is not appreciated; the tenants complain of it.

19,648. In your own opinion you consider it a better sanitary house?—No, I would not go that length. I say that we took greater sanitary precautions as we thought.

19,649. But that they are not appreciated?—No, they are not appreciated.

19,650. Still they are there?—Yes.

19,651. On the areas that you have scheduled and bought, there is a good deal of poor property that is still in the hands of the corporation?—That is so.

19,652. Have you any idea what number of houses there are still in the hands of the corporation not yet pulled down?—I could not answer that question.

19,653. Have you pulled down any of them, weeded them out?—They are all weeded out.

19,654. In order to make the remainder better?—Yes.

19,655. And by that means you consider that those left are in a better sanitary condition?—Infinitely better; there is no comparison to be made.

19,656. Supposing the private owners had retained possession of this area with a large number of small houses, could they have weeded them out?—No.

19,657. It would have been impossible; it would have entailed a loss; is that so?—They could not have done it at all.

19,658. I take it that you have not increased the rents of those tenants that have remained?—No, they are just marketable rents.

19,659. Then the corporation by this weeding-out process have secured a large number of tenements comparatively in a sanitary condition?—Yes.

19,660. Might I take in this respect that the corporation has done in that instance what no private owner could possibly have done?—That is so, undoubtedly.

19,661. So far, I suppose, you will admit that the action of the corporation in those localities is superior to any action that a private owner can take?—Undoubtedly; no private individual could possibly have done it.

19,662. The loss you are at by the weeding-out process of course falls on the rates?—Yes, in every case.

19,663. I think one of the witnesses said that the new buildings which are being built were about 21 per cent. higher. I see that Dr. Russell in his pamphlet stated on page 7 that the new buildings he reckons to be about 21 per cent. higher than the old accommodation?—Yes.

19,664. That is the result of better accommodation?—Undoubtedly; there is no comparison between the old and new houses; you might as well compare a pigsty with a house.

19,665. What in your opinion is the effect of all your operations under your trust; what is the general effect on rents, taking the accommodation as it now stands, whether inside your area or outside, as compared with the rents before you began your operations. We are agreed that the accommodation is better, but what effect has it had upon the rents?—I think that the rents are proportionately higher, but on the whole I do not think if you estimate the accommodation that the rents are in reality any higher.

19,666. You spoke of the increase of the criminal class; is drunkenness included in your returns?—No; I was talking more of robbery and violence; of fighting, quarrelling, and so on. I do not think that drunkenness has increased, but even taking robbery in Glasgow, the average of detection in crimes reported is increasing every year.

19,667. Can you give us any information as to the general rise of rents in the city of Glasgow during the past 10 or 20 years?—I have a pamphlet upon that very point. This is a pamphlet that was written upon the point; that was a speech made without any notes, and I got it printed afterwards at the request of several gentlemen in London (*handing in the same*).

19,668. Have the rents increased materially during the 10 or 20 years?—I think the rents have increased, but the profit to the builder has not increased; on the contrary it has decreased.

19,669. Then if the profits of the builder have not increased, what has caused the increase of rents?—The increased accommodation; that is to say the increased character of the accommodation.

Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.

19,670. Has the increased price of land had anything to do with it?—Very likely it may have, but that has not made such a difference as the character of the buildings that are erected. Under the Police Acts of 1862 and 1866, for example, you could not do as you did before. When you feu a piece of ground there is a certain portion which you cannot build on; you are obliged to keep it free as an open space. That law was not in existence when ancient Glasgow was built; every yard was built upon, and you could almost shake hands across the intervening space, and the criminal classes could move from house to house. Under the Police Acts and under the Public Health (Scotland) Act you are now obliged to keep a certain amount of unbuilt land so that the evils which were remedied under the Act of 1866 cannot be repeated; but the effect of compelling builders to buy more land than they actually build on is naturally to increase the price of the ground itself, and to load the buildings with a higher cost. What I say is, that, so far as I can judge, the profits to the proprietors of the present buildings are less now under the existing state of matters than they were, although the cost to the tenants in the shape of rent is higher; there is no comparison between what they are building now and were building then.

19,671. (*Mr. Lyulph Stanley.*) Has there been any increase in the cost of wages in the building trades?—Yes; and that is one reason for the increased rents.

19,672. (*Mr. Jesse Collings.*) You said that if the working men were to be more thrifty and save their money they could all go into better dwellings?—I do not say all; I say many of them.

19,673. Then that would have the effect, of course, of sending up rents, if it were done to any extent?—I do not think so. I think it would have the effect of inducing more building.

19,674. (*To Dr. Russell.*) Have you any arrangements for notification of infectious disease when it takes place in a house?—No, we have no compulsory notification in our local Act.

19,675. Is it the rule for the medical officers of the city to notify to the authorities any case of fever or infectious disease?—It is all voluntary; all the information we get is tendered voluntarily.

19,676. You do not pay the officers for anything in the shape of information?—No.

19,677. You stated that the stairs which belonged to the houses were in a bad condition, and that they were used very often for improper purposes; that they were very filthy. Does that arise, in your opinion, from a defective supply of closet accommodation?—Oh, no; it is from the dirty habits of the people.

19,678. Does the corporation have anything to do with cleaning the stairs?—No.

19,679. That belongs to the house?—That belongs to the house.

19,680. With regard to those courts and narrow places, do the corporation light them at the public expense?—The staircases are lighted at the expense of the landlord.

19,681. But in the narrow courts and places, do you light them?—Yes, and they are cleansed also. Courts and closes, as we call them, are all cleansed by the city authorities.

19,682. And not by the owners of the property?—No.

19,683. Has it ever been considered whether those common staircases should be taken over by the corporation to keep clean?—No, it has not been considered.

19,684. (*Mr. Goschen to Dr. Russell.*) You are the only medical officer of the corporation, are you not?—I am.

19,685. And the population is half-a-million?—Yes.

19,686. Have you got any assistance from the medical officers under you?—No.

19,687. You have a large staff of inspectors?—Yes.

19,688. As regards inspectors, are you satisfied that you have sufficient?—Yes, we have no difficulty; we could get more if we wanted them.

19,689. Do you think that it is enough to have one medical officer; can you manage the work?—I think so. We have arrangements by which in a visitation, for instance, of infectious diseases, if the inspector finds that a person is ill and that no doctor has seen him, I issue an order to the nearest doctor, or rather the inspector has a book of orders in his pocket, signed by me, and he issues an order to the nearest medical man to visit, and he is paid 2s. 6d. for his visit. That is the part of my work that requires supplementing mostly.

19,690. On the whole, you find that you are able to get through the work?—Yes.

19,691. How long have you been medical officer?—Since 1872.

19,692. Have you been generally supported by the town council and the authorities?—Very heartily.

19,693. There have been no representations that you have had to make as a general rule which have not been attended to?—No.

19,694. And are you satisfied with the legislation?—I am not at all satisfied with the legislation for Scotland as it at present stands. Our Public Health Act is dated 1867, and it has not been touched since; while England has had new editions of its Act and consolidations of its Acts. We are very much behind in Scotland.

19,695. I was thinking more especially of your own powers; have you got sufficient powers for all the purposes you require?—I think on the whole we are fairly well off.

19,696. And you have no suggestions to make to the Commission?—Nothing occurs to me at the present moment.

19,697. But there is a great deal of house property in Glasgow with which I presume you are not satisfied as medical officer, from some of the statements which you have made?—Yes. There is a power which they have in the Edinburgh Act that I think would be very useful in Glasgow, with reference to uninhabitable houses; it would very much expedite the process in getting those remedied or shut up.

19,698. (*Chairman.*) You have power to get an order to close those houses which are not fit for habitation under the Public Health Act?—Yes; but it requires proof and a tedious process before the sheriff before it can be put in operation.

19,699. But that is not a point on which we have any superiority over you in England; the notices are the same?—Yes.

19,700. (*Mr. Goschen.*) Have you been able to do the work generally with reference to making owners of houses do their duty in keeping houses in proper repair under the various Acts?—Yes, we have put our powers very fully into action.

19,701. Have you got any statistics upon the subject as to the number of notices served?—I have ample statistics in the shape of sanitary inspectors' reports on the whole work.

19,702. (*Chairman.*) You might send that in in writing?—It would be better; it is rather tedious. You will find the full details are given.

19,703. (*Mr. Goschen.*) Have you found that when notices have been served, the owners have generally complied with the notice?—Yes, it is not often that it results in proceedings; a letter from our agent is generally sufficient for the purpose.

19,704. Have you personally to do much work in connexion with that?—It is wholly under the sanitary inspector; it is only in case of a fight that I come in.

19,705. And that has not frequently occurred?—No.

19,706. I am rather puzzled by this; that although you have been well supported by the town council, and although you think that, on the whole, you have sufficient powers, nevertheless, I think you have stated in evidence that there is a great amount of property even held by the corporation that is in a bad state?—I think Baillie Morrison explained that. The properties I referred to are those that are standing, and are vastly improved, so far as any holding of the corporation is concerned.



19,707. I think in your reply to Lord Carrington you stated that some of the worst property in Glasgow was in the hands of the town authorities?—By that I mean the oldest properties that are inhabited by the worst class of people; they are probably in as good a state now as they can be; we require to sweep them away if we are to make any further improvement.

19,708. They are structurally deficient, are they? It is not that they are out of repair; but I will put it so, are they thoroughly out of repair?—They are in as good repair as they can be put into by repairs.

19,709. You mean that short of pulling them down you could not do anything more with them than you have done?—Precisely.

19,710. Have they been repaired so far as they can be repaired; roofs and whitewashing the staircases and everything that can be done; has it been done?—Yes.

19,711. Do you wish to give any evidence upon that?—Sir William Collins reminds me that they have a workshop for special purposes.

(*Sir William Collins.*) The corporation have workshops for the special purpose of attending to the houses they hold.

(*Mr. Bailie Morrison.*) The corporation property is very much better put in order than any private person could do it.

19,712. (*To Dr. Russell.*) Is there a Dean of Guild in Glasgow?—Yes.

19,713. (*To Bailie Morrison.*) You have given some evidence with regard to the property owned by the corporation, the model dwellings. Did I rightly understand you to say that it was public clamour which caused you to build those model dwellings?—Public clamour had nothing to do with it; it was entirely our own action. We took power in the Police Act to provide accommodation by erecting houses for the displaced population; but we did not consider it politic to do so except in regard to the very lowest class of the population, the loose floating population, whom we found harboured in the centre of the town in the small houses which we considered were inadequate for the accommodation of a family. We considered that it was our policy to discourage the residence of that loose floating population, and in order to encourage them out of that class of house we erected several large model dwelling-houses at a cost, I think, of something like 90,000*l.*

19,714. I understood you to use the words "public clamour"?—There is a clamour, and always will be.

19,715. (*Mr. Jesse Collings.*) Do you mean public opinion by that?—I mean such questions, as are put to the town council—whether they are in favour of erecting houses for the working classes. The working classes are of opinion that the corporation should take the thing in hand and that they would get houses for very little rent. We know that we cannot do it, and sometimes even in face of a little unpopularity we have to answer the question with a negative. I find the total cost of the model lodging-houses was 87,000*l.*

19,716. (*Mr. Lyulph Stanley.*) That has nothing to do, has it, with the other lodging-houses which Bailie Morrison described, and of which he gave the rents?—Those are what we call nightly tenants, in other words.

19,717. (*Mr. Jesse Collings.*) We ought to have that clear; is it those tenements you let as single rooms at 2*s.* 3*d.*?—No, that is a totally different thing.

19,718. (*Mr. Goschen.*) Then was it these about which you gave evidence before, that were erected as I understand in deference to public opinion?—Yes; it was an experiment, and it was not successful.

19,719. But it is a point which I noted down to ask you, whether at municipal elections it formed one of the questions that were put to you?—Yes, it always does.

19,720. The idea, you say, is abroad in Glasgow that it would be right for the municipality to undertake the housing of the poor upon a large scale?—I will not say the idea is abroad; it is one of the

questions that are, or were (it is not so much so now) put to candidates asking to be returned upon the town council—whether they were in favour of erecting houses for the working classes; because the community are divided in opinion as to the policy of doing it. Those on whom the responsibility of the Improvement Trust undertaking mainly rested considered the question very often. There were many discussions in the town council itself upon the question; and we came to the conclusion (rightly as we maintain, having now had considerable experience) that it was impolitic for the corporation to do it; because the people expect too much. They expect, if the matter is once in the hands of the corporation, that they are to have accommodation for a rent of which they themselves are to be the judges. Now we have always held that these things have a mercantile capacity.

19,721. You would be afraid of a cry at a municipal election of low rents and large rooms?—Most undoubtedly I would.

19,722. And you are of opinion, as I gather, that it costs the municipality more to build than it does a private builder?—Yes, I am of that opinion.

19,723. But is it your opinion that if you had built rooms you should let them at commercial rents, or on some other principle?—Most certainly at commercial rents; there is no other way to do it. If you are to let them for less, you are simply taxing the great majority of the ratepayers to accommodate the few; they have to make up the difference.

19,724. Have you considered also how, if they were lower than commercial rents, you would select your tenants?—You could certainly select them, and I should certainly recommend the selection being made on the questions of cleanliness and good behaviour, as they do in the Peabody Buildings; but I am afraid it would not work practically.

19,725. And it would be a kind of favouritism?—Yes; and it would lead to all sorts of complaints and disputes in the town council. Little petty questions would be brought up about rates and taxes and things of that kind in the town council.

19,726. Then you are not in favour of the town council holding much more property than is necessary? No more than is necessary.

19,727. But in answer to Mr. Jesse Collings you freely admitted that for the pulling down of bad property, from that point of view, it was a good thing for the property to be in the hands of the corporation?—The bad property should be in the hands of the corporation, because they could then pull down portions of it, and could do what no private individual could do who is getting a return for his money, namely, they could pull down portions as we did. We found the death-rate in some of those districts as high as 70 per 1,000, and we found 1 in every 10 of those districts treated in fever hospitals at the public expense.

19,728. You were not opposed to the principle of the corporation acquiring this bad property in order to pull down a portion of it, as I gather?—No. I think that is a sound principle; no other person can acquire it.

19,729. But it is rather for the purpose of improving it than pulling it down?—It is for the purpose of destruction; I think the functions of the corporation are the functions of destruction.

19,730. But not of reconstruction?—Not of reconstruction unless it can be done as we did in the way of laying off land, purchasing land in what I might call a wholesale quantity and selling it out in retail quantities, laying down large open spaces and making all the sanitary improvements which we could make, and letting the land under restrictions that we find to be very successful.

19,731. Then your theory is that the corporation should acquire property for the purpose of street improvements and open spaces, pulling down bad unsanitary parts, and then disposing of the remainder to become a private enterprise?—That is so.

Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Bailie  
J. Morrison.  
6 April 1885.



Sir  
W. Collins, Kt.,  
Dr.  
J. B. Russell,  
M.D.,  
Baillie  
J. Morrison.  
6 April 1885.

19,732. Is that a fair expression of your views upon the subject?—Yes; and after having had 15 years' experience and more than 20 years' consideration. Perhaps you would like to see the feuing plans of the land which we laid off (*handing in the same*).  
(*Sir William Collins.*) I should be glad to make one statement that was not brought out very clearly as to the rentals of these houses. At the present time there are 84,338 houses under 10*l.* of rent at an average rental of 6*l.* 11*s.* 6*d.*, that is equal to 2*s.* 9*d.* a week, and these 84,000 houses are estimated to house a population of 402,980, or 74 per cent. of the population.

19,733. (*Mr. Lyulph Stanley.*) Did you buy this land in this first plan in bulk?—We bought the whole thing.

Sir William Collins and Dr. Russell withdrew.

19,741. (*Chairman to Baillie Morrison.*) The Commission wish to ask you a few questions with regard to the financial part of the Glasgow Improvement scheme. Are you satisfied with the rates of compensation that you have had to pay in acquiring property?—Yes, I think that on the whole we were very fairly dealt with by the heritable proprietors of Glasgow. We have power to compel arbitrations, and we settled some cases by jury trial; and we were fortunately pretty successful with the earlier cases.

19,742. (*Lord Carrington.*) Dr. Russell has admitted that some property in Glasgow is in a dreadful state, that this dreadful property pays a high rate of interest, and that it is now in the possession of the Improvement Trust Committee; that I take it is the corporation. The corporation also hold as we have heard in evidence a large portion of vacant land where the poorest classes formerly lived; are the corporation in your opinion justified in refusing offers that do not come up to the full competition value of this land?—That is a very difficult question to answer. The ground is laid off in building stances. Streets are formed and a certain portion of the land is thrown into open spaces. The effect of this is to enhance considerably the value of the building stances that are left. In times such as we had up till the year 1879, when business was brisk, most of the stances that were sold by auction realised the sum placed on them by the city valuator, and in some cases considerably in excess of that. Since the depression which commenced in the year 1879 there has been no demand whatever for these stances, and I myself am strongly of opinion that the trustees are acting quite prudently in refraining from thrusting them into the market just now, and selling them for whatever they would bring, because I think they will bring their value as soon as there is any demand for the ground. The corporation are not acting in the way of property speculators; they are simply trustees in the public interest in preventing a sacrifice of the property. I am not now a trustee, and I can therefore give an opinion quite independently.

19,743. When houses are in private hands, and cannot be made sanitary, do you order them to be pulled down as the law directs?—That is a matter that lies more under the direction of the medical officer of health and the sanitary inspectors. When houses are sanitariously defective they can serve a notice upon the proprietors asking them to make certain alterations. A proprietor naturally wishes to do as little as possible. Then there is an appeal in many cases to the sheriff, and it becomes a question of evidence as to whether those houses are sanitary or insanitary.

19,744. (*Chairman.*) But you could proceed, of course, although no Scotch Corporation ever does proceed, under Mr. Torrens's Act?—I do not know it.

19,745. The whole series of Mr. Torrens's Acts apply to Scotland although they are a dead letter?—I never heard of them.

19,746. Those are the Acts under which people proceed in England, at all events in London, in the case of a small area?—I am quite of opinion that the

19,734. And the same with the other plan?—Yes.  
19,735. And then you laid it off and sold the land to persons with the obligation of building industrial dwellings upon it?—Yes.

19,736. And laid out the squares?—Yes.

19,737. Did you make a loss on the whole?—No, we made a profit.

19,738. You were able to buy a considerable tract, to lay off larger open spaces than any private individual, to sell the remainder to put up workmen's dwellings of a good sound character, and so make some profit?—Yes, a considerable profit.

19,739. And that you think a town may easily do?—Yes, that is what I should say.

19,740. I dare say you can give us the figures?—I will do so; I will undertake to furnish them.

sanitary authorities ought to have a strong compulsion upon proprietors of heritable property, that is lying in a defective condition.

19,747. (*Lord Carrington.*) If the owner refuses to do anything and if the difficulties are insurmountable, do you, in the case of private property, order insanitary houses to be pulled down?—We have no power to order them to be pulled down. I think we have only power to order them to be shut up under the terms of the Police Act.

19,748. (*Chairman.*) You would do well to turn your attention to Mr. Torrens's Acts?—I am relieved of all public care now that my services were not appreciated, as I thought they ought to have been appreciated, and after 16 years' service I was allowed to retire into private life.

19,749. (*Mr. Goschen.*) Was that at all in consequence of any attitude that you had taken in regard to the housing of the poor?—Yes, I think it had partly to do with that; but I do not attribute it solely to that.

19,750. (*Lord Carrington.*) In the case of corporation property that is in an insanitary state, and unfit for human habitation, is that property always ordered to be shut up?—I do not think there is any property left now that you would call unfit for human habitation belonging to the City Improvement Trustees. There are houses that you would call sanitariously defective still remaining; but those only remain for a short time until the next stage in the progress of the act of sweeping them away, and the formation of more streets and squares shall take place. That is postponed in consequence of the dulness of trade, and the want of demand for ground; and a considerable amount of expense has been incurred by the corporation on that property beyond what any private proprietor has expended.

19,751. Do you agree with Dr. Russell in his admission that some of the corporation property is in a dreadful state?—I agree with Dr. Russell's opinion that the corporation property is very bad; but I do not see how it is to be in any way improved until you take it down.

19,752. (*Mr. Lyulph Stanley.*) But the suggestion is that it is still allowed to be tenanted, and that the corporation are receiving rents for property, where, as you yourself described it, the walls were so saturated with infection as to be hopelessly unsanitary?—My description applied to property that was taken down, not to what remains.

19,753. I thought you said that the adjacent courts were also in such an unsanitary state?—All those of which I saw the photographs have disappeared.

19,754. But they remained standing for some time?—Just until we could pull them down. Under the Improvement Act we can only displace so many of the population at a time. Our operations therefore require to be carried out gradually; 500 at a time are all that we are allowed to displace, and we are only allowed to do that on satisfying the sheriff of the county that there is accommodation for them elsewhere.

19,755. There is no obligation on you under your Act as there is under Sir Richard Cross's Acts to see



that the people are rehoused on the same spot or close to the locality?—No.

19,756. Will you let us have the balance sheet of the operations on the vacant land which you bought?—That is it (*producing a balance sheet*).

19,757. What was the area of Over Newton?—44,000 square yards.

19,758. Then Oatlands has an area of 59,000 square yards; that is a little more than 12 acres?—Yes.

19,759. I see by this balance sheet that you made a profit on the first lot of 6,000*l.*; was there no long period during which you lay out of your interest?—That profit is arrived at after debiting it with interest.

19,760. How much land did you leave as an open space in the case of Oatlands?—4,800 square yards were thrown into the square, and 5,605 square yards kept open by the river side. There were altogether 9,905 square yards thrown into open spaces.

19,761. Is Oatlands near the southern necropolis?—Oatlands is at the southern necropolis.

19,762. And where is Over Newton?—Over Newton is at the west end.

19,763. That was about 10 acres?—Yes.

19,764. And there you made a square, and nevertheless, you made a profit?—Yes.

19,765. Are you entirely in favour of corporations, where a suitable opportunity presents itself, embarking on operations?—Entirely. Of course they must be the judges of the circumstances.

19,766. Under what power did you carry out this operation of which you have been speaking?—We did it under our public Act.

19,767. Were you quite satisfied of the absolute legality of the corporation buying land and reselling it?—It was never questioned.

19,768. Were you advised that it lies within the ordinary scope of the powers of a corporation?—I do not think it does.

19,769. But it was a thing which not being challenged, and resulting in a profit, went through?—We carried it out under the powers of the City Improvement Trust Act.

19,770. But you had not compulsory powers over those lands?—No; we bought them by private purchase.

19,771. Do you consider that the Corporation of Glasgow could to-morrow go and buy 20 acres of land in the outskirts, and lay part of it out as a recreation ground, and so forth, and sell the remainder, and run the risk of a small loss?—They could not do that out of the fund raised by the ratepayers: they might do it out of the Common Good Fund.

19,772. Which is practically your pocket money?—Exactly so; but we could not do it out of any trust funds, or funds raised by rate.

19,773. Therefore unless a corporation has a Common Good Fund, you doubt whether they could legally do this?—I question it very much.

19,774. Do you think it desirable that there should be some general power to corporations, subject to the approval of some higher authority, to guarantee the ratepayers against any serious loss?—I am not sure that I would go so far as that. It has been properly exercised in Glasgow; but there might be small communities in which a thing of that kind would be too speculative.

19,775. Do you think that such a thing might be done if it was limited to towns, with a population of 80,000 and upwards?—Yes; I think it might be done if you limited it to large towns.

19,776. And I suppose you would be willing if such a power were given by the general law that there should be some sort of court of approval?—It would require some sort of supervision.

19,777. You would be a little suspicious of corporations having fresh powers to become landjobbers without there being any check on them?—Certainly I should.

19,778. Could you give us also a balance sheet of all the accounts of your general land scheme?—This

is the whole trust account (*handing in a balance sheet*).

19,779. Does that set out the amount of additional land that has been acquired for the streets of the town through these improvements?—That shows it in a note there.

19,780. Is your improvement scheme completed so far as new streets are concerned?—Not altogether.

19,781. Then thus far your improvement scheme has thrown more than 92,000 square yards of ground into the streets?—Yes.

19,782. In addition to that, when the scheme is completed a larger amount of land will be thrown in?—Not much more. We have carried out the principal part.

19,783. Then the total net cost to the ratepayers you estimate at 504,000*l.*?—Yes.

19,784. That would mean that supposing you had no advantage except the new streets, you got land for the new streets at the rate of about 5*l.* 10*s.* per yard?—Yes; but 100,000*l.* of that amount was disbursed in the construction of public sewers.

19,785. Then the net cost of your land, taking off the 100,000*l.* that was paid for the sewers, apart from other sanitary improvements, has been about 400,000*l.*?—But then the Alexandra Park was furnished out of that, and that cost 40,000*l.* more.

19,786. Will you send to the Commission a written statement showing the amount of land that the Corporation has acquired for this money?—I will send you a copy of each of these documents.

19,787. On the whole I suppose you consider that it has been a very cheap improvement?—There is no doubt about that.

19,788. (*Mr. Goschen.*) With regard to compensation, I understood you to say that in some cases property was condemned first, and then when the property had been condemned you were able to buy it so much cheaper afterwards?—No, that was not done. That opens up a very large question.

19,789. Have you anything to say upon that question?—It is very difficult indeed to say what should be done in that case.

19,790. In the case of unsanitary property, I understood you to say that you were satisfied with the compensation that had been given?—Yes, on the whole.

19,791. But were the awards given in view of the property being bad, or did they give the market value, or what represented the market value, of the rents that had been received from unsanitary property?—The value of the property was arrived at by the multiplication of the annual rental by so many years purchase. In the case of bad property it would be one rate, and in the case of a little better property it would be another rate, and so on; and it was also arrived at by an estimate of the number of yards of ground; and in many cases the sellers claimed a compulsory rate of about 10 per cent., which was in many cases added to it. In some cases no compulsory rate was claimed.

19,792. Have the high rents that have been received for very bad property formed one of the basis for the compensation which the owners of this bad property got?—I think that is wrong. I think that the owners of bad property ought not to receive a price for it except as bad property.

19,793. (*Chairman.*) But that was not under Sir Richard Cross's Act, that was under your local Act?—That was under our local Act.

19,794. And therefore it would be as regards you a question to be considered by the Legislature in any application for a private Act?—Entirely so.

19,795. (*Mr. Goschen.*) Then the compensation paid by you must have been excessive looking to the bad state of the property?—I do not think it was very excessive, because in most of the cases I think the parties could have got the price in the open market.

19,796. But they did not suffer in the compensation that they got from having their property in a more or less disgraceful state?—They did not.

19,797. They were paid, were they not, as if they were entitled under existing legislation to continue to

Bailie  
J. Morrison.  
6 April 1885.



Baillie  
J. Morrison.  
6 April 1885.

let houses which were unfit for human habitation?—They were, except that the property would be considered less valuable by so many years purchase.

19,798. (*Mr. Jesse Collings.*) In the whole area scheduled by the corporation there will ultimately be 50,000 persons displaced?—Yes.

19,799. And so far as you have gone you have already displaced 30,000?—Yes, I should think so.

19,800. Did I understand correctly from a former witness that half of this ground from which the 30,000 people were displaced was sold to railway companies?—No, not half of it, but a considerable proportion of it was sold for railway purposes.

19,801. We have had it in evidence that the railway company, after acquiring this site, displaced nearly half of the 30,000 persons who were displaced?—Yes.

19,802. In selling the property to the railway company did you make any stipulation that they should provide other dwellings for the dispossessed persons?—No.

19,803. Neither by the railway companies nor by the corporation were there any new dwellings provided for those who were displaced?—No, there were not.

19,804. Do you consider that those 30,000 persons were driven into accommodation that was already existing, or has there been new accommodation provided, or both?—Accommodation has been provided, and was in existence in excess of the requirements in Glasgow.

19,805. And that has been taken up?—It has.

19,806. Do you consider that the displacement has added to the overcrowding in other parts?—No; not to any extent.

19,807. When you bought this land, you disposed of it by auction, as I take it?—That was one of the standing orders of the committee. It was in order to prevent any imputation of private jobbery on the part of the committee.

19,808. Was it sold to the highest bidder?—Yes.

19,809. And the selling price was, I think, from 2*l.* to 9*l.* per square yard?—Yes.

19,810. Taking the land alone, do you consider that there was any loss to the corporation, comparing the selling price with the price which you had previously paid for it?—No; I do not think there would be a very serious loss. The principal loss was in the construction of the sewers, and the quantity of land that was thrown into the public streets, and in the Parliamentary expenses, and in the cost of management, and interest during the time the buildings were being demolished, and until such time as the land was re-sold. Taking land for land, I do not think there has been any serious loss.

19,811. The money that you received for what you sold approximated to what you had paid for the whole of the land?—That is so.

19,812. Then the corporation have their open spaces for nothing?—No; I am supposing that they paid a certain amount for that. They paid a proportionate amount for the land that was thrown into public streets and squares.

19,813. In selling this property to purchasers, did you take any security, or did you make any stipulation for keeping down the price of the land after it had gone out of your hands?—We convert the price into a feu duty, which is a perpetual payment. There can be no increase to us.

19,814. But you made no stipulation that there should not be what you call I think an extra annual charge made by any builder who might take it from the corporation?—It was to the builders that we sold it.

19,815. Did you sell it in all cases to the builders?—There was no speculation in any of our land at all. They were bound to erect buildings within a certain period, those buildings to be subject to the approval of a committee of management.

19,816. Have all the pieces of land which you have sold been put to that use of erecting dwellings, by the

builders who purchased the land?—Dwellings or shops, or workshops, as we approved.

19,817. Has that all been covered?—There were several defaulters, after the City of Glasgow Bank failed in 1879, and commercial depression set in; but not to any considerable amount.

19,818. What became of the land?—It was taken back again by the Trust.

19,819. Then what proportion of this land that you sold was devoted to artisans' dwellings, or dwellings for the poorer classes, and what proportion was devoted to commercial purposes and to superior dwellings?—In the centre of the city, in the more business part, a larger proportion was taken up for general commercial purposes; but in the east end of the town it was partly devoted to shops. The street flats would be shops, and the upper portion would be private dwellings. I do not think there would be a very material difference as regards the east end of the town between the population displaced, and the accommodation provided on the same land; but that is a residential district.

19,820. In selling the land did you make any stipulation as to what buildings it should be covered with?—Yes, we usually had a stipulation that the buildings to be erected were to be to the satisfaction of the committee of management, and the plans were submitted to them.

19,821. But I mean as to the nature of them, whether the buildings were to be shops or artisans' dwellings?—In some cases we did, in other cases we did not.

19,822. Did that affect the price of the land?—All restrictions more or less prejudicially affect land. We put one restriction on a portion of it,—prohibiting the letting of any part of it for public-houses,—and that had a material effect in reducing the value of the land.

19,823. Did you let any of the land on the condition that dwellings for the class whom you had displaced should be erected on that land?—No, because we would not want the class that we displaced there at all if we could help it. They were a bad class and we would rather scatter them.

19,824. Then you made no condition that there should be artisans' dwellings placed on the land?—We had no conditions; but the provisions were generally for shops below, and artisans' dwellings above.

19,825. Have you reason to know that the builders who bought this land have put an extra rental on the land over and above the feu that they had to pay?—I am not aware of any such thing having been done.

19,826. Do you think it likely that they did that?—I do not think so.

19,827. Supposing that you had imposed conditions that artisans' dwellings for the poorer classes according to approved plans should be put on that land, would that have reduced the price that you received for it?—Yes, it would if there were only to be artisans' dwellings.

19,828. Then the result of your operations has been, generally speaking, to displace those people of the working and labouring classes, without giving them accommodation on the same area in the form of new buildings?—They found accommodation just as close as they could to the spot from which they were displaced. I am not aware that there was any case of hardship to any single person that could be proved.

19,829. Have you any remedy in your mind for the difficulty we are contemplating of properly housing the poorer classes in Glasgow, a large per-centage of whom are insufficiently housed at the present time?—We have no difficulty at all.

19,830. Have you any remedy to suggest for this state of things in which a large per-centage of the Glasgow population, amounting to 25 per cent., are, according to the standard that we all hold, disgracefully housed, that is to say, they and their families being housed in one room?—Nothing by Parliamentary legislation, but only by an increase of intelligence on their own part, and an increased desire to see them-



selves and their families better provided for, which I hope will come about through the influences of education and school board efforts as the population grows up.

19,831. But we have seen that no sensible progress, taking the one-roomed system as our guide, has been made in that direction during the last 10 years?—I am sorry to say that there is nothing that we can do to force it.

19,832. And yet education has gone on?—I hope that education may do it in time; but it is unfortunately the character of a portion of our population that they do not estimate the advantages of being comfortably housed themselves or of their families being comfortably housed; and they will go into a pigsty if they can save a pound in rent.

19,833. And you think that the increase of rent, and the large proportion that the rent bears to the earnings, do not constitute difficulties in the way of the people benefiting themselves in this direction?—I do not think so, because if the rent is increasing so are the wages.

19,834. I suppose the working classes pay a larger proportion of their income for their dwellings than almost any other class?—I am not prepared to admit that. I think the better artisan class and the middle class, and the high class (if there is such a thing as a high class in Glasgow), pay proportionately as much for their house accommodation as they do in any other city or district in the United Kingdom, and they get it. It is only our worst classes who are not educated up to the advantages of living in properly constructed houses, with adequate space, that are defectively housed.

19,835. What is the rating of your city?—The municipal taxation is about 2s. 4d. in the pound.

19,836. Does that include the school rate?—No, that is purely the municipal rate; the school rate varies. We are in several parishes in Glasgow, and I could not answer the question specifically.

19,837. What is your poor-rate?—I think it is about 1s. in the pound in the city parish, 6d. on the tenant, and 6d. on the landlord.

19,838. Then the whole of your rates would be under 4s. in the pound?—The whole of them would amount to less than 4s. in the pound. We are a low-rated town.

19,839. What does 1d. in the pound bring in with you?—About 12,000l.

19,840. Have you any other source of income besides the rates?—Nothing. We have a Common Good Fund, an accumulation for centuries of small sums of money that have fallen into our hands.

19,841. How much does that bring in per annum?—It does not bring in anything just now; it is mostly laid out in unproductive land.

19,842. Do you get any profit to the rates from the water department?—No, the profit is devoted to the reduction of the water rents.

19,843. The gas undertaking does not belong to you does it?—The gas undertaking belongs to the corporation, but in the same way as in the case of the water after laying aside a considerable sinking fund the profits are devoted to reducing the price of gas. The gas and water consumers are supplied over a much larger area than is occupied by the mere ratepayers of Glasgow. Glasgow proper covers an area of eight square miles; but with the outlying districts it covers an area of not less than 24 square miles.

19,844. Then the ratepayers of Glasgow take the whole responsibility and cost of those undertakings?—Yes.

19,845. But the profits go to those outside who have undertaken no responsibility?—Yes, that is so as to gas, and the same with water.

19,846. And if there was a supersession of gas by electric light the whole loss would fall upon the inside ratepayers?—That is so.

19,847. All these improvements in the dwellings of the poor come out of the rates paid inside the city?—They do.

19,848. Would a portion of the profits from the gas undertaking and such like be devoted to the reduction of the rates?—The inside ratepayer pays everything, and the outside ratepayer gets the advantage.

19,849. Have you much vacant land within the limits of your municipal burgh?—Very little; almost none.

19,850. Have you any that could be devoted to building purposes, for artisans' dwellings?—No, I do not think so, or if there is any, there is very little. There is some at the east end, and some at the north end of Glasgow, but not much.

19,851. Why is not that in the market too?—Because there are no tenants for it. It would be up to-morrow, as I have already said, if there was a demand for it, if any tenants wanted accommodation. Builders and their workmen are standing idle, and they would be only too glad to run up houses in Glasgow if there was a demand for them.

19,852. And you have no reason to give why this 25 per cent. of the population, who evidently want accommodation, do not have it?—You may take it from me that it is their own wish. If they wanted better accommodation, and they were prepared to pay for it, it would be there available for them. It is their own desire to pay small rents and small taxes; and even people in the most insanitary houses come out and almost go down on their knees, and say, "Don't pull down our houses, and be as easy as you can with our rents and rates."

19,853. (*Mr. Goschen.*) There is no public opinion amongst them then in favour of more sanitary conditions?—No; in their case all the public opinion is in the opposite direction; they want to be let alone. So far from having the co-operation of that class in Glasgow, the man who does them the greatest benefit is the man they look upon as their greatest enemy; and if they had an opportunity of turning him out of the town council, or out of Parliament, or anywhere else, they would do it without scruple.

19,854. (*Mr. Jesse Collings.*) Does that arise from poverty?—It arises from ignorance.

19,855. Have you any hope of an improvement in the habits, and the desires, and the standard of the people, so long as they are condemned to live in these old dwellings, or are you of an opinion or not that better habitations and better dwellings must precede an improvement in the habits of the people?—I can scarcely answer that question. I have no speculative opinion to offer as regards that. Anything that I have said has been entirely in the way of evidence as to what has actually occurred.

19,856. Do you find those tenants who occupy your corporation tenements, whose trades you enumerated, policemen and so on, bad in their habits and bad in their character?—No.

19,857. Do you find them improved?—I think there is a great misconception in regard to these single-dwelling apartments. There are a great number of those parties who are perfectly clean and virtuous people in all respects, but who cannot afford to pay much rent, and who almost of necessity arrange amongst themselves for perhaps one or two of them living together, and keeping a little house over their heads rather than go into lodgings. Those people are perfectly virtuous, and such as one would be quite pleased to see. But where the evil creeps in is in the case of a labourer who has a large family, and where a man begins to overcrowd the house. In a single-apartment house there is nothing to prevent, say, two females, living together, and being perfectly comfortable and happy; but when you come to deal with males and females in the same room, then demoralization begins, and common decency is lost sight of.

19,858. If I understood your answer correctly, even with that respectable class, the one-room system demoralizes them, and it is their inability to afford it that prevents their going into two or three-roomed houses?—Either their inability to afford two-roomed or three-roomed houses, or their own bad habits, lead

Bailie  
J. Morrison.

6 April 1885.



Bodie  
J. Morrison.  
6 April 1885.

them to prefer, instead of spending money on house rent, to pay a lesser rent, and to put up with inadequate accommodation in order that they may spend their money in other ways.

19,859. You have a certain number of houses in the hands of the corporation besides these tenements, have you not; you have some of the old houses remaining on the area which you have scheduled?—Yes.

19,860. What method do you adopt in collecting the rents?—The same as every other proprietor, by competent factors.

19,861. Do you find any more than the ordinary difficulty in collecting the rents?—No more than the ordinary difficulty.

19,862. You think you have no more difficulty than an ordinary owner of property in collecting the rents?—In many cases the tenants do not know that the property belongs to the corporation at all; they simply know the factor.

19,863. You have had no practical experience of the difficulty that you fear, that if the tenants were tenants of the corporation they would want greater indulgence than if they were tenants of private owners?—No we have had no great difficulty yet, because the present property is only held tentatively. The scheme is in progress; it has been arrested by commercial stagnation in trade, but the moment that is removed this property will be improved.

19,864. But you have had that property for some years?—We have had some of it since 1866.

19,865. And you have collected the rents during that time?—Yes.

19,866. And you have had no more than the ordinary difficulty which might arise with anyone?—No more than the ordinary difficulty.

19,867. You have had no demand that, because they were tenants of the corporation, therefore they should not pay rent or that they should pay less rent?—No.

19,868. You have not had that excuse made to you?—No, and it would not be listened to if it were made.

19,869. (*Mr. Goschen.*) In order to arrive at the number of one apartment houses which constitute an abuse, you would have to deduct from the 25 per cent., would you not, all those apartments which are inhabited by widows, those which are inhabited by married couples without children, those which are inhabited by two or three girls together, and those which are inhabited by single men?—Yes.

19,870. Have you any means of saying whether those classes together would form a large proportion of the 25 per cent.?—I should say they would form about half.

19,871. So that we may consider that not more than half of those 25 per cent would constitute a case of abuse and have a demoralising tendency?—It can only be an estimate, but I should think about half. There are many respectable old ladies, such as a widow with a daughter working in a mill or as a telegraph girl, or something of that sort. Many respectable families stay in those single-roomed houses.

19,872. Would the corporation allow a man and his wife and grown-up sons and daughters to live in one room?—They have no power to prevent it.

19,873. (*Chairman.*) They have no power except to prevent overcrowding by insisting on the 300 cubic feet of space being maintained for each person?—That is so.

19,874. And although your medical officer, Dr. Russell, did not know it you have a power to inspect at night?—There is a power of night inspection in the case of what are called ticketed houses.

19,875. But you have the power to inspect all houses that are occupied by members of more than one family?—I was not aware of that.

19,876. The "house" is used in the English sense, that is to say, as meaning one building?—I did not know of that power.

19,877. (*Mr. Goschen.*) You have not exercised any pressure, have you, over people living in a state

which is demoralising in order to make them take more rooms than one or else to quit that apartment?—I am not aware what more we could do.

19,878. You do not consider that you have any responsibilities with regard to that?—It is not a question of responsibility. I dare say the authorities would be quite willing to take any responsibility; but it comes to be an offensive thing, an interference with the liberty of the subject. If you go into a man's house, however small, he resents it.

19,879. You would not consider yourself entitled to interfere, even if a man and his wife, and a grown-up son and daughter were living together in one room?—Personally, I would interfere at once; but so far as the authorities are concerned that is a different thing. I know that in the case of my own property, if I found anything of that sort, I should not let the house to the man at all.

19,880. Would the corporation exercise the same power and take the same duty upon itself, with regard to that as a private owner would?—I think they would go further, because the corporation have in many cases, by the instructions of the committee, evicted summarily from their property all persons known by them to be leading a vicious and immoral life, without any reason being given to them at all. They have simply said, "We will not have you at all."

19,881. I understood you to say just now that they would not stand the interference?—We proposed to put in a Local Police Act, which was afterwards withdrawn on the promise of the Lord Advocate to bring in a general Police Act, containing power to inspect all small houses; but it raised such a storm of indignation throughout the whole community that I question whether we should be allowed to do it.

19,882. (*Chairman.*) But the curious thing is that you have it. The 44th section of the Scotch Public Health Act, which gives that power, seems to be very little known. The word "house" was taken from the English Public Health Act, and therefore it ought to be read in the sense of the English Public Health Act, that is to say, as meaning a building and not one room?—I am afraid that even supposing there is a power of that kind, it would require to be used with great discretion, or else you would have an enormous outcry. The press would stir up any amount of ill feeling. Sanitary work requires to be done very carefully and very judiciously; and if you push it too hard the people will rise up and turn out your sanitary staff. They have the power to return Members of Parliament to vote in certain ways, and they would not scruple to exercise this power. Supposing that you have powers of a very sweeping character, they ought to be exercised with the greatest discretion.

19,883. (*Mr. Goschen.*) You do not think that, as a corporation, you could bring much pressure to bear upon your tenants not to overcrowd, provided that a house is occupied by only one family?—All the pressure that we could bring to bear as landlords we have brought to bear upon them.

19,884. But nevertheless, there is a large proportion, not perhaps 25 per cent., but possibly 10 or 12 per cent., who overcrowd these single rooms?—That is so.

19,885. (*Mr. Jesse Collings.*) Are there many, if any, of those families who live in the single-roomed houses who take lodgers?—Some of them would, I think.

19,886. Is it a habit that exists to any large extent?—I do not think it exists to any very injurious extent.

19,887. (*Mr. Broadhurst.*) You spoke this morning about the cost of labour adding to the cost of the housing of the people; what proportion of the cost of the building goes in labour?—I think I touch upon that in one of the pamphlets that I promised to send you.

19,888. The cost of the labour varies very considerably, does it not?—It does.

19,889. What were the wages in Glasgow five years



back?—I really could not answer these questions so minutely as to make my answers valuable.

19,890. At any rate they are a great deal less now, are they not?—Some of them are, but it is not a very large deduction in some departments.

19,891. Is there not as much as 7 per cent. less wage paid in the building trade now?—I should think there is.

19,892. That is a very considerable reduction, is it not?—It is.

19,893. Then at the time when labour was dear material was also dear?—Yes.

The witness withdrew.

Mr. JOHN WHITE examined.

19,897. (*Chairman.*) Will you kindly state what your position is with reference to the Corporation of Glasgow?—I am assistant to Mr. Carrick, the master of works. I appear for him in the Dean of Guild Court, and I examine all the plans of the buildings proposed to be erected; I examine the buildings during their progress in order to see that they are constructed according to the plans; and I report to the Court whether they are being so constructed or not.

19,898. I have called your attention, before you came into the room, to a pamphlet by Dr. Russell, the medical officer of health, upon which I have already examined Dr. Russell himself. This pamphlet contains a paper which was laid before the Sanitary Section of the Philosophical Society of Glasgow, and in the last paragraph of that paper Dr. Russell, although saying that he is no alarmist, makes some rather serious statements with regard to the newer houses being erected in Glasgow from a sanitary point of view. Have you any remarks to make upon that paragraph?—I quite concur in what Dr. Russell has said there as to the hollow blocks and as to the ventilation in the corner tenements.

19,899. Have you taken steps to prevent that system of building or do you consider that your powers are not sufficient for that purpose?—We have not power. We were desirous to take steps to prevent it and to have an open space at the ends of each of those streets so as to prevent those hollow blocks.

19,900. You consider, therefore, that your powers under your Police Act, although they are very considerable, are not sufficient for all purposes?—I think they are not sufficient for the purpose.

19,901. Do you think that the powers contained in the General Police Bill that is now before Parliament are sufficient?—I am not aware exactly what is in that Bill.

19,902. As it is understood that the powers of the General Police Bill are to be additional to, and not to

19,894. The present time is a very good opportunity for building, is it not, because all materials are exceedingly cheap, and labour is also cheap?—Yes, it is a very good time for building just now, I should think, if there was any demand; but the houses are already in excess of the demand.

19,895. Would the labour represent 25 per cent. of the cost of building?—Yes, I think so.

19,896. (*Mr. Lyulph Stanley.*) Of course indirectly it would be more than that, because the materials mean labour too?—Quite so.

be substituted for those of the Local Police Acts possessed by various corporations, it would be desirable, would it not, that that Police Bill should be made to contain powers which would give you what you want?—Yes. I have here a copy of a proposed Provisional Order for Glasgow which I can give you, which contains, not the regulations that we were desirous to get, but what we were pressed into. This paper indicates what should be done with corner tenements and as to the free space in connexion with sleeping apartments, and as to ventilation, and so on.

19,903. Are your powers for preventing the habitation of underground dwellings sufficient?—One third of the dwelling must be above the level of the street; but I think that that is too little. We ask that one half of the dwelling should be above the level of the street.

19,904. Would it not be desirable that the sanitary officers and those who have to do with building matters in Scotland should turn their attention to this Police Bill which is now before Parliament, and which has already passed through a select committee of the House of Commons, in order to see that it does give the whole of the powers which they require?—No doubt of it. I have read an Act of Parliament which was proposed for Scotland (I do not know exactly whether it is before the House or no), and it deals very much with the area of free space that the houses are to occupy. I do not think that is a good principle. I think that the free space should be dealt with according to the height of the building, instead of according to the area which the house occupies.

19,905. (*Mr. Lyulph Stanley.*) Would you not say that the free space should have relation to both the height and the area?—I think that if you have it in relation to the height it will be quite sufficient.

19,906. Would you allow a man who put up a building of one storey high practically to have no free space at all?—He would be obliged to have free space in proportion to the height of the building.

The witness withdrew.

Dr. WILLIAM JOHN RITCHIE SIMPSON, M.D., examined.\*

19,907. (*Chairman.*) You are medical officer of health for the city of Aberdeen, are you not?—I am.

19,908. And have held that office since August 1881?—I have.

19,909. Your population is 105,000 by the census of 1881, is it not?—Yes, but it is now estimated by the Registrar General at 113,000.

19,910. What staff have you under you?—Three inspectors.

19,911. The west part of the town is well built, is it not?—Very well built.

19,912. The eastern part of the town, the old part of the town, is irregularly built?—Yes, and the houses are very badly arranged in a number of cases.

19,913. Houses being built where formerly there were gardens; courts in fact built upon what were gardens?—Yes, that is so.

19,914. There are about 5,000 persons living in the courts?—About 5,000. I have marked the courts on this map (*handing in the same*).

19,915. What is the total death-rate of the whole city?—About 20 per 1,000.

19,916. It is decreasing steadily?—It is decreasing steadily. Here is the death-rate from 1856, and during the last five years it has been decreasing steadily; in 1879 it was 20·90; in 1880 it was 20·; in 1881 it was 19·55; in 1882 it was 20·25; and in 1883 it was 19·05; so that in 1883 we had the lowest death-rate there has been for the last 20 years.

19,917. But the death-rate among the 5,000 people who live in the courts is much higher, is it not?—Very much.

19,918. Thirty per thousand, is it not?—Even higher than that. In the evidence which I gave before the Commissioner under the Artizans' Dwellings Act in

Bailie  
J. Morrison.  
6 April 1885.

Mr. J. White.

Dr. W. J. R.  
Simpson, M.D.

\* See also Appendix A. (111).



Dr. W. J. R.  
Simpson, M.D.  
6 April 1885.

regard to the area which it was wished to clear, I showed that the death-rate was up to 50 per thousand.

19,919. In the courts there is an absence of space for closets and a difficulty about getting light and air, is there not?—Yes, there is no space for anything.

19,920. You have typhus fever in those courts, have you not?—Yes, a good deal of typhus fever. In one of the courts we had 26 cases of typhus fever in one year. Those marked blue on the map are the bad areas; those are the areas that are the worst, and you will notice that typhus fever is marked there.

19,921. (Lord Carrington.) Where the closes are?—Yes, where the closes are.

19,922. (Chairman.) You have had typhus fever pretty frequently, have you not, in Aberdeen?—We are never free from it, and it is only by constant watchfulness that we are able to keep it under.

19,923. You have proceeded under Sir Richard Cross's Acts, about which we are going to ask you presently, but you have never proceeded under what we call Torrens's Acts in Scotland; they are applicable to Scotland, as I suppose you are aware, but they have not been applied?—They have not, except in Leith, I believe.

19,924. Have you ever considered the question whether you should proceed under those Acts?—I think we are quite satisfied with the one we are dealing with at present. I have no experience of the other Acts.

19,925. But of course Sir Richard Cross's Act is rather applicable to large blocks than to small ones?—Yes.

19,926. And, as I understand, some of your courts are detached places and your unhealthy areas might be dealt with best by small schemes?—We have a local Act.

19,927. Have you proceeded in the way of demolition by your local Act?—Not by demolishing.

19,928. But by closing?—Yes, and there it would be desirable perhaps to use Torrens's Act, because we have this difficulty: that after we have closed them we cannot demolish them by our local Act.

19,929. Then with regard to inspection of houses, have you ever used the 44th section of the Scotch Public Health Act which gives you general power of inspection in case of houses in the English sense of the word, that is to say, buildings occupied by members of more than one family?—We are constantly using it.

19,930. I am not speaking now of houses that may be mentioned under your local Act, and I am not speaking of common lodging-houses; you understand that?—Yes.

19,931. You do use section 44?—Yes; we have houses that are let in lodgings, and those are inspected.

19,932. In your courts you have a very disreputable population in parts of them, a rather drunken population?—Yes.

19,933. You have also among your courts a respectable class, but somewhat careless in their habits?—Very careless in their habits, and given somewhat to drink; perhaps a good deal of those drunken habits may be due to the want of stimulants that they would get by fresh air,—natural stimulants; they are very depressing courts.

19,934. There are also driven into the courts people who are driven there by want of steady employment, and who are in fact there because they cannot help it?—That is quite true.

19,935. (Mr. Lyulph Stanley.) There is no definition of the word "house" in this local Act of yours?—In Scotland a house refers to apartments or a building let separately to one family.

19,936. (Chairman.) The words of the Public Health Act are taken verbatim from the English Public Health Act, in which the word "house" means quite a different thing?—Yes, it causes confusion.

19,937. Has there been any judicial decision in Scotland that the word "house" in that section will

include the whole block?—No, not that I know of; and in the present Burgh Police Bill I remember, when looking over it, making the remark, "What is a house?" because it is so confusing.

19,938. (Mr. Lyulph Stanley.) It is not defined in this new Bill of yours either?—No, it is not; I made a note of it at the time when I was reading it over.

19,939. (Chairman.) In other parts of the town outside those bad parts are there houses inhabited by workmen in a dilapidated and insanitary condition?—A great many, but of recent years, through having a sanitary staff, we have helped to improve them greatly.

19,940. The policy of the town council has been to demolish or gradually clear away those houses which from their ill-arranged position cannot be improved?—That is so.

19,941. And to improve the sanitary surroundings of those which are capable of improvement?—Yes.

19,942. And with regard to new buildings, to prevent builders erecting insanitary houses?—Yes; we look upon that as a very important point. There is no use demolishing bad houses if we allow builders to go on erecting others of the same kind.

19,943. With the view of carrying out the first of these three objects, the town council obtained a provisional order last session under the Artizans Dwellings Act?—Yes.

19,944. And are at present engaged in acquiring the property?—That is so.

19,945. The area to be dealt with by this first order is an acre, is it not?—It is  $1\frac{3}{4}$  acres.

19,946. And it displaces a population of 800 people?—Yes.

19,947. The estimated expense is 24,000*l.*?—Yes.

19,948. Of which 14,000*l.* is estimated as the probable loss?—Quite 14,000*l.*

19,949. Have you any of the land yet within your hands?—We have nearly the whole of it.

19,950. Are you satisfied with the rates of compensation that you have had to pay?—Quite satisfied, because we have not needed to enter into any arbitration whatever. We feel, however, that if we had had to enter into arbitration we should have had to give very much more than we did for the houses. There is only one building that we had any difficulty with; that was a curing work; we were not going to take it, but we should have levelled up to some of their windows, and they asked such an enormous price for the compensation that we had to remove our street a little further from that work.

19,951. The population is being gradually displaced, is it not, from this district?—Yes.

19,952. And you find no difficulty in providing accommodation for them?—None whatever; there is a good deal of building going on in Aberdeen just now.

19,953. And the town is not large enough to make it necessary that the people shall live in this particular area?—No, not like large towns such as Glasgow and others.

19,954. You do not intend to build at all, do you?—No; the town council do not intend building because they do not think the place is suitable for houses; houses should never have been there; it is a low-lying place and liable to be flooded.

19,955. Then the sanitary authority have had in view the possibility of dealing with some other area, have they not?—Yes, a larger area. This is the area they have already power over, and this is the area they are thinking of dealing with (*pointing to them on the map*).

19,956. (Mr. Lyulph Stanley.) You have bought the interests already there, have you not?—Yes.

19,957. But not pulled down the houses yet?—No, we have not proceeded to do that.

19,958. (Chairman.) You have paid on this insanitary property as though it were property to be continued to be let and occupied. I will put the question in this way: you have assumed in the compensations of course that this is property which (although you think it insanitary and such as ought to be pulled



down) for the purpose of rent giving is to continue to be let; it has been assumed in the compensations that it would, if you had not pulled it down, continue to be let?—Yes, we have paid on that basis; they were valued by the surveyor, and he valued them according to that. He gave them 10 or 11 years purchase.

19,959. Among those houses were there any houses that were closed by orders obtained by you as unfit for human habitation?—Previously, do you mean?

19,960. Yes?—Yes, there were.

19,961. Were any closed at the time that you took them?—Yes.

19,962. At what rate was compensation paid in those cases?—At about nine years purchase.

19,963. (*Mr. Lyulph Stanley.*) Nine years purchase on what?—On what they had been let for.

19,964. On a rental which they were not allowed to earn?—What they had been earning.

19,965. But when you closed them they were not allowed to earn?—It was the previous rental.

19,966. But a rental which was no longer legal?—Yes.

19,967. (*Chairman.*) I should have thought in cases of isolated houses of that kind you would have thought it possible that Torrens's Act might be used?—Yes, but we understood that Sir Richard Cross's Act allowed us not to give any compensation. We gave no compensation for compulsory sale, but we gave a fair value; we found it far better to give a fair value for the houses than to go into any arbitration.

19,968. But still if some of these houses were in such a condition that they were not only to be closed by your order, but were such houses (as many of them were no doubt) that no expenditure upon them could make them really habitable; in that case it seems rather hard upon your ratepayers to be obliged to pay a nine years purchase upon the former value of those houses instead of getting them for their mere value as old brick?—Yes, we should have found that an advantage.

19,969. It would seem that you ought to get such houses as those for the mere value of the land and the old materials?—Certainly.

19,970. Then with regard to the improvement of houses which are improvable, you do not think the powers of the Public Health Act, Scotland, sufficient and you have obtained a private local Act?—Yes; under the Public Health Act if you want to improve the houses you have to go before the sheriff and show that they are a nuisance, and the sheriff appoints some skilled person to see whether they are a nuisance or not; the result frequently is that it is unworkable.

19,971. Have you looked at the General Police Bill now before Parliament from that point of view?—I have. I am not at all satisfied with it.

19,972. You do not think it goes far enough?—No; we have much better clauses in our own local Act.

19,973. The Aberdeen Corporation Act of 1881 you mean?—Yes.

19,974. You have a clause which gives you power summarily to shut houses?—Yes. We have power summarily to shut houses on the certificate of the medical officer of health.

19,975. Is there an appeal?—None.

19,976. That is a stronger power than is possessed by other towns?—Some other towns do possess it. I think it is desirable that the town council should have a strong power like that. The difficulty is to get the town council to act at all.

19,977. I agree with you myself, but it might be difficult to get such powers through Parliament perhaps. You have shut up a considerable number of the houses under that, have you not?—55.

19,978. You tried to bring it into operation gradually so as to prevent difficulty in finding accommodation?—Yes, the 55 have been shut up since August 1881.

19,979. You are gradually in this way weeding out the worst houses of the town?—That is so.

19,980. You find that it also has a good effect on

proprietors in making them do repairs?—We find it to have that effect. Previously there were no means of getting proprietors to do any repairs; now under this Act they know that if they do not do the repairs efficiently we may put our powers in force.

19,981. You complain, do you not, of your being forced to re-open the houses and allow them to be re-occupied as soon as the repairs have been done?—Yes, we found that in one or two cases; in one case in point there was a whole court in very bad condition and all the houses were shut up under this clause. The builders gutted the houses out, re-built them, and came to us asking us to re-open them; they were in a state of good repair, but I could not say that they were in a healthy state from their situation.

19,982. The houses are so badly arranged, being built on gardens and so forth that it is impossible to make them really habitable, I suppose?—It is impossible to make them really habitable; you could not get air into them.

19,983. Those are what would be called obstructive houses in Torrens's Act; they also keep the light out from other houses, do they not?—Yes, there are rows of houses, and one set keeps the light out from the other. That is where the advantage would be, to have this Act strengthened in order that no person should be allowed to rebuild a house in an unsanitary place, and also that the town council should have power when they have closed a house to pull it down and sell the material, if it is allowed by the proprietors to stand and become a nuisance.

19,984. The members of this Commission have been much struck in the course of their inquiries, both in England and Scotland, with the fact that almost all sanitary authorities have certain Acts under which they prefer to work in preference to other Acts, and that hardly any sanitary authority makes use of all the Acts and all the powers they have under all Acts of Parliament already existing. Has it struck you at all, for instance, that you yourselves use the 44th section of the Public Health Act (Scotland), which in Glasgow they have partly forgotten the existence of, apparently. On the other hand, while you use actively the powers under many Acts you have not contemplated the possibility of putting Torrens's Act in force?—It was contemplated, but it was thought better and cheaper to use the Corporation Act of 1881.

19,985. With regard to the third point you mentioned, as to the future erection of insanitary houses, that is to say, the erection of new houses of an insanitary kind, do you consider your local Act which regulates what may be called your building regulations is sufficiently good on the point?—We would like better regulations.

19,986. You think that your powers are as strong as public opinion will tolerate at present?—I believe so.

19,987. You regulate the width of streets and the height of houses; you do not allow new houses to be erected of a greater height than the width of the street, do you?—That is so. I believe that is of great importance, because in a narrow street it avoids overcrowding to a great extent.

19,988. Is there any absolute bar as to height?—No; only the width of the street. It would be an advantage to have a bar as to the height, because now in some parts of the town where there are wide streets they are building very high houses.

19,989. (*Mr. Lyulph Stanley.*) What do you call very high—50 feet?—Yes, 81.

19,990. (*Chairman.*) And as to the open space behind the houses, it varies according to the height of the building, I suppose?—Yes, I think there would be an advantage in having further space.

19,991. You insist on at least half the area, do you not?—Yes, at least half the area. I see by the new Police Bill it is three-fourths. There is an advantage there.

19,992. As to the height of the roof, you insist on 9 feet?—Yes, except for attics; there it is 8 feet.

*Dr. W. J. R.  
Simpson, M.D.  
6 April 1885.*



Dr. W. J. R.  
Simpson, M.D.

6 April 1885.

19,993. (*Mr. Lyulph Stanley.*) Do you mean 8 feet of perpendicular wall with a slope above, or 8 feet altogether?—Eight feet for a certain area; 8 feet altogether.

19,994. (*Chairman.*) Then as to overcrowding, have you a rule fixing the amount of cubic space?—We have in an old Act a rule fixing the amount of cubic space.

19,995. Under an old private Act?—Yes, under an old private Act.

19,996. What space do you fix?—That no room should be occupied by a family unless it had 700 cubic feet.

19,997. (*Mr. Lyulph Stanley.*) And how many cubic feet a head?—We have, so far as I remember, nothing of that description.

19,998. (*Chairman.*) Not 300 cubic feet a head, or something of that description?—Yes, I wish to correct my answer to the last question, there is a clause fixing the cubic space at 300 cubic feet. The want of a stated minimum is, however, a defect of the Public Health Act; if you notice, it is only a recommendation that the Glasgow Police Act should be taken as 300 cubic feet; but in the Public Health Act there is mention of it.

19,999. Except under the 44th section; under that you can make rules, with the consent of the board of supervision?—Using that section, we have 400 cubic feet per head.

20,000. (*Mr. Lyulph Stanley.*) Do you use it and enforce it?—Yes, we use it and enforce it.

20,001. Do you inspect, in order to ascertain that it is not violated?—Yes.

20,002. (*Chairman.*) You register and inspect?—Yes.

20,003. Do you inspect at night?—We do, but there is inadequate provision for carrying out the Act. I think we should have more inspectors.

20,004. That is entirely in your own power, you know?—It is difficult to get them.

20,005. It is a question of cost for your town council. You say you have three inspectors?—Three inspectors.

20,006. In Edinburgh they have only five?—Well, they have far too few.

20,007. Do your people live much in single rooms?—Yes; about a seventh of the population live in single rooms.

20,008. Is that practice decreasing; is there any improvement in that respect?—I am afraid there is not.

20,009. Are the single rooms a good size?—Only some of them.

20,010. The seventh of your population who live in single rooms include a great number of people as to whom, of course, there would be no objection; they include a widow by herself, and a widow with a daughter, and a factory girl, or two or three factory girls living together, two or three male labourers, and so forth?—Yes, there is no objection to that, but they very often take in a lodger, and then it is very objectionable.

20,011. It is very objectionable, except where it is people of the same sex; you would not object, for instance, to a widow taking in a girl lodger—a factory girl?—No, there would be no objection to that.

20,012. Have you any complaint of the common staircases in your tenements in Aberdeen?—The difficulty is to have them kept clean.

20,013. What do you do; does the corporation do anything with regard to that?—We have some powers under the local Act of 1862—the Police Act—but until recently it has not been put in force; now we enforce it; the sanitary inspector sends a notice to the tenant to tell them to clean the stairs, and as to the walls of the staircase, the owner is requested to limewash it.

20,014. The average wages in Aberdeen for skilled workmen are quite sufficient to pay for good houses, are they not?—Quite so. I have an official statement here of the wages that I got from the secretary of the

trades council, and you will see that they are very good wages (*handing in the statement*).

20,015. With regard to unskilled labourers in Aberdeen, do you consider that they can afford to pay rent for a fair house accommodation?—Yes, I believe in many cases they can.

20,016. What do you consider are the wages of unskilled labourers in Aberdeen?—About 17s. a week, on an average.

20,017. And what could they get two rooms for?—They could get two rooms for about 5l. a year.

20,018. (*Mr. Lyulph Stanley.*) That is 2s. a week?—Yes. I might, however, explain that although they are able to obtain old houses at a 5l. rental, yet for the newer ones they would have to pay 7l. to 7l. 10s., a rent which they are unable to afford.

20,019. (*Chairman.*) Did the town council of Aberdeen ever own any accommodation for the working classes themselves?—Until 1880 they owned 74 houses occupied by the fishermen class, but they were let at a very low rent. The town council thought that they would raise those rents, and of course an outcry was got up at once.

20,020. They were let at rents at which they did not pay?—Yes, they were let at rents at which they did not pay.

20,021. And therefore it was a charge upon the ratepayers for the benefit of the particular persons that occupied them?—Yes. The corporation suffered a diminution of revenue to the extent the houses were underlet.

20,022. And it was a matter of favour?—Yes.

20,023. How was it decided who should have them?—They were low valued, and a suggestion was made that these men should be their own landlords, and buy the houses from the town council. Those people who objected to pay a very low rent bought the houses at an actually higher value than the town council valued them.

20,024. But when the getting them was a matter of favour,\* who decided who should have them?—The houses were let by the town council themselves. There were only 74; a number sufficient for all, at the time they were built.

20,025. But how did the town council settle who was to go into them?—The fishermen class are a class by themselves; they live down in a particular part of the town, and no difficulty was experienced as to the tenants of individual houses, the tenancies descended from father to son.

20,026. But there were more fishermen than these 74?—Yes, but latterly, owing to the increase of population, the houses were overcrowded.

20,027. You do not mean that all the fishermen in the town lived in these 74 houses?—Yes, very nearly; the overcrowding was considerable in those houses, two families sometimes living in one room.

20,028. (*Mr. Lyulph Stanley.*) Have they been less overcrowded since they owned them themselves?—Yes.

20,029. The fishermen have taken the houses themselves and turned out the rest?—Yes, and turned out the rest.

20,030. When you had two families in one room there did not the corporation enforce their own law with regard to overcrowding in their own rooms?—No, that is just it. I do not think that a town council should own property, because the great difficulty is to get them to carry out any sanitary arrangements at all, and for political purposes it seems objectionable.

20,031. You are against the holding of houses by corporations?—Yes, the officers have to send notices to those who are practically their masters.

20,032. Have the corporation of Aberdeen ever built any houses?—Yes, they built some houses for the purpose of selling.

20,033. Only for the purpose of sale?—Yes.

20,034. That is a curious speculation for a corporation to embark upon?—The houses built were for fishermen alone, and to relieve the pressure of over-

\* The witness misunderstood the word favour to mean that the people were treated under favourable terms.



crowding amongst that class. The town council were the owners of the ground, and wished to encourage the fishermen to become their own landlords.

20,035. That is very curious; how was it done?—They sold on very easy terms; they allowed the people to pay up first of all a fourth of the amount and then allowed the rest to spread over 10, 12, and 14 years with a 4½ per cent. interest.

20,036. How do you appoint your inspectors in Aberdeen?—It is according to the pleasure of the council.

20,037. Do you examine them at all?—No, they are not examined.

20,038. What class of men are appointed?—I am fortunate in having a very good chief inspector just now: he has got a certificate from the Sanitary Association of Great Britain; but as a rule the class of men obtained are not specially fitted for sanitary inspectors.

20,039. Do you give the whole of your time to your duties?—Yes, with my duties as police surgeon. I am police surgeon as well.

20,040. You do not carry on ordinary private practice?—No.

20,041. Is it your opinion that medical officers should give the whole of their time to their duties?—I think it very desirable, because they are unable to carry on the duties if they are in private practice; the interest of private practice clashes with the other interest.

20,042. (Earl Brownlow.) With regard to your inspectors, are you consulted at all by the council in the choice of them; is your opinion asked at all?—It was with our head inspector, but not particularly with the others whose appointment was considered of less importance.

20,043. It is not the custom of the council to do so; it was only done in one particular instance?—That is so.

20,044. Do you think it would be a good thing if you were oftener consulted?—I think so.

20,045. You think that you could pick up a higher class of men than you have at present?—I do not think that any one should be an inspector unless he has passed an examination to show his fitness for it.

20,046. (Mr. Jesse Collings.) I only wish to put one or two questions. You were speaking about the presence of fever in Aberdeen; have you any fever hospitals belonging to the corporation?—Yes, we have a fever hospital belonging to the corporation.

20,047. Supported by the rates?—Yes, supported by the rates; but we also have an infirmary taking in fever patients. The arrangement in Aberdeen is this: that so many are taken into the infirmary, and when the beds are full there then they are taken to the corporation hospital.

20,048. Do the corporation pay the infirmary so much per bed or anything for the patients put in there?—They made an agreement some time ago that by giving the managers of the infirmary a certain sum they should for that sum take in so many patients.

20,049. The patients themselves pay nothing?—The patients themselves pay nothing.

20,050. Has the corporation got a small-pox hospital?—The infectious diseases hospital takes in everything.

20,051. What machinery have you got for the notification of infectious disease when it exists, do you rely upon the medical men?—Yes, we rely on the medical men of the town. We have compulsory notification of disease, and we find that it works admirably.

20,052. When you say that you have compulsory notification of disease, does the compulsion lie on the parent or guardian of the child?—I will read the clause if you desire it.

20,053. If you will say on whom the compulsion rests that will be enough?—It rests on the medical practitioner.

20,054. Then supposing he omits to do it, what happens?—Then he is liable to a penalty.

20,055. Does he get a fee when he makes the notification?—He gets a fee of 2s. 6d. per case.

20,056. Do you find much objection on the part of the poorer people to have their children and members of their family removed to these hospitals?—There is a slight objection occasionally met with, but within the last year or two they have begun to consent much more readily. It is now easier work to get them to go to the hospital.

20,057. And the whole expense of that is borne by the rates?—Yes.

20,058. You stated that the corporation built houses and sold them, the purchasers finding a fourth of the money and the remaining portion of the purchase money to be paid by easy instalments at 4½ per cent. interest; have the corporation found any difficulty with respect to the payment of those instalments and the interest?—None whatever; many of the people own their own houses now.

20,059. They paid regularly?—Yes, they paid regularly. The fact of it was that after the first instalment they paid very little more than they would have done if they had had to pay the rent.

20,060. There is no difficulty you think because they are paying to the corporation. Do they pay to the corporation as readily as they would pay to a private owner?—Yes, because they know that the houses are going to become their own; but if they were paying rent to the corporation simply as rent I believe it would be looked upon as a tax, and the corporation would not get their money so readily.

20,061. As a matter of fact, so far as the first instalment and the interest is concerned, you have no difficulty whatever?—None whatever.

20,062. With regard to these 74 houses which were sold by the corporation, were they bought mainly by the then occupants of those houses?—Yes.

20,063. As a rule they were?—Yes.

20,064. And were the series of payment similar in those cases?—The terms of payment were the same.

20,065. And you found no difficulty in that respect?—None; the fisherman class are well off.

20,066. With respect to there being more than one family in one room, are there many instances in which families with grown-up children are found living in the same room?—Yes. This is my last annual report, and I note two examples here; a man with a wife and four children takes two small rooms at 8s. 6d. a month; he sublets one of the rooms to another family of three; his tenants, like himself, are exceedingly dirty, and finally go off without paying the rent; when the house was inspected the two rooms were in a filthy condition. The second case is a small attic less than 6 feet in height in which were found seven occupants, namely, a man and his wife, a daughter 17 years of age, a daughter 14 years of age, another daughter aged 12, a child aged six, and another child aged four.

20,067. Speaking as a medical man, do you think that gave results accrue from so many people living in one room?—I do. I am certain of it.

20,068. Both physically and morally?—Yes.

20,069. Do you think that the state of filthiness and drunkenness which you describe resulted in any degree from the fact of their dwelling under those unsatisfactory conditions?—I believe so. I feel convinced of it.

20,070. Have you any hope of any considerable permanent improvement in the habits of people so long as they live under those conditions?—No.

20,071. Do you think that better housing should take place preparatory to your having any hope of a permanent improvement in their condition?—I think it should go hand in hand with other improvements.

20,072. But you say that as long as they live in that condition you have not much hope of their improvement?—No. At the top of those courts are public-houses, and even if you give the people improved dwelling-houses and have public-houses close by, I believe that very little improvement will take place.

20,073. Then it acts and re-acts?—It acts and re-acts.

The witness withdrew.

Dr. W. J. R. Simpson, M.D.

6 April 1885.



Mr.  
A. J. Turnbull.  
6 April 1885.

Mr. ALEXANDER JAMIESON TURNBULL examined.

20,074. (*Chairman.*) You are a civil engineer of Greenock, I believe?—Yes.

20,075. And you have been master of public works and burgh surveyor of Greenock for nearly 11 years?—Yes, about 11 years.

20,076. And you are the adviser of the local authority on all matters relating to the construction of buildings within the burgh?—I am.

20,077. Is that as regards the construction of new buildings under your local Act?—It is as regards all buildings coming before the Dean of Guild Court for erection.

20,078. Then you have a Dean of Guild Court in Greenock?—Yes.

20,079. Is that elected in the same way as in Edinburgh and Glasgow?—Not quite; the Dean of Guild is elected by the Commissioners of Police; he is usually one of the magistrates, and has the powers of an ordinary magistrate.

20,080. Is he elected by people who pay 2s. 6d. or any suffrage of that kind?—The Commissioners of Police are elected first by all the ratepayers, and then he is elected by the body themselves.

20,081. Then it is quite different from the Ancient Guild Court of Edinburgh and Glasgow, elected by the entire body who pay 2s. 6d.?—Yes.

20,082. He is in fact a member of the corporation?—Yes, but not necessarily so.

20,083. They may choose someone from outside their body?—Yes.

20,084. Then does he act as regards any new houses under the private Act?—Yes, as regards new houses and also old houses.

20,085. Is it under a private Greenock Act?—Yes, the local Act.

20,086. Greenock was the first burgh in Scotland to adopt Sir Richard Cross's Act, the Artizans Dwellings (Scotland) Act, 1875?—It was.

20,087. You applied in 1876 for a provisional order to carry out an improvement scheme, did you not?—We did.

20,088. It was sanctioned in 1877?—In July 1877.

20,089. After a local inquiry?—Yes.

20,090. And an Act was passed in 1877 confirming the scheme?—That is so.

20,091. In the preparation of the improvement scheme and the subsequent local inquiry and valuation for the purchase of property, you visited every house in the district to be operated upon?—I did along with the medical officer of health.

20,092. There is a dense population in this district, is there not?—Very dense; I think I could give you the particulars of that if required. I may say shortly it averaged from about 450 per acre to 1,600 per acre and upwards, the average being about 900 per acre.

20,093. (*Mr. Lyulph Stanley.*) And what was the whole acreage,—three acres?—The whole acreage was about three acres under the condemned areas, but we had to acquire about an acre and a half in addition for access.

20,094. (*Chairman.*) Was there very much overcrowding in the small houses?—Yes, very much overcrowding.

20,095. Had you previously enforced any rules with regard to overcrowding; for instance, had you the 300 or 400 foot-rule, 300 feet per head?—Under the local Act of 1865 we had some provisions, but they were not satisfactory, and we got an additional local Act in 1877.

20,096. Then was the mortality high in this district?—It was very high; about 40 per 1,000.

20,097. Are you acquainted with the general mortality of the town,—the death-rate?—The mortality in the town is now reduced, I find, this year to 20·55.

20,098. That is an improvement?—Yes, a very great improvement.

20,099. Even when the mortality of the town was higher, the mortality of this particular district was very much higher than that of the town in general?—

The mortality of this particular district was higher than the mortality of the town in general, in fact in some parts of it it was 60 per 1,000 I see the medical officer has made out. (*See Appendix A. after question 20,269.*)

20,100. What were the chief defects in the construction of the houses there?—The chief defects in the construction of the houses there were the almost entire absence of waterclosets and sanitary arrangements in the houses; there was usually simply a filthy ashpit or privy in the back court entirely surrounded by houses; and then there was the want of proper ventilation and light in the houses, and a great subdivision of the houses into separate tenancies.

20,101. Were the rents high, considering the bad character of the accommodation?—They were very high, considering the character of the accommodation; the cheapest house that could be obtained, even in those old houses, was rented from about 2s. to 2s. 6d. a week for a single apartment only about 180 square feet in area, with a 7-foot ceiling.

20,102. What was the character of the tenants chiefly inhabiting those houses?—A considerable portion of the houses were really houses of ill-fame, and contained almost the very lowest class of tenants.

20,103. And they were willing to pay a fancy rent to be in a particular situation?—Yes.

20,104. It is sometimes found that the criminal classes are willing to pay a higher rent to be in a particular spot, is it not?—Yes; a good deal of that was brought out in the local inquiry.

20,105. (*Mr. Lyulph Stanley.*) Whereabouts was this particular spot in the town?—This is the general map of the town (*producing a map and describing the same*); this is the map of our scheme; it was almost in the centre of the town.

20,106. Where was the land which you took from Sir Michael Shaw Stewart to sea?—Up here, fully half-a-mile off (*pointing out the same*).

20,107. (*Chairman.*) The object of your improvement scheme was to clear away the areas that were crowded with unhealthy dwelling-houses, and also to erect upon the same site a better class of houses?—Yes, it was.

20,108. The chief difficulty which you found in carrying out your scheme was the enormous price which you had to pay to the proprietors and lessees for the land and buildings required?—Yes, especially for licensed premises which were very much congregated in that district; we found about 21 licensed houses in that area.

20,109. It was not so much the insanitary houses that cost you the money as the licensed houses?—It was both, but chiefly the licensed houses.

20,110. Were there any houses on this area that had been closed by the corporation or for which they had obtained closing orders on the ground that they were uninhabitable?—No, they had been rather lax; there were certainly many houses that ought to have been closed, but pending this investigation they were rather tender upon them.

20,111. But they might, might they not, have possibly reduced the compensations if they had shut up the houses?—In one case that was done, and the tenants pleaded that it was confiscation, and they got almost as large a price as if they had had it open.

20,112. Who did they get the larger price out of; who was the arbitrator?—George Cunningham, C.E.

20,113. Were any of those houses that were empty standing empty, from being too bad to inhabit?—There were not many of them standing empty; nearly all of them were occupied.

20,114. How many years purchase did they get?—Some from 14 years others as high as 25 years purchase.

20,115. That is frightful, is it not, to get from 14 to 25 years purchase for houses which it is clear from your statement ought not to have been inhabited at



Mr.  
A. J. Turnbull.  
6 April 1885.

all?—Yes, my valuation was about seven or eight years purchase.

20,116. Have you seen the two amending Acts of Sir Richard Cross's Act that have been passed since that time?—I have seen one amending Act.

20,117. Have you seen the Act of 1882?—No, not the Act of 1882.

20,118. Of course under such circumstances as those which you have described, it is natural to suppose that your improvement scheme will be a heavy burden upon the community for many years to come?—It is so.

20,119. What does it cost you?—Threepence in the pound at present, and in addition to that there is a sanitary rate for public health purposes; it is not a separate rate, but it is embodied in the General Police rate; but if it were not embodied it would be from 3d. to 4d. per pound additional.

20,120. That is perhaps accounted for by your not having done all that you might have done in previous years?—Possibly it is.

20,121. Then what sort of buildings have you erected?—I can show you in a plan.

20,122. How many people do you house?—We have erected as yet no houses upon the area acquired from Sir Michael Shaw Stewart.

20,123. (*Mr. Lyulph Stanley.*) Although you acquired it about six years ago?—It is not so many years ago since we cleared the old areas.

20,124. And you cleared the people out?—Yes, in detachments.

20,125. And you have never yet re-housed one?—We have provided houses for 600 people.

20,126. Out of 2,700?—2,700 on the full areas; we have abandoned two of the areas therein specified.

20,127. (*Chairman.*) How many people did you displace?—They are not all displaced yet; we have, in the scheme under operation, about 2,300, and there are still the houses that were not so bad which we have repaired and improved since the improvement trust acquired them; we have still about 300 people living in them.

20,128. (*Mr. Lyulph Stanley.*) You have not told us how many there were on the two areas which you have abandoned?—I think I said about 400.

20,129. Then that leaves 2,300?—Yes.

20,130. Now you have 300 living on the area still?—Yes.

20,131. That leaves 2,000, and you have provided houses for 600?—Yes.

20,132. And you have left 1,400 out in the cold; you cannot talk of empty houses under the Act?—We reported that to the Commissioners, and also to the sheriff.

20,133. But your duty under the Act is to put up those dwellings in Dempster Street?—Yes, or to provide others to accommodate them.

20,134. But you have not provided the areas?—Yes, we have provided the areas; but not the houses upon that area, simply because there was an abundance of other houses which the people were getting in the town, and the local builders were complaining very bitterly indeed, also the site was very unsuitable.

20,135. (*Chairman.*) Now-a-days you would be let off if you could show that there were enough houses for those whom you displaced; but by the Act under which you proceeded, you must have broken the law, I am afraid?—Well, we have sent in an annual report to the Home Secretary, and we have not been called to account.

20,136. (*Mr. Jesse Collings.*) Have you offered the land?—Yes, but we have found no purchaser, except in one case, at about one third the price we paid for it originally.

20,137. (*Mr. Lyulph Stanley.*) Did you accept?—Yes, we accepted it.

20,138. (*Chairman.*) Then are you taking steps to put up any artizans dwellings in any other part of the town?—No, not in any other part of the town except in those areas.

20,139. (*Mr. Lyulph Stanley.*) Are you paying a

feu on the Dempster Street site?—Yes, a very heavy one amounting to about 300*l.* per annum, and we have spent 1,500*l.* in improving the site.

20,140. (*Chairman.*) And you do not think it necessary to take other sites, because you think there is already sufficient accommodation?—No, the corporation have not thought it necessary to take other sites. I should say that by the time we have the whole areas occupied and built upon we expect to accommodate altogether nearly one half of the population displaced upon those same areas.

20,141. You think that the corporation ought to have power to take land, to acquire the whole land, do you not, for the purpose of letting or building?—Yes; they are very heavy rates of feu duties in Greenock, owing to the circumstance that the whole of the land is owned by two proprietors, and we are unable to get land at anything like a cheap rate to build houses upon.

20,142. And you would let them hold land and build or let it for the purposes of building?—Yes, or let it out to private builders.

20,143. The effect of that might be (there is a difference of opinion as to whether it would) to increase the rate. You already complain of the heavy rate that this change has thrown upon you; the effect of what you propose might be to increase it still further, might it not?—Yes, if too large an area were taken at one time.

20,144. (*Mr. Lyulph Stanley.*) How much of this scheme was with the view to street improvement?—The medical officer's representation which was made in 1876 describes the localities and gives his medical view of the case, but also states that part of the scheme, must be for widening out the accesses to those densely populated areas, which of course is a street improvement.

20,145. (*Chairman.*) You say that the whole of the land in the neighbourhood of the town belongs to two proprietors, and that the average price of it for agricultural land is about 3*l.*, do you mean the feu?—No, the agricultural rental.

20,146. Then when it is feued, how much do they get?—The lowest ordinary rate of feu duty is 7*s.* a pole, that is 56*l.* an acre, and it runs as high in some cases as 80*l.*, but there is a duplicate feu duty (that is twice the feu duty, and the feu duty) every nineteenth year that makes three duties in that one particular year, that is instead of paying for a singular succession.

20,147. Then you get no rates and taxes out of it?—No.

20,148. How much is the total amount of feus in Greenock?—It would certainly be over 50,000*l.*

20,149. Over 50,000*l.* a year do you mean?—Over 50,000*l.* a year.

20,150. (*Mr. Lyulph Stanley.*) Who is the other proprietor, besides Sir Michael Shaw Stewart?—Mr. Crawford of Carlsburn.

20,151. (*Chairman.*) You have never tried to apply Torrens's Acts have you?—I am sorry to say that I am not aware of Torrens's Acts at all.

20,152. They are the other set of Acts; there have been six or seven Acts passed, of which one set is called Cross's and the other Torrens's. Torrens's are generally supposed to be applicable to smaller areas and Cross's to larger; where you want to proceed in the case of one or two houses together it is considered better to proceed under Torrens's Acts?—Is that amending the system of compensation for unhealthy properties?

20,153. Torrens's Act and the amending Act in 1882 are supposed to be very satisfactory indeed as regards the compensation in small areas?—That I did not know.

20,154. (*Mr. Lyulph Stanley.*) What have you spent thus far upon your scheme?—For properties alone we have spent about 127,000*l.*

20,155. That is 27,000*l.* more than you estimated?—Yes; and of course the buildings that have been erected upon it have been built with corporation funds.



Mr.  
A. J. Turnbull.  
6 April 1885.

20,156. The buildings for the 600?—Yes.

20,157. (*Chairman.*) You would like the local authority to have the power themselves to close houses unfit for human habitation?—Yes; I think the 16th section of the Public Health Act, the section the medical officers work upon just now, is found to work fairly well. But there is one particular point which the sanitary inspector and the medical officers would like to see improved, and that is, that they should not only be able to condemn the houses and shut them up, but that if the proprietors fail to make the improvement suggested the corporation should be able to enter into the possession of those properties, execute such repairs and alterations as may be necessary, and deduct from the total expense of the property the expenses it cost them.

20,158. They could do the work and charge it now?—They may do it, but there is often great difficulty in recovering the expenses.

20,159. You would like also to get the power which the corporation of Aberdeen appear to possess, the corporation themselves closing the houses instead of applying to the magistrates for that purpose?—Yes, it sometimes involves great circumlocution and delay in the procedure.

20,160. The corporation of Aberdeen have that power now?—So I understand.

20,161. (*Mr. Lyulph Stanley.*) Are the corporation the landlords of these houses which they have built for the 600?—Yes, they are under the Acts; they have not borrowed the money from the Government for it; they have borrowed the money from private parties. We offered first of all to local parties to do the work, and failing their taking up the ground and doing it, we proceeded to do it ourselves.

20,162. (*Chairman.*) Is that under a clause in the Act or under rules made under the Act?—I think it is under one of the clauses of the Act.

20,163. You think that among other new powers which corporations ought to have, should be a greater power with regard to closets, and to enforcing the supply of closets?—Yes, as to the number and position of them. We have great difficulty in getting the position of things prevailing in Greenock out of vogue, having all the closets in the centre of the house opening and ventilating on the staircase.

20,164. How far have those houses for 600 people housed the same class as those who were among the 2,000 turned out?—I am afraid not to any great extent; the houses which we erected first were all houses of two or three apartments; it was thought first that they should not erect any of single apartments at all or very few, consequently the majority of those people had to go elsewhere; the last houses, however, which we are erecting (and the plan is before you) are nearly all of single apartments, to try and provide for that very class, and each single apartment has a separate water-closet lighted and ventilated from outside. I think it is the only instance in Scotland in which this style of house has been adopted to try and get that particular class of people as well as possible housed in that style of house at the lowest rents possible; there is nothing less than 10 feet high ceilings.

20,165. Suppose the corporation found a man and his wife and a lot of grown-up children in one room, in those single-room places under them, would they turn them out?—The house must be measured and it is passed, providing that no less than 300 cubic feet of air-space is provided for each occupant.

20,166. Provided there is that, will they leave them alone?—If it is one family, I suppose they must.

20,167. (*Mr. Lyulph Stanley.*) You would allow the husband and wife and two children over 8?—Yes.

20,168. But if they had three children you would come down upon them?—We might in certain cases.

20,169. You would not mind if there were a man and wife and boy of 17 and girl of 18; you would not interfere on the ground of decency?—I suppose in certain cases they would interfere.

20,170. That would be in their discretion?—That would be in their discretion.

20,171. (*Chairman.*) You have gone into this question in Greenock of single rooms and the people that live in them of different conditions?—Yes.

20,172. You have afterwards made inquiries in Greenock?—Yes.

20,173. Then in 1881 out of 58,000 odd people whose condition you looked into, there were 2,416 families with 8,142 people living in small rooms?—2,416 families in single apartments.

20,174. 8,142 people living in single rooms?—Yes.

20,175. (*Mr. Lyulph Stanley.*) A little more than three to a family?—About 3·37.

20,176. (*Chairman.*) You found in two cases there were 10 people in a single room?—Yes, that is a fact.

20,177. In nine cases nine people?—Yes, you have the table before you. (*See Appendix B. after question 20,269.*)

20,178. Then in 31 cases eight people?—That is so.

20,179. In 82 cases seven people?—That is so.

20,180. (*Mr. Lyulph Stanley.*) What is the population of Greenock; is it 50,000?—About 70,000, within the municipal burgh.

20,181. (*Chairman.*) This table applies to 58,000?—Within the Parliamentary boundary, 58,000.

20,182. You have a very strong opinion that the bad accommodation is largely owing to drink, have you not?—A very strong opinion indeed. We find that meets us at every turn.

20,183. With regard to the very poor, do you consider that labourers not earning very high wages—the poorer class of people who are in work—often inhabit a single room when if they chose to spend less money on drink they might inhabit better quarters?—I quite believe so.

20,184. You have a very strong opinion, have you not, in favour of allotments and gardens in connexion even with houses in towns?—Yes.

20,185. You think that there should be garden plots outside the town?—Or even window gardens; some means of encouraging people to take part in that would be very helpful.

20,186. (*Lord Carrington.*) Are allotments given?—In Greenock nothing is done under the corporation in that way; and that is one reason why I should like the corporation, if possible, to have power to get cheap land in the vicinity of towns so that part of it might be allotted out at a nominal rate to those occupants of small houses.

20,187. Do you think that would be a great practical benefit?—I think it would.

20,188. (*Mr. Broadhurst.*) You would have to go out of the town of Greenock to find allotment space, would you not?—No, there are portions of ground coming quite close into the town that might be suitable for it; in fact, private enterprise quite recently has taken from Sir Michael Shaw Stewart one or two acres of ground and divided it out into allotment spaces of that kind. Of course, it is only the better-disposed class of artisans that at present take advantage of that; but they let them out in 5s. to 6s. plots; about 50 have been already allocated in Greenock.

20,189. Does the landowner make the terms easy for the acquisition of allotment ground; does he take an interest in encouraging gardening among the people?—I cannot say much as to that; it is only at his pleasure that this is allowed; they have not been able to obtain any lease. I suppose that if anybody came to feu the ground they would be turned out.

20,190. You have it on half-yearly tenancy?—Just half-yearly or annually; I am not quite sure which.

20,191. (*Mr. Lyulph Stanley.*) So far as I understand, you say you think that the chief difficulty in getting better housing for the poor in Greenock is the drink?—That is one great difficulty.

20,192. Is not one difficulty in the way of private builders the very great feu duties?—Yes.



20,193. Do not you think that if the land was held by many proprietors competition would alter that?—I think it would.

20,194. You think it is a very high feu duty?—Yes, especially where some of the land is poor agricultural land.

20,195. Do you think it desirable that a town should be entitled to acquire land at a fair price, having regard to its agricultural value, for the purpose of parting with it to builders who have to house the working classes?—That is my strong opinion under conditions; the houses should be of a proper and suitable condition.

20,196. You think that it is a hopeless thing for the population of Greenock that this monopoly of land should block them?—Yes, that we cannot get land cheaper than from 60*l.* to 80*l.* an acre for building purposes.

20,197. So far as I understand this scheme of yours of 1877, you came to Sir Richard Cross and to Parliament with a ready-made agreement with Sir Michael Stewart, only waiting confirmation by Parliament?—We applied to our solicitors in London and were told that this was an essential part of the scheme; that we must have ready to show to Parliament an area of ground within at least a mile of the town on which we could place those houses if required. All along we had the idea that we never would require that ground.

20,198. At any rate, you came to Parliament showing that you had already made a provisional agreement to acquire that piece of land, about two acres?—Five acres.

20,199. From Sir Michael Shaw Stewart, with specifications of houses to be put up and on the faith of that, you got Parliamentary powers to clear this site with this 2,700 people, and one of the conditions put upon you was this—I read from Sir Richard Cross's Confirming Order: "The buildings on the lands constituting the improvement areas when the same shall have been acquired shall be taken and removed in sections, the buildings and new buildings on the said lands shall be erected according to regulations to be from time to time made in that behalf by the Board of Police of Greenock, with the approval of one of Her Majesty's Principal Secretaries of State, subject, nevertheless, to the confirmation of the said agreement." That is the agreement with Sir Michael Shaw Stewart. "So far as relates to the lands comprised therein." Do not you read that as meaning you were to make your demolition piecemeal and by degrees; that as you pulled down a section you were to rebuild a section?—Yes, and so we have done.

20,200. But you have only built for 600, and you have turned out 2,000?—Because it was impossible to build for more owing to the density of the population displaced.

20,201. But you might have erected on Sir Michael Shaw Stewart's land for that?—Yes, but we found that whenever notices were given the people left the houses before we came to pull them down, and they found houses elsewhere.

20,202. Still this Act of Parliament did not contemplate relieving you of any liability of reconstruction on the supposition that the people would find houses elsewhere, and on the faith of that you got your powers?—Yes.

20,203. How many years do you apprehend to run by; do your corporation consider themselves bound to re-house?—Only if necessary.

20,204. Where do you find that in the Act; you are importing a discretion at your own will which is not given you by the Act of Parliament?—Perhaps that is one point that ought to be rectified.

20,205. Is not the best thing to conform to the law; how many years have you allowed to elapse?—In 1877 we began operations.

20,206. That is eight years ago; that fact remains?—Yes.

20,207. (*Mr. Jesse Collings.*) You say that you

bought some of these houses at from 14 to 25 years purchase. On what was that based; was that based on the income of an overcrowded house or on the income which a house would be if it only accommodated its fair number of occupants?—It was upon the ordinary annual rental of the property.

20,208. So that if the owner of the property put 20 tenants into a house which according to a proper standard would only accommodate 10, he received compensation at so many years purchase on the rental he obtained from the 20?—From the total rental.

20,209. Then you gave a premium to the property owner for his misdeeds; you recompensed him for overcrowding, in fact?—That is so. I hold that the proprietors in many cases had been deriving quite immoral rents I may say from the properties.

20,210. And you were compelled to pay purchase money based on that overcrowding?—Yes.

20,211. Did you do that willingly?—No, not at all; only by arbitration.

20,212. Then that arbitration was carried on by an appointed arbitrator?—Yes, appointed by the Government.

20,213. It cost you about 127,000*l.*?—Yes, for the properties alone.

20,214. What do you think you would have had to pay if you had only paid a fair price as between a willing seller and a willing buyer?—I think my original estimate was only about 90,000*l.* I see in my estimate for the artizans scheme that I put it at 100,000*l.*; but that was putting it in, as I consider, very fully.

20,215. Then you consider that you paid something like 27,000*l.* over and above the fair price?—Some 30 to 40 per cent. more than we ought to have paid.

20,216. Do you consider that such transactions would be carried out more satisfactorily if instead of having an ordinary arbitrator appointed, there were an official valuer, a man with a judicial position, who would not be likely to be employed by any of the opposite parties, or who would be confined, in fact, to official valuation; would you be more likely to secure more satisfactory valuations by such an arrangement?—I think we would. There are these two points: I think that the valuator should be a man appointed specially for this purpose connected with insanitary dwellings, and that no compensation should be given for prospective valuation for which we have to pay very large sums, through people stating they had certain schemes in the air which they were going to do but never did; and also too high a value for subdivided dwellings and overcrowded premises.

20,217. You think that the property should be taken for the public good at a fair price?—At a fair price, considering the condition and unhealthy nature of the property in which it then stood, and deducting from it the full value required to put it into a healthy and sanitary state.

20,218. Do you think that the want of these provisions which you are naming tends to deter local authorities from undertaking improvement schemes?—Yes, we had a very much larger scheme in prospect, and I think in view of our experience under this Act we are not likely to enter upon it now.

20,219. Then you think that the excessive demand for compensation with regard to property acts as a deterrent from putting into execution such Acts?—Under the present mode of valuation and compensation that is so.

20,220. You say the corporation have repaired and improved property to the extent of accommodating 300 people, and have built other houses to the extent of accommodating 600 persons; has that transaction made any less to the rates?—That is all included in the rates.

20,221. Have you any difficulty in the management of that property?—Not very much. We have a special factor appointed for this special purpose.

20,222. Have you any more difficulty than an ordinary proprietor?—I do not think so.

*Mr.*  
*A. J. Turnbull,*  
6 April 1885.



Mr.  
A. J. Turnbull.  
6 April 1885.

20,223. None beyond the ordinary difficulty of getting the rents?—And looking after the repairs.

20,224. Do you charge the ordinary rent?—We charge quite a fair ordinary rent for those houses.

20,225. And do you go in to get as much rent as competition will allow you, or to get only what you consider a fair rent?—The builders complain that we are giving quite superior houses at low rents, and that they cannot compete with the local authority with that class of house.

20,226. That being so, if the local authority were to continue that operation so as to extend over the whole area, would you not secure your object in getting houses at the lowest possible price?—Yes, but at an increased expense to the ratepayers.

20,227. But if in addition to that you had power to take land compulsorily at a fair price, would you be able still further to secure your aim?—I believe we could, if we had cheap land, and the local authority had power to build houses of this class at moderate rents, I believe we could accomplish a great deal in this direction.

20,228. You stated that you offered the land on several occasions by auction, and that on one occasion there was about a third of what it cost offered, and that you sold at that price?—It was rather a low price; I think it cost us 9*l.*, and we sold it at 4*l.* per square yard.

20,229. Did you put any conditions in the sale as to what buildings should be put on the ground?—In that case business premises were allowed to be put on it.

20,230. If you had made the condition that only dwelling-houses were to be put on it, do you think it is likely that you would have sold it at all?—I do not think so.

20,231. It would have been a lower price?—Yes.

20,232. Are you of opinion that local authorities can build houses where a private owner cannot?—That, I believe, is the case in Greenock.

20,233. What precaution do you take in such a case to prevent land, after it has left your hands, being charged a still higher rental, an extra annual charge?—We cannot control anything as to that after it leaves our hands.

20,234. But if you were to retain that in your hands as a corporation, you would have no inducement to make a profit upon the house?—Except a fair rental.

20,235. Therefore does that lead to the conclusion that by keeping it in the hands of the local authorities you secure an increase of value, either going into the deduction of rental, or even an increased profit, which profit will go to the poor of the community?—Yes.

20,236. Do you recommend that?—Yes, if we could secure cheaper land, and lower rates of compensation for the purchase of property.

20,237. Do you recommend that as one means by which you hope to secure a decrease of price in providing dwellings?—I believe it would do so to a certain extent.

20,238. You said that a portion of your outlay was for street improvement; is that street improvement more or less necessary to complete your sanitary scheme?—It is to give better light and ventilation, and wider accesses to the properties.

20,239. Therefore it might be considered that it would be part of the scheme as a whole?—It is indeed an important part of the sanitary scheme.

20,240. You spoke of the allotments; do you advocate that local authorities should have power to take land at a fair price for the purpose of letting in allotments?—I do, both for letting allotments and for recreation, public parks, and things of that kind.

20,241. You stated that drink was one cause of the difficulties you are contending with?—Yes. First of all, in making high values of the property, and in degrading the character of the people.

20,242. You have also stated that 8,142 out of 58,000 people live in houses of one apartment?—Yes.

20,243. Have you considered that it is a case in which drunkenness and want of good dwellings act

and re-act, or whether you think that the poor dwelling accommodation comes solely from drink?—It is a case of action and re-action certainly. In the older dwellings the labourers have no comfort whatever in getting home wet and weary from work, and they fly to the public-house as a more cheery and warmer place.

20,244. Do you hope for or expect any permanent improvement until better dwellings are provided?—No, unless by repressing the dirtiness of the occupants and punishing them for dirt and providing prizes or inducements for cleanliness.

20,245. In such houses where there are four, five, or six, and in some cases nine people in a room, do you think that any amount of repression or punishment will enable people to live decently in such houses?—That is not allowed now, though it was the case when these representations were made; the Act is now more stringently enforced.

20,246. Do you expect in such cases of one-roomed houses that any amount of punishment or rules will enable people to live in a decent and cleanly manner?—Not to any great extent. I think that two apartments should be provided in every case, if possible.

20,247. You said that plots of land were provided for as allotments at 5*s.* each; can you tell me what size those would be?—From 30 to 40 feet square.

20,248. Do you think from a moral point of view, that if allotment land was generally provided it would be one remedy to prevent their going to the public-house?—It would certainly assist, and encouraging window gardening in addition would do so.

20,249. You have given strong evidence that the monopoly of land that brings the price up to from 56*l.* to 80*l.* per acre for the feu is one great drawback to the erection of cheap houses?—Yes.

20,250. Such land lets at 3*l.* an acre as the rental?—Yes, some of it; some only 10*s.* an acre.

20,251. To what do you attribute the increased value; to the spread of the town?—The town increasing out into the country, and there being only two proprietors who keep the land in their own possession.

20,252. Then the accident of the possession of land enables those two men to tax the community at the difference between 56*l.* and 80*l.*?—Yes, that is so.

20,253. Do you know any other way to keep the value of land down except the possession of it by the community?—I cannot see any other way than by the corporation having the power to acquire it at a very moderate rate.

20,254. But having acquired it, if they once part with it, do not the same difficulties begin?—If they part with it there will be buildings erected upon it.

20,255. Will not also the price of the land be increased by the annual charges, as you call them?—You mean if the corporation let it off in plots to other parties, I presume.

20,256. Yes?—Then they would let it off under the condition that they would build thereon.

20,257. That means that they would practically retain possession of it so far as the price is concerned?—Yes.

20,258. Your experience leads you to think that that would be a remedy?—Yes, one very important remedy.

20,259. Having experience of this one-room system, do you contemplate the continuation of that system as anything of a satisfactory character as a permanent solution of this difficulty with regard to the housing of the poor?—We are building as few houses as possible of one room, and of course we are improving those that exist as largely as we can, to try and remedy the evils that are always consequent upon them.

20,260. Does this land of 3*l.* an acre lie within the burgh?—Yes, 600 or 700 acres of it.

20,261. And that pays rates only on the rental?—The unfenced land, that is, the agricultural land, at an average of 3*l.* an acre, only pays one sixth of the ordinary local rates; but none of the land that is fenced amounting to about 50,000*l.* a year pays local rates.



20,262. But that land at 31, an acre only pays one sixth?—Yes, one sixth of what the other ratepayers pay.

20,263. Therefore the local burdens fall upon the general community and not on the land?—Yes.

20,264. Although that land is by the efforts and requirements of the community increasing in value yearly?—By the increase of the town, that is so.

20,265. Is that considered in your town fair to the community?—It is considered a very great hardship in Greenock.

20,266. And you would recommend an alteration in that respect?—I think I should.

20,267. (*Earl Brownlow.*) With regard to drink, do the poor in Greenock drink entirely in public-houses, or at home too?—In both ways. But, of course, in Greenock they drink in public-houses much more than in England. There is sitting accommodation and side rooms, where they can sit and make themselves comfortable for the whole evening.

20,268. Have you any idea what proportion the number of public-houses bears to the population?—There are 214 licensed houses, that is, about one to every 330 people.

20,269. And in the new areas is there any prohibition?—We prohibited them entirely. There are no public-houses allowed there.

The witness withdrew.

Adjourned to to-morrow at 10 o'clock.

# APPENDIX TO EVIDENCE OF MR. TURNBULL.

## A.

TABLE showing ANNUAL MORTALITY, INFECTIOUS DISEASES, &c., in GREENOCK, from 1855 to 1884 inclusive. (Compiled from STATISTICS prepared by Mr. GEO. A. D. MACKAY, Sanitary Inspector.)

Years.	Mean Annual Mortality per 1,000.	No. of Deaths from Infectious Diseases.	No. of Cases of Infectious Diseases treated in Hospital.	Rate per 1,000 of Population treated in Hospital.	—
1855-56 (2 years)	31.61	648	636	7.76	} Under voluntary arrangement.
1857-66 (10 " )	31.52	3,723	4,058	8.45	
1867-76 (10 " )	29.66	3,709	4,684	7.85	
1877-81 (5 " )	23.32	824	1,388	4.12	} Since compulsory powers have been strictly enforced.
1882-84 (3 " )	22.20	505	853	3.98	
1884 - - -	20.55	139	292	4.02	

NOTE.—The sanitary clauses of the Local Police Act came into force in 1877, and the operations under the Artizans Dwellings Improvement Act were commenced in 1878. The improvement in the health of the community since 1877 is very marked, and is largely due to the pulling down of dwelling-houses unfit for human habitation, to improvements effected on existing dwelling-houses, courts, &c., to strict enforcement of regulations connected with lodging-houses, and having

reference to over-crowding, cleanliness, &c., and to the efficient measures taken for the proper isolation of cases of infectious disease under the 42nd section of the "Public Health (Scotland) Act, 1867," and the special provisions under the Local Act of 1877.

The rate of mortality in the unhealthy areas condemned by Dr. Wallace, Medical Officer of Health, under the Artizans Dwellings Act, ranged from 40 per 1,000 to 67 per 1,000 on an average of 10 years.

## B.

NUMBER OF APARTMENTS to each Family, specifying the NUMBER of PERSONS in each FAMILY and the NUMBER of FAMILIES in each size of House; also, the NUMBER of INDIVIDUALS in each size of House within the BURGH of GREENOCK, 1881.

Number of Persons in each Family.	Number of Rooms or Apartments.										Totals.	
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10 and upwards.	Families.	Individuals.
1	284	258	78	19	8	3	—	1	1	2	654	654
2	596	871	314	67	45	12	11	9	8	13	1,946	3,892
3	524	1,054	364	111	48	21	15	13	12	21	2,183	6,549
4	431	1,135	372	109	55	25	14	17	12	33	2,203	8,812
5	295	1,045	334	111	50	24	16	12	13	29	1,929	9,645
6	162	789	341	84	28	23	8	15	16	37	1,503	9,018
7	82	575	266	68	40	13	10	9	15	40	1,118	7,826
8	31	326	181	54	26	16	14	21	12	33	714	5,712
9	9	130	87	31	10	11	9	12	17	16	332	2,988
10	2	52	37	11	11	5	4	3	7	22	154	1,540
11	—	15	21	8	2	6	4	6	8	11	81	891
12	—	6	6	2	1	3	—	2	—	8	28	336
13	—	—	1	1	1	—	1	2	—	10	16*	208
14	—	—	—	—	1	—	—	—	1	2	4	56
15	—	—	—	—	—	1	—	—	—	2	3	45
16	—	—	—	—	—	—	—	—	—	—	—	—
17	—	—	—	—	—	—	—	—	—	—	—	—
18	—	—	—	—	—	—	—	—	—	1	1	18
19	—	—	—	—	—	—	—	—	—	2	2	38
20	—	—	—	—	—	—	—	—	—	—	—	—
21	—	—	—	—	—	—	—	—	—	—	—	—
22	—	—	—	—	—	—	—	—	—	—	—	—
23	—	—	—	—	—	—	—	—	—	—	—	—
Number of Families -	2,416	6,255	2,402	676	326	163	106	122	122	282	12,871	—
Number of Individuals	8,142	28,211	11,781	3,403	1,629	933	611	761	788	1,959	—	58,228



## Council Chamber, Edinburgh.

Tuesday, 7th April 1885.

## FORTY-SECOND DAY.

## PRESENT :

THE RT. HON. THE EARL BROWNLOW.  
THE RT. HON. THE LORD CARRINGTON.  
THE RT. HON. GEORGE JOACHIM GOSCHEN, M.P.  
THE RT. HON. SIR CHARLES WENTWORTH DILKE,  
BART, M.P.

THE RT. HON. THE LORD PROVOST OF EDINBURGH.  
THE HON. EDWARD LYULPH STANLEY, M.P.  
MR. HENRY BROADHURST, M.P.  
MR. JESSE COLLINGS, M.P.  
MR. JOHN EDWARD COURTENAY BODLEY,  
Secretary.

THE RT. HON. SIR CHARLES WENTWORTH DILKE, BART., M.P., IN THE CHAIR.

Mr. THOMAS BRYCE LAING examined.\*

Mr.  
T. B. Laing.  
7 April 1885.

20,270. (*The Chairman.*) You are one of the two conjunct town clerks of Leith?—Yes.

20,271. You came to Leith in the year 1877 from the town clerk's office in Edinburgh where you had been from 1865?—Yes.

20,272. The Town Council of Leith are at present carrying out an improvement scheme under the Artizans and Labourers Dwellings Improvement (Scotland) Acts, 1875 and 1880, under a Local Provisional Order Confirmation Act, which received the Royal Assent on the 26th of August 1880?—That is so.

20,273. That Act proceeded upon two official representations by the medical officer of health of the burgh, the one dated the 31st of January 1876, and the other dated the 10th of March 1877?—Yes.

20,274. Those representations were practically to the effect, that the portions of Leith bounded by Great Junction Street, King Street, Sheriff Brae and Coalhill, Tolbooth Wynd and Kirkgate, shown on a plan which you have with you, came under the category of section 3 of the Act of 1875?—Yes.

20,275. And that the sanitary defects could not be effectually remedied otherwise than by the re-arrangement and reconstruction of the closes, and the great majority of the houses connected therewith?—Yes.

20,276. On the 9th of July 1877, the Town Council being satisfied of the truth of those representations, passed a statutory resolution to proceed with the scheme for the improvement of the area, did they not?—Yes.

20,277. To assist in the preparation of the scheme, a deputation which included the sanitary and engineering officials of the burgh, and yourself was appointed to proceed to Liverpool, Birmingham, and London, where schemes had already been in operation, and where you obtained a good deal of useful information; is not that so?—Yes.

20,278. On the 8th of October of that year, at a special meeting of the Town Council, a plan for the reconstruction of the area was approved, and it was resolved to proceed with the scheme?—Yes.

20,279. The estimate was that the gross cost would be 274,000*l.* and odd, and that the recoupment would amount to 183,000*l.* and odd, the net cost therefore being 90,000*l.* and odd?—That is so.

20,280. A formal scheme was prepared, and the newspaper notices were given with a view to proceeding in Parliament during the session of 1878?—Yes.

20,281. But in deference to a wish expressed at the ward meetings in November, a plebiscite or poll of the ratepayers was taken, and they decided against a scheme of that magnitude; and that particular scheme was accordingly dropped?—That was so.

20,282. The Council being still desirous of proceeding during the session of 1878, applied on the 15th of January to the Home Secretary, to know

whether he would exercise his dispensing power under section 26 of the Act of 1875, so as yet to allow of notices being served for a modified scheme; but the Home Secretary replied, that he would wait until the new scheme was laid before him, before he would determine that question?—That is so.

20,283. In the February following the Council prepared a modified scheme, a plan of which you bring with you?—Yes.

20,284. And they advertised it as being open to the inspection of the ratepayers?—Yes.

20,285. The estimate of that scheme was gross cost, 122,000*l.*; recoupment, 47,000*l.*; and net cost, 75,000*l.*, was it not?—That is so.

20,286. A public meeting of the ratepayers was called to consider that scheme, and that too was rejected by them as too dear, was it not?—Yes.

20,287. The consequent abandonment of that scheme having been intimated to the Home Secretary under section 8 of the Act of 1875, Mr. Cross, as he then was (the present Sir Richard Cross) replied, asking whether it was the Council's intention during that autumn to renew the proceedings for obtaining and carrying into effect an improvement scheme?—Yes.

20,288. And he said, did he not, that he was "very unwilling to adopt the alternative of laying all the papers connected with the former scheme before Parliament, with a view to founding general legislation of a compulsory character upon them"?—That is so.

20,289. Ultimately, upon the 4th of February 1879, a still more modest scheme was, with the approval of the ward meetings in the previous November, adopted by the Council, and agreed to be presented during the session of 1880?—Yes.

20,290. The estimate for that scheme was gross cost, 98,000*l.* and odd; recoupment, 46,000*l.* and odd; and net cost, 52,000*l.* and odd?—Yes.

20,291. The area embraced in the scheme was about nine acres in extent, and there was to be constructed right through it from Great Junction Street to the harbour, a main street 50 feet wide with such subsidiary streets as might afterwards be determined?—Yes.

20,292. A copy of the plan is submitted by you?—Yes.

20,293. It shows the ground divided into five areas: Area A, of 3.61 acres; area B, of .79 acre; area C, of .62 acre; area D, of 2.84 acres; and area E, of 1.22 acres, the total being 9.08 acres?—Yes.

20,294. At the proper time the notices were given, and a petition for a Provisional Order was lodged with the Home Secretary, and in due course the Home Secretary ordered a local inquiry, and appointed Mr. George Cunningham, Civil Engineer of Edinburgh, to conduct it?—Yes.

\* See also Appendix A. (IV.), and Appendix D.



20,295. He was the same gentleman who had conducted the inquiries in Greenock and other places, was he not?—Precisely.

20,296. That inquiry was held on the 13th of February 1880?—It was.

20,297. At the outset of the inquiry a protest was lodged by a ratepayer of the burgh, although he had no property which it was proposed to take by the scheme?—Yes.

20,298. He protested, amongst other points, that Mr. Cunningham had not given legal notice of the inquiry, did he not?—Yes.

20,299. The point taken was to this effect: that section 15 of the Act of 1875 provides that the inquiry shall be "into the correctness of the official representation made to the local authority as to such area being an unhealthy area, and into the sufficiency of the scheme provided for its improvement, and into any local objections to be made to such scheme;" whereas by the 16th section the officer appointed to hold the inquiry is directed to make his notice "in such manner as he thinks best calculated to give information to the persons residing in the area, of his intention to make such inquiry, and a statement of a time and place at which he will be prepared to hear all persons desirous of being heard before him upon the subject of the inquiry?"—Yes.

20,300. The Home Secretary of course made his appointment in the terms of the 15th section of the Act?—Yes.

20,301. The inquiry officer, probably, according to you, not noticing that his notice was to be different from his appointment, simply echoed the words of his appointment?—That is so.

20,302. And consequently he omitted the invitation, in words, at all events, to "all persons desirous of being heard"?—That is so.

20,303. One or two owners of property in the area also appeared and objected to their premises being taken?—Yes.

20,304. And the result was that Mr. Cunningham, who otherwise reported in favour of the scheme, recommended that certain properties, covering in all about one acre, should be taken out of the scheme?—Yes, those are shown hatched upon the plan.

20,305. (Mr. Lyulph Stanley.) The wool stores and some premises adjoining?—Yes; and the Mission Hall at the north part of the plan.

20,306. (The Chairman.) And to that recommendation the Home Secretary afterwards gave effect in the Provisional Order?—Yes.

20,307. Before issuing the order the Home Secretary requested information as to the number of persons of the working class to be displaced, and as to the provision to be made for their accommodation?—He did.

20,308. And you were informed by your Parliamentary Agent that what was wanted as to numbers was not an actual census?—That is so.

20,309. Were you informed in writing?—I cannot recollect that. We were informed at the time.

20,310. Your agent, according to your statement, told you that what was wanted was the number of dwelling-houses then occupied multiplied by five?—That was so.

20,311. Was your agent an English agent or a Scotch agent?—It was our Parliamentary Agent, Mr. T. B. Simson, a Scotchman no doubt, a member of the firm of Messrs. Simson and Wakeford, of Great George Street.

20,312. I suppose your contention is that he was rather thinking of the use of the word "house" as it is used in England for the whole building, rather than as it is used in Scotland?—I do not think that. I think he meant that five was the average number of a family.

20,313. Then your return brought out the following results, did it not?—Area A, 408 houses which multiplied by five gives 2,040 persons; Area B, 42 houses, 210 persons; Area C, 79 houses, 395 persons; Area D, 81 houses, 405 persons; Area E, 91 houses, 455

persons; the total being 701 houses and 3,505 persons?—That is so.

20,314. (Mr. Lyulph Stanley.) But that Area D would have included the part which is hatched on the plan, and which was afterwards dropped?—That is so.

20,315. (The Chairman.) You pointed out that your provision for the accommodation of the displaced persons was contained in section 7 of your scheme, which contained the following proposal, namely:—that you should provide either by the appropriation of some parts of the unhealthy areas, and such sites respectively, and by securing the erection of suitable dwellings thereon, or in some other manner, for the accommodation of at least as many persons of the working class as would be from time to time displaced within the unhealthy areas?—That is so.

20,316. The following words were also found in it, were they not?—"Considering that the property will be removed in sections, and that there are at present outside of the scheduled areas, and within a radius of 500 yards from the centre of Area A, 131 dwelling-houses of the working class empty, we (that is to say, the burgh assessor and the burgh surveyor) are of opinion that there exists ample provision to meet all the requirements from the very commencement of operations"?—Yes. That is not in the Order; that is in our information to the Home Secretary.

20,317. The Home Office introduced, did they not, the following paragraph into the Provisional Order:—"And whereas the population of the working class occupying the areas comprised in the said scheme is estimated at 3,505, and proper accommodation will be provided for that number by the said scheme"?—Yes.

20,318. That was the usual paragraph, was it not?—I am not aware.

20,319. Have you not followed the English schemes?—I cannot say that I have.

20,320. Of course you would not wonder, would you, that people would consider that your whole scheme was conditional on paragraphs of this kind?—If it could be wrought out; but we have discovered in practice that it cannot be wrought.

20,321. You borrowed money on the strength of this, did you not?—On the strength of our whole scheme.

20,322. Then the Provisional Order went on in the following words:—"The buildings on the lands constituting the improvement areas, when the same shall have been acquired, shall be taken down and removed gradually, new houses for the accommodation of the population of the working class now occupying these areas being built simultaneously with the taking down and removing of the existing buildings"?—That is so.

20,323. On the issue of the Provisional Order the ratepayer who had protested at the local inquiry wrote to the Home Office, did he not?—Yes, he sent several communications.

20,324. Did the Home Secretary send the letters down to you for any observations that you had to offer?—I forget at this moment whether that was so; and I have had no time to refer to it.

20,325. They were sent down, but you forget whether they were sent down in the time of Mr. Cross or in the time of Sir William Harcourt?—I cannot even say at this moment that they were sent down.

20,326. The Order then came before Parliament with all the words in it that I have read?—Yes.

20,327. The ratepayer that you spoke of opposed the scheme, and another ratepayer joined him in opposing it?—Yes.

20,328. And you were also opposed by the Corporation of Edinburgh?—Yes.

20,329. They are what is called in Scotch law the superiors of a portion of the ground to be acquired?—Yes.

20,330. Then there were city creditors who opposed, were there not?—Yes, they concurred with the Corporation.

Mr.  
T. B. Laing.  
7 April 1885.



Mr.  
T. B. Laing.  
7 April 1885.

20,331. They thought that their feu duties were not sufficiently secured?—That is so.

20,332. They made some statement as to their casualties; what are casualties?—I understand that in England you call them fines.

20,333. There was also opposition by the Edinburgh and District Water Trustees, was there not?—Yes.

20,334. They sought for a clause to compel you to pay for the main pipes for your new streets?—Yes.

20,335. The opposition of the Corporation of Edinburgh was based upon the words "extinction of rights of way and other servitudes" in the 19th section of the Act of 1875, which they maintained would prejudicially extinguish their superiority?—Yes.

20,336. The point was warmly fought, was it not?—It was.

20,337. You argued that the city's superiority, like all Scotch superiorities in public undertakings of the kind, was sufficiently protected by the general law under the Lands Clauses Act?—We did.

20,338. And the Select Committee of the House of Commons decided for you?—They did.

20,339. With regard to the water dispute, you were ordered to pay for "providing and laying new mains and water pipes in lieu of and equal in value as working mains and pipes to any now belonging to the Edinburgh and District Water Trustees, and which, in the opinion of the arbitrator, it may be necessary to provide or lay, in consequence of the exercise of the powers of the order hereby confirmed"?—

20,340. The only other alteration in your Bill in the House of Commons was at the instance of the Leith Dock Commissioners?—Yes.

20,341. By section 20 of the Act of 1875, it is enacted that "any balances of profit made by the local authority under this Act shall be applicable to any purposes to which any other local rate is for the time being applicable"?—Yes.

20,342. The Dock Commission, who pay the Artizans Dwellings rate, and are not liable in all the rates of the burgh, were afraid that the profits would be credited to a rate to which they were not contributors?—Quite so.

20,343. You agreed to that?—We did, readily.

20,344. In the House of Lords, the Corporation of Edinburgh renewed their opposition, did they not?—They did.

20,345. But a settlement was effected?—Yes.

20,346. The Bill received the royal assent on the 26th of August 1880, did it not?—Yes.

20,347. Then you set about acquiring the different properties and interests?—Yes; we acquired as many as we could by private bargain.

20,348. You acquired 59 ownerships at a price of 25,000*l.* and odd, by private bargain?—We did.

20,349. After that the arbitrator, Mr. Cunningham, was called in, and notices of claim issued, and there were 77 claims lodged, amounting to close on 90,000*l.*?—Yes.

20,350. The provisional award was issued at 61,000*l.* and odd?—Yes.

20,351. Eight of the owners objected, did they not?—Yes.

20,352. The Council acquiesced in the provisional award, but, ultimately, only three owners came to be heard before the arbitrator?—That is so.

20,353. He issued his final award, did he not, with a gross increase upon the provisional award of under 1,000*l.*?—It was about 500*l.*, I think.

20,354. You were given entry at Whit-sunday, 1883?—Yes.

20,355. Were you satisfied, generally speaking, with the results of the arbitration?—Very much so.

20,356. You did not see any reason to wish for any change of the law with regard to the principles of compensation?—Not in the slightest.

20,357. Then you advertised for plans, and offered prizes?—Yes; that was for laying out the areas.

20,358. (Mr. Lyulph Stanley.) Did you ask for

plans only with reference to the laying out of new streets, or did you ask for them also for erecting dwellings for the working classes?—The two things were combined. The streets showed the blocks alongside of them.

20,359. Did you ask for tenders, or only for plans?—We asked for plans.

20,360. (The Chairman.) There were plans and elevations prepared by your own architect, I suppose?—Yes, afterwards.

20,361. (Mr. Lyulph Stanley.) What did you first ask for?—Competitive plans for laying out the streets, showing blocks of buildings alongside of them.

20,362. Have you with you the advertisements in which you asked for those plans?—No.

20,363. (The Chairman.) It was urged by the ratepayer who has been referred to, and who by this time had entered the Council, was it not, that under the clauses which I have read you could not feu, except for workmen's houses, until the 3,505 persons had been provided for by the new houses on the improvement area?—Yes.

20,364. Ultimately you ordered a census, did you not, in January 1883?—Yes, the town council did.

20,365. And that census showed that the gross population was only 2,150?—That is so.

20,366. And it showed also the class of houses?—Yes.

20,367. (Mr. Lyulph Stanley.) Have you a copy of that census?—Yes (producing the same).

20,368. The return which you made to Parliament in the year 1880 was, though not taken by visitation from house to house, but by multiplication, a return on 701 houses, all of them occupied?—Yes; I think these are the words, "presently occupied."

20,369. When you ordered your officer to take a census in the year 1883 he reported to you that out of 691 houses of all classes in the district he found 86 one-roomed houses, 57 two-roomed houses, and three three-roomed houses at that time unoccupied?—Yes.

20,370. Therefore the diminished number that you found in the district would be a diminished number partly, at any rate, owing to a large number of the houses that were occupied when you made your return to Parliament being unoccupied when you took your census?—No doubt.

20,371. And you say here that the reason of that diminution of the population at that time was the cessation of work connected with the docks?—I do not say that that was the reason, but that was a reason; at all events it was a reason given to me. It is a thing that I am not personally acquainted with.

20,372. But you believe that a reason for the diminution of the population of this district was the cessation of work at the docks, and the consequent removal of the people who had been connected with the work at the docks?—Yes.

20,373. But in spite of that cause of diminution you say that the whole population of Leith at this moment is greater than it was in the year 1881?—Very likely; I have no doubt that it is.

20,374. The town of Leith is a growing town?—Yes; there are a lot of new buildings being erected in the suburban districts of it.

20,375. (The Chairman.) In spite of your census, some of your council were not satisfied as to your legal and perhaps as to your moral position, but certainly as to your legal position; and a sub-committee was appointed, was it not?—Yes.

20,376. The sub-committee was appointed in order to show how the full number of 3,505 persons could be accommodated?—Yes.

20,377. A return was made, showing what, in your opinion, ought to be done?—Not what ought to be done, but how it could be done if we were put to it.

20,378. Could you produce that return?—Yes (producing the same). This return shows how every block could be dealt with, so as to accommodate that number.

20,379. (Mr. Lyulph Stanley.) In July 1883 the committee of the town council made a recommenda-



tion how to meet the requirements of the Act, did they not?—No, they did not make a recommendation; on the contrary, they tried to avoid doing that.

20,380. A suggestion?—Not even a suggestion; it was a mere foundation, to show how it could be done.

20,381. A committee of the town council set out in a report a manner in which the requirements of the Act might be met?—If we were driven to it.

20,382. (*The Chairman.*) Then you put up area D. to feu, did you not?—Yes.

20,383. You have a copy of the conditions here, have you not?—Yes (*producing the same.*)

20,384. The sales were twice adjourned, were they not?—Yes.

20,385. And ultimately the feus were taken off, with entry at Martinmas 1884?—Yes.

20,386. The conditions were amended, were they not?—Not practically, so far as sanitary matters were concerned. The lots were altered, and therefore of course there required to be corresponding emendations upon them.

20,387. Were they altered as regards the matters which we are inquiring into at this moment?—No. I have the alterations here if you wish to see them.

20,388. (*Mr. Lyulph Stanley.*) As I understand, all those lots that were offered in these articles of sale were on the diminished area D?—They were.

20,389. What was the acreage of the diminished area D?—The gross acreage of the first area D was 2·84 acres.

20,390. How much of that was taken off with the wool stores and the other part?—I should think nearly an acre, because I am informed that an acre has been taken off, and the only other piece that has been taken off is that little Mission Hall.

20,391. Then the area left, on which you offered this land to feu, was about 1·84 acres?—I should think so.

20,392. How much of that 1·84 acres was to be taken off for the new road, because you were going to make a large road right through this, were you not?—Yes. I should like to show you the plan.

20,393. We want to see what land was left available for building?—I think I can show you (*producing a plan and describing it*). This is the plan that was generally approved of, showing the whole scheme. This is area D, and this is the street that we spoke of.

20,394. And this was all that you offered to feu?—All this (*pointing it out*).

20,395. That would be a good deal less than one acre, would it not?—Just about an acre.

20,396. Those lots you offered to feu with the obligation to put workmen's dwellings on them?—Yes.

20,397. How many of them were to be limited to workmen's dwellings?—Speaking from memory, I think it was confined to lots No. 7 and No. 12 upon the plan.

20,398. (*The Chairman.*) There was one lot feued to a Mr. McCabe for workmen's dwellings, was there not?—Yes; but that was altered. He got the whole of lot 12 and half of lot 11. We had to alter this, as I have already stated.

20,399. You feued also to a further extent for the erection of ordinary dwelling-houses, did you not, to another gentleman, Mr. Thynn?—Yes, we did.

20,400. And you sold a corner lot to Messrs. Ford, for the extension of their rectifying premises?—Yes, but not suitable for dwellings, I believe. I could show that upon the map if necessary.

20,401. Then you feued also some land for a church, did you not?—Yes, for the United Presbyterian Church.

20,402. (*Mr. Lyulph Stanley.*) I have just run out the quantities in square yards, and I find that the 11 lots altogether contain 5,830 square yards, which would not be quite an acre and a quarter?—Quite so.

20,403. (*The Chairman.*) The amount feued for workmen's dwellings was a very small proportion of

the whole, was it not?—I think it is lots 7 and 12, which must be a small proportion of the whole.

20,404. I am judging by the money rates?—It was a small proportion.

20,405. (*Mr. Lyulph Stanley.*) Does it appear in this list?—Yes, it is mentioned there, I think.

20,406. (*The Chairman.*) You feued a portion to the United Presbyterian Church at a less rate per acre than you got from Mr. McCabe for the land that you feued for workmen's dwellings, did you not?—I cannot tell you. I got these figures from the surveyor last night.

20,407. The whole amount for what you feued to Mr. McCabe for workmen's dwellings was 27*l.* 6*s.* a year?—Yes.

20,408. And your note is that that was at the rate of 203*l.* and odd per acre?—Yes; probably that is so.

20,409. And the amount in the case of what you feued to the United Presbyterian Church was 40*l.* a year?—Yes.

20,410. And your note says that that was at the rate of 188*l.* per acre?—Yes.

20,411. (*Mr. Lyulph Stanley.*) I see that in the particulars you say that the two lots offered for workmen's dwellings were lot 7 and lot 12; but according to your particulars lot 7 was to be at the upset price of 15*l.* feu, and lot 12 was to be at the upset price of 29*l.*?—Those upsets had all to be reduced very materially. We could get no offer upon that basis at all. As I have already said, the sales were adjourned twice; and no builder that was spoken to would look at these articles at all. We printed them and sent them round to builders and architects and everyone that we thought might assist us; but nobody would touch them.

20,412. And then you reduced the feu?—We did.

20,413. (*The Chairman.*) But those that I have been reading to you are those that you actually granted, are they not?—No. In offering that part for the United Presbyterian Church, we offered it also at the same sale for workmen's dwellings, but there was no offer for the dwellings.

20,414. But the obligation of the law was that you were bound to offer the whole of it for workmen's dwellings?—I do not admit that.

20,415. (*Mr. Lyulph Stanley.*) But were you not so advised by your lawyers?—No.

20,416. (*The Chairman.*) You borrowed 100,000*l.*, did you not?—We did.

20,417. And that was borrowed under Sir Richard Cross's Act, was it not?—That is so for the whole purposes of our scheme.

20,418. All the obligations, not only those laid down in the preamble of Sir Richard Cross's Act, but the actual words in your own Provisional Order and in your own Act of Parliament, are clear. How could you escape them?—We had better see what these are. Where we feued the land for this church, and to Mr. Thynn, there were no buildings to remove; so that we were, so far as that is concerned, dealing with garden ground.

20,419. But the effect has been that you have not rehoused any of those 3,505 persons?—We have none to rehouse.

20,420. Still, although you do not admit your own estimate to have been correct, you allow that according to your own census you removed between 2,000 and 3,000 people?—No; that is quite a mistake. We have not cleared any of the ground except area D; that is the only area that we have cleared.

20,421. (*Mr. Lyulph Stanley.*) All the rest has the old houses upon it?—Except those that were very bad, and had to be taken down as unhealthy and dangerous. We are the owners of the whole, and we employ a man to keep any of the houses that require repair in order; and we have a lot of not bad workmen's houses, which are enough to meet the demand.

20,422. (*The Chairman.*) Were they all open areas?—I think it must be shown in that plan. This is as it was before we dealt with it (*describing the plan*); and there you see a building and a stone

Mr.  
T. B. Laing.  
7 April 1885



Mr.  
T. B. Laing.  
7 April 1885.

yard, and a few houses here. This was a tannery at which nobody lived, of course. This was all open garden ground. There was one house.

20,423. (Mr. Lyulph Stanley.) Have you any idea, within a 100 or within 50 how many people you have cleared from these two blue and green areas?—I give you the number of houses that were upon it, and if you multiply that by some other number you will get at the number of people. There were said at this time to be 81 houses occupied in area D.

20,424. Where are you reading from?—From returns supplied by me to the Home Secretary.

20,425. Can you give us the names of the streets that were at area D?—Merrilies Close and Yardheads; I think that is all.

20,426. You showed in your own return 282 people in Yardheads and Merrilies Close, did you not?—As being displaced at that time?

20,427. No, as existing at that time?—Yardheads population, however, included the side of the street in area A.

20,428. (The Chairman.) You have practically then not begun on your unhealthy areas?—No.

20,429. You borrowed 100,000*l.*?—Yes.

20,430. How much of that have you spent?—The whole of it.

20,431. Then what do you propose to do now? You have got this money from Parliament for the purposes of Sir Richard Cross's Act, that is to say, for the purpose of clearing an area which was unhealthy and dangerous to the health of both the inhabitants and the town generally; you have borrowed money under Sir Richard Cross's Act, but you have not begun to clear any portion of what you consider to be an unhealthy area?—We are instructed to proceed gradually, and that we are endeavouring to do; and we have gone too rapidly as it is, because we cannot get what we have offered feued.

20,432. But you seem to have begun at the wrong end; you have obtained the money from Parliament for the purpose of clearing an unhealthy area and re-housing the population, and you have begun on what is chiefly open ground, and spent your money upon it?—To start with area A before area D would simply be building a house without a door.

20,433. Have you the words of the medical officer's report, upon which the original scheme was founded?—Yes, I have the official representations here.

20,434. Would you let me look at them, if you please?—Certainly (*handing in some papers*).

20,435. You had three schemes, and your two first were withdrawn; did you proceed upon the third?—They were all founded on the original report.

20,436. The report states that "In the district of the burgh extending from Kemp's Close to Cable Wynd, and from Giles Street to Yardheads, there are many houses unfit for human occupation, and that in consequence of want of air, water, ventilation, and proper conveniences, the state of the Closes Courts, and houses in it is such as to induce a low condition of health and a large death-rate among its inhabitants. I represent that the same observations hold true in regard to the area between the west of St. Andrew Street and No. 15, Coalhill, as also between Horse Wynd and Shirra Brae, including Lawson's Wynd; likewise the small area of space to the south of No. 53, Giles Street. In my opinion, the evils connected with these houses and the sanitary defects of the area referred to cannot be effectually remedied otherwise than by a rearrangement and reconstruction of the Closes and the great majority of the houses connected therewith." Then he represents again that "In the district of the burgh from the top of King Street, along the Shirra Brae, including Coalhill, from St. Andrew Street towards the Kirkgate, up the Kirkgate onwards to Giles Street, and from the latter street until its junction with head of King Street, there are many houses unfit for human occupation, and that, in consequence of want of air, water, ventilation, and proper conveniences,

"the state of the Closes Courts and houses in it is such as to induce a low condition of health and a large death-rate among its inhabitants;" and that, in his opinion, the evils connected with these houses, and the sanitary defects of the area referred to, cannot be effectually remedied otherwise than by a rearrangement and reconstruction of the Closes and the great majority of the houses connected therewith. Then all those that were reported upon you have left alone?—Not all of them. Where we found a house in such a state as to be unfit for human habitation, we had it closed.

20,437. But that you could have done without Sir Richard Cross's Act?—Yes; but we found that a very bad system. This area required total reconstruction.

20,438. But it has not been reconstructed?—We cannot take it all down and leave the space empty.

20,439. (Mr. Lyulph Stanley.) Was not one of your wishes to make a new street through it one of the principal things that caused the town council to move in the matter?—Not at all; it was to get rid of the unhealthy dwellings.

20,440. Then the strongest feeling on the part of the town council was with reference to clearing away the unhealthy area, and not with reference to making a new street?—Most undoubtedly. The provost at that time was a medical man, and it was at his instance that this was done, and it was solely upon the insanitary nature of the district that he proceeded.

20,441. I have now read this report of your committee as to the way in which you have complied with the law about rehousing. Was not this the suggestion that upon areas A, B, C, and E, that is to say, the whole of the scheme with the exception of block D, which you had cleared, you set out a prospective mode of arrangement by which you could rehouse something like 3,000 or more people upon those areas?—Yes; but I think there are two lots of area D taken in also.

20,442. I am coming to that. Your report is that after you had cleared areas A, B, C, and E you could on the various building lots, or stances as you call them, put up buildings with 668 houses in them which would accommodate 3,340 people?—Yes.

20,443. And so your sub-committee reported that therefore there would remain a small balance of the total number to be rehoused, whom you would rehouse upon area D?—Yes.

20,444. And that those people, 160 in all, might be adequately rehoused upon the two reserved plots of area D?—Yes.

20,445. And that, therefore, it was reasonable to set free the rest of area D for ordinary building speculation?—I accept that as correct. You will observe that the sub-committee omitted two lots which are not in area D. I think you will find that, subsequent to their report, upon the minutes of the committee based upon their report, by mistake they omitted one lot.

20,446. (The Chairman.) But you are now considering an offer which will nearly complete the feuing of the whole of area D?—Yes, we have a very good offer.

20,447. And that is for ordinary dwelling-houses and not for workmen's dwellings?—I have no doubt they will be very suitable for that purpose.

20,448. But you are taking no security that they shall be?—We have not begun to negotiate; we have only got the offer.

20,449. Are you going to take security for workmen's dwellings?—I cannot tell yet; the corporation have not made up their minds. They have not seen the offer yet, indeed.

20,450. The only provision that you have made in area D for workmen's dwellings is that of 21 dwelling-houses, the word "houses" being used in the Scotch sense of the word, I suppose?—If that is the figure there, that will be correct.

20,451. (Mr. Lyulph Stanley.) That, taking it at four people to a dwelling, would accommodate 84 people?—Yes.



20,452. And your own census showed that in the year 1883 there were 270 and odd people in area D?—No. The figure given includes the side of Yardheads Street in area A.

20,453. (*The Chairman.*) This is a scheme for shops on the ground floor, is it not?—Yes. We allow them; but there are additional houses attached to those shops, suitable for the working classes also.

20,454. (*Mr. Lyulph Stanley.*) It appears by these minutes that when the report as to rehousing came up Councillor Heddle moved an amendment: "That the report be not received because it does not deal with the main and principal object and cause of the remit, namely, the widening of the narrow streets in area D," but it is true that the principal object and cause of the remit was the widening of the narrow streets?—Not at all. There is no following Mr. Heddle, he certainly puzzles me.

20,455. It appears on page 173 of this book: "Leith, 25th June 1883. At a meeting of the advising Sub-committee of the Improvement Scheme Committee, with reference to a remit to the Sub-committee of date 1st March last, to suggest an amendment of the following plan and articles of roup so as to give effect to suggestions made at that meeting as to the widening of the narrow streets." Was the widening of the narrow streets a prominent object in the re-arrangement of area D?—I should fancy so. I should imagine that the Corporation would do their best to make a narrow street wide if they could.

20,456. Then it was a prominent object?—During reconstruction. In demolition it was not the prominent object; but in reconstruction it was, certainly.

20,457. Having the land in your possession, then you thought an important point was the widening of the streets; but that was not the ruling motive in the minds of the Corporation when they asked Parliament to allow them to acquire this land?—No, clearly not; but we do not wish to lay out land on the old bad principles.

20,458. Can you give me the total acreage of the whole of your scheme; of all the areas A, B, C, D, and E?—9 acres.

20,459. Of that one acre has dropped out?—That is so.

20,460. Therefore it is 8 acres now?—It is 8 acres now.

20,461. Of that, area D is the only area that you have cleared?—Yes.

20,462. You have closed some of the houses on the rest of the area as being insanitary, have you not?—We have removed them.

20,463. Have you closed some and removed others, or have you removed all of them?—We do not believe in bottling them up. If they are not to be inhabited, we take them down.

20,464. What number of houses have you pulled down as being insanitary?—I should think about a dozen houses; I mean by that the English style of houses; twelve structures.

20,465. Which would contain 60 or 70 or even more houses in the Scotch sense of the word?—I really could not say, because the structures were so very irregular.

20,466. Cannot you give me within ten the probable number of houses?—It is impossible for a town clerk to do all these things; it is out of his line entirely.

20,467. You have seen the houses; are they four-storied houses?—Some of them are. Perhaps you will kindly look at them (*handing in a photograph*). That is the style of thing.

20,468. There might be as many as 50 or 60 habitations, I suppose, in those 12 houses?—I would not like to commit myself as to that. I cannot speak of what I really do not know.

20,469. At any rate you have pulled down 12 structures in this area, some of which are four storeys high; are there any five storeys high?—I am in ignorance of that. It is out of my line entirely.

20,470. If your town council carried out the

suggestion of the Sub-committee, you could rehouse the whole of the people upon these sites, could you not?—Easily.

20,471. The only question would be one of expense: that you would get such a small price for the feu that there would be a considerable loss to the Corporation?—The fact would be that we should not get a fear. Nobody will build workmen's houses in Leith at this moment except upon a very small scale. We have them standing empty in abundance all round about.

20,472. How near; within 100 yards?—In the immediate surroundings. Leith is not a very large place in that way.

20,473. At the same time new building is going on in the outskirts, is it not?—Very little. Building is at a standstill just as trade has been.

20,474. Yet there has been an increase of population in Leith, you say?—Yes, I have no doubt there has. In the Trinity district, for instance, there is building going on.

20,475. Do you know what proportion of the houses of Leith are single-roomed houses, and what proportion are two-roomed houses?—No.

20,476. Would your health officer know that?—I am afraid he has had no occasion to go into that.

20,477. We have had evidence from other Scotch towns, from which it appears that they know very accurately the proportion of single-roomed dwellings, two-roomed houses, three-roomed houses, and so forth?—They must have had some reason for preparing that information.

20,478. You do not think that any such knowledge would be forthcoming from Leith?—Easily, if you ordered it. We will set about getting it for you if we have not it already.

20,479. Have you a general knowledge of the social condition of the people of Leith?—I have gone through those properties with the arbitrator on more occasions than one.

20,480. (*The Chairman.*) What is the population of Leith?—By the last census it was 58,000 and odd.

20,481. In Leith how many sanitary inspectors has the medical officer under him?—There is only one sanitary inspector in Leith; but he is a very excellent man. I do not know that he has his equal, or at all events, his better, in Scotland.

20,482. (*Mr. Lyulph Stanley.*) Are the people of Leith chiefly employed in connexion with the docks, or have they manufactories?—There are large manufactories.

20,483. Then you have a large artizan population with steady employment and good wages?—Yes; but, as I have already said, the cessation of the dock works has made a great change in that particular district as regards the population.

20,484. Those would be dock navvies?—Yes, and workmen generally; masons, and so on. A great many were employed. They are very large docks.

20,485. The Corporation of course is now receiving the rents of those houses on this area that belongs to it?—Yes.

20,486. How many tenants have they in this area?—Not being the factor, I cannot tell; but I thought I had put that on the notes which I submitted last night.

20,487. Does not the whole of the finance of the town pass before you as town clerk?—No, we have a financial officer for the purpose.

20,488. At any rate you returned at your census 691 houses, of which about 140 were not occupied, so that there would be 550 occupied houses at the time of your census of 1883?—Yes.

20,489. Is it since that time that you have closed those twelve buildings of which you spoke, or were they closed before that time?—Some before, and some after probably.

20,490. Some you had pulled down before this census was made?—I have no doubt that that is so.

Mr.  
T. B. Laing.  
7 April 1885.



Mr.  
T. B. Laing.  
7 April 1885.

20,491. Then do you think that probably we may take it that you have 500 to 600 tenancies on this property now?—I very likely got the information yesterday; but I have not it in my mind now.

20,492. (*The Chairman.*) It is two months since we first asked Leith to send a witness to give evidence before the Commission?—I can explain that if you wish me to do so.

20,493. It is just as you like. You are aware probably that the Home Secretary, when you applied to him to be released from the provisions of your Act, told you that he thought the Royal Commission would come to Scotland and might look into the matter; and it is now two months, I believe, since you were informed that we were coming?—The letter which the Corporation received had not the slightest reference to an inquiry into Sir Richard Cross's Acts; it had reference to the overcrowding and the remedies for it.

20,494. It had reference to the visit of the Royal Commission on the Housing of the Working Classes; and Sir William Harcourt in his letter to you referred specifically to this question?—The letter which we received we have on the minutes, and it speaks for itself.

20,495. Have you got it with you?—I have not a copy of it with me; but it referred, as I say, to a specific thing, and I submitted it to the Corporation, and the Corporation came to the conclusion that they did not know any one in Leith whom they could take the responsibility of sending up to offer suggestions to the Commission, because they did not know the views of anyone.

20,496. All other corporations have been very willing indeed to send us witnesses.

20,497. (*Mr. Lyulph Stanley.*) You cannot tell me, I suppose, within a hundred, how many tenants you have on this area?—I should not like to hazard an opinion.

20,498. You would not like to say that you have not more than 500?—I would rather not answer the question, because it is out of my sphere altogether.

20,499. Could you send us the materials?—Easily.

20,500. Could your corporation send us a statement of the number of tenancies that they have now on all those areas that are possessed by you under the Act?—Certainly, I could do that at once.

20,501. Secondly, can you let us know how many of those tenancies there are on the area obtained under Sir Richard Cross's Act, and how they are divided into one-roomed, two-roomed, and three-roomed tenancies; thirdly, the average rents paid for one-roomed, two-roomed, and three-roomed tenancies; fourthly, the population in the one-roomed tenancies, in the two-roomed tenancies, and in the three-roomed tenancies, so as to make it complete; fifthly, the employment of the present tenants of the Corporation; sixthly, the number of separate houses, in the Scotch sense, in the possession of the Corporation as landlords, standing empty, that is to say, the number of unoccupied houses; seventhly, the number of houses, in the Scotch sense, in the buildings pulled down by the Corporation on this area; and eighthly, the dates at which those houses were, first of all, closed, and then pulled down?—I will furnish you with that information.

20,502. You are of course in a general way the legal adviser of the Corporation?—I am.

20,503. Do you consider that the Corporation are not bound to provide housing for the 3,505 persons who were stated by the Act of Parliament to require rehousing?—I think that according to the strict letter of the law we are bound to do so.

20,504. And I suppose you intend to conform to the strict law?—I do not think we shall.

20,505. Do you mean to violate the law?—No; but we shall ask for power to vary it.

20,506. But supposing that is refused what will you do?—Then the corporation must take their own way.

20,507. Does that mean that they will obey the law, or that they will violate it?—If nobody will take the feus from us, how can we erect buildings?

20,508. You have power yourselves to erect buildings?—Not without the consent of the Home Secretary.

20,509. But you must ask the Home Secretary to give you leave?—But where are we to get people to go into them?

20,510. Are you aware that the people of Greenock have themselves built accommodation for 600 people?—If they have done so, and have working men to go into them good and well.

20,511. The law requires you to build whether there are working men to go in or not.

20,512. (*The Chairman.*) Your population at Leith is a working population, surely?—But they are not there. If we have no working men to go into the houses, we cannot manufacture them.

20,513. You are a working town, surely?—We are a residential town as well.

20,514. (*Mr. Lyulph Stanley.*) Surely you, as a lawyer, must know the difference between a question of law, and a question of policy. Your statement that you expect, if you rebuild, that nobody will go into the houses is a question of policy, and not a question of law?—It is a question of fact.

20,515. But the Act of Parliament under which you work does not say that it is an open question whether you shall rebuild, or not?—But no Act of Parliament can make us do an impossible thing. We are not allowed to build without the consent of the Home Secretary. We should not be so foolish as to build houses where there is nobody to go into them.

20,516. Do you consider that you can take steps to clear those tenants out of the houses and clear the ground before you have, as the Act says, simultaneously put up other accommodation?—That word "simultaneously" has been the real difficulty.

20,517. Will you answer my question. Do you consider that you are legally entitled to pull down those houses and shut them up without simultaneously providing other accommodation?—I do not know how to answer that question, because I am perfectly puzzled to know how that provision of Sir Richard Cross' Act is to be carried out.

20,518. Do you refuse to answer the question?—No, I would answer it if I could.

20,519. Do you think you are legally entitled to pull down those houses without simultaneously providing other accommodation?—Supposing that we took down a house that was on the site of an intended street, we could never simultaneously build a house upon that site.

20,520. You have this area D vacant at this moment, and it is quite within your power to put up houses there?—It is quite within our power to do so if we could get people to take the feus. If we put up the ground and do not get offers for it, what more can we do?

20,521. You are saying that it would be an unprofitable speculation; that is all it comes to, but it does not diminish your power of doing it.

20,522. (*The Chairman.*) Are you acquainted with other Scotch towns where they have tried to work Sir Richard Cross' Act?—I believe there are only Greenock and Aberdeen. I went to Greenock to confer with the town clerk there; but I did not go over the district.

20,523. (*Mr. Lyulph Stanley.*) Was that before or after they put up the dwellings for 600 people?—I did not inquire, I think Greenock had a special arrangement with Sir Michael Shaw Stewart, which was embraced in the Provisional Order.

20,524. That was a separate question altogether?—Yes.

20,525. (*Mr. Jesse Collings.*) You say that there are plenty of empty houses in Leith at the present time?—Yes.



20,526. And you say that the Town Council has no power to build under the Act?—Not without the consent of the Home Secretary.

20,527. And your contention is, that as a matter of policy, and in the interests of the ratepayers, you ought not to be compelled to build houses where there would be no one to occupy them?—That is the view of the Corporation.

20,528. What would be the position of the Corporation with respect to the ratepayers if they were, by carrying out an arbitrary law without reference to what you consider the requirements of the town, to build those houses?—I do not see how it would affect the relationship otherwise than we should lay out the cost of building these houses and not get the cost recouped, thereby unnecessarily burdening the ratepayers.

20,529. Have you offered the land for building?—Yes. I have explained that the sales were twice adjourned, and now we have had four feus taken off, and we have just received an offer to take up the other side of this area which we have cleared, which would leave very little over in that area.

20,530. Then your contention is that the Local Authority should be allowed to do what they think best for the inhabitants, without regard to a central law made in London?—Subject to proper control, certainly.

20,531. But they are the best judges of what accommodation is required?—Yes, but subject to higher control. For instance, if we could show that it was not a proper thing to put up workmen's houses for 3,505 persons, when that number had been a myth all along, the Home Secretary should have power to modify the scheme to that extent.

20,532. And that you should not be compelled to build houses when you consider that they are not requisite?—Precisely.

20,533. (*Lord Carrington*.) I have only one question to ask you; you have handed in several photographs of this Corporation property; how many of these have been pulled down?—I could not tell you that.

20,534. Do you know Laurie's Close?—I am very little acquainted with that district—very little indeed. I have not visited the district often.

20,535. Do you know Barm Close?—I know where it is, but I have not been in it except with the arbitrator once.

20,536. Has it been pulled down?—A good portion of it, I am sure, has been, if it has not been entirely closed. I say that because I do not come across the word Barm Close in the police complaints in the morning as I used to do.

20,537. But that is the only knowledge you have of it?—It confirms my idea.

20,538. Is your medical officer of health satisfied with the state in which the Corporation property is held?—He has made no complaints; and I think I may say that he is quite satisfied. I have stated to the Commission that we have a man employed to do nothing else but to go round and repair such houses as are repairable; and where they are not repairable we remit them to a sub-committee to take them down.

20,539. Then we may take it from you that the Corporation have entirely removed these disgraceful places, photographs of which have been handed in?—Either that, or we have made the inside of the properties habitable.

20,540. (*Earl Brownlow*.) Can you tell me what is the annual income now derived by the Corporation from the whole of these areas?—Between 2,000*l.* and 3,000*l.* in the year, before the deduction of feu duties, taxes, and repairs.

20,541. Is that an increase or decrease on the last few years?—I should say it must be a decreasing quantity, because the properties are getting down.

o 17557.

20,542. Why has it decreased; is it from the demolitions which you have made?—I should think so.

20,543. Am I to take your answer that it has decreased, or that you think it has?—I will tell you from the account. I find in the accounts for the year ending 15th May 1882 that the rents received that year amounted to 343*l.* 9*s.* 11*d.*; of course that would be explained by the fact that they would not all be in our possession at that time. I find in the following year ending the 15th of May 1883, that the rents from houses within the areas amounted to 1,140*l.* 4*s.* 11*d.*; and for the year 1883–84 the rents amounted to 3,072*l.* 14*s.* 8*d.* These are the gross rents; and from the estimates of expenditure for the current year to May coming, I find that the treasurer in his annual statement, with a view to the imposition of the assessment, says: "Let property, less expenses, 1,750*l.*"; that is the net in this case.

20,544. You have no estimate of what the gross receipts will be?—No, not this year.

20,545. But according to what you told us the rents have been steadily increasing; they have increased from 1,140*l.* to 3,072*l.*?—They may be down this year; I think it is very likely. I find, for instance, in this account of 1883–84, that while gross was 3,072*l.* 14*s.* 8*d.*, the expenses for feus, taxes, &c. was 1,073*l.* 13*s.* 10*d.*

20,546. (*Mr. Jesse Collings*.) Do you consider that if there had been a demand, or if the speculative builders had considered that the houses would have been let, you would then have had any difficulty in getting the land bought or feued?—If there was a demand for the houses, I think there would be no difficulty; but it is the want of demand that is our difficulty.

20,547. It was the opinion of the builders, was it, that if they took this land and built on it, the houses would not be let?—Precisely.

20,548. And then I suppose the Corporation considered that if they obtained permission to build, and should build, the land would still remain unlet?—Just so, clearly.

20,549. And they thought in justice to the ratepayers that they should not do that?—At all events, we thought that we ought to proceed very cautiously.

20,550. (*Mr. Goshen*.) Although you have no statistics as to the number of people living in one room, yet there would be a considerable number, I presume, would there not?—Throughout the whole borough, do you mean, or within our areas only?

20,551. Throughout the whole borough?—I am not prepared to say, but I do not think that one-room houses are very common; and I was specially instructed to state to this Commission, if I was asked, that the builders will not build one-room houses nowadays.

20,552. But would there not be a desire on the part of the municipal authorities that as few people should live in one-roomed houses as possible?—I think so. I might answer that question from this fact, that in this area we have given off land for the working classes, and did not allow one-roomed houses.

20,553. Then the more houses there are offered the more rents would be likely to fall; the more likely it would be that people living in one-roomed houses would be able to leave them and take two-roomed houses?—Of course that all proceeds upon this, whether there is a demand. There is no one to go there; we have not the people.

20,554. If there is a two-roomed house standing empty and very cheap, would not the people living in a one-roomed house go to the two-roomed house if they could get it very cheap?—But some of these people do not care; they will not take the trouble to leave the one-roomed houses and go into two-roomed houses.

20,555. You think that they live, I will not say by preference, but that they are equally content to

*Mr.*  
*T. B. Laing.*

7 April 1885.



Mr.  
T. B. Laing.  
7 April 1885.

live in one-roomed houses as they would be in two-roomed houses?—Many of them, I believe, are from their character.

20,556. You have been asked the question I think before, but has there been a distinct fall in rents owing to the number of houses standing vacant?—I believe so.

20,557. Are they still falling?—I believe so to this extent: that I am informed by the borough assessor that the rent of the burgh is practically the same this year as it was last year, notwithstanding the increased building.

20,558. (*The Chairman.*) And yet the population is rapidly increasing, is it not?—It is increasing, but not so rapidly as it was.

20,559. You stated when you wanted a separate member for Leith, that the population was rapidly increasing?—The word "rapidly" is a relative term. I may state that during the previous decade the increase in the population of Leith was greater in extent than that of any other burgh in Scotland.

20,560. Then the position in Leith according to you is that there is an increasing population although there are a number of houses standing empty and rents are falling?—Yes, but the increase of the population must be of a class that do not go to these particular houses because they are standing empty; they must be of a better class.

20,561. (*Mr. Goschen.*) Is there a higher population in Leith than there is in other towns of the same industries?—Our district of Trinity is a very excellent suburban district; many of the people from Edinburgh reside there. No doubt the heart of the town where the docks and works are is not so good; but to my mind it is infinitely better than the like of Greenock, and some parts of Dundee.

20,562. Are you satisfied generally with the sanitary condition of the town?—Entirely so.

20,563. (*The Chairman.*) Have you any notification of infectious diseases?—Not compulsorily, but the medical men do it of their good will. It is regularly done, and every month the sanitary inspector reports the result to the Corporation by what he calls the mortality tables.

20,564. (*Mr. Goschen.*) Are you satisfied with that statement; you have a good inspector, although you have only one?—He has of course one man constantly under him, and he is entitled to take what assistance he thinks proper; but we have an excellent sanitary inspector.

20,565. (*Mr. Lyulph Stanley.*) What is his salary?—I could see from the accounts, but he holds other offices in combination with it; he is also registrar of births, marriages, and deaths; and my opinion is that the combination of sanitary inspector and registrar is a good thing.

20,566. (*The Chairman.*) Have you ever had typhus fever in Leith?—Yes.

20,567. (*Mr. Goschen.*) Does your medical officer give his whole time to his work, or has he got a practice besides?—Yes, he has a private practice, he does not give his whole time; in short, he is more of a consulting man; he has very little taken to him except to make statutory reports or anything particular.

20,568. He has not got any constant duties connected with his official capacity?—I should think not.

20,569. To whom does the sanitary inspector report?—To the Corporation direct.

20,570. Not to the medical officer?—Not to the medical officer.

20,571. (*Mr. Lyulph Stanley.*) Do you know what his salary is?—I will look.

20,572. (*The Chairman.*) Does he report to the Health Committee of the Town Council?—Yes.

20,573. (*Mr. Jesse Collings.*) Does the medical officer make any recommendations founded on the report of the inspector?—I never think of employing the medical officer of health to do anything so far as I have anything to do with it, unless we want a certificate that he only can give.

20,574. Then what is the use of him?—He is very serviceable in that way.

20,575. (*The Chairman.*) Do you work directly under the health committee?—Yes, unless there is anything very special that requires the assistance of the medical officer.

20,576. (*Mr. Lyulph Stanley.*) Is the sanitary inspector's salary about 100*l.*?—He combines other offices with that of sanitary inspector, and altogether he must get 400*l.* a year, about.

20,577. What other things does he do besides?—He is a registrar of births, deaths, and marriages, and the two offices make a splendid combination, in my opinion.

20,578. How many hours a day are occupied by him in sanitary inspection?—The whole of the day is taken up between the two offices.

20,579. (*The Chairman.*) Does the medical officer make the mortality reports?—No, the sanitary inspector.

20,580. Does the sanitary inspector have any other assistants to go round and visit the houses?—Yes, there is one man permanently there, and he can take what assistants he likes.

20,581. (*Mr. Jesse Collings.*) Have you any borough hospitals for infectious diseases?—We have. We have to begin with an hospital kept up by private contributions, a wealthy institution, which meets the ordinary requirements, and in virtue of that we give them a certain contribution of 100*l.* or 150*l.*, with an additional bonus after all accounts are rendered of 100*l.* or 150*l.* The arrangement is that if fever becomes epidemic, we have to take charge of it, but the ordinary cases we do not take charge of.

20,582. (*Mr. Lyulph Stanley.*) Do you let your houses on ordinary commercial principles at the same rents which other people are charging outside?—We let them, of course, at the best rents we can get.

20,583. You let them, that is to say, as a business transaction?—Yes, but we take care of the tenants, of course.

20,584. Therefore you are open to general competition from others, and you compete with others; you manage your property as any respectable owner of property would?—Undoubtedly.

20,585. I notice that in your scheme, as set out by the sub-committee, there was a vast increase in the two-roomed tenements over the one-roomed tenements, as compared with the existing state of things; but I notice that they recommend or suggest that ultimately there should be 122 one-roomed tenements as against 488 two-roomed tenements?—I am rather of opinion that they have changed their minds.

20,586. That is what they stated at that time?—I have no doubt you are quite correct.

20,587-8. You think that now if they were obliged to re-house, they would re-house practically by nothing less than two-roomed tenements?—I believe so.

#### APPENDIX to Evidence of Mr. Laing.\*

##### A.

#### LEITH IMPROVEMENT SCHEME.—Return of Dwelling Houses, April 1885.

1. Number of houses presently occupied in areas: 383, with a population of 1,609.

2. Showing one, two, and three rooms:

Houses of one room	-	-	155
" two rooms	-	-	193
" three rooms	-	-	29
Total	-	-	377

3. Average rents for each:

	£	s.	d.
One room houses	-	3	17 6 per annum.
Two room houses	-	5	18 9 do.
Three room houses	-	8	7 6 do.

(Rents in most instances including water and taxes.)

\* See also Appendix A. (N.).



## 4. Population in one, two, and three room houses :

One room houses	-	-	487
Two room houses	-	-	884
Three room houses	-	-	202
Total	-	-	1,573

## 5. Employment of tenants in the one, two, and three roomed houses :

Labourers	-	-	188
Artizans and tradesmen	-	-	59
Carters	-	-	22
Seamen	-	-	17
Hawkers	-	-	13
Female millworkers, widows, &c.	-	-	78
Total	-	-	377

## 6. Number of unoccupied habitable houses in the areas, 69.

## 7. Number of houses (whether at any time in connexion with the scheme occupied or not) pulled down, and the dates of their pulling down, and number of tenants displaced.

No. of property on Plan.	Date pulled down.	No. of houses.	No. of tenants displaced.
A 34	December 1883	11	None ruinous.
A 40, 42, 43	Do.	14	6
A 46	Do.	6	1
A 47	Do.	8	6
A 54	November 1881	10	None ruinous.
A 55	December 1883	5	1
A 57	January 1885	4	1
A 58	Do.	27	None ruinous.
A 66	March 1883	15	12
D 1	May 1883	2	2
D 4	Do.	15	15
D 5	Do.	16	1
D 6	Do.	19	19
D 8	Do.	29	15
16		181	79

At the time the scheme was entered upon there were 701 occupied houses, but a large number of these became

unoccupied before they came into possession of the town. Moreover, a very few of the houses have been altered from two-roomed to one-roomed dwellings; while again, many have been altered from one-roomed to two-roomed occupancies. A special instance of this is the large tenement Area C No. 9 (Lennon) upon which the town council made extensive alterations, and which has now 15 two-roomed houses instead of 36 one-roomed houses of which it consisted when required by the council.

There are 88 houses not included in the foregoing return, which are in such bad repair that they are closed in the meantime as uninhabitable, and the council do not consider it necessary to put them in repair while they have such a large number of unlet houses which are in a habitable condition.

Leith, 22nd April, 1885. JOHN RUSSELL,  
Treasurer of Police.

## B.

## BURGH OF LEITH, 1884-85.

RETURN showing the NUMBER OF EMPTY DWELLING-HOUSES as at 14th February 1885, being the date at which the Supplementary Valuation Roll for the current year was closed, but excluding the empty houses within the Improvement Scheme Areas, classified under the same heads as the Return of date 12th February 1884, namely,—

A. Rents 15l. to 10l.	B. Rents 10l. to 5l.	C. Rents 5l. and under.	Total.
182	387	174	743

The gross valued rental of the above is as under :—

A.	B.	C.	Total.
£ s. d. 2,223 11 0	£ s. d. 3,079 9 0	£ s. d. 566 11 4	£ s. d. 5,869 11 4

Made up by me,  
JAMES SIMPSON,  
Lands Valuation Office Leith, Assessor of the Burgh.  
18th April, 1885.

## C.

## TOWN COUNCIL OF LEITH.

[Extract from Minutes of Town Council, dated 6th March 1883.]

RETURN showing POPULATION (at date) and CLASS OF HOUSES (inhabited and uninhabited) in WHOLE AREA embraced in IMPROVEMENT SCHEME.

STREET OR PLACE.	Popu- lation.	Inhabited Houses.	Class of Inhabited Houses.							Uninhabited Houses.	Class of Uninhabited Houses.			
			With 1 Room.	2 Rooms.	3 Rooms.	4 Rooms.	5 Rooms.	6 Rooms.	8 Rooms.		With 1 Room.	2 Rooms.	3 Rooms.	4 Rooms.
Tolbooth Wynd	194	44	9	24	8	3	—	—	—	1	1	—	—	—
Coalhill and Barm Close	54	14	8	4	1	1	—	—	—	26	15	11	—	—
St. Andrew Street	154	38	14	16	7	1	—	—	—	35	26	9	—	—
Harper's Court	47	13	8	5	—	—	—	—	—	—	—	—	—	—
Foxe's Lane	103	25	6	11	6	2	—	—	—	4	4	—	—	—
Horse Wynd	19	6	4	2	—	—	—	—	—	1	1	—	—	—
Giles' Street	364	88	41	32	9	3	1	1	1	6	3	2	1	—
Lamb's Court	42	13	7	6	—	—	—	—	—	—	—	—	—	—
Meiklejohn's Close	24	6	6	—	—	—	—	—	—	—	—	—	—	—
Laurie's Close	129	36	23	9	4	—	—	—	—	12	9	3	—	—
Binnie's Close	155	42	24	16	2	—	—	—	—	12	6	6	—	—
Vinegar Close	193	49	16	31	2	—	—	—	—	14	7	6	1	—
Kemp's Close	27	8	5	3	—	—	—	—	—	2	1	1	—	—
Yardheads	115	70	27	39	2	2	—	—	—	9	2	7	—	—
Mary's Court	145	—	—	—	—	—	—	—	—	—	—	—	—	—
Darling's Brae	218	52	14	29	8	1	—	—	—	12	6	5	1	—
Merrilee's Close	167	41	10	25	6	—	—	—	—	12	5	7	—	—
	2,150	545	222	252	55	13	1	1	1	146	86	57	3	—
Add Uninhabited Houses	—	146	86	57	3	—	—	—	—	—	—	—	—	—
Total in Area	2,150	691	308	309	58	13	1	1	1	—	—	—	—	—



Mr.  
T. B. Laing.  
7 April 1885.

## D.

[Extract from Minutes of Town Council, dated  
4th September, 1883.]

"With regard to the providing of sufficient house accommodation for those to be displaced, the reporters have considered the statements relative to this question prepared by Mr. Simpson, of dates 20th December 1882 and 29th January 1883, which have been already printed and circulated amongst the Members of Council; and in regard to Areas A, B, C, and E, propose the following arrangement or classification:—

Stance No.	One Room.	Two Rooms.	Three Room.	Shops.	Total No. of Houses.
<b>" AREA A.</b>					
13	—	14	—	2	14
14	—	24	—	—	24
15, 16, 17, and 18	—	48	16	—	64
19	—	6	9	4	15
20	8	12	—	—	20
21	8	8	—	2	16
22 and 23	—	32	—	—	32
24	—	15	—	5	15
25	—	24	—	—	24
26	—	16	—	—	16
27	—	14	—	2	14
28	12	18	—	—	30
29	—	19	—	1	19
30	—	16	—	—	16
31	4	12	—	2	16
32, 33, 34, and 35	—	48	21	—	69
36	—	14	—	1	14
37	24	12	—	—	36
	56	352	46	19	454

<b>" AREA B.</b>					
38	32	16	—	—	48

<b>" AREA E.</b>					
39	—	14	—	1	14
40 and 41	—	32	—	—	32
42	—	—	6	6	6
43	—	—	6	6	6
44 and 45	—	22	—	4	22
46	16	8	—	—	24
	16	76	12	17	104

<b>" AREA C.</b>					
46	8	4	—	—	12
47	—	12	—	4	12
48	—	16	—	—	16
49	10	12	—	3	22
	18	44	—	7	62

## " ABSTRACT.

Area.	One Room.	Two Rooms.	Three Rooms.	Shops.	Total No. of Houses.
A	56	352	46	19	454
B	32	16	—	—	48
E	16	76	12	17	104
C	18	44	—	7	62
Total	122	488	58	43	668

"Taking the same number of persons to each house as that upon which the estimated number of persons to be displaced was calculated, viz. five, then these 668 houses would be capable of housing 3,340 persons. Stances 7 and 12 of Area D, as shown by the said Statement of 20th December last, can, on the same principle, accommodate 160 persons. These two numbers together thus make only five fewer than the number of 3,505 persons estimated by the Statute to be displaced. Great freedom is also allowed in stances 42 and 43 of Area E to builders, there being in each of these allowance made for only six houses to each stance.

"The reporters considering, therefore, that ample provision is made by the plans of the whole areas for providing houses for the number of persons to be displaced, and taking little or no account of the large number of empty houses in the immediate neighbourhood of the several areas, nor of the small allowance of houses for stances Nos. 42 and 43 of Area E, are of opinion that the feuing restrictions on the internal arrangements of the proposed buildings in Area D, excepting on stances 7 and 12, should be removed, so as to secure a better recompment from feu duties.

"With respect to the restrictions in the Burgh Police and Health (Scotland) Bill (which may be enacted before all the areas can be feued), in regard to limiting the number of houses entering from a common passage and stair, this limitation will not affect the scheme, as it is proposed to have most of the houses entering from balconies. With respect to the open space in rear of the houses, the reporters consider that, with the exception of Nos. 44 and 45 of Area E, which they think should be altered,—but which alteration they consider should be left over until the level of the street to be formed there is ascertained,—the areas are laid out to give ample back ground to the tenements, and that there will be abundance of light and air in the rear of all the blocks of houses.

"The reporters, therefore, are of opinion that, with the exceptions of the modification upon the plan for laying out Area D, and a modification of the plan for Area A, at stances Nos. 31 and 32, in consequence of Messrs. Bernard & Co.'s property at Yardheads having been omitted from the scheme (which latter modification is also shown on a plan herewith submitted), the plans already laid before the Council for laying out the whole areas might otherwise be approved as showing the whole areas laid out, so far as their extent will allow; and the reporters would recommend their approval.

"JOHN BENNET, Tr.

"A. SCOTT, C.

"JAMES SIMPSON.

"Leith, 2nd July 1883.

"The Advising Sub-Committee adopted the foregoing report, and beg to recommend the full Committee accordingly.

"THOMAS WILSON, B."



Mr. JAMES GENTLE examined.

Mr. J. Gentle.

7 April 1885.

20,589. (*The Chairman.*) You are a town councillor and police commissioner of Dundee?—Yes.

20,590-1. And you are Convener of the Works Committee of the Commissioners of Police?—Yes.

20,592. The town of Dundee contains a population, or is now estimated to contain a population, of nearly 160,000 inhabitants?—Yes.

20,593. Chiefly employed in spinning and the manufacture of jute and linen, and iron shipbuilding?—Yes.

20,594. Prior to the date when the commissioners obtained and proceeded to exercise the powers conferred on them under the Dundee Police and Improvement Act of 1871, Dundee, in portions of the centre of the town, was in a wretched condition as regards houses occupied by the poor classes, was it not?—Yes.

20,595. It contained a very large number of miserable single-room dwellings, did it not?—Yes.

20,596. In some cases the average number of persons to a single room was as high as six or more, and in other cases the cubic feet to each occupier was only 207½ cubic feet?—Quite so.

20,597. At that time too several important thoroughfares were only from 12 to 25 feet wide?—Yes.

20,598. And yet the houses abutting on those thoroughfares were, in several cases, five storeys high?—Yes.

20,599. The overcrowding was very great, was it not?—Yes, very great.

20,600. The population gave an average of 33·7 per acre, but in one district there were as many as 723 to the acre?—Yes, that is so.

20,601. The district of which I speak contained a dense mass of dwelling-houses separated only by narrow lanes or closes, is that so?—Yes.

20,602. The result of all this was a very high death rate, was it not?—Yes.

20,603. The death rate of the burgh previous to 1871 at that time was 28·86 per 1,000?—Yes.

20,604. But the death rate in the one district to which you were alluding was in 1870 as high as 58·4 per 1,000?—Yes.

20,605. The Act of 1871 was obtained to demolish and lay out the old and densely populated parts of the town; it also conferred powers on the commissioners as regards the erection of new houses within the burgh, and the sanitary requirements of those houses?—Yes.

20,606. It was provided by that Act that plans and sections of all new houses should be submitted and approved by the commissioners before being erected, and that no new streets should be laid out without their sanction?—Quite so.

20,607. Were there no such powers before that time?—Yes, there were, but they were not nearly so well detailed; we acted under the powers of the Police Act of 1851 and the General Police Act of 1862.

20,608. After the commissioners commenced to exercise their powers under the Act of 1871, the densely populated parts of the town were nearly all cleared of the unhealthy dwellings existing at that time?—Yes.

20,609. And new streets 60 feet wide were run through those parts of the town, and modern dwellings have since been erected?—Yes, and are now being erected.

20,610. The demolition of so many dwelling-houses in the central district required, I suppose, the erection of new houses to accommodate the displaced inhabitants?—Yes.

20,611. The commissioners took power in their Act to provide for such accommodation?—They did.

20,612. Was that done?—It was not necessary.

20,613. Private enterprise met the demand?—Yes.

20,614. And modern tenements were erected in the outskirts of the burgh?—Yes, the effect of the in-

creased building led to this in the years 1880 and 1881 we had no less than 3,338 houses unoccupied.

20,615. (*Mr. Jesse Collings.*) Do you mean rooms or complete structures?—Houses, some of one room some of two rooms.

20,616. (*The Chairman.*) You mean houses in the Scotch sense of the word?—Yes.

20,617. (*Mr. Lyulph Stanley.*) What year was that?—1880 and 1881.

20,618. (*The Chairman.*) Since the Act was passed there have been 171 new streets, with an aggregate length of 14 miles, sanctioned by the commissioners, I believe?—Yes.

20,619. And of that number eight-ninths of the mileage have a width of 40 feet and upwards?—Yes.

20,620. The beneficial effects of the improvements under the Act of 1871 may be seen in the reduction of the death rate, may they not?—Yes.

20,621. In 1861 the death rate was 27·2?—Yes.

20,622. In 1862 it was 27·78?—Yes.

20,623. In 1863 it was 28·41?—Yes.

20,624. In 1864 it was 31·83?—Yes.

20,625. In 1865 it was 30·13?—Yes.

20,626. In 1866 it was 30·64?—Yes.

20,627. In 1867 it was 28·23?—Yes.

20,628. In 1868 it was 27·02?—Yes.

20,629. In 1869 it was 32·41?—Yes.

20,630. Then in 1870 it was 27·61?—Yes.

20,631. In 1871 it was 27·46?—Yes.

20,632. In 1872 it was 27·97?—Yes.

20,633. In 1873 there was an improvement; it was then 25·58?—Yes.

20,634. But in 1874 there was an increase again, when it was 31·64?—Yes.

20,635. And since that time there has been a very great improvement?—Yes.

20,636. Namely, in 1875 it was 24·42?—Yes.

20,637. Then in 1876 it was 22·1?—Yes.

20,638. Then in 1877 it was 21·17?—Yes.

20,639. And since 1877 the average has been about that rate?—Yes.

20,640. Were there any other causes at work besides your Improvement Act; for instance, when did you have your new water supply?—Our new water supply came after that.

20,641. At what date did it come into general use?—In 1874.

20,642. It corresponded in date to a very great improvement in the mortality of the town?—Yes, naturally, and since that time another cause that would contribute to an improvement in the mortality would be the improved drainage. Allow me to make a correction; instead of 1874 I should have said 1876.

20,643. And 1874 was the date of the beginning of your great demolition, was it not?—Yes.

20,644. The average rate from 1864 to 1875 was 28·86 per 1,000?—Yes.

20,645. And from 1874 to 1884 the average has only been 21·09 per 1,000?—Yes, that is so.

20,646. Ill ventilated and badly arranged dwelling-houses without sanitary conveniences have now, in the improved districts, given place to well arranged dwellings with proper conveniences?—Yes.

20,647. But there is still much to be done in the town?—Yes.

20,648. The medical officer of the burgh, in his report to the commissioners for 1883, shows, does he not, that during the year 1st March 1882 to 1st March 1883, 74 per cent. of the total number of cases of zymotic disease occurred in houses of one or two rooms?—Yes.

20,649. And of the total number of deaths from the same cause, 78 per cent. occurred in houses of the same size?—Yes.

20,650. He further shows, does he not, by adding the number of deaths from measles, of which there was an epidemic, the per-centage of deaths was raised to 89·94 in houses of one and two rooms?—Yes.



Mr. J. Gentle.

7 April 1885.

20,651. You spoke of the medical officer's report; what number of persons has he under him?—He has a sanitary inspector, who has a staff; we have a staff of nine; their duties are to look after and inspect dwelling-houses where they have reason to believe that there is infectious disease or anything out of order in connection with the matter.

20,652. Do they report to him?—They report to the sanitary inspector.

20,653. To the principal sanitary inspector?—To the principal sanitary inspector, who is under the medical officer. Then this staff is also engaged in inspecting dairies, milk shops, and all sorts of provision stores, and butchers' shops.

20,654. They do the analysing work too?—No, there is a public analyst besides. The sanitary inspector every month provides samples of milk and other goods to be analysed.

20,655. Does the medical officer devote the whole of his time to his duties?—No, he is in private practice.

20,656. I suppose the sanitary inspector devotes the whole of his time to his work?—Yes.

20,657. Has he assistants?—Yes.

20,658. What is the salary of the principal sanitary inspector?—200*l.* a year.

20,659. And what sort of salaries have the assistants?—Their wages are something the same as the police constables, and are from 25*s.* to 27*s.* a week.

20,660. Have any of them had any previous acquaintance with sanitary work?—Yes, we have from two to three practical tradesmen; for instance, we have a mason who looks after the drains. If there is any alteration to be made in the drains we employ this mason to inspect the work and to see that it is done thoroughly. Then we have a man thoroughly acquainted with plumber's work, and any alterations that have to be made, or if there are any complaints, these parties will go and inspect the works.

20,661. Do you subject them to any sort of examination when you appoint them as inspectors?—No, we select them as parties recommended by tradesmen in the town, and we take them either from the knowledge of the sanitary inspector or from the recommendations they have.

20,662. Under the powers of the Act of 1871, as now amended and consolidated in the Dundee Police and Improvement Consolidation Act, 1882, the Town Police Commissioners regulate the general arrangements for drainage, population, and height, and sanitary conveniences of all dwelling-houses?—Yes.

20,663. Have you power to prevent dwelling-houses of over a certain height being erected?—Yes, the height of dwelling-houses that may be erected in any street is limited to four storeys, unless in the case of a street that may be over 50 feet wide; it must exceed 50 feet in width.

20,664. Is there any limit in that case at all?—An additional storey.

20,665. Making five storeys?—Yes.

20,666. And you have never allowed them to go beyond?—We never allow them to go beyond, that is, with regard to dwelling-houses.

20,667. (*Mr. Lyulph Stanley.*) Then a street of absolutely 50 feet in width is limited to houses of four storeys?—It is limited absolutely to four storeys.

20,668. That is your Act?—That is our private Act of 1882.

20,669. (*The Chairman.*) They have power also to condemn buildings unfit for human habitation?—Yes.

20,670. Do you only proceed under your private Act; do you not use the Public Health Act at all?—Yes, the Public Health Act is used very frequently.

20,671. Do you know the 44th section of the Public Health Act?—No, I do not remember its powers.

20,672. It is the section that gives power to inspect, and even to inspect at night, for the purpose of preventing overcrowding?—We do not have that power exactly unless with regard to lodging-houses.

20,673. You say that you do not have it; you mean

that you do not use it?—We do not use it, except as to lodgings.

20,674. You have got it under section 44?—With regard to all sorts of houses, have we?

20,675. Yes; that is the intention of the section, but whether its wording is clear is doubtful?—Our section is section 138.

20,676. Of your Police Act?—Yes.

20,677. Now I will ask you with regard to houses of the various kinds; you have made a very complete census in your town of the houses to show the number of rooms in each house?—We have it from the census; these tables are taken from the census returns of 1880 and 1881.

20,678. Do the census returns in Scotland generally show that?—Yes.

20,679. Then how do you account for the fact (it is rather unfair to ask the question, but I should like to ask it in order to have it on the notes) that the representatives of certain burghs come and say that they have no means of knowing these facts?—I cannot account for it. I looked up the returns the other day, and found in Greenock, Paisley, and Aberdeen, the number of inhabitants in houses of every size was quite distinctly given.

20,680. We have had it in some of the burghs, but others have said that that they did not know it?—These figures are taken from the Census returns. I think you have a copy of this statement.

20,681. I was going to ask you with regard to it; you have, by the census of 1881, a population of 142,000, of whom, according to the census, 139,000 nearly lived in houses (that is excluding institutions and hospitals). You have 8,221 houses of one room?—Yes.

20,682. Containing 22,870 inhabitants?—Yes.

20,683. Then you have 15,924 houses of two rooms?—Yes.

20,684. In which there lived 73,190 people?—Yes.

20,685. That is more than half of the population of the town in houses of one or of two rooms?—More than half the population of the town.

20,686. There were of houses of three rooms 3,838?—Yes.

20,687. With 21,069 people living in them?—Yes.

20,688. There were 9,000 people who lived in four-roomed houses?—Yes.

20,689. And there were 3,000 people who lived in five-roomed houses?—Yes.

20,690. And 2,000 people who lived in six-roomed houses?—Yes.

20,691. Then there were between 1,000 and 2,000 people who lived in seven-roomed houses?—Yes.

20,692. And there were between 1,000 and 2,000 people who lived in eight-roomed houses?—Yes.

20,693. And there were under 1,000 people who lived in nine-roomed houses, and a smaller number of people who lived in houses which contained more than nine rooms up to the highest houses?—Yes, to 16 rooms and upwards.

20,694. Under your Act of 1882, the Commissioners have power also to regulate the width of open space in the rear of dwelling-houses, that is to say, the amount of it?—Yes.

20,695. The minimum is one-third of the site, is it not?—That is the minimum unless for special reasons, that is to say, if the rooms of a building were very much larger than ordinary, or if there were some special reason, why nothing more could be got; the commissioners have a discretion.

20,696. You generally insist on 10 feet for each storey?—Yes, we make that a rule.

20,697. That is to say, 40 feet for four storeys?—Yes; it is an exception if there is any plan approved of with a less space in the rear of a building than that; it is only allowed if it is impossible for the people to get the ground.

20,698. Does that go right down to the ground?—Yes, it goes right down to the ground unless there is an exceptional area. We have powers where the



ground storey of a building is used for other than dwelling-house purposes, for a shop or warehouse, or an office, to grant permission to erect saloons of one storey behind the building.

20,699. You are inclined to go further still, are you not?—Yes.

20,700. You are thinking of going to 15 feet for each storey?—Yes, we think that there should be a greater width behind the houses even than there is.

20,701. What cubical capacity for each resident do you insist on?—We have no power as to that.

20,702. Why did you not put that into your Bill of 1882?—I advocated it very strongly, and upon my word I cannot tell the reason why we did not get it, although I was in London when the Bill was being passed.

20,703. Perhaps you will look at Clause 44 of the Public Health Act, you will find that you could get it there, supposing the words of the clause to be clear; you could get it in England under that, and I think it was intended by the framers of the Act that you should get it in Scotland, but it is doubtful whether it is clear because they have used the word "house" which has a different signification in Scotland from what it has in England?—Just so.

20,704. Have you seen the Police Bill now before Parliament?—Yes.

20,705. Would that give you what you want?—I have not read the present Bill, but it would not give the powers that they have in Glasgow, and I think they are of great importance, there they have the right to mark the number.

20,706. They ticket the houses?—Yes, they ticket the houses with the number of people just as you would with a hackney carriage or an omnibus.

20,707. It is done in England in some towns; Manchester does it very effectually. Then in your common lodging houses you insist on 400 cubic feet per head?—Yes, 400 cubic feet.

20,708. Did you have a similar provision before 1882?—Yes.

20,709. From 1871 had you that?—Yes, we had it from 1871.

20,710. Have you typhus in the town still?—Just a couple of months ago there was a good deal of typhus, and the medical officer at that time reported that he was afraid that there would be an epidemic—we made arrangements for the opening of an hospital; however the thing passed away, and there is not more than the usual amount of typhus at the present time.

20,711. You never succeeded in stamping out typhus altogether?—Not that I am aware of—not completely.

20,712. You know that most of the English towns have now succeeded in getting rid of typhus?—I was not aware of that.

20,713. Have you a very poor population?—Yes, and there is a pretty big wage-earning population too.

20,714. A good deal goes in drink, does it?—A good deal—there is a section of the community of rather a low type; it is amongst them that typhus is principally found, and it is amongst them that the over-crowding takes place. For instance, we have a pretty big section of the working population that consists of women; more than half of the working population being women.

20,715. You have a good many factory girls?—Yes, they live together in many cases; the sanitary inspector reported a dozen living in one room consisting of three women with children. The percentage paid for rents in Dundee taking the percentage of the average wages, is not a very high one. I have a Table here which shows the rents of the houses. Comparing the years 1868-69 with the years 1884-85, it gives the number of houses at rents of 3*l.*, of 3*l.* not exceeding 4*l.*, of 4*l.* and under 5*l.*, of 5*l.* and not exceeding 10*l.*, and so on up to 15*l.*

20,716. Will you tell us how many of the cheaper kinds of houses there are?—In 1868-69 there were

5,237 houses at a rent under 3*l.*, representing 21·89 per cent. of the total.

20,717. You mean 3*l.* a year?—Under 3*l.* a year.

20,718. (*Mr. Jesse Collings.*) That is houses of one room?—It is quite possible; I have known cases of two rooms let at 3*l.* Now, in 1884-85 there were 2,111 houses under 3*l.*

20,719. (*The Chairman.*) Of course that return is ambiguous. It is confusing, because we cannot tell, unless you tell us something more, whether the differences are caused by changes in the accommodation or changes in the rent?—They are caused by both,—there is no doubt that the rents have risen during that time, but, at the same time, the class of houses has risen; that is brought out by the census returns. There are no houses of the same class and of so bad a type existing in Dundee now.

20,720. Is the total number of single-roomed houses decreasing?—No, I think not.

20,721. You do not think it is increasing; you think it is about stationary?—It did increase from 1878-79 to 1882-83.

20,722. But even that does not tell us much unless we know something more. No one would object to two or three factory girls living in a single room, several people of the same sex, or a married couple with very few or no children, or a widow and one or two girls living in a single room, if they were very poor people,—therefore, unless we know what is the character of the population living in single rooms, the mere fact of an increase in the number of people in single rooms by itself might only mean that there were more factory girls in the town, for instance?—No, the numbers have been pretty much the same these last 15 years. More than that, in the bad districts in Dundee we had carefully prepared returns of the average, and the average was as high as six for a single room, and some of the rooms had as low an average of cubic contents as 207 cubic feet; so that the general state of matters shows a decided improvement on the general state of matters in certain districts.

20,723. (*Mr. Jesse Collings.*) Have you any special instances of overcrowding?—We have so many houses in Dundee that it is hard to say. I think the highest was 13 in a single room. Of course we consider that overcrowding; and in giving you that instance of the two or three factory girls, they all had children; so that in all there were in the house 12 people living in a single room. Of course that was a state of matters that was considered very bad, and the sanitary inspector has complained very frequently as to his want of power to deal with overcrowding.

20,724. (*The Chairman.*) Then looking to the proposals for a remedy you very much believe, do you not, in the working classes living in the suburbs of a town the size of Dundee, and using tramways?—Yes.

20,725. You have a system of tramways now in Dundee, have you not?—Yes.

20,726. You have a scheme of tramways of your own. I mean by you, the Police Commissioners?—The Police Commissioners constructed first under the General Tramways Act.

20,727. You constructed them yourselves, and leased them?—Yes. The first work was done under the General Tramways Act.

20,728. Do you impose conditions in your leases as to cheapness?—Yes, they have to run workmen's cars morning and night, and at meal-hours on some of the lines.

20,729. (*Mr. Lyulph Stanley.*) Must they run as many trams as will afford accommodation to the workmen, or only one or two?—The workmen are pretty well accommodated, but as a rule the cars are very much crowded, especially in the mornings. For instance, from Lochee, which is practically a suburb of Dundee, two miles from the high street, where there are a great many workmen in connexion with the building trades, house building and ship building,

*Mr. J. Gentle.*

7 April 1885.



*Mr. J. Gentle.* they get the car in the morning, and as a rule the cars are terribly crowded.

7 April 1885.

20,730. (*The Chairman.*) You are in favour, are you not, of local authorities being allowed to acquire lands round the town?—Yes.

20,731. And you think that they ought to be allowed to acquire them at lesser rates of compensation than the rates now paid by the local authorities?—Yes, I think they should have the power to do so if necessary, but only to exercise it if they find that there is a difficulty in getting land at reasonable prices. In Dundee land has gone up very much in value during the last 15 years.

20,732. (*Mr. Lyulph Stanley.*) Are you mostly shut in by two or three great owners?—No, we find that the owners are not very stiff.

20,733. There is plenty of competition for feuing?—There is plenty of competition. Our difficulty is more to get the people out from the centre of the town. The result is that the land around just before you get to the outskirts is dear; there is a competition for it outside; within half a mile of the distance you find land not bringing over one-fourth of the price it brings that half mile nearer the centre of the town.

20,734. (*The Chairman.*) I understand that you are also in favour of powers of acquiring property in the central districts of the town, within the town itself, under easier terms than those under which they can be acquired now. Are you acquainted with *Torrens' Acts*?—No.

20,735. You have heard of *Sir Richard Cross' Acts*, of course?—Quite so.

20,736. Have you studied those *Acts*?—No.

20,737. You are not aware of the fact that besides *Sir Richard Cross' Acts* applicable to large areas there is also a set of *Acts* applicable to smaller areas known as *Torrens' Acts*?—No, I have not studied that.

20,738. (*Mr. Jesse Collings.*) You spoke of the water supply provided in 1876, was it provided by the town council?—Provided by the town council as a water commission under a special *Act*.

20,739. And was the water supply defective before then?—It was scarce. Dundee being a large manufacturing town and the water commissioners being anxious to develop the manufactures as far as possible, they wished to be able to supply the manufacturers with plenty of water. We had from the Monikie source (that was the works that the water commissioners were formed to take over), a supply sufficient for domestic purposes but not sufficient for manufacturing purposes.

20,740. Do you compel the owners of property to give a good supply and continuous supply of water?—Yes, we have powers with regard to the size of the pipe that will be introduced; besides the sanitary authorities act under their powers; if there is a short supply to any property the proprietor is called upon to put in a new pipe, if we find the fittings corroded by the water; and if the pipe is in good order and yet there is an insufficient supply, the proprietor is called upon to put in an additional pipe.

20,741. Does the corporation make a profit out of the water undertaking?—No; we assess just enough to meet the working expenses, interest, and sinking fund.

20,742. Any surplus you put to the water rates?—To the relief of the water rates.

20,743. With respect to those one-roomed dwellings or one-roomed houses, you are unable to say whether they are increasing at the present time?—At the present time I do not think they are increasing; they did increase, and we always found from the sanitary inspector's report that in consequence of the depressed state of trade, people who lived in a two-roomed house went to a one-room house; or otherwise two families would go together if they were relatives, and would live together, and thus keep down expenses.

20,744. So far as you know, what is the feeling of the people with regard to being obliged to live in those one-roomed dwellings; are they getting discontented

with being housed in that manner?—My feeling is, that so long as they can see their way, they do not care about pinching themselves too much to pay a rent for two rooms; but no doubt the feeling generally is, except with a very low class, to get a larger house.

20,745. As a rule, the decent poor would be glad to get better accommodation?—There is no doubt about that.

20,746. You gave the number of one-roomed houses and of the people who lived in them, which came out at an average of about  $2\frac{1}{2}$  in one room?—Yes.

20,747. Have you any means of knowing to what extent there were a large number of people living in some of those houses; of course, averages tell us very little; in other words, are there many of those single-roomed houses in the condition you named as to numbers, viz., 8, 10, and 12 in a room?—No, there are not many; that is brought out quite clearly in the census report. It brings out the number of houses in which there are two persons and three persons up to the highest number.

20,748. And have you put that in?—I have not got it here, but I will certainly be very glad to furnish the Commission with a list as it was in 1880-81, and also, if it is possible get it up to date, I shall be very glad to provide that.

20,749. You stated that the burgh surveyor approves of the plans of new buildings before the building begins?—The Police Commissioners approve; the Police Commissioners have full powers; they are the local authority, and have full powers with regard to the plans of new buildings; the plans have to be lodged with the Police Commissioners, and they are bound to give a deliverance, that is to say, either an approval or disapproval, within 14 days.

20,750. Do they also inspect the dwellings at intervals during the progress of building?—Yes, they have full power and they do. The burgh surveyor has an assistant and a large staff of inspectors; he has two inspectors at the present time who do nothing else but go about the town and inspect the buildings that are being erected and the drainage; and we have a clause that, with regard to the drainage, before the drains can be covered up the owner or the builder must give notice to the burgh surveyor that he has laid these drains, and within 24 hours thereafter the borough surveyor sends the inspector, so that every drain that is laid into the house is thoroughly inspected before it is covered up.

20,751. That is your theory, and that is carried out in practice?—That is carried out strictly in practice.

20,752. Have you much unoccupied land within the limits of your burgh, unoccupied building land?—Not a very great deal; not much within the limits unless at certain points, the boundaries are not very regular, you do not take a centre and form a circle; there is a large amount within the borough boundaries, but if you take a certain circle there is not very much.

20,753. I do not mean the circle, I mean within the limits of the municipal burgh?—Within the limits of the municipal burgh there is a large amount of unfeued ground or unbuilt upon ground. I should say 1,500 acres or thereby.

20,754. Why is that unoccupied, is it from the difficulty of getting it?—There is no difficulty whatever, but because there is no demand for it. At the present time there are a lot of empty houses in Dundee, and three years ago there were over 3,000; that is, houses of one and two rooms, and so on.

20,755. You said that you were in favour of local authorities acquiring land at a fair price, may we take it that what you meant by a fair price would be no extra price for compulsory sale?—That there should be nothing charged for compulsory sale.

20,756. You mean, at what we understand by the phrase, a willing vendor and a willing buyer?—Yes, quite so.

20,757. You said that within half a mile of the centre of the town land could be bought at a fourth of



the value?—No, I will try and make myself clear. I said within half a mile. Take two points, for instance. Here is a point within perhaps a mile or a mile and a half of the centre of the town, there is another point within half a mile beyond it; the land will be bought at one-fourth of the cost just round about that locality. There is a strong feeling in Dundee amongst the population to get as near the centre of the town as possible, and as near their work as they can get.

20,758. Then if Dundee should spread out, of course that land will increase in value?—Quite so.

20,759. Then your object in the local authority buying that land would be to keep it at that fourth of the price for the purpose of building instead of allowing it to get up to a price that would make it difficult to put artisans' dwellings on it?—I think, if they got such powers as I propose, they might take action with a view to that, although my first object for such powers is to provide a remedy for what might be a felt want—that is, to provide workmen's houses if there were no accommodation for the working population; that would give corporations the power to acquire land if they found there was not sufficient private enterprise to do so, and then they could feu the ground at reasonable rates; but, as a matter of course, it would have the effect that you point out; if the Corporation, for instance, saw that there was a likelihood of the ground increasing in value, they might, with a view to acquire it at a cheap rate, acquire it before it was really needed for building purposes.

20,760. Then I take it that, if the Corporation were to acquire this land, they would not sell it again, or if they sold it they would take some steps to prevent an increase of the price by the purchaser?—There is one thing they would do very likely; that is to say, they would sell the land, if they sold it, under such conditions and restrictions as I think would prevent its quick increase or any considerable increase in price. For instance, if they restricted any houses that were to be built on that land to a certain height, that would prevent the ground increasing in value. Then if they put a stipulation into the feu contract that there must be a certain width of street, and that there must be certain widths of open space behind the dwellings, I think that would have a tendency to prevent the land from increasing in value, because it would be restricted land. But in anything I point to in that way I do not wish to imply that I would like corporations to speculate either in ground or in property; at the same time I think that they should have the power where it is found necessary, that is to say, that where either the price of the land is being run up or there is insufficient supply of working men's houses they might have power to take action.

20,761. Do you know any other way by which the increase in the price of land which takes place in the hands of private owners by competition could be prevented, except by the action of the local authorities?—The only other way is to give the facilities that I think should be given, say, to tramway companies; give them encouragement for the use of streets, under certain conditions, to run cheap cars at certain hours; that will give the population the convenience for going further out of town; it will increase the area of feuable ground, and I think by that means you would prevent a general advance in price—it will widen the area of feuing ground, and bring more within the limits of feuing competition.

20,762. (Mr. Lyulph Stanley.) You told us that in Dundee you require 10 feet of back space for each storey in height?—Yes.

20,763. Does any other town you know of possess that byelaw?—No, I do not know that they do.

20,764. How long have you had it?—We have never passed a byelaw to that effect.

20,765. How long have you had that byelaw?—We have never got it specially; we have exercised our discretion, and our clerk advises us that we have ample powers under the Act.

20,766. Under the General Act it is merely the

exercise of a statutory power in a particular way?—Yes.

20,767. Do you believe that any other town in Scotland might do the same?—Yes, according to the advice we have from our clerk they would have no difficulty if like us they had a private Act.

20,768. Do you believe that you might under the same general statutory power refuse to pass plans without 15 feet depth?—I think we could.

20,769. It is a matter of discretion with the town council?—Yes. However, if there is any difficulty, we have power to frame byelaws, then we apply to the sheriff for his approval, and, as a matter of course, he might or might not approve of the byelaw; but in everything we do there is power of appeal either to the sheriff or the Court of Session.

20,770. How many years is it since the Corporation of Dundee have refused to pass plans without 10 feet of open space behind for each storey?—They have been more particular within the last five years.

20,771. Did they act upon it as a general rule before?—They were not so strict; in fact, I might relate the reason why they began to exercise more power. There were appeals taken to the Court of Session against their decisions, and the appeals were decided in favour, or rather the decision was given in favour of the Police Commissioners; and in consequence, from the general gist of the decisions and discussions which took place in court, the Commissioners came to the conclusion that their powers were wider than was expressed.

20,772. You felt stronger, and you used your power with more resolution?—Yes.

20,773. How long have you been town clerk?—I am not town clerk, I am only a town councillor.

20,774. How long have you been in the council?—Eight years.

20,775. For eight years you have been in the town council and taking an active interest in these questions all that time?—Yes.

20,776. I should like to ask you this: when you first came in you allowed less depth behind the houses?—Generally there was not the same strictness applied with regard to depth.

20,777. I want to ask you this: have you found that, in consequence of your requiring a certain amount of ground with this back to be devoted to putting up a particular house, the feu duties have remained the same, so that there is a larger amount of feu on the same class of house; or have you found that, owing to more land being required by your rules to be devoted to building a particular house, the feu duty per square yard has come down a little?—The feu duty has not come down at all; where we have insisted on greater width it just means an additional feu duty on each house.

20,778. In the extra cost whatever relates to the feu has fallen upon the occupier of the house?—I think it has fallen principally upon the proprietor, the builder or the proprietor; because in consequence of the surplus house rents have come down.

20,779. Yes; but say a man is going to build a street in the suburbs of Dundee, he will now be able on an acre of land to put only 30 houses, we will say, where formerly, when your rules were more lax, he could have put 40; but in the same position of convenience towards the centre of the town he will pay as much feu duty to the ground owner as he did before?—As much per pole.

20,780. Therefore the feu duty will have to be divided between 30 houses instead of 40?—Yes.

20,781. Therefore, assuming a demand for houses, the burden will first of all fall on the man taking the ground and building, and afterwards on the man who buys or the occupier, and this competition brings down rents generally?—Yes; and of course that may or may not be; it must ultimately fall on the occupier.

20,782. You think it would be worth the occupier's while to pay the extra rent for the sake of health and

Mr. J. Gentle

7 April 1885.



Mr. J. Gentle.  
7 April 1885.

air?—Yes, and we find they do it cheerfully; given a house in a block, say, with a greater depth, the tenant will prefer paying a little more rent for that to continuing in a house with a less depth; or in another way we get an advantage; the proprietor will get a better selection of tenants, and in that way he is perhaps as good as getting a slight increase of rent.

20,783. Do you think that a man would be willing for a better class of house to accept a rather lower feu duty than when a lower class of house was going to be put up?—Do you mean the proprietor of the ground?

20,784. Yes?—I rather think that the proprietor would look at it in this way; if he had his feu duties secured, he would not trouble himself very much. It would depend upon the quantity of ground he had; if he had a large area of ground, he would certainly prefer feuing his ground at a low rent to a party putting up a superior house than at a higher rent to a party putting up an inferior house. There is the Blackness Estate, which is managed in Edinburgh, that is in the west end of Dundee, and there is the Dudhope Estate, which is also managed in Edinburgh; we find those parties feu the land with restrictions of a pretty severe kind; they are very careful as to the class of house, and besides they put in a condition that you have to submit plans of the houses that you propose to erect.

20,785. I only wanted to know generally whether you thought that by securing a better class of buildings being put upon the land you encouraged the owner of the land to be more easy in feuing, and therefore perhaps part of the increased rent did not fall upon the occupier, because the whole land was let at a rather more moderate feu than would have been the case if a worse class of property were put on?—No doubt it is as you say.

20,786. As a matter of fact, I gather from you that in the neighbourhood of Dundee there is plenty of competition between the landowners for land already in the market?—There is no difficulty in getting it, but it is pretty dear, rather dearer in Dundee than about Edinburgh; it is well held, and there is no difficulty in getting it, but there is not a feeling to let it away cheap.

20,787. You were saying that what I call the inner ring outside the town is worth four times as much as the outer ring half a mile further?—Yes, beyond certain distances.

20,788. What sort of price per acre does the building speculator pay in that inner ring—what sort of feu?—160*l.* an acre.

20,789. In the outer ring then he would pay 40*l.* an acre?—Yes.

20,790. That shows that the people of Dundee find it worth to them that difference to live that distance nearer their work?—They do prefer it,—you will get that much difference of the ground rent in the house rent.

20,791. At any rate, whatever your opinion may be, you notice a strong desire on the part of the working people of Dundee to live as near the centre as they can?—Yes, and as near their work as they can.

20,792. Whatever the reason may be, the fact exists?—Yes; it is the case from both causes.

20,793. Is there any building going on now in Dundee?—Yes, a considerable amount.

20,794. Do I understand you to say that, although you have a considerable number of houses empty, building is still going on?—Yes, but the buildings going up now are of a much better class.

20,795. But the buildings that are going up now will be occupied by the wage-earning class?—Yes.

20,796. Do you find in the new houses built now that the builders build one-roomed houses, or two-roomed houses, or three-roomed houses?—They are generally two and three-roomed houses.

20,797. Then there is no inclination on the part of the builders to supply one-roomed houses?—No, because there is a bigger surplus of them than of any other kind.

20,798. Have you power now, either by your byelaws or by your general law, to prohibit the creation of one-roomed houses?—I think not.

20,799. You only have power to prevent their overcrowding?—We do not even have that power, unless it is in that section 44 of the Public Health Act.

20,800. Whether you have it or not, you do not exercise it?—No.

20,801. There is no question of the cubic contents for a house occupied by one family?—No.

20,802. As a matter of fact, whether it is the demand of the people themselves, or whatever the reason may be, the new accommodation which is being provided is in houses of not less than two rooms?—I do not know of any one-roomed houses being erected in Dundee just now. There may be exceptional cases, but I do not know of any.

20,803. In the outskirts where buildings are going up, what is the rent of a two-roomed house?—7*l.* is about the average in Dundee.

20,804. Will each tenant have a watercloset to himself?—As a rule, I should say that that is not the case at that money.

20,805. Then for two houses?—Yes.

20,806. Have you no power as a town council to insist that each separate house shall have its watercloset?—Yes; but we have not insisted upon it; it has been found in small houses that a watercloset inside the house has not been desirable; the people did not look well after it.

20,807. In the outskirts of Dundee are the houses being built two storeys high, or loftier?—Loftier; three and four storeys.

20,808. They are not building there as they are in the suburbs of Edinburgh, two storeys with outer stairs to go to the top floor?—No; there is very little of that sort of thing now in Dundee; there used to be.

20,809. You have plenty of water, so that you could have a complete watercloset system?—Yes; there is ample water supply for a very high average supply per head of the population.

20,810. What charge per 1,000 gallons do you make for the water?—Sevenpence.

20,811. (*The Chairman.*) Before I ask Mr. Broadhurst to put any questions to you, I should like to clear up one point arising out of Mr. Lyulph Stanley's question. Is he right in thinking that your proceedings with regard to space at the back of houses and with regard to the height of houses are founded on the general law, and not upon your own private Act?—They are founded upon our own private Act.

20,812. (*Mr. Lyulph Stanley.*) But upon your own Act, and not upon any byelaws framed in pursuance of the Act?—Yes; but we have power to frame byelaws.

20,813. (*Mr. Broadhurst.*) You were speaking of the decrease in the rent at Dundee, there being a considerable reduction of rent?—Yes.

20,814. About what percentage would you say?—In the outskirts there has been 15 per cent. of reduction.

20,815. Within how many years?—That has taken place between the years between 1877 to 1881 and 1882.

20,816. What has been about the reduction in wages during that time?—The wages have been taken down and raised again; this year they have been taken down, I hear, as much as 25 per cent.

20,817. So that the decrease in the rent has not equalled the decrease in the wage?—I do not think it has. In the centre of the town, with regard to dwelling-houses, there has been hardly any decrease; rents, as a rule, within the centre of the town have kept up as high as ever they were before.

20,818. Then are you speaking of the houses of 3*l.* a year rent?—They have, perhaps, come down more than any other class, the single-room class of house have come down; but they are mostly in the outskirts, houses of any kind, from 3*l.* up to 10*l.* or



127. in the centre of the town; you may take a point a mile from the High Street almost.

20,819. What class of people are they; are they factory people living in a house of 34?—Yes.

20,820. And what would be their wages?—A labourer, for instance, will have, I suppose, about 15s. to 18s. a week.

20,821. That is in the present reduced state of wages?—Yes; and the women, all of them, mostly of that class, work; they will have 8s. or 9s. a week.

20,822. I understand that you are what is called the convener of the Sanitary Committee?—No, of the Works Committee; that committee takes cognizance of the passing of plans for buildings, and looks after the paving of the streets and keeping them in order.

20,823. Have the committee over which you preside no authority whatever with regard to the nuisances?—Not that committee, but there is a sanitary committee who have ample powers.

20,824. But you have nothing to do with the sanitary committee?—Yes, I am a member of the sanitary committee; the police commissioners are members.

20,825. Then, when an inspector of nuisances reports the existence of a nuisance to the committee of which you are a member, are those reports usually looked upon with favour, or is it regarded rather as a bother?—They are always looked at, and, as a rule, given effect to; in fact, the convener of the sanitary committee has full power, along with the sanitary inspector, to take action if there is any improvement required.

20,826. Are there such cases, I do not mean complaints in committee, but unmistakeable evidence given to the sanitary inspector, that it would be as well if he was not quite so pressing in his demands for reforms?—No; it would be a very unusual thing that there are any complaints of the sanitary inspector exceeding his duty.

20,827. But there have been complaints, even if exceptional?—There may have been exceptional cases, but they were more a matter of the person not being civil; there have been one or two complaints with regard to the sanitary inspector, but it was more a question of his civility than of his exceeding his duty in calling upon the parties to execute works.

20,828. Are you in the knowledge of evidence which goes to show that the inspector often neglects to report a nuisance because he fears the manner in which that report will be received by the people concerned in the property?—No, I am not aware of that. I know that our sanitary inspector is a man who has very little fear as to owners of property.

20,829. It is not within your knowledge that he ever makes a statement to that effect; I mean the inspector, when charged with not properly discharging his duty?—No, I never heard of his making any such statement.

20,830. But, supposing the inspector has to report to a body who do own property, in your opinion, would that have the effect of cooling his official ardour with which he should discharge his duties?—Naturally, a sanitary inspector would feel a delicacy in reporting against any property that belonged to a commissioner. I think it would be more likely that he would try and get the work made right so as to avoid having to report.

20,831. But still he could not get the work made right without first bringing it to the notice of the property because the owner of the property must do it?—Quite so.

20,832. Would it not be rather natural that a man should hesitate somewhat to report very strongly on property to a person who possessed the power of making the position of the inspector uncomfortable if he thought proper?—Yes, I think it would be natural.

20,833. Then would you be in favour of Government, or some central authority other than your town council, appointing sanitary inspectors?—We have

that already. There is the Board of Supervision, and if there is any neglect of duty upon the part of the local authority any householder can apply to the Board of Supervision.

20,834. Who is the Board of Supervision?—The Board of Supervision is in Edinburgh; they exercise the control. I do not know the details of it.

20,835. Then there is at the present time, I understand, property in Dundee of some considerable amount in a very bad condition?—Yes.

20,836. And do you know any persons who own that property?—Yes.

20,837. Are you an owner of property in Dundee?—Yes.

20,838. Do you own some very old property?—No, not personally. I am part proprietor of one old property; the party who was my partner in the concern died, and it is under trust now, and I have been trying to get it out of the hands of the trustee.

20,839. Did you buy some property seven or eight years ago in Dundee in a neighbourhood where it was supposed that a new street would be made?—No.

20,840. Did not you buy property eight years back in Dundee?—Yes, I bought property eight years back and have bought property since that; but I never bought any property in my life in Dundee, having in view that a street was to be run through that property.

20,841. You are a builder by trade?—Yes, a builder and a quarry-master.

20,842. And an agent for properties?—No, I am not an agent for properties, unless for my own part of the properties I hold jointly. I have a partner, for instance, in some properties; there is another gentleman and myself who hold some properties in the new part of the town; that is, properties that were built for Commercial Street on ground leased from the town.

20,843. Have you been engaged in building houses within the last few years?—I have been building houses this last 15 or 16 years.

20,844. Are you what is termed in Scotland a venture builder?—No.

20,845. But you are a builder?—I am a builder, and I have built houses.

20,846. What class of property have you built?—I have built two-roomed houses, three-roomed houses, shops, offices, and warehouses.

20,847. Have there been any complaints made of the property which you have yourself built within the last 15 years?—I do not remember any.

20,848. You cannot call any to mind just now?—No, I cannot call any specific instance to mind.

20,849. You cannot call to mind any complaints about this old property which you purchased seven or eight years back?—I do not know what property you refer to.

20,850. You said a little while back, that you did purchase some property, but at the time you purchased it you had not in your mind the probability of a new street being made there; I refer to that property?—I have heard no complaints about that property.

20,851. Was there much notice given in the town of Dundee before you were appointed as witness on behalf of the Housing Commission to come and give evidence; was there any opportunity for the expression of any public feeling in Dundee as to the selection of witnesses to appear before this Commission?—It appeared in the papers; the first intimation, I think, was about a month ago.

20,852. Is there any dissatisfaction in Dundee with regard to the selection of witnesses?—Not that I am aware of.

20,853. (Chairman.) You were requested by the Town Council to give evidence here, were you not?—By the Police Commission; I was requested, in the first place, by the Town Council; then a meeting was called of the Police Commissioners for last Monday, that is yesterday week, and they met in committee; then it was arranged that the brief should be drafted. The Commission was called on Friday night and the draft gone over.

Mr. J. Gentle.

7 April 1885.



Mr. J. Gentle.  
7 April 1885.

20,854. (*Mr. Broadhurst.*) Now, going back to the new property that you have erected within the last 15 years, has any of that called for repairs since—any considerable repairs?—Nothing extensive.

20,855. Is it all in a good sound condition now, with good walls?—All the property I hold is in a good sound condition. I have some of the finest property in Dundee.

20,856. Of course you have all classes of property?—No; as a rule, the class of property I hold, there are very few houses under two rooms.

20,857. Was there an idea in Dundee, amongst the people with whom you associate, that most of the Royal Commissioners were property owners, before whom you are now appearing; was it spoken of that the Commissioners themselves were property owners, and concerned in the subject personally?—No, I have never heard anything of that sort stated.

20,858. There has been no such insinuation within your knowledge at all?—No, not within my knowledge. I never heard anything said with regard to that.

20,859. Is this old property of yours in what you would term first-rate habitable condition now?—I understand so, but I do not factor all my property myself. I have factors who attend to the properties.

20,860. And you do not take any other interest in it than that of receiving the rents?—I do, but there are no complaints. Naturally, there is not very much notice taken unless there are complaints.

20,861. Do you think that the complaints would be more likely to reach you if you were not a member of the Sanitary Committee?—I think they would be more likely to reach me because I was a member of the Sanitary Committee.

20,862. That rather contradicts what you said a short time back?—I quite admit it, but at the same time there are complaints from two classes. It contradicts what I said before to this extent: I should think that a sanitary inspector would have a feeling in stating any complaints before a committee with regard to property belonging to a member of the committee. That is what I stated. But, on the other hand, I think that a member of that committee would be more likely to have complaints lodged by his tenants than if he were not a member of the committee.

20,863. That is your opinion?—I have found, as a matter of fact, that is the case.

The witness withdrew.

Mr.  
W.A. Peterkin.

Mr. WILLIAM ARTHUR PETERKIN examined.

20,875. (*The Chairman.*) You are a General Superintendent of the Poor, are you not?—Yes.

20,876. That is what answers to a General Inspector of the Local Government Board in England?—Yes.

20,877. And something more?—I do not know about anything more.

20,878. I believe the Board of Supervision in Scotland exercises certain functions which are beyond those of the Local Government Board in England?—Yes.

20,879. You are superintendent in the nine northern counties, are you not?—Yes, I have been so for 20 years.

20,880. Those counties are Caithness, Sutherland, Ross and Cromarty, Inverness, Banff, Elgin, Nairn, Orkney, and Shetland?—Yes.

20,881. (*Mr. Lyulph Stanley.*) Not Aberdeen?—Not Aberdeen.

20,882. (*The Chairman.*) Aberdeen is in the district of Mr. Campbell of Auchindarroch, is it not?—Yes.

20,883. You have had great opportunities of observing the houses of the poorer classes in Scotland?—Yes, for 42 years; I may say, I have all my life.

20,884. What number of parishes are under your

20,864. And you have had complaints made of some of your property—reports by the sanitary inspector?—No. I daresay it is in this way. The notices will be served. There is a regular official notice if anything is found wrong, and notice will be served to get a certain thing put right forthwith.

20,865. Speaking from memory, how long is it since you whitewashed and painted this oldest class of property that you own in Dundee?—It has to be done every year.

20,866. Do you do it every year?—Yes, every year; the upper parts, perhaps, once in two years.

20,867. For how many years have you done it every year?—It is done regularly.

20,868. About that there is no mistake?—About that there is no mistake.

20,869. Do you visit it yourself to see whether it is done, or do you only go by paying the bills?—I inspect the property that I have; I perhaps take a turn round it, it may be once a month, or perhaps once in six months, as the case may be; it depends upon the position of the property.

20,870. You go yourself to see it?—If I have any particular reason, if I hear of complaints, I go at once.

20,871. Then you do hear of complaints; are they made by the sanitary inspector or by the inhabitants?—There is hardly any property but what there are complaints about it from the tenants as a rule; there is something going out of order in connection with the property, and naturally, when anything is out of order, there is a complaint, and, as a matter of course, it has to be attended to.

20,872. You own so much property that you cannot attend to it personally yourself; you engage a factor?—I cannot attend to the details; I have men to see to that.

20,873. Do not you think it would be a good thing if the ownership of property was made limited to the extent that each man could look after himself?—Possibly it might; yet, on the other hand, it is possible for a man to have a business carried on and have the details of that business left to competent managers.

20,874. The letting out of house property by factors in the way in which you do, living in the town yourself, and being there every day, has a tendency, has it not, to weaken your personal responsibility in the matter?—No, I do not think it has in the slightest degree.

superintendence at present?—167 parishes, with an area of 12,371 square miles.

20,885. And what is the population?—408,417, which is equivalent to 33 persons per square mile.

20,886. I suppose the population are mainly agricultural?—Mainly agricultural, pastoral, and fishing.

20,887. What sort of houses do the poorer classes occupy?—They are usually substantial, and allowing for very many exceptions, they are comfortable, according to the ideas of the people.

20,888. In some places there is a deficiency of suitable houses, is there not?—In many districts there is a deficiency of houses suitable for married labourers who must leave their families and live in what are called bothies. This is regarded as a considerable grievance, and I should like to quote one sentence from a book that was published by Mr. Robert Scot Skirving, a large farmer in East Lothian, entirely devoted to the subject of labourers' dwellings, with reference to the bothie system:—“Having found from personal inquiries addressed to farmers and land stewards in both counties that many men for want of houses continued to live in bothies long after they were married, travelling frequently considerable distances through the night to visit their families, and being sometimes



Mr.  
W. A. Peterkin.  
7 April 1885.

"too late for their work in consequence, I inquired of Mr. Hope, of Fenton Barns, if he had found the same state of things in another bothy district, which I was aware he had visited. Mr. Hope writes in reply:—'The only bothies for men I have had an opportunity of visiting were in Forfarshire. The inmates were generally young men; but in several I found married men whose wives were living in villages several miles distant. I understood the bothies that I saw were favourable specimens. The common sitting room was large, and the small bedroom each man had for himself was comfortable enough, and yet the impression left on my mind was anything but pleasant. Wood and coals for fuel covered the floors, and there were few articles of furniture or cooking utensils, oatmeal being the staple food, morning, noon, and night. All this showed the want of woman's presence, and looked dreary and desolate. Of course, there were young women living in bothies situated only a little distance from those inhabited by the men.'"

20,889. That is a very unsatisfactory state of things; do you see any possible remedy for that?—I see a remedy by increasing the number of cottages for married ploughmen.

20,890. What improvement have you seen in your district within recent years?—Speaking generally, there has been a marked improvement over the whole country within the last 15 or 20 years in the matter of houses for the working classes, as well as for all classes.

20,891. Are there many building societies in the north?—There are a good many, and they have had a very beneficial effect in helping the working men to build small cottages for themselves.

20,892. Are those in the neighbourhood of towns?—In the neighbourhood of the smaller towns.

20,893. To what extent are the cottages provided with gardens?—They are very generally provided with gardens. The villages and towns are now also spread over a much larger area than they were formerly; that is a marked improvement that I have observed. There are cottages with two rooms and a back room, and two attics or one attic, with probably one-sixteenth of an acre of garden ground around the cottage. Those cottages are becoming much more common than they were formerly.

20,894. The sixteenth part of an acre is very small, is it not, for a garden?—It is quite large enough for a working man's garden, I think.

20,895. That is not our experience in England. We rather incline to think that the gardens may be beneficially a good deal larger than that?—If they have one-eighth of an acre it becomes then an expensive feu, and costs money.

20,896. You have a practice of providing houses for paupers from the rates, have you not?—Many parishes have built cottages for their paupers from the rates, in consequence of the difficulty of getting houses for them.

20,897. You have a very general system of outdoor relief in Scotland, have you not?—Yes, the system is generally outdoor relief.

20,898. What have you to say about labourers with their families?—Labourers with their wives and families are often in a worse position as regards sleeping space than paupers, for in such cases there must be overcrowding to a greater or less extent, and an absence of decency. The working man probably has only the same amount of accommodation that a single pauper has, and he must crowd himself his wife and his family into one apartment, or into one apartment and a closet.

20,899. What have you to say as to the case of poor widows with families?—They are precisely in the same condition as the labouring men who have grown-up or growing-up sons and daughters, or young children all living in the same room.

20,900. What experience have you of common lodging-houses?—Common lodging-houses are places

frequented by tramps; our respectable poor do not live in them. The common lodging houses are under the control of the local authorities under the Public Health Act.

20,901. To what extent do they exist in the rural districts?—They are almost entirely to be found in the towns.

20,902. To what extent are you acquainted with them. You are speaking rather of small towns I suppose; you have not many very large towns in your district?—Inverness and Wick are the two largest towns.

20,903. Do they exist there?—Yes.

20,904. Do they exist in smaller towns than that?—Yes.

20,905. What sort of towns?—Nairn and Elgin.

20,906. Are there common lodging houses in those places?—Yes; and sometimes in villages.

20,907. Are they, as a general rule, well-managed by the local authorities?—In the larger places they are; the police visit them every night.

20,908. (Mr. Lyulph Stanley.) Would there be common lodging-houses in places like the Muir of Ord, where the drovers come to great fairs?—Yes, I think there are one or two common lodging-houses there.

20,909. (The Chairman.) What do you say as to the houses of what is commonly called the crofter population in the Highlands and Islands?—There is a great distinction between the Western Highlands and the northern and eastern portions of which I have been speaking. Throughout the Highlands and Islands a very large number of the houses are peculiar to the country, and are to be found in great variety, some of them good roomy houses, well-lighted, warm, and comfortable; others confined, dark, damp, and miserable.

20,910. When you say that they are peculiar to the country, are you speaking of what are known as the "black cottages"?—Yes, I am.

20,911. Those are cottages built of blocks of stone, and made up with turf and other materials, are they not?—Yes.

20,912. What is the general sanitary condition of the houses of which you have been speaking; are the bad ones which you have mentioned in great numbers?—In some places, more especially in the Lewis, I consider that the houses are in a most unsatisfactory condition. I can read, if the Commission please, descriptions of the inside of those houses in different places, and I can also read my own reported description.

20,913. I would rather have your own description than other people's?—Fever broke out in a part of the Lewis, and I was directed to go and see the places where those fever cases were, and I reported upon the matter. A single sentence from my report I think will be sufficient:—"The sanitary condition of the dwelling-houses of the people generally throughout the Lewis is perhaps as bad as it can possibly be. The dwelling-houses are for the most part merely covered dung heaps. The food and milk of the family are exposed to the poisons arising from this filth at all times. The air within the houses must be as foul as it can be. When fever appears in a house no means are provided by the local authorities to isolate the patient. The friends may desert the house, and the patient be left without attendance. The dread of infection is universal."

20,914. Do you know what the death-rate is in such cases, not speaking of a special epidemic?—I cannot tell you what is the death-rate of the Lewis particularly; but I can tell you the death-rate of Ross-shire. Then in my report, I go into detail about a particular case that I visited, and I say:—"So long as the present dwelling-house arrangements continue, and they have been the same for generations, fever can never be absent in some shape or other. An attempt is being made to induce the people to improve their dwellings, and I enclose a copy of the estate regulations bearing upon the subject. In



Mr.  
W.A. Peterkin.  
7 April 1885.

"the meantime, and probably for many years to come, there will always be, chiefly in Spring and in the early winter months, a recurrence of fever of the typhoid and typhus types, unless filth of every conceivable kind, and impure water and air, and contaminated milk and food have nothing whatever to do with the matter, and are not causes of fever."

20,915. You mention typhus there; does typhus exist to any considerable extent in your district?—The doctors, upon the occasion to which I have referred, described the fever that the people had as typhoid and typhus.

20,916. Was that many years ago?—That was in the year 1880.

20,917. Is typhus permanently present in any part of your district?—I have been told by the doctors that fever of a typhoid class or low fever is very prevalent.

20,918. But I was asking specially about typhus?—I do not know that it is permanently present.

20,919. Typhus exists in some Scotch towns; I did not know whether it existed in your northern towns permanently. Has there been an improvement on the whole in the dwellings in this bad district that you are describing?—No, not that I know of.

20,920. The general improvement that you spoke of in the earlier portion of your evidence does not extend to this district, of which you are now speaking?—No, they are exactly the same. I should like, if I may be allowed to do so, to quote from the articles and conditions of the estate regulations, as to improvements which the proprietor wishes to make in dwellings of this kind.

20,921. To what proprietor are you referring?—To Sir James Matheson, or Lady Matheson as it is now.

20,922. As to the herring fishery stations which come under your inspection; what is the house accommodation in them?—The herring fishing stations are overcrowded, but in the herring fishing season only. At that time the population is doubled, and necessarily the fishermen and women connected with that industry have to be housed in some way or other; but that only lasts for a few weeks, and the pressure upon the house accommodation has, within recent years, been met by the erection of temporary wooden huts.

20,923. Are those under any such regulations as prevail in England in the hop growing districts with regard to hop-pickers; are there special, but temporary regulations, with regard to those temporary houses?—I know of none.

20,924. In the herring fishing districts are there a large number of pauper houses?—In some there is a fair average number; but among the purely fishing population along the Banffshire coast, Buckie, Port Gordon, Port Essie, and other places, the amount of pauperism is remarkably small.

20,925. How far have cottages been provided by large proprietors and people of wealth in your northern district?—I could not answer that question.

20,926. Do you know estates in which a generous provision of cottages has been made?—Yes; estates have been frequently pointed out to me as estates where the proprietors paid much attention to the cottages of the people. Amongst others, I may mention that Sir Alexander Matheson has done much towards the erection of or providing the people with the means of erecting better houses. I could not charge my memory with other individual cases.

20,927. Besides Sir Alexander Matheson's case, you do not recall any remarkable instances of a large provision of good cottages by great landowners?—No, I cannot recall any.

20,928. In going across the country, when you come to a great estate do you or do you not know that you are on a great estate, from the more favourable condition of the cottages?—I am not able to distinguish that myself.

20,929. As regards one great estate as compared with another, do you notice a difference, as you do in Ireland, for instance, and in some parts of England?—The difference has been pointed out to me.

20,930. But you have not seen a very startling difference yourself, as between one property and another?—When it has been pointed out to me, I have seen that the cottages were poor on one side, and on the other, good slated houses.

20,931. What are the rates of wages in the northern parts of the country, with which you are acquainted?—Labourers get from 14s. to 18s. a week, and artisans get from 20s. to 30s. a week.

20,932. Is that a standing wage for the labourers all the year round?—That is rather a general wage; 14s. to 15s. a week is about the ploughman's average.

20,933. Are they paid by the week?—Not the ploughmen, not the agricultural labourers; they are paid by the half year.

20,934. Have they any allowances besides the wages, or does that amount cover everything?—They have allowances. I took my notes from farmers. Here is a case of one man, who was paid 15*l.* a year in money, and the farmer valued the meal that he got at 7*l.* for seven bolls; potatoes and land 5*l.* each, 10*l.*; milk, 3*l.*; fuel, 4*l.*; and the house, 3*l.*

20,935. What kind of accommodation is given in a house of that sort, valued at 3*l.* a year; has it two rooms?—A house with two rooms, or what is sometimes called a room and a closet.

20,936. With a thatched roof?—With a thatched roof.

20,937. I suppose there is no ceiling under the thatched roof?—In some cases there are ceilings, and in some there are not.

20,938. What sort of floor has it?—The new houses are paved; the old houses are floored with a mud floor.

20,939. Are there any other cases of rural wages that you can state to us?—Yes; there is another case here, the case of a married ploughman. He gets a money payment of 18*l.*, meal to the amount of 12*l.*; potatoes and land, 5*l.*; fuel, 3*l.*; milk, 5*l.*; and house, 3*l.*; making a total of 46*l.*, or equal to 18s. a week.

20,940. But there is a great deal of guess about an estimate of that sort, is there not; two men's opinions might differ?—The farmer gave me the quantity, 12 bolls of meal. I have not got the particulars here.

20,941. Did you ever ask any of the labourers themselves what their view of the matter was?—No.

20,942. In the cases of those rural labourers of the north-east coast, what is the custom with regard to the payment of rent; do they pay rent for the houses in all cases, or are they allowed cottages in all cases as part of their wages; or, is it sometimes one way and sometimes the other?—I think sometimes one, and sometimes the other. Generally, if the ploughman's house is upon the farm, he gets house accommodation.

20,943. Does the house belong to the proprietor, and is it let with the farm to the farmer?—Yes.

20,944. And then it is allowed by the farmer to the labourer?—It is part of the farm.

20,945. And it is allowed to the labourer instead of wages?—Yes.

20,946. Is there any complaint amongst the labourers at all as to that form of occupation of houses?—I am not aware of any.

20,947. To return from the labourers for a moment; Inverness is the largest town in your district, is it not?—Yes.

20,948. What is the population of Inverness?—I think it is 18,000.

20,949. What is the character of the housing of the working-class population in Inverness?—I asked a clergyman in Inverness, as I was passing through it the other day to come here, to give me a note upon that subject, as he had a good opportunity of seeing the insides of all the labourers' houses in Inverness, and he writes as follows:—"The condition of the homes of the labouring classes in Inverness cannot be said to be worse than that found in other towns of the



" same size. Many of the houses are old, but roomy; and most families have more than one room. Rents are comparatively high; 24. 10s. for even an attic. There is a sad want of proper drainage, whole streets of the humbler abodes being without water-closets or privies. Of late years, however, a large number of tenements or houses suitable for working people have sprung up in the suburbs, and unoccupied spaces, which are drawing that part of the community away from the old districts of Inverness. The outlying portions of the parish to which the burgh belongs is, on the whole, well supplied with labourers' homes, many of the proprietors making attention to the comfort of that class a special care and duty. The river Ness, which intersects to a large extent the whole parish of Inverness, may be said to be the town's best and most blessed scavenger."

20,950. What remedies can you suggest, or what recommendation for remedies can you offer to us, with regard to the condition of the rural houses, which you have described as being so very bad on the west coast?—If a personal interest were taken by the proprietors in the houses of the labourers on their estates, it would, I think, be certain to be followed by good results.

20,951. Is that the only suggestion that you have to make?—That is the only thing that I can see.

20,952. With regard to the condition of local government in Scotland, are you acquainted with the general principles of local government in England, or in any other country?—No.

20,953. You only know the Scotch system?—I only know the Scotch system.

20,954. I cannot therefore ask you to institute comparisons between the Scotch system and any other systems, and we must institute those comparisons for ourselves. I will, therefore, only ask you one or two general questions of fact. Some of the Scotch parishes are very small, are they not?—Very small.

20,955. But, nevertheless, they form separate districts for local government purposes?—Yes.

20,956. And they are supposed to supply the machinery of local government in all its various forms?—Yes.

20,957. They are too small to do it, are they not?—They do it.

20,958. For instance, a medical officer and a sanitary inspector cannot be provided by a parish of 200 people, or, if provided, can only be provided in a very imperfect way?—Yes, they are provided in a very imperfect way.

20,959. Do you not think that slightly larger areas than that for such purposes would be likely to do it better?—Certainly.

20,960. (*The Lord Provost of Edinburgh.*) Do you know whether those very bad houses that you described in the Lewis belong to Sir James Matheson?—They are the houses of the crofters upon Sir James Matheson's property. Although they are on Sir James Matheson's property, they are owned by the people themselves. The people build their own houses in that country. The roof generally belongs to them, and when they leave the house they take the roof.

20,961. (*The Chairman.*) They sell the roof, do they not?—Or take it away.

20,962. (*Mr. Jesse Collings.*) You hold office under the Government, do you not?—Yes, under the Board of Supervision.

20,963. What are your particular powers when you visit districts, more especially rural districts?—My principal business is connected with the poor law, and I attend meetings of parochial boards, which are equivalent to the boards of guardians in England. I visit the inspector of the poor, and I see that he keeps his books properly. If there are any investigations to make, I make them, and I can take evidence upon oath, if necessary. If any sanitary question

arises, I make the investigation in my own way, according to circumstances. If I see anything wrong on a large scale in regard to drainage or water supply, I take up those questions; or if any complaints were made to me in writing, I should investigate it.

20,964. And when you have investigated it, and made your report, what do you do?—I report to the Board of Supervision.

20,965. What follows, as a rule, upon that?—It depends very much upon the circumstances of the case. As a rule, the Board of Supervision would send it down to the local authority for their observations.

20,966. The local authority being the parochial board?—In some cases, the town council in others, and the police commissioners in others.

20,967. Take the case of Lewis, which, as you have told us, is in a most disgraceful condition, you would make a report to that effect, I presume, to the Board of Supervision?—Yes.

20,968. And the Board of Supervision would send it down to the parochial board of Lewis?—I do not know that they would necessarily.

20,969. Then what power have you as a sanitary inspector; what follows from your reports; do you know an occasion in which an amelioration has taken place from any report that you have made?—I have made so many reports.

20,970. I am not blaming you. I want to get at what protection to these poor people your office is, beyond making the report. What, if any, legal action of enforcement on the local authority follows the making of your report?—I do not know. That must be for the Board of Supervision.

20,971. Then you might report till Doomsday, but very little would follow?—Nothing can follow that, because it is the habits of an entire people.

20,972. But are not their habits governed by the conditions in which they are compelled to live?—No; the proprietor has made every effort to improve them.

20,973. You stated, with respect to Lady Matheson, that an attempt had been made to induce people to improve their dwellings?—Yes.

20,974. Could you describe that attempt in any way?—The second article and condition under which the lands, lots, or divisions of townships in the Lewis, are to be let to and held by the crofters, and rules and regulations established for the same by Sir James Matheson, Bart., the proprietor, is as follows:—"The dwelling-houses to be erected by the tenants on their respective possessions shall be built of stone and lime, or of stone and clay, pinned and harled with lime, or with stone on the outside face, and turf or sod on the inside, and roofed with slates, tiles, or straw, on heather with divots, which heather and divots the tenants shall have liberty to take for this purpose, from such places only as shall be pointed out to them by the ground officer of the district; each house to have at least two apartments, with a glazed window in the wall of each, and a closet or small room, with chimneys in the gables, or other opening for the smoke in the roof; the thatch or covering not to be stripped off or removed for manure; the byre to be built at the end or the back of the dwelling-house, as the site may admit, and to have a separate entrance. In the byre a gutter to be formed for the manure, which shall be regularly removed to a dung-heap outside. Any tenant, whether possessing a lease or not, who shall build such a house to the satisfaction of the proprietor or his factor, shall, in the event of his being removed, or otherwise quitting the croft, be allowed meliorations for the same by the proprietor or incoming tenant, at the valuation of parties to be mutually chosen."

20,975. This is to be at the expense of the tenant?—Of the tenant.

20,976. Then the attempts to induce people to improve their dwellings, seem to resolve themselves into a gracious permission to the tenants to build

Mr.  
W.A. Peterkin.  
7 April 1885.



Mr.  
W. A. Peterkin.  
7 April 1885.

themselves a house at their own expense?—Merely to open another door.

20,977. To build according to those directions at their own expense?—Yes. The houses are there, and if they were to open a door, and put up a wall between the end of the house where the animals are kept and the dwelling-house, it would be a great improvement.

20,978. But they have to do it at their own expense?—Certainly.

20,979. Then there is some promise of compensation, I suppose, in case they remove?—Yes.

20,980. Not, I suppose, the full amount of the estimated value of the house, reckoning the labour and the time expended in its erection?—They say here:—"At the valuation of parties to be mutually chosen."

20,981. Does that mean the whole price of the house?—No, it must be what the improvement upon the house is worth.

20,982. Is it not a matter of fact, generally speaking, that those people have to leave the house with little or no compensation?—I cannot speak as to that.

20,983. Have you not heard such reports, specially with regard to the black houses, but with regard to the white houses as well?—Yes, I have heard that they leave the houses, and that they may get something, but not what satisfies them.

20,984. And speaking from your knowledge as an inspector, are the tenants likely to make great efforts to improve their dwellings under such circumstances?—No, I do not think so.

20,985. Speaking as a business man, do you think there is any inducement to the poor people or to the labouring people to build or to improve their own house, supplying labour, and so forth, when at the same time they have no security that it shall belong to them when it is built, or that they shall not be turned out of it with little or no compensation at any time?—Not unless they see a prospect of the house belonging to themselves, and being their own property.

20,986. But, as a matter of fact, does that prospect exist? Is it not a fact that it does not exist except in a limited degree where it is allowed by the estate regulations?—I really cannot answer that.

20,987. But have you heard that such is the case?—I may have heard it; but it is not a matter that comes under my cognizance.

20,988. You have not thought it worth while to inquire into it?—I would not like to speak definitely about it.

20,989. Is it not an important element in the housing of the poor in the rural districts of Scotland?—I have said that, where a man can see that the house will be his own, he will then join building societies, and take trouble to erect a house for himself and his family; but I do not think that it is in human nature for a man to expend money or time in building a house or in improving a house from which he may be turned adrift at any time.

20,990. To come to another question, you have spoken of labourers' wages being about 14s. and upwards; but that is made up of perquisites of various kinds; you have put a value upon those perquisites; for instance, you have put meal at 7l. and milk at 3l. per year, but you have not, as I understand, verified that by any conversation with the labourers?—No.

20,991. Do you not think it would be as well to do so?—I have no agricultural tendencies myself.

20,992. But seeing that you have taken the trouble to get that information, would it not have been as well to verify it?—I knew the men, and I believed that they gave perfectly sound information.

20,993. But would it not be as well to get it from the other side, and to ascertain whether they, for instance, estimated 7l. as the real value of the meal, and whether 3l. is not a very high price to put milk at?—Yes, I think so. I got another estimate, not from a labourer, not from a farmer, but from a man who was

in business, and who knew the condition of the labouring people; and he said that the money they got in his district was 26l. a year, and about 9l. in allowances.

20,994. You spoke of a general improvement that had taken place; does that remark apply to the rural districts?—It applies all over.

20,995. Then do you call this general state of things which you have described with reference to these black cottages and hovels an improvement in any way? Are there many districts in which the black hovels exists mainly?—Yes; and amongst them there have been improvements, and improvements are going on; but in the Lewis markedly the improvements have been very slow.

20,996. Then we may take it that the attempts which you have described on the part of the landlord of the Lewis to improve the sad state of things which exists there amounts to a permission to the labouring people to do things for themselves. There have been no cottages built out and out as we see them built in England by the landlords?—There are many cottages built in Lewis by the proprietor; but I am speaking just now of the houses occupied by the crofter class or small farmers.

20,997. I am speaking of those too?—I do not think that the proprietors in the Highlands are in the habit of building houses for their crofters.

20,998. You spoke of an allotment being added to the cottage; I forgot how much you said was the amount of land?—One-sixteenth of an acre gives space for a cottage and a very small garden. An eighth of an acre of course gives a very good garden.

20,999. Does that obtain generally?—One-eighth of an acre is a very common allowance.

21,000. Can the labourers have more than that if they wish?—That depends upon the price of the feu.

21,001. But if they can pay more, can they have more?—In most places.

21,002. You do not know about the rents that are charged to the labourers for garden land in the other districts, I suppose?—These houses are always to be found about towns and large villages.

21,003. I am not not speaking now of cottars or crofters, but of the agricultural labourers, the wage-receiving class; have they as a rule allotments apportioned to their cottages?—If the houses are their own they will generally have something.

21,004. (*The Chairman.*) But if the cottages are the farmers' houses, have they as a rule allotments?—Then they will always have a piece of garden.

21,005. (*Mr. Jesse Collings.*) From whom do they hold the cottage; do they hold it from the landowner or from the farmer?—As a rule farmers' labourers houses are part of the plant upon the farm.

21,006. Is there a great deal of overcrowding in those small cottages in the rural districts?—I believe not.

21,007. As a rule is there more than one room?—There are generally two rooms, or a room and a closet.

21,008. And there the whole family live?—Yes.

21,009. There is no government, as I understand it, in the rural districts, except these parochial boards?—That is all.

21,010. (*The Chairman.*) There are two classes of members on these parochial boards, as I gathered from Mr. Walker, one class being elected members, and another class heritors?—Yes, and there is another class which is composed of members of the Kirk Session.

21,011. (*Mr. Jesse Collings.*) Do you think that your recommendations as the Officer of Health, which you practically are, would have a greater chance of being attended to and carried out, if there were a better system of local government in rural districts, than at present exists?—Certainly.

21,012. If we had rural municipalities for instance?—Certainly. Larger sanitary districts are required.

21,013. Then you think there would be more chance when you condemned a district or reflected on the



sanitary condition of a district of the local authority, giving effective attention to your representations?—It would depend upon the constitution of the board of the larger sanitary districts, whether they were independent men or not.

21,014. I am speaking of a purely representative system over a fair sized area. You said you had no remedy to propose but the personal attention of the proprietors. Now although there are proprietors who are alive to the responsibilities and duties connected with their properties, I presume you will admit that in many cases those duties have not been attended to?—I think so.

21,015. Then seeing that they have not been attended to, and that the property on those estates remains in the sad condition that you have described, and has been in that condition for so many years, what hope have you that your remedy will ever be applied?—I can only trust to time.

21,016. Would you recommend any compulsory powers on the part of a duly constituted local authority to compel the carrying out of any report made by yourself or by any competent officer, which report should set forth what were the requirements on any given estate?—It would depend very much upon what the requirement was. I can see circumstances in which no order of a government board or of a local authority would be attended to by the people against whom it was directed. If you have a large community who have been accustomed for generations back to a particular set of habits and customs, it is impossible to eradicate those habits and customs by an Act of Parliament, or by giving a local authority any power whatever.

21,017. But if you should see an estate in which the condition of the dwellings was such as you have described, and as others have described, that is to say, unfit for human habitation, would it not be possible to compel the owner of that estate to provide dwellings that were, in the opinion of the local authorities, fit for human habitation?—In isolated cases it might be possible to do that, but not when you have an entire country to deal with.

21,018. Not when the entire country belongs to one proprietor?—No.

21,019. Then that would lead to the inference that the local authority would practically be the proprietor or under his influence?—Practically it is so.

21,020. Then have you any remedy by means of a central authority to compel those necessary things to be done?—A central body might have the authority to do so, but I should doubt whether it would have the power.

21,021. Then it comes to this, that the welfare of the poor inhabitants, as regards what is most vital to their interests, namely decent dwellings, rests on the benevolence, or otherwise, of the proprietor of a large estate?—I think so at present.

21,022. Perhaps it is not fair to ask you if that is a satisfactory state of things; but as it at present exists you see no other chance of remedy but the hope that the proprietors will carry out their duties in a voluntary manner?—That is my hope.

The witness withdrew.

Mr. WILLIAM SMITH examined.

21,040. (*The Chairman.*) You are a farmer in Forfarshire?—I am; at West Drums, in the parish of Brechin.

21,041. You have had, I believe, considerable experience of the habits and mode of living of the rural working class in North Perthshire and Aberdeenshire, as well as in Forfarshire?—Yes; more in Forfarshire than in either of these counties; but more or less in all of them.

21,042. And you know the whole of the north-eastern counties, do you not?—Yes, more or less. Forfarshire I know very intimately.

21,023. (*Earl Brownlow.*) The questions that I wish to ask you are entirely confined to black houses. I think the definition of a "black house" is a house that is built entirely without mortar, is it not?—Yes.

21,024. And many of them have no chimneys?—Many of them have no chimneys.

21,025. And in many cases I believe the cow lives in the house?—In some cases, but not in all. These customs are very often local. In one place you have one custom, and in another you find a different kind of house, and the byre with a separate door.

21,026. Are black houses built as much now as they were a few years ago, or are they going out?—They are going out.

21,027. When they are built, are they always built by the tenant, or are they ever built by the landlord?—I understand that a black house is always built by the tenant.

21,028. Are they never built by the landlord?—The landlord provides in some places certain things; he provides the wood, and the lime, and the slates.

21,029. I am entirely confining myself there to black houses. Is a black house ever covered with slates?—No, black houses are not.

21,030. Can you give any idea what the cost of the erection of a black house would be?—I am told that it would be from 20*l.* to 50*l.*

21,031. (*The Chairman.*) A two-roomed house?—A two-roomed house.

21,032. Are those black houses never let?—They are built by the man himself.

21,033. (*Mr. Lyulph Stanley.*) Would there be any even in Stornoway, or in any of the towns?—In the neighbourhood of Stornoway there are some. Stornoway is a town with two-storied houses.

21,034. But you would not have any black houses in the town, would you?—I could not say. They are in the outskirts of the town.

21,035. (*Earl Brownlow.*) Do you find that the people who are living in black houses are anxious for better houses, or are they satisfied with the black house as it stands?—I am afraid that they are too well satisfied with the houses as they are.

21,036. Have you ever heard of there being any difficulty in inducing the people to go into a better cottage because they dislike the idea of parting with the cow?—I have heard that their great objection to going into other houses is their being cold.

21,037. (*The Chairman.*) The cow helps to keep them warm, I suppose?—It is not the rule that they have the cow in the house, except in the Lewis.

21,038. (*Earl Brownlow.*) Is it not the case that there are instances where rich men have settled in Scotland for the sake of amusement, and bought properties, and made enormous improvements upon them?—Yes, certainly.

21,039. That is because they have taken a personal interest in the welfare of the people?—I suppose so.

Mr.  
W.A. Peterkin.  
7 April 1885.

Mr. W. Smith.

21,043. Your evidence is Lowland evidence, is it not?—It is.

21,044. You know the Lowlands of Aberdeenshire and of North Perthshire also?—Yes; but I do not profess to speak so decidedly in regard to the Lowlands of Aberdeenshire and Perthshire as I do in regard to my own county of Forfarshire and the immediately adjoining county of Kincardine.

21,045. The majority of the cottages are of a kind far superior to even the ordinary white house of the Highlands, are they not?—Very superior indeed.

21,046. And all the houses that have been built in



Mr. W. Smith.  
7 April 1885.

the last 30 years have been of a superior kind?—Yes, there has been constant progress. I have brought plans with me of some cottages that have recently been erected upon the largest of our county estates. I presume it is not necessary to mention names; but it is very well known where they are erected; and if the Commission would be pleased to look at them, I shall be very glad. In the first place you will find probably the most perfect bothy there when you come to examine me on the bothy system.

21,047. I wish to ask you questions of two different kinds. In the first place, are improved cottages of which you speak erected by large landowners and proprietors on their own estates, or, if not, by whom are they erected?—They are erected chiefly by the owners. The improvement, I may mention, that took place many years ago, was very much carried out by the tenantry.

21,048. By the farmers?—By the farmers; but since the very decided stride that was made towards improvements, say 25 or 30 years ago, the improvement has been chiefly executed by the proprietors, and has been covered by rent; that is to say, a farm with sufficient cottage and other accommodation upon it was thought to be worth so much more rent.

21,049. Then the other question that I would ask you, growing out of what you said with regard to the bothies, is, what proportion of the people in your districts sleep in bothies?—I find that in Forfarshire we are about half-and-half, half married and half single.

21,050. Are there not a good many married people sleeping in bothies?—No, not with us.

21,051. Are the bothies chiefly confined to the single labourers?—Chiefly to the single labourers, both male and female. We have women's bothies as well as men's.

21,052. Are the bothies under any sort of supervision?—We profess to hold them in supervision; but I am afraid they are not quite so well supervised as they ought to be. We keep them clean for them, and some of the bothies are really very good. Such a bothy as this (*producing a plan*) is a perfect bothy; and in my apprehension is in excess of any positive requirement. But with us the bothies are generally poorer than the cottages. The improvement in the bothies has scarcely kept pace with the improvement in the cottages.

21,053. Are there in the part of the country that you are well acquainted with, besides the improved cottages, a considerable number of the old houses of the country?—There are not so many of the old houses. Upon my own farm I have two cottages, one of which was built by myself, or rather by my father; and they have still in one of the apartments an old earth floor.

21,054. Are any of the old black cottages left?—None; we never had any of them in my recollection in the lower part of Forfarshire. We had turf cottages in the upper parts.

21,055. (*Mr. Lyulph Stanley.*) In the glens?—In the glens; what we call divot cottages, made of sods or divots.

21,056. (*The Chairman.*) Are there any cottages built by the peasantry themselves?—No, not in our part. We have some little remnant of squatting.

21,057. How are the cottages held in Forfarshire; are many of them held by the tenants with the farms?—They are all held by the tenants with the farms.

21,058. And then are they let to the labourers at a nominal rent?—They are not let, but they form part of the labourer's pay, part of the wages.

21,059. Is the value of the cottages actually assessed in any form of words or figures, or is it not stated at any figure?—Do you mean for any purpose of assessment?

21,060. Is it stated between the farmer and the labourer?—No, the man probably has 1*l.* less wages if he has a very superior cottage; and he is willing to come for 1*l.* less if there is a fine cottage and garden.

21,061. Apart from cottage and milk and meal and

allowances and perquisites of every kind, what is the standing wage all the year round of labourers in Forfarshire?—I thought it might be interesting to you if I brought my wages book with me. This wages book extends over nearly 40 years. I find that in 20 years, indeed in less than 20 years, wages have increased 50 per cent. But I ought directly to answer your question. My present first man's or foreman's wage is 34*l.* in money; and 15 years ago, I may point out to you, by way of contrast, that it was 22*l.*

21,062. (*Mr. Lyulph Stanley.*) Have the allowances varied in that time?—Not in the least; the allowances are quite the same, and just about the same value.

21,063. (*The Chairman.*) Then what do the smaller men get?—They get 28*l.*, 27*l.*, 26*l.*, and 25*l.*; you may say that the wages of the second horse men range from 25*l.* to 28*l.*

21,064. In money?—In money.

21,065. And what do you reckon their allowances or perquisites at?—I can mention the particulars of the allowances if you wish it. They have 6½ bolls of oatmeal in the year (the boll being 140 lbs.), and we reckon the value of that at about 16*s.* per boll. That is a very moderate calculation. Then they have a Scotch pint and a half, which is 18 imperial gills, of milk each day for the six summer months; and they have a pint in winter, which is 12 gills a day. That is worth, delivered in the towns, 5*d.* a pint; but in the country, where it is given to our own men, we only reckon it at 4*d.* per pint; that is 6*d.* per day for a pint and a half.

21,066. (*Mr. Lyulph Stanley.*) That would make the value of the milk about 8*l.* per year?—About that, a pint being 12 imperial gills; it is a small decimal beyond the 12, but a mere trifle; it is 12·025. Then they have a cartload of potatoes, which is nearly a ton, or, say, 16 cwt.

21,067. Do you call that 3*l.*?—No, not so much, say 2*l.* 10*s.* Then they have 8 barrels of coals. There are 13½ barrels in a ton.

21,068. What do you put the value of that at; 10*s.*?—More than that; they are worth about 1*s.* 6*d.* a barrel. Then they have their wood, not found for them, but drawn; and we are very near plantations, and wood is cheap; so that their firing does not cost very much. Then they have an excellent garden.

21,069. (*The Chairman.*) Of what size is the garden?—About a chain and a half each way, about 30 yards square, as much of a garden as they can well manage.

21,070. (*Mr. Lyulph Stanley.*) One-sixth of an acre?—Very nearly. Then they can manage that themselves in the summer evenings and in their spare time; and they can manure it with the manure made from their pig. They have liberty to keep and feed a pig. I think that exhausts most of the perquisites.

21,071. (*The Chairman.*) What do you reckon the cottage itself at?—4*l.*

21,072. That is about the real value at which it would be put?—Yes; we can let a good cottage at 4*l.* a year. You will find, if you put those sums together, that they will amount to nearly 50*l.*

21,073. (*Mr. Lyulph Stanley.*) I have worked that out to about 55*l.* altogether for the headmen, and for the other men 50*l.*?—Yes.

21,074. (*The Chairman.*) Then the condition of the labourers of the eastern counties of Scotland as stated by you is distinctly favourable. It appears at first sight to compare very favourably with that of the labourers of the south of England, and to compare very well even with that of the labourers of the north of England?—We have a very good class of men. They are well paid, and they are industrious and saving. I could give you some curious reminiscences if time permitted. Three of my first men have educated sons for professions. In the case of one of them his son is an advocate, another is in the management of a railway in South America, another is at the head of a foundry in Canada, another fills a responsible position in a



mercantile house in Glasgow, and another has the management of Irish property. Those were men of great industry and thrift; and not only they but their wives too; their wives wrought regularly at out work and made their sixteenpence a day,—not so much indeed at that time, say 1s. a day only,—but they educated the boys.

21,075. Do you consider your men picked men?—I do; I never have but picked men upon my farm.

21,076. But what is the condition of people who, instead of having the first choice, have the last choice of the labourers in your district?—They must do the best they can. Some of those men that we would not have about our place are probably very good workmen.

21,077. How much lower are the wages in any case that you know?—Not very much lower; probably a couple of pounds or so lower.

21,078. Are there any out-goings to be deducted from those large wages in respect of which the men suffer in comparison with those in England, or further south generally; are there any articles of necessity which are much dearer to them?—No, I do not think so; but our labourers do not swallow quite as much beer as your men do in the south. You see we give them a capital supply of milk, and they are quite content with that; and if they do forget themselves sometimes, it is at the market or at one of the hiring fairs.

21,079. They do not habitually drink much?—No, they are a sober race.

21,080. Taking the worst of the people in your neighbourhood, not your own people, but the worst people that you have anything to do with, is there any overcrowding in the cottages?—I cannot say that there is overcrowding. Perhaps, in the case of a daughter coming home in rather a bad way, they are obliged to put her up; but, as a fact, the normal state of the family is quite satisfactory. You have asked me about some other counties than Forfarshire. In Fife they are even better supplied with cottages than we are. Four-fifths of the people are married in Fife.

21,081. You mean that there are more cottages and fewer bothies?—Yes, but you probably intend to put some questions to me with regard to the north-eastern part too. In Aberdeen we know very well that they are considerably worse off than we are. The reporter on Aberdeen, Moray, Banff, and Nairn, in the Journal of Agriculture, is a very well-known man. He says that the cottages are "few and far between" in those counties, and he, I think, is right enough, that the preponderance of kitchen or bothy servants, as they are called, is very remarkable in the northern counties.

21,082. What is the district of the lowest wages with which you are acquainted?—Indeed, our wages are wonderfully equalised all over now. They used to be very considerably lower in the north than with us, that is to say, in Inverness, Caithness, and Ross; but now they are just about equal to ours. I see that Mr. Purves, who writes the report upon Ross, gives just about the same wages as we do.

21,083. (*Mr. Jesse Collings.*) I am afraid we must take it, that what you have described is rather above the average, so far as the condition of the labourer goes?—Not above the average of Forfarshire. I hold that my people are very well off. I always try to keep good men, and to pay them well; but I am speaking not only of my own particular case, but also of others around me.

21,084. Do you find any scarcity of labourers, as compared with the period you name, 20 years ago?—Yes, we find a great difficulty in obtaining what we call out-workers, female labourers. They are picked up now and taken to the public works as soon as they are allowed to enter them. We pay for the men 50 per cent. more than we did 20 years ago.

21,085. That arises from the scarcity?—That arises from the scarcity, from the demand, and the constant emigration that is going on.

21,086. Do the men, as a rule, like the method of

payment in kind, or would they prefer to have their wages in a lump sum?—We never hear the least complaint. There is not on the part of the men the least attempt to commute it into money. We should have no objection to commute it into money; but I should deprecate the change. I think it a very much better thing for the wife, for example, to have the milk day by day as it is drawn from the cow, and the meal week by week.

21,087. As a matter of fact, it is a custom of the country?—It is an established custom of the country, and it extends over those counties to which I have referred.

21,088. When a labourer leaves your employ does he leave the cottage that he occupies?—When he leaves my employ he leaves the cottage.

21,089. What notice do you generally give him?—We are bound by law to give them 40 days' notice; but if a labourer misconducts himself he knows that he cannot be a very acceptable servant, and he comes to terms with his master, and leaves the cottage voluntarily, and his place is filled up.

21,090. Is cheapness the object of having bothies in the place of single cottages?—Partly. The bothy system is a means, no doubt, of defeating family arrangements, that is to say, in counties where you have not so many cottages you are obliged to have more bothies; and the effect is that it hinders the marriage of the people. You cannot indulge in what Southey calls "the luxury of marriage" if you do not have a house.

21,091. But supposing that a man living in a bothy gets married, where does he go?—He must take a house for his wife in the nearest town, where there is not one upon the farm; but, as a rule, we are able to supply him. I confess, however, that I should always like to have one spare house upon the place, because our young men are always getting into some little trouble or other, and if you had a house to put them into you would get it passed over, and everything would be made right. If you do not have a house for them the couple will separate, and probably never meet again, whereas if we had a spare cottage that would not happen. I have often urged that, and I think it is a highly desirable thing, that upon every large farm there should be a spare cottage, and then you can fill it when an emergency arises.

21,092. Does it often happen on the farms throughout your district that through a want of cottage accommodation, men have to walk a considerable distance to their work?—Not much in my district, but I know that it prevails in the north very much, and in some of the neighbouring counties I daresay it prevails a little more than it does in Forfarshire; but with me there is no such thing.

21,093. That would result from a want of sufficient cottage accommodation?—Yes, from deficient cottage accommodation. We have an established rule or idea (and I have no doubt it is as near the truth as possible) that there ought to be a cottage for every plough, and then two cottages in addition to that, one for the griever and another for the cattleman.

21,094. (*Mr. Lyulph Stanley.*) You are talking of a farm of 300 or 400 acres?—400 or 500 acres.

21,095. (*Mr. Jesse Collings.*) Have you formed an idea of how much cottage accommodation should, generally speaking, belong to 300 acres of arable and 300 acres of pasture land, and to 300 acres mixed?—Yes. We do not have what you know in England as pasture land; our land is all under rotation in the lower part of Forfar, and the eastern counties to which I am addressing myself; we have not there the large areas of grass you have in England, though we are beginning to lay down more than we used to do, but you may say upon a 300-acre farm you must have five cottages, and you must have in addition to that, what I have on my own farm, a good room or women's bothy.

21,096. In addition to the five cottages?—Yes, a bothy capable of containing four outwork women; and that bothy is generally the best kept apartment

*Mr. W. Smith.*

7 April 1885.



Mr. W. Smith.  
7 April 1885.

about the place. Those girls have been with us probably a number of years, and they have gathered a taste for keeping their little apartment neat, and they have it ornamented with flowers and all that sort of thing. It has its objections, no doubt, but there is the fact with regard to it, and no farm is complete without it.

21,097. You said five cottages to how many acres?—300 acres.

21,098. And a female bothy besides?—Yes, say 350 acres, that would cover it.

21,099. Speaking as a farmer, do you consider that it is a great advantage to the farmer and to the land to have a sufficient supply of cottages?—I do; I think it is an essential.

21,100. That independently as to whether the cottages themselves pay as bricks and mortar, you consider the farmer, the cultivator, gets a return in having a good supply of labour immediately on the farm?—Yes, undoubtedly. I think they are essential from a moral point of view, and as a matter of necessity; but then in regard to repayment from cottages, one of your great proprietors, said that "he never expected to have a money return from cottages" notwithstanding it was absolutely necessary they "should be built." Many of our best landlords take the same view.

21,101. You take the concern as a whole, the land and the cottage accommodation together; and if the dwellings do not pay as a money speculation, yet the advantages of having the men on the land, those advantages pay the farmer?—Clearly; you cannot carry on farming to advantage, without a certain amount of cottage accommodation without as near as possible a half; but I must explain to you that the bothy system is a necessity too; you must have lodgings for single gentlemen as well as married; they must be trained to their work, and they are trained to it; the young men are trained to their business while living in bothies.

21,102. Do you have many indoor servants, as a rule, among farmers in your district?—Generally they have three in each house depending upon the family.

21,103. In the case of the men's bothy, who does the cleaning, cooking, and general house work?—They do not require any aid in cooking, they cook for themselves, but the bothy is kept clean generally by an elderly person about the place; she gets a gratuity for it; she is paid for it by the master.

21,104. Did I rightly understand you to say that in one farm the perquisites were given in the form of corn?—No meal; that is, oatmeal.

21,105. Then the man who gets 25*l.* a year would have to buy his bread, and pay his bread bill out of his wages?—He never can consume his two pecks of meal; we give him more than he can use himself, and he sometimes sells part of it and buys wheaten bread.

21,106. Do the wives of the labourers do much work on the land?—Yes, they do; we have some very industrious women indeed amongst them.

21,107. Even when they have children at home?—After their families begin to grow up a little, they are able to turn their attention to out-door work, and we give them constant employment at 1*s.* 4*d.* a day.

21,108. What proportion of your labourers, if any, during the last 40 years, have not been able to read and write?—I never had a labourer who could not read and write.

21,109. You would not have a labourer that could not?—I would not say that; I have never been called upon to decide upon the point, because all my labourers can both read and write.

21,110. If the labourer wanted a bit of ground for potato ground, if he had a family and wanted it, would there be any difficulty in getting it?—Yes, I think there would as we supply them with abundance of potatoes, and all other vegetables are produced in their gardens; these are sometimes injured, I must admit, by rabbits.

21,111. (*Mr. Lyulph Stanley.*) The bothy system, I gather from you, is going out by degrees?—I do not think it can go much farther out in Forfarshire because we must have a staff of young men.

21,112. As compared with 30 years ago, is there not a much larger number of cottages, and much less of the bothy system?—Yes.

21,113. And the bothys built now are of course more respectable and comfortable?—Yes; but as I said before, the bothy system has not kept pace with the cottage system. I have a report here, which it may be worth your while to look at. I may mention that it is a report by the synod of the Established Church on Cottages and Bothies in Angus and Mearns.

21,114. Do you mean Mr. Stuart's report?—Exactly.

21,115. That is 50 years ago?—It was rather more than 30 years ago; this was by Mr. Stuart's successor, Dr. Esdaile, a man equally worthy, who did really very great things for the labouring population. I may mention that that was about the first thing to direct public attention to the question; and if you will just glance over the result you will find what a miserable state the cottagers were in at that time.

21,116. But of course the bothy system got its bad name from the state it was in when it was worst?—Yes.

21,117. And now it has been improved?—Yes.

21,118. In your small towns of Forfar you have a good many freeholders of the working classes, have you not; they own their own houses to a great extent?—No, they do not.

21,119. Not in Kirriemuir?—Yes, we have feus in Kirriemuir. But if you take Brechin, for instance, or Dundee or Aberdeen, it is not so.

21,120. But it is so in Kirriemuir?—Yes, and Carnoustie.

21,121. And those weaver people have acquired their own houses?—Yes, they have saved, and acquired their houses.

21,122. And I suppose that it is an element in respectability that a man should have an inducement to own his own house?—Decidedly. Whenever you have a man accumulating a little money, that is quite sure to raise that man in the moral scale. I would willingly give you all my information, if there is anything I have omitted. I may mention that one thing that has borne down our peasantry a little in some of our counties, is the fact that in England you have one marriage in 148 people, while in Scotland we have one marriage, in country districts, in 271. I merely note that in order to show you the effect of a certain system. Then, if I take eight of our cottage built counties and eight of our bothy counties, I find illegitimacy 14·3 in the one, and 9·4 in the other.

21,123. (*Mr. Jesse Collings.*) That is against the bothys?—That is against the bothys. Then our men, you know, have a great desire to get at the land; our saving ploughmen, who have got probably 200*l.* or 300*l.* in the bank, all want to get a little croft or holding; that, I am sorry to say, they can scarcely get now; we, the large farmers, have swallowed them all up. I do not blame the proprietors for that more than myself or others. As houses fell in we have added to the place, and the people were obliged to leave. I think I have mentioned to you already that about four-fifths of the people in Fife employed in agriculture are married.

21,124. Do you find the desire to have land on the part of the best of the labourers very general?—Yes, I do find our men when they find their step getting somewhat slow for field work, if they have saved 200*l.* or 300*l.*, are very anxious to become their own masters, as they call it.

21,125. And you think it would be a good thing if they could be enabled to acquire it?—Yes, I believe an extension ofcrofting, if we could manage to accomplish it, would be a good thing; but then it involves a large expense in building.

The witness withdrew.



Mr. ALEXANDER CAMPBELL, of Auchindarroch, examined.

Mr.  
A. Campbell.  
7 April 1885.

21,126. (*The Chairman.*) You are the colleague of Mr. Peterkin, whom we have examined just now?—I am.

21,127. You are general superintendent of the poor, which answers to a general inspector of the Local Government Board; and your district contains the countries of Argyle, Bute, Aberdeen, Perth, Fife, and others?—Yes, and others, 11 counties in all.

21,128. Have you had many years experience?—20.

21,129. And you have had considerable experience in observing the housing of the working classes?—Yes, considerable.

21,130. What do you consider the position and the general condition of the housing of the working classes in your district now as contrasted with the position when you first became an inspector?—Generally, I should say, there was constant improvement going on.

21,131. Are there any exceptions to that general improvement; are there any portions of your district which constitute exceptions to the general improvement?—I cannot at this moment call to mind any.

21,132. You think the whole district is improved as regards the housing of the working classes?—I do.

21,133. Has that improvement been owing both to the action of the proprietors and the tenant farmers, and of the people themselves?—More or less throughout to all of them.

21,134. What towns have you anything to do with?—Perth, Dundee, Aberdeen; these are the principal I have smaller towns such as Campbelltown and others.

21,135. We have had evidence as to Aberdeen and Dundee; and with regard to Perth, that is the town where the death-rate at times has been very high, has it not?—The death-rate at times has been high, but what is a good peculiarity of Perth is, that the death-rate of children is small.

21,136. And the high death-rate, which has fluctuated very much, has been ascribed to the inundations, has it not?—To a certain extent, I believe, it has.

21,137. In the neighbourhood of Perth are there building societies, and generally in the neighbourhood of the towns with which you are acquainted have building societies carried on large operations?—I could not trust myself to answer that question.

21,138. In your district there are not, I suppose, very many of the black houses?—Comparatively few; there are more in Argyle than in any other part of my district.

21,139. In your district are some of the great properties remarkable for the good housing of the people?—I should say that in the north, the Duke of Richmond is improving his houses very much indeed; and on his larger farms accommodation is being provided for the workmen on the farms to a very considerable extent. Lord Dalhousie is doing a good deal on his property too.

21,140. Have you inquired at various times as to the proportion borne by the wages to the accommodation in different parts of the country; are you acquainted with the rates of wages in your district?—Generally, but not particularly.

21,141. What should you consider the poorest parts of your district as regards the wages of rural labourers?—You mean, I understand, the weekly wages.

21,142. The wages of the peasantry I mean?—There are very few parts of my district where the wages would not be, perhaps, 15s. per week.

21,143. Is that taking into account allowances?—No.

21,144. You mean without allowances, the actual money wages all the year round; the average wage?—That is what I mean; in many parts it is considerably higher.

21,145. I suppose that, as a general rule, no rent is

paid, that is to say, the cottage is allowed; it is a part of the labourer's position on the farm that he has the cottage given him?—In rural districts generally he gets his cottage.

21,146. Rents of cottages in Scotland in rural districts are little known?—They are comparatively little known.

21,147. Are you satisfied with the condition of local government in Scotland?—I am not.

21,148. Do you agree with every witness who has been before us in saying that it is in the most unsatisfactory condition?—So far as sanitary matters, if you allude to that, in my department I am very far from satisfied with it. I consider that the arrangement at present causes that our sanitary inspection, upon which so much of the happiness and the health of the rural population depends, is almost illusory in the country districts; it is very good in towns, but it is very illusory in country districts.

21,149. That is to say, it is very good in places where the areas are sufficient to bring a large population in to vote at the local elections, and that it is very bad in those parts of the country where it is in the hands of the curious bodies which administer the local government in the rural parts of Scotland. The bodies consist in the local districts of parochial boards, composed of a mixture of representatives of the people, of heritors and of representatives of the established church, do they not?—And of very small proprietors—every man who has heritable property of 20*l.* a year is a member of the parochial board.

21,150. I speak of the heritors?—Excuse me, but the word "heritor" generally is used in a somewhat larger sense with us.

21,151. Then in some cases you have parochial boards and a separate system of local government for a district that contains only between 100 and 200 people?—Yes.

21,152. And they are supposed to have a medical officer, a sanitary inspector, and a complete machinery and paraphernalia of local government?—I can hardly say that.

21,153. They are supposed to?—There is a power on the part of the Board of Supervision of insisting on a sanitary inspector being appointed; but in a great number of those very small parishes none is appointed.

21,154. Then that is still worse; they have none you say?—They have none; in a great many of my parishes there is none; and I have had very considerable difficulty in trying to impress upon these bodies that they have duties to perform, and the only way constantly in which I cannot do it is this: in my report I say, if you do not choose to appoint a sanitary inspector, you must out of your own body appoint a committee to see that this work is done. Many of them seemed to consider formerly that it was in their option to attend to the sanitary duties or not as they please.

21,155. Do you think it might do some good if there were a general enunciation of the principle that it was their duty to put in force the whole of the sanitary laws in the Public Health Act that are entrusted to them; if there were a distinct statutory recognition of their duty?—Yes, but I think that that alone would not do. The only way I consider in which the work can be satisfactorily performed is by causing wide districts to be made.

21,156. Of course, I think, and every one would agree, that a district of a few hundred people is too small to have the complete machinery of local government, and that the bodies by whom local government at present is carried on in Scotland are hardly such as one would be inclined to hand over this power to. Have you turned your attention at all to the position of the medical officer of health?—I have.

21,157. Do you think it desirable to have districts of such size that the medical officers may be persons who devote the whole of their time to their duties?—Most desirable if the duties are to be performed.



Mr.  
A. Campbell.  
7 April 1885.

21,158. Would you agree also with the other witnesses in thinking it is desirable in the same way that there should be such areas for sanitary inspection that you might then be able to find people as sanitary inspectors, who might be acquainted at all events with the first principles of building construction and sanitation?—I consider it absolutely necessary if our Public Health Act (which in itself is a most valuable one if it were worked) is to be made of that importance to the public that it ought to be.

21,159. There is one small point in connexion with the Public Health Act on which, I believe, you wish to say a word; it is in connexion with the definition of a common lodging house; you think the 6d. a night limit leads to people charging just over 6d. in order to evade it?—Whether they charge it or not we cannot say; they say that they do.

21,160. Are you acquainted with the 44th section of the Public Health Act?—I am.

21,161. It has been forgotten; it has been almost a dead letter in Scotland so far as we can make out?—Almost a dead letter.

21,162. Section 90 of the English Public Health Act is very largely used in England, and this Commission is likely to recommend that it should be even more largely used than it has been in the past; can you see any reason why it should not be used in Scotland?—None whatever.

21,163. There is a little awkwardness in the wording caused by the fact that the draughtsman seems to have taken the words of the English Public Health Act and applied them to Scotland, ignoring the fact that the word "house" has a different meaning in the two countries?—That is so.

21,164. It is suggested to me that my words ought to be modified because the English Public Health Act is of a later date; but substantially the contention is the same because these words are taken from an earlier Act, the draughtsman appears to have taken for the Scotch Act an English set of words without reflecting on the different meaning of the word "house" in the two countries?—Mr. Bodley pointed that out to me.

21,165. I suppose you think it desirable that that point should be made clear?—Yes.

21,166. (*The Lord Provost of Edinburgh.*) Are there many crofters' houses in your district?—Very few.

21,167. Are those that are there good or bad?—I should say generally good.

21,168. (*The Chairman.*) Better than those further in the north-west?—Decidedly.

21,169. (*The Lord Provost of Edinburgh.*) Do you think they would pass muster from a sanitary point of view?—There is one thing which I am constantly calling attention to in those houses; that is the want of ventilation. The old Scotch house had fixed windows, and a great number of those houses have also fixed windows; but the old house was built of dry stone, and the present house with clay or lime has every aperture closed.

21,170. If they wished to make them more sanitary, would they have the means to do so?—I consider that a great deal might be done by the people themselves.

21,171. By rules being enforced as to sanitary matters?—By rules being enforced as to sanitary matters.

21,172. How could they find the means of doing it?—There is a great deal that only depends upon their own exertions to remedy.

21,173. But supposing they are liable, as I suppose they are to be deprived of their crofts, could you expect them to expend money in making them more sanitary or better?—I should expect them to do so, most assuredly, if they had any respect for their own health, supposing they were to be in those houses only for a week.

21,174. (*Mr. Jesse Collings.*) With respect to those cottages, you state that the ventilation of them is very bad?—Very frequently very bad; they have fixed windows, which I do my best to get remedied wherever I can.

21,175. And how is the water supply?—The water supply for those cottages is generally a spring, but very often that spring, pure in itself, is defiled by drainage being allowed to run into it, which the slightest amount of labour would remedy.

21,176. (*The Chairman.*) On the subject of water supply, you do not wish for an alteration of the law so much as for the enforcement of the law?—Just so.

21,177. (*Mr. Jesse Collings.*) In respect to the drainage of these cottages, what do you say?—A great deal of that might, as I maintain, be done by the people themselves, if they would only do it.

21,178. Do I rightly understand a cottager could put a drain into his house?—It is simply, you know, that in most of those cases a very simple work would make a drain, you know that the drainage of a town and the drainage for a cottage standing by itself in the country, are two very different things.

21,179. I suppose the drainage must drain somewhere?—Yes, certainly.

21,180. There must be some system of drainage even for a cottage?—I have often called the attention of my sanitary inspectors throughout the country to look when a cottage is being built, to see that the drainage is properly conducted, because, not unfrequently, you will see a house built on a slope with a byre behind it, and the drainage of that byre is conducted right through the dwelling.

21,181. It appears that these cottages, according to your evidence, are badly ventilated, have a bad water supply, and defective drainage, so that they are not in a very favourable condition?—Generally the cottages in the country have springs; in many parts of the country where there are cottages built and a range of cottages for a colliery, they are exceedingly bad. My own opinion is that no range of cottages for such purposes as working a colliery or any other work should be put up until the whole plan has been submitted to the local authority, and the plan of drainage and water supply thoroughly approved.

21,182. That would be very difficult for the cottagers themselves?—Excuse me; perhaps we do not quite understand each other; I was speaking then more of a thatched cottage by itself built by occupier, and where, perhaps, a dub is allowed to lie before the doors, which a little work on the part of the cottagers could immediately remedy; but for such cottages as are built in connexion with the mines, I say that there should be far more done before they are allowed to be occupied; they are in a disgraceful state in many cases.

The witness withdrew.

Adjourned to to-morrow at 10 o'clock.



## At the Council Chamber, Edinburgh.

Wednesday, 8th April 1885.

## FORTY-THIRD DAY.

## PRESENT :

THE RT. HON. THE EARL BROWNLOW.  
THE RT. HON. THE LORD CARRINGTON.  
THE RT. HON. GEORGE JOACHIM GOSCHEN, M.P.  
THE RT. HON. SIR CHARLES WENTWORTH DILKE,  
BART., M.P.

THE RT. HON. THE LORD PROVOST OF EDINBURGH.  
THE HON. EDWARD LYULPH STANLEY, M.P.  
MR. JESSE COLLINGS, M.P.  
MR. J. E. COURTENAY BODLEY,  
Secretary.

THE RT. HON. SIR CHARLES WENTWORTH DILKE, BART., M.P., IN THE CHAIR.

Mr. JAMES CLARK examined.

Mr. J. Clark.

8 April 1885.

21,183. (*The Chairman.*) You are Provost of Paisley?—I am.

21,184. Can you tell us what the death-rate of Paisley was last year?—I cannot give the exact amount of the death-rate, but it was under 23 per 1,000.

21,185. That is a considerable improvement upon the state of things which existed in Paisley some years ago, I believe, and it is a much lower death-rate than the death-rate of Glasgow on an average of years?—It appears so, but that is to be explained in this way; that in the year 1871 the population of Paisley was 48,000 or thereabouts, and in 1881 it was 56,500. During that decade the Registrar-General gives no credit for the increase of population; so that it appeared as if during that decade our death-rate was high. From 1881 to 1885 our population has increased from 56,500 to 61,000. Now the Registrar-General gives us the benefit of the apparent increase of population, so that, comparing this decade with the last decade, we are on more favourable terms and show a better death-rate.

21,186. But is not the estimated death-rate of Scotch towns calculated on the estimated population of the year?—It is; but Paisley is somewhat singular, because, previously to the year 1871, for several decades we did not increase in population at all.

21,187. That is a complete explanation of course. Is the one-roomed system prevalent at Paisley?—It is to a certain extent. In Paisley our houses are built as in other parts of Scotland and in France, in flats or *étages*, and each flat has two or three dwelling-houses for workpeople; but the houses are generally so constructed that there is a mid-room fronting the vestibule, and that mid-room is always for a single individual; so that out of eight apartments or lodging places in a dwelling-house, there may be two single apartments. There are some houses built with single apartments alone, but those are comparatively few in number.

21,188. Do you think that the single-roomed system is on the increase or on the decrease?—It is on the increase apparently, for this reason; that single rooms are not popular *quâ* single rooms; but it is generally

believed, and I think it is true, that two parties might conjoin to live in a two-roomed apartment, and the one use the one room and the other the other.

21,189. Have the Corporation of Paisley ever thought of having a scheme either under Sir Richard Cross' Act or under any local Act?—No, they have never thought of such a thing, for the reason that in Paisley private enterprise is always sufficient to supply the demand for houses.

21,190. As regards building, have you ever thought of any large improvement scheme for the purpose of destroying insanitary property?—We have never thought of such a thing, for the reason that the amount of insanitary property is comparatively small. Our town is a very open town; there are but few courts, and there is very little crowding, and we have nothing to complain of in that way.

21,191. You would account for the rate of mortality being higher than it is in what are called residential towns, not so much by overcrowding as by reason of its being a manufacturing town?—What I consider is partly the cause of the mortality of Paisley being so high, is the fact that, in the first place, we are built upon a clay foundation, and that is never very healthful. Then we have, as a manufacturing town, an immense quantity of smoke, which is not good for certain diseases, and then, I am sorry to say that we have a great deal of drinking, and that does an immense amount of harm.

21,192. (*The Lord Provost of Edinburgh.*) You have two families in your town who have done a great deal of improvement to it, Messrs. Clark and Messrs. Coats?—That is so.

21,193. What have they done in the way of erecting buildings for the workpeople?—Messrs. Clark five years ago erected five lots of houses in front of their works sufficient to accommodate, say, 200 people including children; and Messrs. Coats have constructed lately six or seven small self-contained houses to accommodate their foremen. They have also given large subscriptions to general philanthropic objects, and have provided for the use of the people of the town a splendid library, and museum and picture gallery, a public garden, also a large town hall.

The witness withdrew.

The Right Hon. the Lord NAPIER AND ETRICK, K.T.; Sir KENNETH SMITH MACKENZIE, Bart., of Gairloch; and Sheriff ALEXANDER NICOLSON, LL.D., examined.

21,194. (*The Chairman to Lord Napier and Ettrick.*) You were chairman of the Crofters' Commission?—I was.

21,195. Had the Crofters' Commission satisfactory means and opportunities of inquiring into the dwellings of the crofting class in the Highlands and islands?—The inquiries of the Crofters' Commission were conducted by means of a journey performed on board

ship and at meetings which had been previously convoked at various stations on the coast. The consequence of this was, that the Commission had not sufficient opportunities of local inspection in the interior. We did, however, manage to make certain excursions in the interior of the country, either together or separately; among which I may mention excursions, in which I personally participated, in

*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicholson,  
LL.D.*



*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicholson,  
LL.D.*

8 April 1885.

Skye, Barra, South Uist, Benbecula, Harris, the Lewis, the Mainland of Orkney, the Mainland of Shetland, Caithness, and Sutherland; and on those occasions I was enabled, from time to time, to inspect both the exterior and the interior of dwellings. The disadvantages or disabilities which attached to me personally, as chairman, in this respect, did not affect other members of the Commission, who had all been familiar with the domestic state of the people during the whole of their lives. Those excursions to which I allude, combined with the depositions of the crofting witnesses and other parties, and the conversation of intelligent persons throughout the country, have left certain impressions upon my mind, which may not be of much value, but which are entirely at your disposal.

21,196. Would you state the impressions which you personally entertain in relation to the subject?—In doing so, I would ask your leave shortly to make a sort of classification of the dwellings of the small tenants in the Highlands and islands, because such a classification will bear upon a statement which I hope to be able to make at a later period in my examination. I beg, therefore, to be allowed to state that, passing over the very commonest and worst kinds of dwellings inhabited by squatters and the poorest order of cottars, the dwellings inhabited by the small tenants in the Highlands and islands are commonly divided into black houses and white houses. The black houses are those which are built without skilled labour and without imported materials, according to methods familiar to the people of the country. The white houses are the houses built, in part at least, with skilled labour and with materials imported from other places. The black houses are all of a simple and rude character, differing, however, materially from each other. There are houses, for instance, in which the entrance is common to the cattle and to the human inhabitants, and in which there is no partition between the byre, the kitchen, and the sleeping apartment; in which all the inhabitants, human and bestial, live under the same roof in the same open space. There are other houses in which there is a common door, but in which there is a partition between the cattle and the human inhabitants. There are some houses in which there is no window in the wall, but a window in the roof. There are some houses in which there is a fireplace in the centre of the floor, but with no proper chimney. And there are other houses in which there is a chimney, or more than one chimney, in the wall. There are some houses in which, perhaps, there is no window at all, and in which light is admitted entirely by the door or the aperture through which the smoke escapes. There is, therefore, a very great variety in the black houses. Some are altogether such as might be termed unfit for human habitation; others, though of a rude character, are by no means so uncomfortable or so unfit for human dwellings. The white houses are like a rather mean description of cottages in the Lowlands; but I should say generally that the workmanship and materials are still worse and more perishable, and that they are particularly defective in reference to the materials of the roof.

21,197. To what causes do you attribute the unsatisfactory condition of the crofters' dwellings?—I attribute the unsatisfactory condition of the crofters' dwellings to two classes of causes, to physical causes and to moral or economical causes. The physical causes are these: that the country generally, especially in the islands, is extremely defective in the ordinary materials for civilized building, that is to say, there is no timber in the country, or almost none; there is no lime in the greater part; and there are no slates, or if there are, they are of a defective quality; and although undoubtedly there is clay of which tiles might be made, the want of fuel appropriate for baking earthenware would render the manufacture of tiles both difficult and expensive. Those are the material or physical causes. The moral causes which co-operate to discourage good building in the High-

lands and islands, especially in the islands, is the want of secure permanent interest on the part of the tenant, want of fixity of tenure, want of leases, and, on some estates, whatever the good intentions of the proprietor may be, want of means on his part to co-operate with the tenants in building.

21,198. Is it, in your opinion, desirable that a great effort should be made to procure the amelioration of the habitations?—I think it is of the greatest importance that a combined and energetic effort should be made to improve the dwellings in connexion with the expansion of holdings and the improvement of the methods of cultivation.

21,199. Is the condition of the crofters' dwellings distinctly prejudicial to health and morality?—I imagine that the prevalence of dirt, and the accumulation of unwholesome substances in or near dwellings must be conducive to those examples of contagious fever which from time to time occur in the crofter villages; and the state of the dwellings,—the absence of separate rooms,—of course increases the risk of contagion when a fever breaks out, because it renders it more difficult to separate the patient from the family. In that respect I suppose the condition of the dwellings is prejudicial to public health. But at the same time it cannot be said generally that the health of the people is deeply affected by the condition of their dwellings, because we were very much struck by the vigorous and healthy appearance, especially of the male population, at an advanced age. I do not think that in any part of the kingdom so many people could be seen in the possession of vigorous health between the ages of 70 and 80 as those that came before us. You were so good as to ask me whether I thought it was prejudicial to their moral condition as well as their physical condition. I do not think that there is any evidence to prove that the state of the dwellings is distinctly unfavourable to the moral condition of the people. So far as the returns of illegitimate births are concerned, it does not appear that the people of the Highlands and islands are worse than their fellow countrymen; but, on the contrary, they stand, comparatively speaking, rather above other parts of the country where the people are better lodged; and in general it cannot be said that in reference to chastity, sobriety, honesty, and obedience to the law in ordinary times, the Highland population are inferior to any other classes in the country.

21,200. If the condition of the houses is not so prejudicial to health or morality as might have been suspected, on what principal grounds should you nevertheless found the necessity of amelioration?—If the people in the Highlands and islands are on the whole healthy and moral, it is in spite of the condition of their dwellings, and in consequence of certain counteracting influences in their lives; and if they had better dwellings, one of the natural impediments to health and to morality (though not very operative) would be removed. If they had better dwellings we may presume that they might be more healthy and more moral. But, besides that, it is to be considered that better dwellings would introduce into the lives of the people, I think, greater comfort, greater serenity, and greater sources of general ease and welfare. It may also be remarked that the old resources of intellectual recreation in the Highlands which were perfectly compatible with the condition of their dwellings have almost disappeared. The music, dancing, poetry, recitation, and other sources of intellectual recreation which they enjoyed in their former condition have faded away, and there have not been up to the present moment commensurate substitutes found. It is impossible to suppose that in the dwellings which they now inhabit they can possess the ordinary resources of intellectual recreation in the present day, such as reading. The possession of books and the habit of reading indoors, and self-education, and the home education of their children, would be almost impossible. Then, again, the habits of neatness and cleanliness, which it is so desirable to



introduce amongst the Highlanders, are very difficult to observe in habitations which are habitually contaminated by every description of dirt. Then I should say that the improvement of dwellings was an inseparable concomitant of all other improvements. You could not have the present dwellings with improved cultivation, and you could not have really improved cultivation with the present buildings. If agricultural improvements, fencing, gardening, and improvements of that sort, are to be introduced, it can only be done in connexion with improved dwellings and improved farm offices or habitations for the stock. In fact, improved dwellings must go on *pari passu* with all other improvements; and no great social elevation or economical development can take place in the Highlands and islands, to my mind, without improved dwellings.

21,201. Under what system are the several kinds of dwellings at present erected and maintained?—As a rule the black houses, the primitive habitations of the people, are built by the people themselves, with a gift of rough timber on the part of the proprietor, and the purchase, on the part of the tenant, of some very simple manufactured article like a door or a small window. The old black house is the creation of the tenant. The timber which the tenant is allowed to take, or which is given to him, is, however, regarded as his own; and when he leaves and shifts his tenancy he receives a small sum as compensation, or he is allowed to take the timber away with him for use elsewhere. You may say that the black house in its original character was the work of the tenant. The improved black house is the work of co-operation, more or less, between the tenant and the landlord; but the principal share is still the tenant's work. The white house, the modern house, is built on a system of co-operation between the landlord and the tenant. That system varies very much on different estates, and I daresay it varies very much in individual instances. Generally speaking, the materials for building the house are collected and supplied by the tenant. The tenant in many cases provides the lime, and, I think, always pays the expense of building. In some cases the lime is provided by the landlord. The timber for the partitions and for the roof is supplied by the landlord, with some degree of co-operation in shaping and preparing the materials on the part of the tenant, the tenant paying for putting the work up. The materials of the roof are frequently supplied by the landlord. In some cases, where the material is slate, or perhaps when it is tiles,—but certainly when it is slate,—the proprietor, in supplying the slate, expects to be repaid or to receive an interest on his outlay. In other cases the roofing material is supplied by the landlord. On the whole, it may perhaps be said that the white house is constructed half by the tenant and half by the landlord; but I should think that generally the greater part, the larger moiety, is at the expense of the tenant.

21,202. Are there any indications of progressive improvement, and if so, where are those most apparent?—There are some indications of progressive improvement almost everywhere, but in some localities that movement is much feebler and slower than in others. The places where improvement is most conspicuous are generally either where the proprietor is a person of independent means, and one who is willing to co-operate in these improvements with the tenant, or where the tenant has, either in the form of a lease, or in the form of possession, a permanent interest in the land, and in the habitation. In illustration of these statements I think I may refer to two or three examples. For instance, on the property of Lady Cathcart in Benbecula, in the Long Island, we saw a very considerable movement towards improvement in the character of the houses. Lady Cathcart is a person possessing independent means, and who is animated by benevolent views, and therefore there has been a considerable stimulus to improvement. In some parts of the Island of Lewis we also found, under the estate

regulations in force at one time on Sir James Matheson's property, that there was a considerable improvement. The same movement was evident, for instance, on a small estate in Skye belonging to Mr. Macdonald, of Skeabost. In some parts of Sutherland, on the Duke of Sutherland's estate, there was an appearance of considerable improvement, and especially in the neighbourhood of Lochinver and Storr. Other examples might be adduced of co-operative improvements between the landlord and the tenant. I give those examples because they fell under our own particular notice, but I would not have it inferred that there may not be many other examples, and even better examples still, which we did not see. As an example of improvement depending upon the permanent interest, either as tenants or proprietors, of the occupiers, the crofts upon the East Coast of Ross-shire might be cited, where the crofters have leases or a settled tenure in their possessions. But above all, among the small proprietors in the parish of Harray, the improvement of the dwellings was extremely conspicuous. Harray is almost the sole example of small freeholders in the Highlands and islands; and the favourable influence of the possession of property in reference to the improvement of those dwellings was there very conspicuous. It was not an uncommon thing amongst those small proprietors to see two or three successive habitations standing together; you would see the old black house reduced to the condition of an outhouse; you would see the first form of white house standing at one end of the habitation; and you would see a very respectable and decent dwelling, constructed by the proprietor; exhibiting on the same ground three stages of habitations.

21,203. What means would you adopt, by legislation or otherwise, to initiate and carry out the desired improvement?—The first step that I would take with reference to this subject would be to ascertain the extent of the evil, an evil which cannot be measured by the personal knowledge of any individual, because the character of the habitations varies very much indeed in different parts of the country, and even in different parts of the Long Island. My own opinion, which I submit with deference, is this, that under the Board of Supervision there should be drawn up, by special agents appointed by the Board, a classified statement of the condition of the dwellings of the labouring classes in the Highlands and islands. That classification should be based upon the distinctions in the character of the dwellings to which I previously alluded. A report should be made, for instance, of the dwellings in which there is no partition between the cattle and the human inhabitants; where the door is common to both; where there is a separate door; where there are windows, and where there are no windows; where there are chimneys in the wall, and where there are no chimneys; and there should be a particular column in which it should be stated whether the dwelling is fit for human habitation or whether it is not fit for human habitation. But as you could not trust to agents merely upon their own responsibility to determine whether a dwelling is fit for human habitation or not, some rules should be framed for the guidance of the agents; and in my mind it should be laid down as an absolute rule, that where there is no division between the cattle and the family, the dwelling should be reported as unfit for human habitation. Without knowing the extent of the evil, I find it difficult to state what other conditions ought to mark the dwelling as unfit for human habitation. I think that the want of an upright window in a wall ought to mark a dwelling as unfit for human habitation, but I am not prepared to say that a common door for the cattle and the human inhabitants, where there is a partition between the cattle and the people, ought to mark the dwelling as unfit for human habitation. In that climate it is possible that a second door in a dwelling might not be necessary, and sometimes it might even be prejudicial. I am not prepared to say that a fire-place in the centre of the floor ought to

*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

8 April 1885



*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
L.L.D.*

8 April 1885.

mark a dwelling as unfit for human habitation. That, I think, is a question which ought to be subjected to further consideration. I am only prepared to say that all dwellings in which there is no separation between the cattle and the human inhabitants, and no upright window, ought to be reported as unfit for human habitation. Then, rules having been laid down and a report having been made, the question arises, how are the dwellings unfit for human habitation to be remedied? I would hold the proprietors summarily responsible for placing all the dwellings in a state fit for human habitation, where the tenant pays rent, in service, kind, or money, either to the proprietor or to the farmer. But in making the proprietor responsible for the summary improvement of those dwellings, I would also render the co-operation of the occupier imperative. If you consider how many dwellings there are in the Highlands which have been constructed against the wishes, it may be said, and against the interest of the proprietor, which he has tolerated from humanity, and against his own opinion, and if you consider that the custom of the country justifies the co-operation of the tenant in buildings in all cases in some degree or other, I think it would only be fair that the tenant should be held absolutely responsible for co-operation, at least to the extent of labour. My principle, therefore, would be imperative improvement of dwellings unfit for human habitation, by the co-operation of the landlord and the tenant at once; and I think that such a regulation would produce the happiest movement in the country; it would be the beginning of the introduction of habits of co-operation between the occupier and the proprietor, and habits of industry on the part of the tenant.

21,204. You would make the proprietor pay, and you would make the crofter work?—That is the outline of it.

21,205. Supposing that the central authority, the Board of Supervision, or whatever it might be, armed with statutory powers, having taxed the proprietor, were also to attempt to make the crofter work, and were to be met with any resistance, how could that resistance be overcome by a central authority?—I would make a refusal to work penal. I would subject a man who refused to work to a fine and imprisonment, and I would justify the proprietor in evicting him if he refused to work.

21,206. There is another difficulty which occurs to me besides the obvious difficulties which attach to the course you recommend, viz., the difficulty in principle of limiting such central interference to the case of the Highlands and islands of Scotland. For instance, in almost the whole of Ireland, the dwellings of the peasants are notoriously of a very imperfect kind; would you extend your principle to Ireland, for example?—Certainly not. First of all I must say that I hesitate in giving any opinion about Ireland, because I have never visited that country, and I am totally unacquainted with its social conditions, except as any intelligent reader of public and Parliamentary documents may know about it. But Ireland is now subject, under the Land Act, to peculiar regulations and conditions which do not extend to the Highlands. If the same law was introduced into the Highlands as there is in Ireland, my opinions might be varied. I am speaking of the Highlands as they are, not of the Highlands as they would be under an Irish Land Act. But I also beg leave to say that in all our inquiries in the Highlands we limited ourselves to a direct contemplation of the social phenomena under our observation. We treated the subject on its own merits, and as much as possible without reference to what was going on elsewhere.

21,207. I perfectly understand that, and that would be the natural point of view for the Crofters Commission to take; but you will also understand that this Commission is obliged to take a larger view, having to deal with the housing of the working classes throughout the United Kingdom, and that we are bound to contemplate what might be the effect of any special remedies proposed with regard to the Highland and island population, upon the question of the

housing of the working classes in other portions of three kingdoms?—Then I would say with reference to Ireland, that the people have paid for their own dwellings, and have purchased their holdings, and they sell their holdings with the improvements that they have made, and the goodwill; and I do not see how the proprietor could be held responsible for the condition of those dwellings. In England, in towns, if a dwelling is unfit for human habitation, the proprietor is obliged to place it in a proper sanitary state, or the habitation is closed and ceases to be inhabited and ceases to be profitable. The proprietor is responsible in England for making his property fit for human habitation.

21,208. So he is by law even in the Highlands and islands of Scotland. The Public Health (Scotland) Act, which is even stronger than the Public Health (England) Act, applies theoretically to the Highlands and islands of Scotland; and if you answer that in practice it is a dead letter, it might be contended that also in some of the large towns, in practice, it was a dead letter?—Yes; but perhaps I may be permitted to draw a distinction. In the Highlands it is absolutely a dead letter, and it is for that reason that I propose that special agents should be sent for the purpose of forming such a classification as I alluded to. But what might be just in a town would be unjust in the Highlands. It would be unjust, as I have already said, to make the proprietor alone responsible for the condition of the habitations, because those habitations have in many cases been built against his will, against his regulation, and in spite of his wishes in every respect; and again, it would not only be unjust, but impossible, because there are proprietors in the Highlands whose estates are so populated that their resources would be absolutely insufficient, and they would be altogether ruined if they were compelled to undertake the reformation of the dwellings upon the estate without the co-operation of the people. As I have already stated, it is thoroughly in the habits of the people in the country to grant such co-operation; whereas in towns people have no such habits at all. Again it may be said that the dwelling of the crofter is frequently a hereditary dwelling; it may almost be regarded as a hereditary possession by the tenant; whereas we know that in towns there is no hereditary character at all in the habitations of the people.

21,209. As I understand your Lordship, then, in the special legislation which it is understood that the Government contemplate with regard to crofting parishes, parishes which may be declared to be crofting parishes within the meaning of the Act, you would propose to have, not only general legislation with regard to the land and other rights of the crofters and their general position, but also this special provision which you suggest in reference to their dwellings?—I would.

21,210. How far do you think that the question of the house of the crofter is connected with or may be disassociated from his general position; do you believe that the improvement of the crofter's general position which might be expected to follow from special legislation would of itself improve his dwelling?—I do, for the remedy of dwellings that are unfit for human habitation. I am bound to add, however, that even with such provisions as those to which I have alluded, there would still remain a class of habitations in the Highlands and islands, and especially in the islands, which it seems to me almost impossible to deal with, and that is, the habitation of the squatter, inhabiting a house built against an estate regulation, built in defiance of the orders and the will of the proprietor, a habitation, perhaps, made of a few sticks and turf, without even stones—for such exist. How that class of habitation is to be dealt with I cannot imagine. You cannot deal with it by eviction, because if you turned the people out they would be worse off still; they would live in the open air, or on the seashore, or go to the poor-houses or to the towns. If you obliged the proprietor to build better houses for them, he would be ruined. There is a class of houses in the



Highlands which cannot be dealt with by any means at all; and that class of people can only be provided for by migration or emigration.

21,211. Have you turned your attention at all to the condition of local government in the Highlands of Scotland?—No.

21,212. You are, of course, acquainted with the general provisions of the Scotch Public Health Act, and you know that the unit of administration is the parish?—I do.

21,213. And you of course know that the parishes vary very much in population, and that in some cases the unit is an extremely small one as regards population?—Yes, very small.

21,214. And that a very small population are expected to provide and pay a medical officer and a sanitary inspector?—Yes.

21,215. Although you have not specially turned your attention to the matter, you would probably agree with the whole of the other witnesses who have spoken as to the condition of the non-urban parts of Scotland, that the present system of local government in the rural parts of Scotland is capable of amendment?—I live exactly in such a parish myself, the area of which is very large and the population very small. Those parishes do not offer the difficulty; it is the parishes in which the population is very large and in which the people are very poor that offer the difficulty. In the case of the large parishes, in which the population is very small, the parish generally is well off. It is composed of large sheep farms, with opulent tenants, and the humbler people are shepherds and farm servants, having rather good habitations. It is in the populous places on the seashore, and amongst the cottar districts, that the difficulty arises. It is quite true that an efficient parochial officer is required, because the people who are at present appointed and ought to do the duty live too far off, or they are identified with other interests, and do not do it.

21,216. (*The Chairman to Sir Kenneth Mackenzie.*) You have heard the evidence of Lord Napier and Ettrick, do you generally agree with him?—Generally. I would say that the old system of land tenure in the Highlands was to let the land quite irrespective of the houses. The houses were put up by tenants, and looked upon as their property. Gradually, in the course of time, a change has been coming over that state of things. In the case of the larger farms, the proprietors now put up the entire buildings. In the case of croft holdings, to a large extent, they co-operate, as Lord Napier and Ettrick has said, in putting up the houses, that is to say, I think nowadays generally they grant timber, and in some cases lime and slates, but more usually only the timber. There is this great distinction between a town dwelling and a Highland crofter's dwelling. In the case of the last the tenants, and not the proprietors, construct the buildings. Then, with regard to the cases of the bad houses, I am bound to say that, though I think it very desirable that people should have more security of tenure, I do not think that the want of such security has been an active cause in delaying the improvement of houses on the great majority of the estates of the old proprietors. As Lord Napier and Ettrick has said, they have inherited the houses, and generally are not moved from generation to generation. But there is always a danger when a property changes hands that under a new régime there may be estate changes. In that case the people may feel a sense of insecurity; but I do not think that generally it is the want of tenure that has caused the bad houses. There is the want, in the more backward parts of the country, of a desire for better habitations. The first thing to improve the houses is to inculcate some desire on the part of the people for better houses; that desire I do not think exists in the more backward parts. I would instance the west coast of Lewis, where the worst houses are met with. Then, when the desire has arisen, the difficulty of finding means to satisfy it still remains. Houses without any divisions were, I believe, very

general over the north of Scotland in the beginning of this century. I was myself exceedingly surprised a short time ago, in talking to an old man of 90 years of age close to where I live on the east coast, where the houses are now all decent habitations, to be told by him that in his father's house, in the beginning of the century, there was no division between the cattle and the people, and that that was universal at that time. He attributed the improvement to the women; when an improvement began he said that the womenkind emulated one another in improving the houses, and cleaning and decorating them; that they influenced the men, and the proprietors having given some assistance, gradually the houses were improved. I think that a similar improvement is in progress throughout the whole islands, and the more people are in communication with the rest of the world the more is this improvement noticeable. One of the very first things to ameliorate the condition of the people and to improve their houses is to put them into freer communication with the rest of the world, with more postal and more travelling facilities.

21,217. According to your account there must have been very rapid improvement in the houses of the working-classes in the rural districts of Scotland; if in the whole of the north and east the houses were as bad in the earlier part of the present century as they now are in the bad parts of the islands, the improvement must have been very rapid?—Very rapid on the north and east.

21,218. (*To Sheriff Nicolson.*) In addition to having been, like Lord Napier and Ettrick and Sir Kenneth Mackenzie, a member of the Crofter Commission, you are, I believe, a native of Skye, and you have known from your youth all the islands and Highlands?—Yes.

21,219. And can compare their former and present condition?—Yes.

21,220. Do you agree with Lord Napier and Ettrick and Sir Kenneth Mackenzie as to the present improvement?—Yes, I concur in every word Lord Napier and Ettrick has said, both in his description of the houses and in his suggestions as to the means for improving them.

21,221. (*Earl Brownlow to Sir Kenneth Mackenzie.*) I should like to ask you about the roofing of the black houses—houses that are built with the co-operation of the tenants and landlord. Is the timber supplied for the roof generally deal or good timber, or is it merely larch pole and birch pole?—You mean, is it sawn timber?

21,222. Yes?—I think, generally speaking, where planted timber exists it is sawn, but in parts of Skye and Lewis I do not know how that is; on the mainland, where larch is to be had, it is generally sawn nowadays; it is less wasteful to supply it sawn than rough.

21,223. Where it is not sawn, I believe the gift is almost worthless, valueless, rather, I would say?—If you mean that it is the occasion of no outlay by the landowner, that is so.

21,224. And the compensation that would be paid to the tenant on his leaving it would be something infinitesimal, I suppose?—I think we had evidence at the Braes in Skye that a man had bought the roof timbers of his house from the neighbouring property; it was not supplied by the proprietor, and it cost him 17s., and his door cost him 5s., and his window half-a-crown, or some figure like that.

21,225. Then, with regard to the thatching, I suppose those cottages are nearly always thatched; very seldom slated?—They are very seldom slated.

21,226. Thatched with what heather?—I should think rarely with heather; good heather does not grow very much on the west coast; where it can be got it is the best thatch, but it is expensive to put on; the thatching is more commonly done with straw and rushes where they can be got.

21,227. Does the landlord give the heather or does the cottager have to pay for it?—Every farmer pulls heather upon his own farm; all those crofters have

*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

8 April 1885.



*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
L.L.D.*

8 April 1885.

considerable hill grazing, and they take it off the hill grazing.

21,228. In the west, where there is no heather grazing, how does the tenant get material for the thatch?—I am not acquainted with any case on the west coast, where there is no hill grazing, and on the east coast they do not thatch with heather.

21,229. You do not know cases to have come under your notice where a tenant has had to pay for getting heather or turf?—No, I do not think any such cases have come under my notice, but there were complaints before us in some parts of Skye and the Long Island—in this very place, the Braes, for instance,—that the crofters had no rushes on their own ground, that they went to a neighbouring farm or forest for rushes, and that they were prohibited from going except at certain times of the year; they might not go when they liked.

21,230. Were they prohibited by the farmer or by the proprietor?—At the Braes I think it was the proprietor, but I cannot say as to other cases.

21,231. As a rule you consider the tenant is always able to get material, and to get it off his own farm?—I think so as a general rule.

21,232. (*Mr. Goschen to Lord Napier and Ettrick.*) In the building of those cottages does the labour form a great proportion of the cost?—The labour is unpaid, and therefore it is very difficult to estimate it; it is very likely that a great part of the labour is done from time to time when the tenant is not occupied in other operations of fishing or farming; and the labour I think would be about in value in an ordinary cottage nearly half the cost of the structure; but I cannot estimate the value or a cottar's labour in building his own house when you consider the circumstances under which that labour is applied. It may extend over years, the man may have been collecting the stones to build a new house for half his lifetime for all I know.

21,233. I am thinking of the case where you suggest co-operation between the landlord and the tenant; that co-operation would not weigh heavily on the tenant according to the remarks that you have just made?—In the case of a white house being built by co-operation between landlord and tenant, and the tenant, virtually, perhaps, contributing more than half, I should think that the money payment was, considering his means, frequently considerable; if he had to buy the lime and pay the mason, I should think that very likely he would have to pay 15*l.* or 16*l.*

21,234. But would he have to buy the lime?—In some cases, as Sir Kenneth Mackenzie has said, the lime is given by the proprietor, in other cases the tenant provides it; the amount sometimes contributed by the tenant, even in money, is very considerable. I would adduce a case in which we visited a village where they had fever then, and where the habitations were of the most squalid character I almost ever saw in Skye; in the middle of those bad habitations was an exceedingly decent and neat cottage which had been entirely built without any security of tenure by a mechanic, for his mother and his sister as I understood, and they estimated the money value at 40*l.*; that was at Elgol.

21,235. I am thinking of the suggestion which you have made that the repairs of these cottages should be conducted jointly by landlord and tenant; in your judgment would the tenant be contributing more through the labour you put upon him than the landlord through the materials which you think he ought to provide?—I think that in building partitions and opening windows in cottages unfit for human habitation, virtually the landlord would be at greater cost than the tenant, because the tenant would really only bear a hand and collect the materials which he very likely would find on the hill behind him.

21,236. I gathered from your replies, or rather from Sir Kenneth Mackenzie's replies to Earl Brownlow, that the materials, too, could be had cheap; those repairs which you think indispensable and necessary,

would not be extremely costly to either party?—For the simple repairs necessary to establish a standard of fitness for human habitation, according to my views such materials could be found very easily in most places, but there are undoubtedly places in the Highlands situated in extensive marshes and morasses, where it might be necessary to bring stone from a considerable distance; but generally speaking, as you are aware by personal inspection, there is plenty of stone in the Highlands.

21,237. With regard to that point of yours, the necessary standard to make a dwelling fit for human habitation, would you not be afraid that if you lay down a standard by regulations coming from a superior authority you would be unable to carry out your own view of keeping those repairs within comparatively narrow limits; in other words, would not the public authority be obliged to raise the standard far more materially than you yourself contemplate?—There is undoubtedly that danger, and, if my suggestion was to be carried out, public authorities must alter their views entirely from what they have been up to the present moment; but I would not despair of public authorities becoming wiser and adopting a moderate standard. If a high standard were adopted the whole thing becomes impossible.

21,238. I was thinking of the public opinion and not only of the public authority. I wish to put this point to you. Supposing regulations had been established by a public authority generally on your basis and the district was visited, and a report was made of the state in which those buildings were still left under Government inspection and authority, do not you think that there would still be a very similar feeling to that which has grown up now?—I think that danger undoubtedly exists, but I do not think that public feeling in Scotland, if it were properly educated on the subject, would be too exacting in the long run.

21,239. Then you would educate downwards rather than upwards?—Yes; you must educate downwards.

21,240. Would not that be an extremely difficult task at the present time?—As I have already stated, there must be a complete alteration in the notions of authority. I do not think that the expectations of the public are as highly wrought as the expectations of authority. With reference to school buildings, for instance, I think that public opinion would rather qualify the expectations of authority as extravagant. Authority in reference to buildings has perhaps been more highly pitched than the public in Scotland.

21,241. The success of your suggestion would depend upon its being treated in a practical and not in an ideal spirit?—Entirely. And in making the suggestion I must allow that I have been very much influenced by what seems to me the necessity of stirring up the lethargy and indifference and want of action with which the whole country is practically afflicted.

21,242. There has been a contentment, or rather, let me say, an acquiescence in an extremely low standard?—So much so that I can hardly remember at this time any spontaneous complaints of the state of dwellings having been made to us by witnesses who appeared before us. But, as Sir Kenneth Mackenzie has justly said, there is in individuals a great desire often discovered to improve their houses, among those especially, who, as he said, have repaired to the Lowlands, and made themselves acquainted with other parts of the country.

21,243. And your plan would be to raise the standard moderately at first; but if the standard were pitched too high, you fear that the whole case would break down?—If the standard were pitched too high, if there were anything dogmatic about it, if the expectations of authority are not pitched according to local requirement, the whole thing will break down.

21,244. What would be your standard with regard to the number of rooms for a separation of the sexes?—I would have no standard with regard to the number of rooms at all. Give me a separation between the



cattle and the inhabitants, and I do not think that I would make it imperative to divide the house absolutely. The house in Scotland, the old old-fashioned cottage, was very often divided by the box-beds, and I think that a decent cottage in the Highlands divided by a timber partition, a box-bed, is, according to their notions quite a decent place.

21,245. (*The Chairman.*) Will you kindly explain what the custom is in those cottages with regard to beds—are the beds in the wall?—We have seen beds of every description. We have seen examples (I do not know whether the beds were actually used) of niches or recesses in the body of the wall in which people slept—that was at St. Kilda, but I do not know about people sleeping in them;—there was a bed too that had been slept in, in the memory of man, in the wall in Orkney; at any rate there have been in recent times beds, of which examples have been seen, actually in a recess in the body of the wall. Then we have seen beds on the floor, bordered by a little margin of wood, that is to say the grass, blankets, &c., are thrown on the mud floor or clay floor, and there is a little fence of wood which shapes the bed. Then we have seen beds upon trestles or upon a little elevation of wood, and then as a highly-advanced form of bed, we have seen the box-bed, or enclosed apartment, the wooden bed enclosed all round with shutters, or without shutters.

21,246. Does your Lordship know, or, if not, would you take the description from me, of many cottages in Central Europe, which, although they consist only of a single room, are nevertheless very decent habitations, and are the habitations of the best class of farmers in the country, being cottages of a single room often as large as the room in which we are now assembled, with beds which are in the wall, and which are like very good berths on board ship, shut off from one another by curtains?—I have read of such habitations but I have never seen them. I have seen in Russia rooms in which the family all sleep in the same room lying upon benches in summer and around the stove in winter; but then the Russians are a population who do not undress at night; I think that all Highland people undress at night.

(*Sheriff Nicolson.*) That is so generally, but not invariably; it depends upon whether they have night clothes; very often they have not.

21,247. (*Mr. Goschen to Lord Napier and Ettrick.*) I gather from your evidence that you would not have this classification of the houses conducted by a sanitary inspector brought up with the usual notions of cubic space?—I would not have the classification of the house conducted by the sanitary officer now employed in a Highland parish, because I think that it would not be conducted with energy or fairness to the people.

21,248. By what class of men would you have it conducted?—That is a subject I have not yet considered. It occurs to me that if such could be found, I would rather have it conducted by a native Highland medical officer who has either practised in the country or practised elsewhere, and who would offer his services for that purpose.

21,249. The classification to be made with the view of raising moderately the standard, but looking to a certain extent to the customs of the locality, and the difficulties of the general situation?—To a very great extent to be conducted on the grounds which you have defined.

21,250. (*Mr. Jesse Collings to Lord Napier and Ettrick.*) You said that the inhabitants, principally the men, were very vigorous and healthy; would that arise from their outdoor life and in spite of the unfavourable conditions of their dwellings, do you suppose?—I think it arises chiefly on account of the salubrity of the mountains and the sea, and partly on account of the variety of their diet—because many of those people have a considerable share of fish and milk; but I also think that it may partly depend even upon the conditions of the houses. The old Highland house, although it is in some respects certainly very unsatis-

factory, is said to be in one respect healthier than an ill-ventilated plastered dwelling, inasmuch as there is a sort of perpetual ventilation in it owing to the roof having no ceiling. The habitation is not as unhealthy as you would imagine from the atmosphere being filled with peat smoke.

21,251. You said also that whatever might be the conditions of health, yet all the comforts and refinements of life were impossible in such habitations, or at any rate that they have disappeared?—Yes, it is very difficult to imagine how there can be any comfort or serenity of life in such a dark hole; at the same time, when you speak of refinement, the people are remarkable for their refinement of mind and manners. That is one of the extraordinary features in the Highlands—the wonderful contrast between the physical degradation of the people and their intellectual and moral refinement.

21,252. You said that the resources which these people formerly possessed, and which accompany those refinements, such as music and literature, had disappeared or were disappearing?—Yes, and I can hardly imagine the resources of study and reading which are congenial to our time.

21,253. How do you account for the disappearance; is it from increased poverty, or from what cause have these resources disappeared?—I think it has been principally the inculcations of the clergy.

21,254. Would that account for their disappearance?—Yes, for disappearance of their old amusements. My impression is that the morals of the people in the Highlands are very much improved, that is to say, since the middle of the last century, if we may believe the old books, and I think that that has been owing to the diffusion of religion; but as the religion is of rather a severe character, it has had the effect perhaps of causing the recreations of music, singing, and poetry, to disappear; but Sheriff Nicolson is a better authority with regard to that.

21,255. I think we understand that both in the case of the black house and of the improved dwelling, the white house, the tenant did perhaps more than half of the work; of course I am reckoning his labour at its full value, the full cost of the labour; we might, I presume, take the labour of the tenant as equal in value and of as much right to be reckoned as the material of the landlord?—In the old black house the tenant did almost everything. In the new white house my impression is (and I think a better authority, namely, Sir Kenneth Mackenzie, agrees with me), that the tenant does the greater part.

21,256. And you are all agreed, I take it, that there is no security, except what regulations the landlord chooses to make, for the tenant, in case he leaves, having any share of the property which he has built?—There is no legal security, or, rather, there was no legal security until the Agricultural Holdings Act of 1883 was introduced.

21,257. To quote the words of your Commission, you say “that you have not heard of any liberal system of compensation (I am speaking of the white house now): the occupier, as a rule, labours and spends at his own risk, and the amount awarded depends more on the means and generosity of the landlord than on the equity of the claim”?—In my mind that has been the case up to the present time, but that is affected by the last Act.

21,258. Then might I ask you this question. Judging of the motives which generally influence all of us, people generally, do you expect or have you any hope of any improvement consequent on the efforts of the tenant himself so long as every stroke he does and every hour he expends on a dwelling is liable to be either wholly or partially forfeited if he should leave the dwelling; have you any hope that any material improvement in the present state of things so long as that is the case?—I was at a previous period of my examination speaking of the remedy of the worst class of houses unfit for human habitation. If you speak now of a material improvement of the dwellings of the smaller tenantry, I think

*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

8 April 1885.



*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

April 1885.

that that improvement is to be expected from the system of improving leases which was recommended in the report of the Commission. Without some form of security of tenure, I do not think that a very general improvement can be expected. Highlanders are probably influenced by the same considerations as other men, and a security of tenure would enable them to conduct improvements that they would not make otherwise. I would not, however, go so far as to say that no improvement will take place, because improvements have been taking place. Some of the Highland proprietors have got the welfare of their people earnestly at heart, and have ample means, and on those estates there will, under any circumstances, be great improvement.

21,259. I am putting aside, what we none of us doubt, that many landlords are doing great things for the improvement of their estates; but I am looking at the possibilities of the position, and I want to get a direct reply if possible to this question, because it seems to me that everything hangs upon it. Supposing that, by what you term co-operation, a tenant shall find a half, or, reckoning his labour at the full value, probably more than a half of the cost of the improvements—if he should be conscious that by a change of tenancy from a benevolent landlord to one not so benevolent, or from a wealthy landlord to one not so wealthy, or from any accident, he might at any moment be deprived of the results of his labour, under those circumstances do you expect, generally speaking, that any wide and general improvement is possible?—I think that considerable improvement is possible, even without security of tenure; but I think that security of tenure in the form of improving leases would be very instrumental to improvements. I further think that security of tenure without an obligation to improvement on the part of the tenant would not be productive of much improvement.

21,260. Then, might I put it positively, that if the tenant had full security of tenure, or the security of feeling that if he built a house, or partially built it, for himself, he should have the house or full value of it, would that be an incentive to progress in better housing?—It would be an incentive.

21,261. You said that you did not regard a common door for human beings and cattle, and also a fire-place on the floor, as constituting conditions to make a dwelling-house unfit for human habitation?—Well, I made that statement with considerable hesitation, and I am not surprised that it should meet with incredulity; but I cannot say that I think a separate door for a house is indispensable in a habitation exposed to such severities of wind and weather and rain as you sometimes see in the Western Highlands.

21,262. (*Mr. Goschen.*) Your Russian experiences help you there, where every door is an inlet for the worst possible blasts?—Yes.

21,263. (*Mr. Jesse Collings.*) Looking not at Russia but at Scotland, at Great Britain, in this age and in this enormously wealthy country, would it not be somewhat unadvisable if not dangerous for the Commission to put forth or to contemplate such a standard for the permanent dwellings of human beings; looking at the state in which we are, the political atmosphere, and the power of the people, and so forth, would it not be unadvisable for us to contemplate such a state of things as a proper one, or even an admissible one, for the accommodation of human beings?—I have no doubt that my answer may surprise some, but I cannot say, with my observation of the people, both on the borders and in the Highlands, that I think a direct or separate entrance to the dwelling is indispensable as a standard of fitness for human habitation; I even think that there might be situations in which it would be better to enter through the byre than directly into the house.

21,264. (*Mr. Goschen to Mr. Sheriff Nicolson.*) Do you agree with that evidence which has been given by Lord Napier and Ettrick?—Yes, I do; and with regard to the fire in the centre of the house, I must say that I sympathise very much with the poor people

who prefer it by far to an uncomfortable chimney at which only two people can sit, instead of sitting comfortably round in this social gathering, with the smoke winding its way up through a hole in the roof.

21,265. (*Mr. Jesse Collings to Sheriff Nicolson.*) You take account of the smoke in your statement?—Yes; the smoke is a horrid nuisance, undoubtedly, but I believe it has a very valuable antiseptic effect, and even goes to some extent to preserve the health and the colour of the hair of the people. I have seen old men there of 80 without a grey hair on their head, and I attribute that very much to the peat smoke.

21,266. You are not prepared to recommend such sanitary precautions to other classes, our own included; you would not recommend the fire in the middle of the floor to other people who can afford better?—Certainly not.

21,267. Then there is something peculiar in this population that makes it beneficial to them, seeing that you recommend it so strongly?—I do not recommend it at all, but I say that as they have got accustomed to it, I do not blame them so much as otherwise I would.

21,268. Do we understand that you would prefer a proper chimney and a fire if it could be had?—Decidedly, and I wish to add on the subject of the variety which there is in the character of the dwellings of the people in the Highlands and islands, that the best houses I have seen anywhere in the whole of the Western Highlands (and I have been in them all), are in the island of Colonsay; they were all built by the late Lord Colonsay, one of the most excellent and wise landlords that ever were in the Highlands. He built a considerable number of new houses for his crofters there, at the cost of, I think, about 100*l.* each; good slated houses of solid stone and lime, with four rooms in them; a butt and a ben, as they would be called in the south of Scotland, one a sleeping room, and the other a sitting room and kitchen, with two garrets upstairs for the younger members of the family if there were such. One of the excellent peculiarities of those houses is that the chimney, instead of there being two or one at the end of the house, is in the centre of the house and warms both of the rooms equally and also warms the rooms upstairs, there being just one chimney in the centre of the house. That I think is a decided improvement upon the hearth without any chimneys. I ought to state further that these houses were built at the expense of the landlord, but he charges 5 per cent. additional on the rent until the cost of building them is repaid.

21,269. (*To Lord Napier and Ettrick.*) Your Lordship said that you would hold the proprietor responsible for the character of the dwellings on his estate, subject to certain conditions which you named?—In respect to their being fit for human habitation.

21,270. And you would bring that about by co-operation, the tenants supplying labour and other things, and the landlord supplying certain necessities. You said also, that if the tenant should refuse to supply those necessities you would compel him; you would make it penal?—Yes.

21,271. Supposing the landlord declined to undertake the work, what steps would you take in that case?—The landlord must be compelled by law to do it, the sanitary authority would have to step in and carry out the improvement at the expense of the landlord.

21,272. But when you speak of the sanitary authority, you speak of the parochial board; is that so?—I speak of the parochial board which is the local authority for the purposes of public health, and there would be very great difficulties.

21,273. Do the parochial boards as they are now constituted possess the confidence of the tenants and of the common people?—My impression is that at the present moment in those countries the parochial boards would not, for a purpose of that kind, possess the confidence of the people.

21,274. Is it not the fact that in a large number of cases the factor of the landlord is either the chairman



or a financial member of the sanitary authority?—He is.

21,275. And do you expect (admitting that he would do right in every way) that the people would think, or could be expected to think, that they would be dealt with fairly and on equal terms before such a tribunal?—I do not think that the parochial board would possess, for such a purpose, the confidence of the people; and I think a parochial board, in reference to this business, would have to be inspected and stimulated by agents from the Board of Supervision in Edinburgh.

21,276. Then seeing that that tribunal would be thought to be somewhat one-sided, would you apply the same statutory penalty of fine and imprisonment on the landlord which you advocate for the tenant in case of his refusal to co-operate?—No, I think not, because I could get the remedy by carrying out the improvement in the absence of the landlord, or in default of the landlord; I can carry his part of the improvement out by other machinery; but I cannot carry out the tenant's part of the improvement without very decided personal pressure, because the tenant's part of the improvement must be conducted by himself.

21,277. Then you would advocate a new machinery other than the parochial board, in order that the tenant might feel that he is justly dealt with?—I would advocate the retention of the present machinery, but I would keep it in operation by inspection and control on the part of the Board of Supervision.

21,278. We have had evidence before us that very elaborate reports have been made by inspectors of the Board of Supervision, but we cannot find that any result has ever accrued from those reports; it appears that the parochial boards have practically taken no notice of them?—It is very true, because the thing has not been conducted with energy, but if this improvement became a serious one and the authorities acted with sufficient energy, and if the Government placed proper agency at their disposal and stimulated their action, I do not despair of the parochial boards being made use of.

21,279. And you do not think that any further protection for the tenancy for the poorer population is necessary beyond this parochial board, on which the landlord is principally represented; I am not speaking of good landlords,—they do not require any pressure of this sort,—but supposing the necessity existing, you think the parochial board in which the representative of the landlord is most largely present would be sufficient protection for the tenants?—I will not say that it is sufficient, and I would not exclude the expedient of an alteration in the constitution of the parochial board.

21,280. Then having secured those buildings by co-operation, would you give the tenant a right of possession in them; having compelled him under penalties to give his time, and what is equivalent, to more than half the erection, would you give him positive statutory securities, other than the regulations on the estate, that this property which comes into existence by his effort, should ultimately belong to him, or a fair share of it?—I have only been speaking of such improvements as are necessary to make the existing cottages fit for human habitation; those improvements would not be costly at all; the tenant could co-operate without expenditure of money, and with a very moderate expenditure of labour. I would give him, if possible, claims to compensation for any and every improvement he makes; but I would not give him a possessory title.

21,281. In your report you speak of a practice on the east coast of Scotland of the right of tenants to purchase their cottages, sites and buildings as well, at 25 years' purchase, the Government advancing the proportion, I think, of two-thirds; would you recommend that principle to be extended all over Scotland in the rural districts, including the crofters; you spoke of the practice somewhat favourably?—I spoke of it favourably with the consent of the landlord.

It is in the report, that the consent of the landlord has first to be obtained, and I would advocate myself personally (if I may speak personally for myself) the same principle all over the country.

21,282. But you would advocate no compulsion, you would give no absolute right on the part of the dweller to acquire his dwelling in that way; it must be with the consent of the landlord?—It must be with the consent of the landlord.

21,283. Does your Lordship consider that it is possible to effectually consider this question of dwellings as apart from the question of land and land tenure in Scotland?—Yes, I think it is; it may be very difficult now in the present state of public feeling, but I see no reason why it should not be.

21,284. Do you agree with General Burroughs' contention that he has an absolute right to do as he pleases, and that the alternative of the tenants is to leave it if what he does is displeasing to them?—Could General Burroughs' statement be read to me in the terms in which he gave it?

21,285. I think I can read it to you. It is at question 24,791 and the following questions, in the Crofters Commission; first of all it is that part of the evidence where he refuses to give indemnity to any of his crofters who might appear before the Commission; then following on that he says, on being pressed by yourself, "Is the property mine or is it not mine? if it is mine, surely I can do what I consider best for it. If these people are not contented and happy 'they can go away.' Now do you admit such an absolute right of ownership in land as that, which should enable an owner to do what he pleases, and that there should remain by law no alternative for the tenant but to go away if he does not like it?—Those are the conditions under which I have seen property held, and on which I myself have held property all my life, and I must admit that I think that such a system can be continued without any practical evil. I think at the same time that ample provision in reference to time, and in reference to compensation, ought to be made. But I am not prepared to say that a proprietor ought not to be absolute master in law, subject to such conditions, of his own property."

21,286. Then it comes to this, according to that contention, that a dozen men or thereabouts, who own about a fourth of Scotland, can, if they choose, impose such conditions that the natives of that fourth of Scotland must move off; in other words, that a resident on the soil has no right, but only a sufferance, to dwell on it?—That is the law, as I understand it, at the present moment. I wish it to be understood at the same time that I do not adhere to or sympathise with the expression of this opinion in the terms used by General Burroughs.

21,287. That I quite understand; you said, I think, that the crofter was an hereditary possessor of his dwelling, or a kind of hereditary possessor?—The word "possession" in Scotland is used in rather an ambiguous sense; possession means a tenancy in Scotland, commonly. There is an hereditary occupant. I did not mean to use the word "possessor" in the sense of property, but in the sense of occupancy, and a permanent interest in the place.

21,288. (To Sir Kenneth Mackenzie.) You stated that, as the crofters hold from generation to generation, there is no difficulty with regard to the want of security of tenure?—I should like to say, with regard to that, that I hold property on the east coast and west coast, and on the east coast the improvements I have spoken of have taken place under the system of 19 year leases. On the west coast I have offered 19 year leases, but very few have taken advantage of the offer; the majority prefer to stay as they are. They fear that at the conclusion of a 19 years lease they would be liable to be removed or to have their rent raised. They are more satisfied with the customary tenure than with the 19 years lease.

21,289. Is it not one complaint of the crofters that they have had their rents unduly raised of late?—Mine have not had their rents raised.

*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

8 April 1885.



*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

\* April 1885.

21,290. I am speaking about the complaints of the crofters generally?—I was referring to the effect of security of tenure on the improvement of dwellings, and I say that on my own property the improvements took place under 19 year leases on the one side of the county, but that these are not desired on the other side.

21,291. You state they fear that if they took a lease their rents would be raised at the end of the lease; but is it not the fact that those who have no lease—that is, the crofters—have complained bitterly that rents had been unduly raised, they having no lease?—In my part of Scotland I recall only one property where any complaint of that kind has taken place.

21,292. I am not speaking of your part, but I am speaking of the people whose dwellings we are now considering, the crofters generally?—On the west of Ross-shire and Inverness-shire I recall only one property where there has been a clamour on account of a rise in rent; that is a property held by a new proprietor. I beg your pardon, I know two properties that have changed hands in Skye in which that has been the case; but in the other parts of all this district I do not remember on the old properties any great complaint that rents had been unduly raised.

21,293. Does not the report of your Commission state as one of the grievances that the rents have been unduly raised?—I think not. I think only in exceptional cases.

(*Lord Napier and Ettrick.*) The report states generally that the question of the amount of rent is not a very prominent one, that it was not urged as a great grievance, but that the question of rent obtained peculiar prominence on certain properties which are more or less distinctly indicated as exceptional cases.

21,294. (*To Sir Kenneth Mackenzie.*) If you think that the present system of want of security of tenure is sufficient, how do you account for people being turned out of their houses to the extent that they have been lately?—I do not think that lately there has been much turning out of houses.

21,295. Comparatively lately?—I did not say that I thought the present security of tenure sufficient. I said that I did not think that up to the present time it had affected the character of the houses.

21,296. Might we take it from you that it is necessary to have a further security of tenure before we can effectually improve the character of the dwellings?—It would be, as Lord Napier and Ettrick has said, an incentive to improvement in the dwellings; but I do not think it is absolutely essential to improvement.

21,297. Might I, as a last question, ask you a similar question to one which I have put to Lord Napier and Ettrick? Considering that the builders of white and black houses, or of any houses, in fact, are the tenants, and that they are expected to help in the erection of the proposed better houses, do you think that any improvement is likely to take place so long as there is no guarantee except the regulations of the estate that those houses, or a portion of them, should belong to those who have assisted in erecting them?—That depends entirely upon the feelings that the people have as to the security of tenure which they possess. I speak from experience on my own property. I find it sometimes exceedingly difficult to prevent people putting up, in positions that I do not want, houses of a superior class. People who have got money—merchants, and people of that class (we call them merchants in our country)—build houses that are worth from 100*l.* to 150*l.*, without any tenure at all, in places that I do not want; and I have been obliged in several cases, after the houses have been built, to give leases of 60 years' duration, to acquire some hold over them. And I know that at Dunvegan we heard of a similar case on a croft. A man complained that he had no security of tenure; but he had felt so secure that he had put up a slated house on his croft.

21,298. You see, it all depends upon the goodwill of the landlords?—All depends upon the goodwill of

the landlords; and if the people are satisfied of their goodwill, as I think the great majority on the old estates are, the want of a legal security of tenure does not prevent them from putting up good houses where they have the desire and the means to do so.

21,299. And the landlord, in many cases, means practically the factor, in large estates; and therefore you do not think, or do you think, that any statutory protection is necessary, a protection which, in the case of a good landlord, would never be used; but I mean a protection in the case of an indifferent or a poor landlord or an absentee landlord; that is to say, in such cases where, in the absence of such protection, the tenant is absolutely at the mercy of the landlord, that is, the factor?—On the general question I think it very desirable that the tenant should have more security of tenure. With regard to the hindrance to the erection of improved houses, I do not think that practically it has been hitherto an efficient cause of delay in the improvement of crofters' dwellings.

21,300. (*To Lord Napier and Ettrick.*) There is one question which I forgot to ask your Lordship. You spoke of the squatters living in very bad huts and dwellings in Scotland; how do these men live? what occupations have they?—They practice the minor descriptions of fishing. They get some employment from the crofters, the better sort of crofters, and farmers. They wander off to the south of Scotland and to the mainland afar, in quest of work and wages. During the summer they live anyhow—it is wonderful how they live.

21,301. (*To Sir Kenneth Mackenzie.*) In reference to the question that I have asked Lord Napier and Ettrick before as to the case of co-operation between landlord and tenant, what should you say is the proportion of the tenant's contribution?—It is much larger, I think, than you supposed. You are assuming it to be half. I think that the tenant's contribution—to improved houses at all events—is very much larger. I was making an inquiry the other day on my own property. The houses the crofters are putting up now may be estimated to be worth 50*l.*, and perhaps nearly the half of that they pay to tradesmen, masons, and carpenters, that help them. In old times they put the walls up themselves; nowadays they employ masons and others at a cost of say about 20*l.* to 25*l.* to tradesmen; and 15*l.* to 20*l.* may be put as the value of their own labour. Then perhaps 10*l.* or 12*l.* is the proprietor's contribution in wood.

21,302. Then do you reckon the labour at the market price?—Yes; counting their labour at the market price they contribute four-fifths of the cost.

21,303. Then what security there is is according to the regulation of your estate?—Yes, they have no legal security; they may have 19 years leases if they like, but they will not take them; they have no other security than this, that by my estate regulations the man who builds a new house if removed before 20 years, receives compensation to the extent of one-twentieth of the original value for every unexpired year, and in 20 years his claim is extinguished.

21,304. Then, if he had notice given him to leave, he would have to leave the whole behind him?—At the end of 20 years he would have to leave the whole behind him. Then with regard to what was said of Colonsay, that the landlord there built houses costing 100*l.* on which he charged 5 per cent. interest. I wish to explain how inapplicable this would be to the case of such property as my own. I have 450 crofters paying an average of 3*l.* 15*s.* a year,—for that 3*l.* 15*s.* they keep a couple of cows, a few young beasts and sheep, and have their potatoes, and a little crop. If I were to borrow 100*l.* a house, to build 450 houses, I do not know where they would each get the 5*l.* to pay interest upon it; they are in their own way occasionally able to expend from 20*l.* to 25*l.* to put up a new house. When a man's family has grown up before they have left him and married, this family is well-to-do and able to put up an improved house, perhaps; but taking it over a man's life he has difficulty enough in paying the



3*l.* 15*s.*, and I do not see where he would get the money to pay the interest on the 100*l.*

21,305. It is difficult of course. You are speaking of your own estates. Those protections are not supposed to be wanted; they would never be put in force in the case of a good landlord who felt the responsibility and his duties connected with his property?—I was alluding to the difficulty in the way of granting compensation. If a man were to put up a 100*l.* house and were entitled to demand 100*l.* from me when he left, I should have to pay the interest on it from my pocket; the incoming tenant could not pay it.

21,306. I was not considering that side of the question at all. I was considering the position of the tenant. The landlord has all the security for what he does, but the tenant seems to have none; it seems to be admitted by you and the other witnesses that the only security which the tenants have is the regulation made on the estate?—Yes. But I wished to point out that I do not see how if a man has freedom to put up a house worth 100*l.* it is possible for the landlord to compensate him for it, unless that has other means than the rent of that subject.

21,307. Is it an element in the case whether the landlord can afford it or not; is it not a simple debt which the landlord should be made by statute to pay the man who goes out for what he has expended there?—If it is of value to the landlord, certainly; but if it is of no value it does seem rather hard that he should be called upon to pay for it out of other property if he happens to possess any.

21,308. On the other hand, if the landlord causes the man to leave, is it not harder?—I admit that that is so, if the landlord arbitrarily causes the man to leave; but the man may leave without the landlord causing him to do so or may be removed for non-payment of rent.

21,309. You admit that where the landlord causes him to leave he should have full compensation for all that he has done in the way of improvement?—I think so if the removal is arbitrary.

21,310. (*Mr. Lyulph Stanley.*) What I understand you to mean is this: that a house, the yearly value of which may be 4*l.*, does not add 4*l.*, and possibly not even 2*l.* to the value of the holding?—Certainly not.

21,311. And, therefore, with reference to the conditions of the life of the crofter, it is as unnecessary and unprofitable an addition as if a man had built a greenhouse?—Quite as unprofitable commercially.

21,312. (*The Lord Provost of Edinburgh.*) May I ask whether you are acquainted generally with the present state of education in the Highlands and islands?—I have a general acquaintance with it.

21,313. Are there Board Schools erected, one or more in each parish?—Yes, everywhere.

21,314. Is education in English compulsory in all those Board Schools?—Yes, certainly.

21,315. Has education in English long been compulsory or customary?—It has been customary as long as I can remember; but it has been compulsory since the Board Schools were erected in the year 1873.

21,316. Are those Highlanders of whom we have heard, and who are very poor, generally acquainted with the English language?—The old people, in the remote districts, are not acquainted with the English language.

21,317. Then, do you suppose that the better education that is now given, and acquaintance with the English language, will tend to diminish the poverty of the districts by inducing those people to leave those districts and to go into localities where their incomes will be better?—The effect of education is very perceptible, wherever education has progressed at all, in the removal of the young people; they will not stop at home if once they are educated and they can find any better outlet for their energies than their home affords.

21,318. There are, I suppose, one or more clergy-

men and one or more schoolmasters in every parish in the Highlands and islands?—Yes, I think so.

21,319. Would it not be advantageous that in very poor districts, where the inhabitants seem unacquainted with the ordinary arts of life, those teachers and clergymen should be like the missionaries that we send to other destitute places, acquainted with some simple handicraft, such as joinery or masonry work, so as to raise those poor people?—Do you propose to give technical instruction in the Board Schools?

21,320. Yes, that there should be some mechanical instruction in the Board Schools?—I do not think that the children who attend at the Board Schools remain long enough in the schools to acquire much technical knowledge. Compulsory education ceases at the age of 13, or 14 I think it is, now: and if they are at all well educated the young people seek for apprenticeship to trades, generally speaking, immediately afterwards.

21,321. But they have had the means of learning a trade in the Highlands?—Yes; and they leave the Highlands and go elsewhere and get apprenticed.

21,322. And you think that the natural effects of better education will be to diminish the strain upon the resources of the country?—I have no doubt about it.

21,323. (*Mr. Goschen to Lord Napier and Ettrick.*) With reference to your suggestion of compelling the landlord to repair, would you give him any option of pulling down houses in a case in which there was sufficient accommodation otherwise on the estate? Have you contemplated the point that your suggestion practically means that every house that he has got must be kept up?—Not every house that he has, because I limited my suggestion to houses paying rent to the landlord or rent or service of any kind to his tenants in chief.

21,324. Would it indirectly deprive him of the power of consolidation in this way?—(I am asking the question without any *arrière pensée*)—that there might be three holdings that he might wish to put into one, and yet you would compel him to keep all the three houses in repair?—I would compel him to put those three houses, according to a very moderate standard, in a state fit for human habitation; but in case a man desired to remove two of those tenants with their goodwill and consent afterwards, for good purposes, there would be no considerable sacrifice in the loss of the two houses.

21,325. I have contemplated the idea that the expense of repairing might possibly put it into his head rather to pull down two of the houses?—At the present moment the eviction and removal of families in the Highlands and islands is a moral impossibility. The proprietor would not desire to do it; and if he did desire to do it, he would not dare to do it.

21,326. But one must look to the future in this matter. You think it is likely that there would be practically no such difficulty as I suggest?—The moderate repairs which I would insist upon would not be a practical difficulty in the way of the extinction of these small tenancies by a humane system of removal and emigration. I wish to volunteer one statement if I may be permitted to do so, and that is this: I was asked whether I would insist upon the absolute rights of property, that a man should be enabled to do exactly what he liked with his own; and I answered rather in the affirmative, subject to certain conditions, but I omitted to state that I do not think that the rights of property should extend to the formation of deer forests and the sterilization of land in all parts of Scotland.

(*Sheriff Nicolson.*) With reference to a question put by the Lord Provost, I wish to say that the school buildings which we have found to be in many places, in our opinion, far too costly and unnecessarily costly, have this one compensating advantage: that I hope they will in the course of time have an educating effect upon the boys and girls who go there, making them dissatisfied with the poverty and squalor of their houses; and that in that way these costly school-houses

*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
Mackenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

8 April 1885.



*The Rt. Hon.  
the Lord  
Napier and  
Ettrick, K.T.,  
Sir K. S.  
MacKenzie,  
Bart.,  
Sheriff  
A. Nicolson,  
LL.D.*

8 April 1885.

will in the end lead to an improvement in the dwellings of the population.

21,327. (*Mr. Jesse Collings.*) You think that an advantage, I take it?—Yes.

21,328. (*The Lord Provost of Edinburgh.*) Perhaps it might be desirable if more school-houses were erected, to have them less costly?—Yes.

21,329. (*Lord Carrington.*) In your opinion has the present agitation amongst the crofters any origin at all in the unsatisfactory condition of their dwellings?—It is rather difficult to answer that question. I do not think it was the cause of the agitation; but I think it has had something to do with it. I think the people might have gone on for ages, as they have hitherto done, contented with their houses, without ever rising into a state of rebellion. But as their thoughts have been gradually widening, and as occa-

The witnesses except Sheriff Nicolson withdrew.

Mr. JOHN McPHERSON examined.\*

*Mr.  
J. McPherson.*

21,331. (*The Chairman.*) You are a crofter and fisherman in Skye?—Yes, I am.

21,332. You have lived in Skye on a croft for 30 years, have you not?—Yes, I have while at home, but I am very often from home, mostly all the year, except in winter time, and then I used to be at home.

21,333. Fishing?—Yes, and at other works through Britain.

21,334. Are the houses in your district generally similar to one another?—Very near.

21,335. Are they nearly all of one kind?—Very near.

21,336. What is the usual number of persons living in one house?—There is one that has 12 in, living in one room. The houses are mostly all in three divisions; generally the cattle in one end, and the kitchen in the middle, and the whole of the people at the other end in one room.

21,337. Of what size are the houses?—They are about 36 feet generally in length, and about 13 feet or 14 feet broad.

21,338. And of what height are they?—The walls are between 4 feet and 5 feet high.

21,339. They have a sloping roof, have they not?—Yes, a couple of trees. There is nothing in the wall but earth between the stones, no lime, and earth below their feet; there is no wood below their feet or above their heads.

21,340. You see the rushes of the roof from the room?—Yes, it is straw that we used to have; but the quantity of land is so scarce that it will not feed their cattle and thatch their houses; and they are leaky, and sometimes when the rain comes it is in as well as out.

21,341. Will you describe the cottages that are in the best condition, for instance, as to the entrance and as to where the cattle are; are the beasts in the same room with the people?—No, there is a partition between them, or something of that sort.

21,342. Is the partition carried up the whole height?—Yes, or half-way up; not, it might be, to the top.

21,343. Is there a separate entrance?—No; sometimes it is the same door in most of them.

21,344. Nearly all the cottages in Skye are of the old-fashioned black cottage kind, are they not?—Yes, there is not a slated house on the estate that I am on belonging to a crofter, except two tradesmen's and the laird's dog-house; it is slated.

21,345. Are there any of the white houses near you?—No; except the laird's dog-house and the factor's and those tradesmen that I mentioned; but there are no crofters that have any slate houses.

21,346. The worst houses in Skye are at Elgoll and Sconser, are they not?—They are something similar through all the island, but they are not the best there at all; they are all built in the same way.

sionally there have been cases in which people have erected houses at their own expense, which they were obliged to leave, and cases of actual hardship and cruelty have occurred, within my knowledge, that may be said to have something serious to do with the agitation, though it was not the cause of it.

21,330. I do not want to raise any controversy; but there is still one more question which I wish to ask you:—In your opinion must we wait for the solution of the Land Question before we can hope to induce the crofters to take an active interest in the improvement of their dwellings?—That is also a rather difficult question to answer; but I should be inclined to say that we shall not have to wait so long as that, although the Land Question is undoubtedly at the bottom of it all.

21,347. Then what are the worst houses like?—There is no worst among them, but they are not kept so well at Elgoll and Sconser, and it is not the people that I blame for this, but how they were scattered about from year to year. The people had no courage to build better houses.

21,348. Have there been many evictions then from houses there?—I mind of people myself being evicted three times, in my own memory, after improving three times.

21,349. You mean that the same people have been evicted three times?—Yes; and that would take their courage from them and from others too to not build houses; and we had only from year to year on the land.

21,350. Are those black houses built by the people themselves?—Yes, every one; and although they would build a good one they would not get anything for what they would put in, but for the roof over their heads. They would not get anything for the walls or for any other improvement of it.

21,351. Did they get timber from the proprietor?—No, never.

21,352. Are they allowed to cut rushes or heather?—No; we were not allowed to cut rushes or pull heather or anything of the kind.

21,353. Nothing for the roofs?—No.

21,354. Is compensation given when the tenant has to go?—No; none that I ever saw or heard of.

21,355. On what property is that?—The Rev. Hugh McLeod McPherson. It is not very long since it belonged to Sir John McPherson McLeod.

21,356. But surely as a general rule some compensation is given when a crofter is evicted or leaves?—I never heard of anybody but one getting it last year, that went away to America from Skeabost, and he got some; but before these last two years I never heard of anything given to a man for any improvement he would do; but his rent would be raised if he would make improvement, or else it would be given to another man.

21,357. Do you mean that generally on different estates there is no compensation?—None that I know of. There was not such in the Highlands that I know of.

21,358. You think that the effect of the recent agitation has been to cause compensation to be given where otherwise it would not have been given?—The raising of the agitation was the way they were treated, and the way their lands were deprived of them; and the bids they had were so small that they were not able to make anything at all of it.

21,359. The agitation arose, did it not, rather from the general Crofter Question than from the special question of the houses?—Yes, it was the scarcity of

\* Sheriff Nicolson remained in the room during the examination of this witness, having consented to act as Gaelic interpreter in the event of the witness being unable to express himself clearly in English.



land that raised the agitation; and they were expecting if they would get more land that they would get better houses also; and if they would get compensation for improvements they would have courage to build better houses.

21,360. Are the people satisfied with the condition of their houses?—No, they are not. They are very respectable people if they could help it, but they could not.

21,361. Are the people healthy and strong?—They are, very.

21,362. You think that is in spite of their houses?—Yes, the air is fresh, although the houses are not very good.

21,363. And they have plenty of healthy exercise?—Yes, they have.

21,364. You have some experience of town life, have you not?—Yes, I have been through mostly all the towns in Scotland whatever, and through a good deal in England.

21,365. Do you think that the houses of the crofters are worse than the worst houses in the towns?—They are worse.

21,366. They are not so bad for health, are they?—They are worse than any houses that ever I saw people stopping in in towns; but I believe that people in towns are fully as bad off in some cases.

21,367. What do you consider the chief cause which prevents the crofters improving their houses?—The real cause of that is because they are so poor now that they cannot build houses; and those who are able to build houses, who have strong families, have no courage to build them (although they would build houses, as they have done, some of them, better houses than they had before) because they would get no compensation, and they might be put away next year, although they might build a house, and they would get nothing for their labour. That was the cause of not building better houses and the smallness of the crofts, and they were always thinking and promised that their condition would be bettered now and then.

21,368. But you do not think that they would often be likely to be removed without good reason, do you?—It was the way that themselves and their forefathers and their neighbours were removed that left their houses the way they were; and from the smallness of their crofts it was not worth their while to spend any money to build houses on them. For there is not a man round about where I stay that their crofts would keep them for two months or a month of the year, two months however, unless they would have some potatoes.

21,369. Has there been any improvement in your time?—There was a great deal.

21,370. The houses are better now than when you first knew them?—Some few are. Those who have strong families of sons, who are earning money through other parts of the world, are helping their fathers and their families to build better houses; but they are not very good after all. They are better than they were 40 years ago, a few of them, but most of them are not.

21,371. Wages have increased in Skye, have they not?—There is no wages; there is no work.

21,372. You are speaking rather of your own part of Skye than of Skye as a whole, perhaps?—I speak about all the island. I have been through the whole of the island, but I am not so acquainted altogether through the whole of it, as I am in Glendale and the surrounding districts.

21,373. The people sell the roofs of their houses, do they not?—They would sell. The laird or the factor in past time would give them nothing for the thatching of the house but the value of the wood above them, nothing for the walls or for the windows if there was any windows on them. Most of them have no windows on them except a skylight in the roof, a good deal of them; but those new houses they are building now have windows in the wall.

21,374. (Lord Carrington.) Is it a fact that your

landlord is an English clergyman?—Yes; he was born abroad, I think, but his father originally belonged to Skye or the island of Eigg.

21,375. (To Sheriff Nicolson.) He is at this moment a clergyman of the Church of England, I believe?—Yes, he is a curate in Cumberland.

21,376. (Mr. Jesse Collings to John McPherson.) How long has the present landlord owned this estate?—Only three years, I think.

21,377. Did he buy it or inherit it?—It was left to him by a friend, Sir John McPherson McLeod.

21,378. And is the state of things better since he has had it, or was it better before he came to it?—We never saw Sir John McPherson McLeod. He had it for above 20 years, up to 30 years, and I never saw him; he was never on the estate but once.

21,379. You have to do with the factor?—We have to do with the factor.

21,380. Have you yourself had to do with the laird or with the factor?—This new laird was twice, since he got it, in Skye, and I think he is there to-day or yesterday.

21,381. You have to do with the factor?—With the factor.

21,382. Are the crofters satisfied with their cottages?—No, they are not. I never hear them but pitying themselves for the houses that they have, especially since they began to come south and see better houses.

21,383. As a rule is there more than one room in these dwellings?—There is a kind of kitchen, and they all sleep in one room, and I believe that six people in some places sleep in one bed; and in that dog-house that I spoke of there is only one allowed to sleep together of the dogs.

21,384. Does it frequently happen that there are as many as five or six or more sleeping in one room?—Yes, the whole family sleep in the room, however many there are.

21,385. Supposing there are grown-up sons and daughters, where do they sleep?—There is no other place for them, unless it will not hold them, and then they will have a bed in a barn, if they have a barn.

21,386. But supposing that a son gets married, how does he get a house in your district?—From Skye mostly they are all away to Glasgow, Kilmarnock, Edinburgh, and all those places. There is not two families in one house that I know of in Glendale, except one or two.

21,387. But how does a man manage to get a house if he gets married?—There is not a house. They will get none now. I have seen the time that the laird would do something for them; but since 10 years back there was none in Glendale that I know of that got a croft at all, except one or two.

21,388. Then what does a man do when he gets married; does he leave the district?—They all leave the district. I have two brothers myself, one in Kilmarnock, and one in Kilmalcolm.

21,389. Does the landlord allow the man to build a house if he chooses?—Before this he would sometimes allow them to build houses upon their fathers' crofts, and their parents would divide the croft between them; but there was not a bit to be got of the large runs of the country.

21,390. When was the last house built in your district?—There was a good many built three years back, but they have dropped just now altogether. There was one built this year, but they have dropped building now, expecting to get a little more land.

21,391. Did you say that the whole of the black houses were built by the tenants?—Every one.

21,392. Without any help from the landlord?—Without the least help.

21,393. And when the houses are built, do the men pay any rent for the houses?—We pay for the croft. We pay all the rent for the croft, and we are allowed to build a house on the croft on our own expenses; and although we were put away next year again, we should get nothing for our trouble.

21,394. Supposing that you increased the accom-

Mr.  
J. McPherson.  
8 April 1885.



Mr.  
J. McPherson.  
8 April 1885.

moderation of your house, would the rent be raised?—The rent was raised; I do not know whether it was for the houses or for the improvements of the crofts; but I have seen the rents raised.

21,395. It is your opinion that if you could get more land you would have money to get better houses?—I believe, and I am sure of it, that if the people would get more land they would do all in their power—and they are very willing to have better houses,—and their circumstances would be improved to a great extent.

21,396. You say that sons have sent help from the towns to enable their fathers to build better houses?—Yes, they are sending money from all quarters of the world to their parents.

21,397. Then in such cases have they security of tenure for those houses that are so built, or if they have to leave does the landlord take the houses?—The laird would take it, and he would give it to the incoming tenant, and those people that were evicted out of the place, he would value the houses and pay them for the roofs.

21,398. The incoming tenant, I understand, would pay for the roof of the house?—Yes.

21,399. But nothing else?—Nothing else.

21,400. Do you know any case where white houses have been built by the tenant; do you know Easdale?—Yes, I do; I was there.

21,401. Do you know of any white houses that were built there entirely by the tenants?—Yes.

21,402. How many houses, do you know?—I do not know how many of them, but they showed me the houses and where they were built. They are built on bare rocks there; I remember their telling me that.

21,403. Who built them?—Themselves and their fathers.

21,404. What occupation were they engaged in?—They were mostly all slaters working in slate quarries.

21,405. Are they at present in possession of the houses which they built?—Some of them are staying in them, but they are paying to the laird.

21,406. Did the laird, within your knowledge, compel them to sign a deed or document?—I think, so far as I can mind, that the laird made them sign a paper that the houses were his.

21,407. And do they pay rent at the present time for those houses?—They told me that they do for those which they had built themselves.

21,408. Have they received compensation for them?—I do not think they have; but they were paying so much for the found of the houses, I think, while they had them, and then they were deprived of the houses altogether.

21,409. And although they built the houses themselves wholly, yet at the present time they are obliged to pay rent to the landlord for them?—Yes.

21,410. Then whose houses are they supposed to be? If they should leave those houses would the laird give them the cost of them or compensation for them?—They will get nothing for them now. I think that is something similar to how they are in Harris. I have been questioning them there. It was bare rock, and they had to build houses there, and they had to pay 2*l.* for the found for the feu duty, and they had 35 years of lease; and at the end of 35 years all those houses, where there is above a hundred, belong to Lady Scott, the landowner of the island.

21,411. You say you have known persons evicted two or three times; do you know instances where crofters have been removed from one part of the island to another against their will?—Yes; I will prove that.

21,412. At whose instance has that been done?—It was done to put the land into sheep farms. In two parishes, Bracadale and Duirinish, and I know there were a great many tenants, but there are none now; and it was settled on three farmers, one paying 1,800*l.*, the second 1,600*l.*, and the third 1,500*l.* This place

was all under crofters 40 or 45 years ago, and there is none now.

21,413. For what reason, as a rule, are men turned out of their houses; for not paying their rents?—Yes. Now there are not so many evictions for not paying their rents. I think that people are quite willing to pay their rents; but I know they are not able to pay everybody, and those who keep them in meal and in clothes, they are thinking that they should pay them before the laird, as the land does not yield anything to them.

21,414. Who pays for the cost of evictions?—The people. I was evicted myself, and I know that I had to pay 10*s.* for it.

21,415. Do you think that if the crofters had an opportunity of buying their land and their houses at a fair price they would do it?—I believe if the people had enough of land and fair rents they do not want anything but very reasonable things. They want more land and reasonable rents, and not to be removed by the laird, whenever he would like, as he was doing in former times.

21,416. Seeing that, if the house was their own, no one could turn them out, would they prefer buying it if they could get it at a fair price, and the payments were made by easy instalments?—Yes, they would, willingly.

21,417. For the sake of having a secure tenure?—Yes.

21,418. In the districts that you know are there any cases in which the landlords have built houses for the crofters or cottars at their own expense?—I do not know one, except Mr. Macdonald, of Skeabost; he did that, I think.

21,419. Did he build good houses?—I think he mentioned himself, before the Royal Commission at Portree, that they cost 10*l.* or 12*l.*—not above 14*l.*, however. I have been there at the time, and I forget, but I think it was 12*l.*, or somewhere thereabouts.

21,420. Is that the only case that you know of in the districts that you are acquainted with?—I did not hear any more of them, except Captain Macdonald, of Waterish. He gave them some lime, but no more.

21,421. What remedy have you to suggest to the Commission for the present state of things, and what means have you to suggest in order to secure better housing of the crofters and others in your district?—What I have told you already: more land, and compensation for improvements and security of tenure.

21,422. You said that, in the present state of things, men have no courage to build good houses?—No; we will never improve in the world in the same circumstances as we are.

21,423. But if you had security of tenure or certainty of compensation, do you think that the crofters, from your knowledge of them, would generally have courage to erect better dwellings?—Yes; and any man by hearing will judge of it. I have seen myself people evicted, as I have already told you, after improving for 25 years in one place; and when they had improved well they were evicted out of it, getting no compensation; and a second time, after being six years improving, they got no compensation. Now the third time, any man would not have the heart or the courage to make improvements. Anyone can understand these things.

21,424. We have been told that the crofters are indifferent to improved dwellings; is that so, in your opinion?—No, it is not the fact.

21,425. You are strongly of opinion that if compensation or security of tenure could be secured, the crofters would better their condition so far as dwelling-houses are concerned?—I am quite sure of it.

21,426. Have you any hope that in the absence of those securities the crofters' condition will ever be improved?—Never.

21,427. Do you think it will get worse?—It would be getting more reckless, but it could not be worse than it is.

21,428. Is the population decreasing in your district?



—I think they are; I know that formerly there was more population in Skye than there is now.

21,429. One remedy proposed for this bad state of dwellings is that of emigration; do you agree with that?—I agree with voluntary emigration, but not to put them away against their will, as long as there is plenty of land in the island.

21,430. Do you consider that you are overcrowded, —that there are too many people on the land?—Yes, there are six for the one in Glendale that there was; there are five, however, for the one there was when I was a boy; but the cause of this was the eviction from other places, and they were put into Glendale, and those places are all sheep-runs.

21,431. Who built the dwellings for this increase of population?—Themselves.

21,432. In the manner you have described?—Yes.

21,433. Wholly at their own cost?—Yes.

21,434. And with no security?—No, not the least.

21,435. But they were liable to be evicted at the will of the landlord?—Yes.

21,436. And with that state of things you are dissatisfied?—Yes.

21,437. (*Earl Brownlow.*) With regard to the pulling of heather for roofs, you said you were not allowed to pluck heather or rushes; I suppose, therefore, you have no hill-grazing attached to your croft?—In former times we were not allowed to pull heather or anything on the other side of our own marches.

21,438. But you have no hill-grazing behind your crofts?—We have hill pastures.

21,439. (*Mr. Lyulph Stanley.*) If you had the absolute possession of your cottages, if they belonged to yourselves, and you paid no rent for them, could you afford to put up proper houses unless you had enough land?—If I understand you, there would not be any occasion for putting up a house without land there. There is no work.

21,440. Then I understand that the real point of your grievance and suffering is that you have not enough land to keep your cattle and to live?—Yes, it is.

21,441. And if you had enough land, and that safety for your house of which you have spoken, then you could put up houses?—Yes.

21,442. But it would not pay to put up houses unless you had the land to live on?—No.

21,443. (*Earl Brownlow.*) I understood you to say that there was no hillside grazing behind your crofts where you can turn out your cattle?—Yes, we have; it is there that we have our peats and the cattle through the day.

21,444. Is there no heather on that hill-grazing?—There was some when we went there 40 years ago, but it was all pulled long ago.

21,445. When there was heather there, I suppose you were able to pull it gratis?—Yes.

21,446. But now it is all gone?—Yes, it is all gone now.

21,447. That would not be the case in some places, for instance, at Sconser, which, I think, you mentioned to the Chairman as being very bad. There there is a very large hillside, and there, I suppose, they can get heather to cover their houses?—I am not so sure about Sconser, but I know it is a deer forest about Sconser.

21,448. But the whole of that hillside of North Blamig is all in the hands of the crofters, and they have the right to turn out their cattle there?—Yes, but there is not much heather on that.

21,449. That is because they have picked it, I suppose?—Yes.

The witness withdrew.

THE REV. ANGUS MACIVER examined.

21,465. (*The Chairman.*) You are minister of Uig, in Lewis?—Yes.

21,466. You are a native of the Island of Lewis?—Yes.

21,450. Do you know the island of Raasay?—I have been there.

21,451. There are some very nice houses there, are there not, a far better stamp of house than those at Sconser?—Yes, there are some houses about the laird's house in Raasay, but out in the country; through the island they are not very good.

21,452. Are they as bad as they are at Sconser?—They are a little better than they are at Sconser, and something similar to what I have said about the Skye houses.

21,453. Has there not been a good deal of improvement in the houses in Raasay?—The laird of Raasay gave work to the people, and they have more chance of having better houses than we have. The laird of Raasay always gives work to the people, but they complained very much of the laud they have, and what they pay for the land. But the gentleman is giving them work, and he is very kind to them.

21,454. You were saying that there were no wages in Skye; what wages are those people receiving in Raasay?—They are getting 2s. 6d., I think, from the laird every day that they will work.

21,455. In Skye, wherever there is work, would the wages be about the same?—The shepherds' wages are paid by the year; they have, I think, 12l. or 14l., but they have different ways. Some have two cattle, and those who have a family have meal and other things, and they are paid in different ways. Young men are getting 12l. or 14l. or 16l. in the year and their meal.

21,456. What is the wage of gillies on grouse ground?—I do not know about them. There is no Public Work on the island that I know of. They might build a few houses about Portree, and those lairds are building new houses now; but they are contracting. There are a few workers about McLeod's Castle, and they are getting 2s. every day of the year. There are about a dozen or 16 or so. That is all I know among the thousands in the parish of Durinish.

21,457. What size of croft, in your opinion, would induce a crofter to build a good stamp of house; how much land do you consider a crofter requires?—I believe the crofts would not do of the same size. I believe that some people are more able than others; but I know that any man could not live out of his croft upon less than 20 acres of arable land.

21,458. And besides that, I suppose, in your opinion, he would require a hillside to run his beasts upon?—Yes.

21,459. How much hillside?—It is not easy to judge that. The land is cut into divisions as the old Townships were, and in those old Townships the hill-grazing used to be in common between five and six or ten.

21,460. Then you do not wish to give any particular size?—No; but I could give how many cattle.

21,461. I do not know whether I heard you aright, but I thought you said that houses had been built in Scalpa for 10l.?—In Skeabost.

21,462. But you do not mean, I suppose, that the whole cost of building a house was 10l.?—10l. would not build good houses. Those houses are something similar to the kind that I told you of, that are built with earth; there is no lime or anything about.

21,463. They are black houses?—Yes.

21,464. I thought you said that the houses that have been built there are a very good stamp of house, and that they have been built by the landlord?—They are very poor houses that he built. 10l. would not build a house of any good quality.

Mr.  
J. McPherson  
8 April 1885.

Rev.  
A. Maciver.



Rev.  
A. Maciver,  
8 April 1885.

21,469. Are there over 3,000 crofters and 1,000 cottars living in houses of one or two rooms, in most cases in one room?—Yes.

21,470. The greater number of them are under one proprietor, I believe?—Yes, they are all under one proprietor.

21,471. What proprietor is that?—Lady Matheson.

21,472. The houses are built by the people themselves, are they not?—Yes.

21,473. And kept in repair at their own expense?—Yes.

21,474. Are they black cottages, what are called black houses?—Yes, black houses.

21,475. And what is the roof?—Straw, and covered, that is to say secured, with heather striggs.

21,476. There is no ceiling?—No ceiling.

21,477. Are the people and the cattle under one roof?—Under one roof.

21,478. Is there a partition?—In some cases; in most cases it is otherwise.

21,479. In most cases there is no partition at all?—No partition.

21,480. There is a great accumulation of cattle dung, is there not?—Yes, the whole year.

21,481. They only clear it out once a year?—Once a year.

21,482. The health of the people is good?—Yes.

The witness withdrew.

Mr.  
G. Malcolm.

Mr. GEORGE MALCOLM examined.

21,492. (*The Chairman.*) You reside at Invergarry in Inverness-shire?—Yes.

21,493. And you are agent for several large properties?—Yes.

21,494. During all the agitation which has prevailed in the cottar districts of the Highlands there has been no great complaint as a rule by the crofters themselves with regard to the condition of their houses, has there?—No, I think not. I think that, also, is the experience of the late Crofters Commission.

21,495. The habitations are well known to be in many localities, though not in all, very inadequate and inferior?—Yes, in the western districts; I would not say so in the eastern districts, or in the middle districts of the country; but on the western seaboard and in islands there are a great many inferior dwellings.

21,496. But the crofter's aspirations, in your opinion, flow rather in the direction of larger holdings?—They do.

21,497. And of freer conditions of occupancy than in the direction of modernised improved dwellings?—Certainly that is the case.

21,498. In the area which formed the subject of inquiry before the Crofters Commission there is a population of about 370,000 people, is there not?—There is.

21,499. Of whom about 188,000 speak Gaelic?—Yes.

21,500. There were 73,000 houses?—Yes.

21,501. In that district there are 428 rooms without windows, are there not?—Yes, that is taking the whole of the area of the Crofters Commission.

21,502. There are 16,500 rooms with only one window?—Yes.

21,503. The size, design, and condition of the crofters' houses on the east side of the Highlands differ very much, do they not, from those on the west coast and in the islands?—They do.

21,504. In the east the dwelling-houses are, generally speaking, comfortable, are they not?—Yes.

21,505. In the construction of these houses,—I am speaking at the present time of the better houses in the east,—the tenant probably, as a rule, is largely assisted by the landlord, who, for instance, always supplies lime, timber, and slates?—Yes, that is the rule; there are exceptions no doubt.

21,506. The crofter does the work?—Yes; and provides any other materials necessary.

21,483. Is there fever sometimes caused by the accumulation of dung?—Yes; when they remove this dung-hill there is apt to be fever.

21,484. Do you think that the proprietors are in fault?—I do.

21,485. Do you think that they ought to give the people more security of tenure?—Yes.

21,486. The people are tenants at will?—They are all tenants at will so far as is known to me.

21,487. Do they get compensation when they go out?—No.

21,488. Of course the scarcity of wood and other building materials to some extent accounts for the character of the dwellings?—Yes; in some respects it is so, but the main reason is the state in which the land question is.

21,489. But if the people were to be put in possession of the whole island they would hardly be able to live in any thing like comfort, would they?—No.

21,490. The population is really larger than the island can bear, is it not?—Yes; there are about 22,500 souls outside of the town of Stornoway.

21,491. Have you any suggestions to make to the Commission to meet the evils connected with the dwellings that you have pointed out?—The only suggestion which I can make is that there can be no special improvement until the land question is settled first.

21,507. If for any reason the crofter finds it necessary to give up the croft and house, he is generally allowed by the landlord, even if he is not entitled to it by express agreement, some compensation for his improvements?—Yes, that is generally the case, and there are a number of estates in which there is a scale for the regulation of such improvements.

21,508. But in the west a very different kind of crofters' dwelling is to be seen?—Yes, the system is quite different there.

21,509. Originally they were built wholly by, or at the cost of the crofter himself?—Yes.

21,510. With little regard to plan, to favourable situation, to sanitary conditions, or to capability of subsequent improvement?—Yes.

21,511. The materials are poor, the workmanship rude, and the sanitary provisions deficient?—That is so.

21,512. It is a fact, is it not, all the same, as stated by the last witness, and other witnesses, that the inhabitants of these places are about the healthiest and most moral of all the subjects of the Queen?—That is so, quite strikingly.

21,513. If they are not so happy or contented now as they formerly were, this cannot be attributed to sensibility to the wretchedness of their houses?—No, I do not think so.

21,514. As you have already said, the complaints on the score of houses are seldom heard from themselves?—No.

21,515. They complain generally of the tenure of land, and of the conditions under which they live as regards the occupancy of the land?—Yes.

21,516. The crofter has pure air and pure water?—Invariably.

21,517. And that is a great thing for health?—Quite so.

21,518. Can he procure sufficient fuel?—In nearly every case he can.

21,519. And the people are a sober and moral people by habit of life?—Very much so.

21,520. And it is under these circumstances that you account for their good health and great longevity?—Yes.

21,521. The average crofters house in the west is constructed, I think, as follows:—The walls are roughly built with stone without dressing of any description and



Mr.  
G. Malcolm.  
8 April 1885.

without mortar, to a height of five or six feet, and then surmounted by a foot or so of turf; rafters or couples composed of roughly-hewn native wood are built into the walls at intervals, and across these, cabers or small trees are laid?—Yes.

21,522. Then there is a layer of turfs overlapping each other, and finally on the roof a thatch of heather, reeds, or bracken, sometimes straw?—Yes, that is the usual description of house.

21,523. Generally, but not always, there is one small window for each apartment?—Yes.

21,524. The floor is either earth or rough unjointed stone?—Yes.

21,525. The fire is usually in the centre of the house on one or both sides of a wooden gable, at the apex of which there is a chimney, or what serves as a chimney?—Yes.

21,526. There is very rarely any attic or accommodation otherwise than on the ground level?—Very seldom.

21,527. The average dimensions are 30 to 40 feet in length, by 15 to 18 feet wide?—Yes.

21,528. There are, however, many houses of the cottar or squatter class, as distinguished from the crofter, which are of inferior construction to those I have just named?—Yes.

21,529. They are mere hovels?—Yes; they are of the worst class.

21,530. Turf walls sometimes?—Yes.

21,531. In many of the islands there are still, I believe, a number of crofter dwellings which are without sufficient separation of the housing places of the cattle from the apartments occupied by the crofter and his family?—Yes, there are still a good many in the islands, but we have reason to think that they are decreasing.

21,532. The last witness told us that, generally speaking, in the Island of Lewis there is no separation between the cattle and the inhabitants?—I know it is worst in Lewis, but I should not go the length of saying that they are all, or nearly all, of that description.

21,533. You think there has been an improvement even in the worst parts of the west coast?—Yes, I think there is a public opinion growing up against that system, and that ere long it will decrease very much as education progresses.

21,534. The crofters and cottars of the islands and Highlands number, according to you, about 200,000 people?—Yes.

21,535. About 40,000 families?—That is supposed to be about the correct number, but really it has never been accurately ascertained.

21,536. It is difficult because they shade off into the surrounding population, and therefore it is not easy to say to what parishes or districts the definition should be limited?—No; and then in the valuation rolls of the counties there are no holdings of a less value than 4*l.* entered, so that we cannot get at them from the valuation rolls either; none of those cottars or squatters, or very few of them, are registered in the estate books, so that there are no data really to go upon.

21,537. Do you think it is possible to rebuild or improve the existing cottars' or crofters' houses where they are worst?—I do not see how it is possible, on financial grounds, for the proprietors to build such a number, even taking them at the cheapest rate at which it can be done. For example, on an estate in Lewis, belonging to Lady Matheson, there are about 3,000 crofters and cottars.

21,538. Do you consider that to rebuild each house as an improved house would cost, say, from 60*l.* to 80*l.*?—Yes; and that is doing it in a plain way, very much as they are now, but better in quality.

21,539. The interest on that would equal the whole rent of the crofts, would it not?—Yes, in many cases it would; indeed, in most cases.

21,540. You believe in the continuance of the great improvement that has already taken place by the gradual effect of education?—I do. I think we are

already beginning to reap the good effects of that since the passing of the Education Act of 1872.

21,541. But you think that there are some parts of the country (and you agree with the other witnesses) so poor that they will not support the population, and that nothing but migration or emigration will meet the difficulty?—I think that, most certainly.

21,542. Arable cultivation with profit is impossible in the Western Highlands over 500 feet, is it not?—That is so; the crops do not ripen.

21,543. There is an enormous rainfall in this part of the country?—Yes, up to 140 inches in some parts of the west. In December or at the end of November we had in some parts of the Highlands a rainfall of nearly 4 inches in one day.

21,544. There has been great improvement in the cottages, has there not, in the Glengarry and Glenquoich estates in Inverness-shire, for which you are agent?—Yes, quite a change.

21,545. Twenty years ago the population on these estates was about the same as it is now, but the houses consisted chiefly of the usual description of thatched cottage?—Yes; very much what has been described already.

21,546. There are now hardly any of these cottages of that class remaining?—Only two or three.

21,547. In the meantime, you have built substantial cottages of stone, lime, and slated?—Yes.

21,548. The walls are 2 feet thick in the new cottages, the kitchen has a concrete floor, the sitting-room has a wood floor, and you have a bed-closet with a wooden floor?—Yes, between the two.

21,549. And three sleeping rooms upstairs?—Yes, that is the general description of house.

21,550. The houses which have no crofts have a garden?—They have all gardens, and a plot of ground for potatoes besides.

21,551. What size are the potato ground and garden together?—The potato ground will be from a quarter to half an acre, and the garden just a little bit, perhaps about 20 yards square.

21,552. The cost is entirely borne by the landlord?—Altogether.

21,553. And you cannot look upon it as a commercial speculation?—No; it has been done to improve the property, with no reference to a return indeed.

21,554. (*Mr. Jesse Collings.*) You say that the cottages built by the crofters are poor in material and very rude generally speaking?—Yes, a great many of them are.

21,555. Do you expect that they will be better so long as the crofters have no security of tenure in those cottages?—Practically they have security. On our own estates we have offered them leases and have been quite willing to give them.

21,556. Whose estates do you refer to?—The Glengarry and Glenquoich, belonging to the trustees of the late Mr. Ellice, M.P.

21,557. You say that education is likely to improve the condition of the people; what process will that be?—By enlightening the people and enabling them to see that they may do better than remain in such numbers crowded as they are in certain districts.

21,558. You think that it will lead them to migrate and emigrate?—Yes, to go and better themselves elsewhere. With that view I may mention that I am very much in favour of free education.

21,559. (*Earl Brownlow.*) You stated that on many estates there are regulations for compensation in case of disturbance; these are merely, I suppose, estate regulations, and differ on different estates?—Quite so.

21,560. In your opinion do you consider that compensation should be regulated by law so as to produce uniformity all through Scotland?—Yes, I think that there ought to be some scale of compensation for tenants' improvements.

21,561. (*The Chairman.*) Has the last Act affected the matter much?—It does not very much apply to crofters, for this reason: that crofters' improvements



Mr.  
G. Malcolm.  
8 April 1885.

are of a different class; they are generally much smaller than those contemplated under the Agricultural Holdings Act. There are a number of little things the crofters may do, but they are not scheduled to that Act.

21,562. (*Earl Brownlow.*) I have only one more question to ask you; you say that the crofters' houses, the black houses, are thatched; when the thatch gets out of repair how do they obtain the material, do they use heather?—They get leave from the proprietor (that is generally included in the estate regulations) to pull more heather, or to cut reeds, or anything suitable and handy.

21,563. Can they get leave to go and cut heather on some one else's farm?—Yes; very often it is one of the estate regulations that the proprietor reserves power to give permission to his other tenants to do that; it is the usual thing to reserve power to enter

on farms for the purpose of getting heather or reeds, or whatever is wanted for thatch.

21,564. The crofter is given permission by his lease to enter upon another farm for that purpose?—Yes; he gets it from the landlord. The landlord reserves power and he delegates it to the crofter to go if he requires it.

21,565. In granting a lease for a farm the landlord reserves the right of pulling heather, and then he hands it over to the tenant?—Yes; he makes a number of reservations of that kind, for getting wood, peat, and heather, and such things.

21,566. That is not universal, is it?—I think it is pretty common; in many cases there would be no other means of getting fuel and thatch unless it were inserted in the tenant's lease that the proprietor reserved the right to go by himself or others to get those things.

The witness withdrew.

Mr.  
J. Peacock.

Mr. JOSEPH PEACOCK examined.

21,567. (*The Chairman.*) You are factor for the Duke of Sutherland, and have been for the last 26 years?—Yes.

21,568. And you reside at Golspie?—Yes.

21,569. Your district comprises all the Duke's estate situate on the east and south sides of the county of Sutherland, and is known as the Dunrobin district?—Yes.

21,570. Your district, according to the census of 1881, contains a population of 13,000 odd?—Yes; 13,205.

21,571. The total for the whole county being 23,000 odd?—Yes.

21,572. There are about 1,000 crofters' and cottars' houses on this portion of the estate?—Yes.

21,573. Of which about 400 are slated and about 600 are thatched?—Yes; those are round numbers. I think they are within the mark.

21,574. A large proportion of these slated houses have been slated within your own observation?—They have.

21,575. The crofters' slated houses are generally about 34 feet long by 14 wide inside, and 7½ feet high on the ground floor?—Yes, they are.

21,576. They comprise a room, a closet, and kitchen, and attic over, 6 feet high in the centre?—Yes, but the attics in thatched houses are not usually occupied as sleeping apartments. In the slated houses they are.

21,577. And they contain about 5,000 cubic feet of internal space?—Yes.

21,578. Are the room and closet generally plastered, on the walls?—Yes.

21,579. The attics are lined with wood, are they not?—Yes.

21,580. And the kitchen floor is of stone, tiles, or clay?—Yes, clay generally.

21,581. Are these improved cottages or new-built cottages that you are speaking of, are they old cottages that have been slated, or new cottages?—A good many of them are new or nearly new; they were thatched houses originally, and before putting on the slates it was necessary to take down a considerable portion of the wall.

21,582. You would not build any new cottage with a clay floor?—In some remote districts perhaps; but when the Duke builds cottages he always puts in kitchen floors of stone, tiles, or concrete. These are cottages that have been built by tenants themselves.

21,583. The closets are floored with wood, are they not?—Yes. Usually these closets are separate apartments. I shall be able to show you a plan.

21,584. I thought you were using the word in the same sense as it is used in Scotch towns, where it is frequently used for a bed recess?—Not so; in these houses they sometimes put in "the room end" of the house (as they call it) two beds, along the back wall; they have no recess, properly speaking, in the

bedroom; they sometimes put up a bed in the kitchen or have a recess for it.

21,585. Then these slated houses have large windows?—Yes, they are fair sized windows.

21,586. The grates are register grates?—Yes, in the better class of houses.

21,587. In the kitchen they burn peat on the hearth?—Yes, they have no grate for that; they raise a few bars across the hearth, and it makes a very comfortable fire.

21,588. Thirty years ago there were very few slated houses occupied by the crofters?—There were very few. I should doubt very much whether there were 50 in the district when I went there.

21,589. We all know that there has been an improvement on the Duke of Sutherland's estates, but generally speaking, extending your observation outside the estate for which you are agent, should you say there has been a very considerable improvement in your time in the parts of the country with which you are acquainted?—The adjoining county is Ross-shire. I should hardly say that the improvements there have kept pace with those in Sutherland.

21,590. I said had there been general improvement?—There has been.

21,591. The crofters now are all anxious to get their houses slated?—They are.

21,592. And they have not the means to do it themselves?—Not all of them.

21,593. The Duke in your case supplies the wood from his own saw mills?—Yes, he supplies home-wood, all that they require for a slated house, both for inside finishing and the roof.

21,594. And he supplies, like other proprietors, lime and slate?—He gives the wood and the lime, and supplies the slates at cost price, one-half of which is paid on delivery.

21,595. And these are Welsh slates?—Yes, of late years.

21,596. To come to the crofters' thatched houses, the older class of them are thatched and are from 38 to 40 feet long, and 12 to 13 feet wide, and the newer ones are about the same size as the slated houses, namely 34 feet by 14 feet, and 7 feet high?—Yes, those figures are a fair average of the whole.

21,597. And the attics in the thatched houses are seldom made use of for sleeping rooms?—No, unless the family is a very large one.

21,598. And the thatch is heather?—Divots; which are slices of turf taken off the heathery ground; and upon the roof of a house they lay first a covering of these divots.

21,599. Then they put a covering of straw?—They put a covering of straw mixed with clay on the top of the divots; in some cases, not in all.

21,600. Is that rye straw?—Yes, it is more durable.



Mr.  
J. Peacock.  
8 April 1885.

21,601. And sometimes rushes?—Yes, if they cannot get rye straw they take rushes in preference to oat straw.

21,602. And the floors are of clay in most of these houses, are they not?—Yes.

21,603. And the walls are built of stone with a certain amount of lime?—Yes, round the windows and doors and in the angles and openings. The Duke gives lime for this purpose.

21,604. That is modern, is it not, or has it always existed?—Not always; I think it has been the practice for 40 years to give a little lime to assist them.

21,605. The thatched roofs require a good deal of repair, as they take in a good deal of moisture that destroys the timber?—Yes, the outside of the roofs are covered, in many cases, with a green moss, the result of the damp.

21,606. The Duke, in the case of thatched houses, supplies wood for the roof?—Yes, he does.

21,607. And he supplies the lintels and doors?—Yes.

21,608. With regard to the cottars' houses, have you many squatters, absolute squatters, on your estate?—None in the Dunrobin district.

21,609. With regard to the cottars' houses, very few houses of that class exist on your property?—Very few.

21,610. Occasionally widows or single women are provided with houses of one room adjoining that of a crofter relative?—Yes.

21,611. And there are some pauper houses?—Yes.

21,612. Are they provided by the parochial board?—Yes, and the Duke provides some also.

21,613. And of the worst class of the old black huts, with the fire in the centre of the floor and a hole in the roof, there are a very few remaining?—I think I could not find three in the whole district.

21,614. They are almost extinct?—Yes.

21,615. Of course your shepherds' and gamekeepers' houses are a superior class, built of stone and lime?—Yes; I thought it might interest you to see a plan of one of the shepherds' houses (*handing in the same, No. 1.*) It gives you very much the interior arrangements of the crofters' houses.

21,616. The farm-servants' houses vary very much in size, do they not?—Yes.

21,617. How much do the farm-servants' houses cost?—From 140*l.* to 160*l.* That does not include the carriage of any of the materials; the farmer usually carries the material himself.

21,618. (*Mr. Jesse Collings.*) You said that the Duke, in the cases of slated houses, supplies the wood, lime, and slates, but the tenant supplies the labour and stone?—Yes. He gathers the stone in the neighbourhood, and pays for the labour.

21,619. What proportion of the expense will that be as between landlord and tenant, reckoning the labour at the ordinary market price?—It varies very much. I have made inquiries frequently of the crofters as to what their houses have cost them, and I have had sums given me varying from 50*l.* up to 70*l.*

21,620. Would it be half, or more, that the tenant contributed?—Looking at the value of the house, I think more than half.

21,621. Supposing they leave the house, what amount do they receive in compensation for the labour they have expended?—It is very rarely that they leave; but in the case of a tenant that had put slates on his house leaving, I have no doubt that the Duke would make him some compensation for the slates.

21,622. But the Duke has provided the slates before?—No, the tenant always pays for the slates.

21,623. But in any case, besides the slates, would there be no compensation for the labour?—Hitherto there has not been; I do not know what we may be coming to.

21,624. So that the tenant supplies a half (to speak within bounds) of the cost of the house, but if his

leaves, either of his own accord or from being obliged to leave, he gets no compensation except for the slates?—No, except for the slates.

21,625. Do you expect that tenants would be very anxious to expend much money on those conditions?—They have been hitherto very anxious to do it as soon as they could.

21,626. They are liable, of course, (I am not speaking with respect to your own estate now, but in regard to estates generally,) to lose all they have expended on that dwelling?—I have never known a case of a tenant going out in that way being treated with any great hardship; usually there is some consideration given to him.

21,627. What proportion of this 1,000 cottages are slated and thatched?—About 400 are slated and about 600 would be thatched.

21,628. Does Skibo come within your estate?—It is a separate estate. It is in the county of Sutherland.

21,629. Do you happen to know whether, in the estate of the Duke of Sutherland, you have a clause to this effect: "The whole houses belong to the proprietor; and the tenants shall be bound to leave always the houses in good repair, irrespective of the manner they may allege to have received them at entry, and to leave them in that condition at their removal. The tenant shall be on no account allowed, at their removal, to injure, destroy, or carry away any of the houses on the ground, on pretence of such houses having been erected at their own expense and of their not getting value for the same"?—There are no agreements on the Sutherland estate.

21,630. Is there an estate regulation as to maintenance?—Not on the Sutherland estate.

21,631. On the Skibo estate?—Yes.

21,632. It is a Sutherland estate?—I have heard something of a regulation of that kind; but I think it was with respect to leases the proprietor was prepared to give, and the clause which you have read is one of the conditions of that lease, I believe.

21,633. As I have it, it is a condition connected with the ordinary crofters' dwellings?—You are probably better informed about that than I am, but that is my impression.

21,634. Then again, are you aware that there is another clause in the lease to the following effect: "The tenant shall have no claim for ameliorations for buildings already built or to be built on the premises, all such being hereby renounced"?—There may be such a clause.

21,635. Supposing the existence of such a clause, would that have a tendency to induce tenants to improve their dwellings to any considerable extent?—I do not know that it would prevent them; it is the ordinary understanding among people in that part of the country. If they build upon the Skibo estate they know the terms on which they are going to build, and make arrangements accordingly.

21,636. And you think that such a clause is a fair one to the tenant?—I should say it was a stringent clause.

21,637. There is the following report on the same subject of dwellings, also by the Royal Commission upon the Highlands and islands: "That they have not heard of any liberal system of compensation" (I am speaking of white houses now) "the occupier as a rule labours, and spends at his own risk, and the amount awarded depends more on the means and generosity of the landlord than on the equity of the claim." Do you agree with that statement of the Royal Commissioners?—I could hardly say I agree with it fully.

21,638. Then there is another statement of the Commissioners that the poorer classes of crofters, those under 6*l.*, have no protection or encouragement given to them in most localities, and that they represent the vast majority, no security against eviction or excessive rents; do you agree with that?—I can only speak from my experience on the Duke of Sutherland's



Mr.  
J. Peacock.  
8 April 1885.

estate, and I know that it is not the feeling of the people there.

21,639. Is it your experience that the crofters are anxious to get better dwellings if they could do so?—They are very anxious to improve their dwellings.

21,640. We have had evidence to a certain extent that they are rather content with what they have, or are indifferent of better accommodation; that is not your opinion?—That is not my experience.

21,641. You think that if they could get it they would be very glad?—I have always found them very anxious to improve their dwellings.

21,642. Then as a matter of fact it depends upon the benevolence or feeling of responsibility on the part of the landlord as to whether improvements in these dwellings are carried out?—The Duke has for many years past caused it to be known extensively, all over the estate, that he will be glad to see the dwellings improved, and that he is prepared to give the assistance I mentioned—all the wood and lime.

21,643. In the case of a landlord less careful than the Duke, there is no compulsion on his part to care about improving the dwellings in that way?—So far as my experience goes, I have seen proprietors very anxious to improve the dwellings so far as they could.

The witness withdrew.

Mr. T. Elliot.

MR. THOMAS ELLIOT examined.

21,648. (*The Chairman.*) You are a farmer, and reside at Blackhaugh, Galashiels?—Yes.

21,649. How long have you been a farmer?—Over 42 years.

21,650. During that period you have had considerable experience also as a valuator, have you not?—Yes; I have been doing that for a long time.

21,651. In all the southern counties between Edinburgh and the border?—Yes.

21,652. And you, therefore, are well acquainted with the condition of the farms and of the labourers and of their cottages in the southern counties of Scotland?—Yes, I have had great experience of that.

21,653. Are the houses of this class of workmen in the lowland counties generally similar in their condition?—Well, there are a few exceptions. There has been a very great improvement made on the housing of the agricultural labourers during the last 30 years, I should say, and, as leases have been falling out, the houses have always been improved. There are some few exceptions to that, but there are not many of them now. The agricultural population over all the south of Scotland are fairly well housed.

21,654. And wages are good also, I suppose?—They are fairly good, I think.

21,655. Are they as good in the lowland country as they are on the north-east and the northern part of the east coast?—I should not think there is much difference.

21,656. About the same, for instance, as Forfarshire?—Very much the same in money value; I do not know, perhaps they may come a trifle higher in Forfarshire.

21,657. Do the labourers in the south of Scotland pay rent, or do the cottages go with the occupation?—The cottages are a part of the wages.

21,658. They are not estimated at any given sum in the rent?—No, they are not estimated at any given sum in the rent.

21,659. Will you describe one of the ordinary houses of labourers in the south of Scotland—what is the height and general dimensions?—The largest proportion of the houses now have two sleeping rooms and a kitchen, a scullery, and a small milk-house, and a little accommodation of that kind; they run, I should think, in the expense of putting them up, from 120*l.* to 220*l.*

21,660. And what is the height and general dimensions?—They are just one storey; I should think about 18 feet within the walls.

21,644. Nevertheless, there remains the fact, so far as we have had evidence, that dwellings in certain of the western parts in particular are in a very miserable condition?—Very great improvements within the same period have taken place on the east coast.

21,645. We have had complaints of the want of security of tenure. Is it that which "takes the courage out of the tenant" in improving his dwelling?—I could not endorse that statement from my experience. This (*producing another plan, No. 2*) is the plan of another house, a labourer's house, of a different class. I thought you might be interested in comparing the two. This is a smaller house than No. 1, but it contains a good large kitchen on the ground floor, with a recess for a bed.

21,646. (*Earl Brownlow.*) Is Skibo an estate of the Duke of Sutherland?—No, it is not; it belonged formerly to Mr. Dempster. It passed into the hands of Mr. Chirnside, and is now the property of Mr. Sutherland, formerly Mr. Sutherland Walker.

21,647. (*Mr. Jesse Collings.*) I thought I asked you whether it was the property of the Duke of Sutherland, and I understood you to say, Yes?—No. You asked whether it was on the Sutherland estate. It belongs to a Mr. Sutherland.

21,661. Eighteen feet square, do you mean?—No, 18 feet across, the breadth.

21,662. What would be the length?—I should think about 32 to 36 feet, but they are many of them now a storey and a half; in every estate you will find that the proprietor has different taste for building them either one storey or one and a half, and they can sleep in an attic above; that depends on the taste and wishes of the owner.

21,663. Do you think there is any overcrowding in them?—No, I do not think there is.

21,664. Do they take in lodgers?—If you will allow them, they are fond enough of it.

21,665. I suppose that is generally prohibited, is it not?—I have always done so myself. I do not allow it. I think they ask you for a good house, and they complain if you give them a middling one; and the moment you allow them they let in five or six lodgers, and crowd the family and make themselves uncomfortable. I do not believe in a man complaining, and using his goods in that way.

21,666. Have you ever come across any extreme cases of overcrowding?—No, I cannot say that I have.

21,667. Are the people in the south of Scotland, generally speaking, satisfied with the houses?—I think they are very comfortable at the present time, and I do not hear of any complaints. I think there is more than 80 per cent. of all the agricultural labourers now in the southern counties well housed; there are a few exceptions where they are not so well as they might be, but when these leases fall out the improvements will be made; you may reckon on that. There are a few instances where the houses are far too good, the people are not able to furnish them, and the money laid out is just about lost.

21,668. Have you the bath system in the south of Scotland?—No, we have not.

21,669. It is a system of the east coast, Forfar and thereabouts?—We know nothing about it.

21,670. Have you not a peculiar system with regard to making it one of the terms in the agreement in engaging the farm labourers that a woman shall be employed to assist in the work?—Yes, in a large portion of the south of Scotland that is so.

21,671. Will you please explain that system?—It has been the endeavour of the tenant, I think, in most cases, to get one of the members of the ploughman's family, the man's own daughter, to do the work. We have a very large turnip husbandry in the south of Scotland, and we require a number of labourers during the summer season to single and clean those turnips;



that is better and handier done with girls than even by the best men; and that is the reason they are asked to keep those servants.

21,672. The reason I ask the question is, because it has some bearing on the house accommodation; the woman so employed is accommodated in the labourer's house?—She is accommodated in the labourer's house.

21,673. Of course she may be his daughter, or she may not be?—And in many instances she is not.

21,674. Does that lead to immorality?—I do not think it can do that; I think there would be a very great improvement in the opposite way if the man's own daughter is at home; but it will take away a little from the privacy of the family where a strong woman is engaged to come into the house. At the same time you will find that a man you engage will have great objections to having a girl to work in that way, but if you will allow him he will have half a dozen lodgers.

21,675. And you do not think that this practice to which I am alluding leads in itself to any overcrowding?—No, I do not think it leads to overcrowding; that is to say if the houses are at all what they ought to be, and which I think they are mostly in our own counties.

21,676. Then you neither state nor do you deny that immorality is produced by this practice; your opinion is not very strong one way or the other?—I do not think there is a tendency either way more than from any other practice followed on. I do not say at the same time that we are any better than we ought to be.

21,677. Are there any labourers accommodated in the superior class of houses that has been described?—There are a good many; there are some estates where the proprietors wished to make them very comfortable; there have been very expensive houses put up, and I think rather more so than has made the people comfortable.

21,678. In any of those houses is rent paid?—None.

21,679. Is it always a matter of allowance?—Yes, it is always a matter of allowance.

21,680. Then you really do not know any cases in the south of Scotland where agricultural labourers can be said to pay rent?—There are none, except what we would call the day labourer. I am talking more of the ploughmen, and shepherds, and those men.

21,681. Let us take the case of what you call the day labourer, what rent does he pay?—I should think from 2*l.* to 4*l.* a year.

21,682. And does he get the same class of wages that you were speaking of?—He will get more wages per week, but he has what we call broken and lost time.

21,683. And he does not get the same perquisites?—He does not get anything at all. He gets so much a week.

21,684. With regard to the day labourer, how much does he get?—It varies very much according to the time of the year. I should think the wage to-day is 18*s.*—3*s.* per day.

21,685. You are, of course, acquainted with the system of local government that prevails in Scotch rural districts?—A little.

21,686. The sanitary authority under the Public Health Act (Scotland) is the parochial board?—Yes.

21,687. The parishes vary a good deal in size and population, do they not?—They do.

21,688. So that some parochial boards represent a very small population?—Very small, where it is more hill than arable land.

21,689. And they are expected to find the medical officer and sanitary inspector?—They do not trouble much about that subject.

21,690. You do not hear much about the sanitary questions?—The fact is, if you are amongst hills with plenty of clear water, that does not trouble you very

much; but I must say in the county of East Lothian they are pretty sharply looked after in this matter.

21,691. Some parts of the country form an exception, then?—Yes.

21,692. (*Earl Browlow.*) How are the houses held in your part, are they held straight from the landlord or included in the rental of the farm?—They are included in the rental of the farm; we take the farm, and the tenant says he requires so many cottages, and the landlord builds them.

21,693. And the tenant lets them again to his labourers?—He does not let them again, he hands them over to each of his shepherds or ploughmen, say as their habitation; he charges nothing for them, but gives them so much wages and the house and garden.

21,694. He does not deduct it from the wages?—No, it is never taken into account.

21,695. Is the tenant held responsible for the repair of the cottages?—Yes.

21,696. And is this condition stringently enforced?—Very stringently in many estates, you get them so, says the lawyer factor, in a good and sufficient state of repair, and you are bound to leave them the same at the end of 19 or 21 years; and if that obtains all over Scotland the landlords do not lay much money out on their estates.

21,697. (*Mr. Jesse Collings.*) What proportion of day labourers are there; say for instance that a farmer had 12 hands; what proportion of those would be day labourers—those paid by the day?—Not above two men out of that.

21,698. Are those men generally shifting about, or do they as a rule remain permanently on the farm?—If a day labourer has a house, which depends upon whether the tenant thinks he requires his services all the year, he binds himself to give him close labour, and binds the man to work for him too.

21,699. Then from whom does he hold the cottage?—From the tenant.

21,700. Then the day labourer gets about 3*s.* a day?—Yes, and he will get during harvest time 21*s.* or 22*s.* and his food.

21,701. Then I suppose he works proportionately longer hours in that time?—No, he does not.

21,702. Does he pay rent for his cottage, or does he get his cottage over and above his wage?—No, he pays the rental, I should say.

21,703. What would be about the rent?—It would depend very much upon the quality of the house and the size of the garden; it will run from 2*l.* up to 4*l.* The garden is a benefit.

21,704. What is about the money wage that a ploughman and a carter, the permanent men, receive?—We pay them partly in money and partly in kind; but if you convert the kind into money their wages will range from 17*s.* to 18*s.* a week; they have no broken time; these men are paid, whether they work or not.

21,705. With the exception of being in constant employment and having no loss of time, their wages are about the same, or 1*s.* or 2*s.* a week more than the day labourer's?—No, I should think 1*s.* less than the day labourer's; the day labourer gets a larger wage during harvest, and some other times he perhaps can raise his wages for a month, and his wages will fluctuate a little bit sometimes.

21,706. You say the landlords supply the accommodation and the necessary dwellings for the farms; they consider that necessary for the ordinary working of the farm?—They could not let the land unless they did that.

21,707. You mean that the farmers would not take it?—Just so.

21,708. The farmers consider that dwellings sufficient in quality and in number are an absolute necessity for the good working of the farm?—They are quite a necessity; they cannot get servants unless they have good houses and good accommodation for them, and the consequence comes to be that it is a stipulation in taking the farm.

*Mr. T. Elliot.*

8 April 1885.



Mr. T. Elliot.  
April 1885.

21,709. Then neither farmer or landlord look to the actual rental for repayment, but to the general good they get from having adequate labour on the estate?—There are very few of these houses, but would be a rental more than any poor man could pay if he were put to it.

21,710. But they look for their return, do they not?—Yes, from the rental of the farm, and the accommodation given in cultivation and labouring.

21,711. Speaking from your experience, how many cottages would be required on a farm say of 300 acres of arable land?—That depends very much upon what part of the country you are in. In East Lothian and Mid Lothian, near here to Edinburgh, that would be farmed on what we call the four shift, you would need two men more than in the country where I live; we farm on the five shift, that is two years of grass. In a farm of 300 acres of arable land we want three pairs of horses and three ploughmen, a man to take care of the sheep, and a cattleman, that is five men.

21,712. For that you think you would want six or seven cottages?—You want five cottages for that.

21,713. Have you many examples in the district you know in which farm labourers have to walk long distances to and from their work through deficiency of cottage accommodation?—No, it is very exceptional in the south of Scotland, because it is studied by both landlord and tenant to place the cottages as near to the homestead as possible, perhaps, say, 100 yards.

21,714. Then both farmers and landlord would consider it a great waste of time, power, and strength, if the labourer had to walk an hour in the morning and an hour in the evening to and from his work?—It would be a pressure upon the men; they would not stay.

21,715. And a loss to somebody?—A loss to everybody.

21,716. Do you find that labourers are more plentiful now than they used to be?—No, I do not think they are, but we have plenty of them.

21,717. You say that the cottagers are not allowed to have lodgers, and that you do not have the bothy system; where would the single men dwell?—I do not say that the cottagers are not always allowed to take lodgers, they do, many of them. I say that I have never been inclined to favour it myself, and I do not allow it. The single men live in this way; we engage a father and son to drive two pair of horses, and those two occupy one house; those young men are brought up now in a great measure in that way.

21,718. Do the farmers in your neighbourhood have in-door men servants?—Sometimes, but those are very exceptional now, it is not done so much as it was 25 years ago; they used most of them to stay in the kitchen 25 years ago.

21,719. I forget whether you stated that attached to these houses there is any garden or allotment ground?—There is always a garden.

21,720. In case the man leaves the employ of the farmer he leaves his cottage?—He leaves his cottage.

21,721. Is there any notice given?—None; we engage a man perhaps in March, and if you do not conclude the agreement then they know they have to leave on the 26th of May.

21,722. When you engage labourers do you engage them under certain terms of notice?—No, none; but it is well known that they must leave on the 26th of May, if there is not a previous engagement.

21,723. You can discharge them at a moment's notice?—No, you cannot discharge them at all, nor can they leave their employment till the May term.

21,724. Then they have to give you notice?—Yes, we generally make a new engagement about the first week in March.

21,725. How long does it last?—Twelve months from the 26th of May next.

21,726. Then they are practically, subject to good behaviour, engaged for 12 months?—Yes, they are practically, subject to good behaviour, engaged for 12 months.

21,727. Has the farmer no power of turning them out of his cottages?—He has no power unless there is some very bad behaviour.

21,728. I am speaking now on the question of tenure, which, in many parts connected with our work, is an important one. Suppose the farmer (I do not know that you have known cases) turn his labourers out from insufficient cause, is there any appeal to the landlord or to anyone?—He would go to the sheriff of the county and summons the tenant.

21,729. He has power to do that?—Yes.

21,730. Have you ever known that done?—Yes, I have indeed.

21,731. And the case is heard before the sheriff?—Yes. It has happened in many instances, I should think.

21,732. Then practically, during good behaviour, he has 12 months' tenure?—Yes.

21,733. Do you find that that gives the man an interest in his cottage over and above what we would have if he were liable to a week's notice to quit?—I should think people would keep it a little more tidy, and be more careful about it. No doubt, when a man has stayed 10 or 12 years, or 15 years, on the same farm, he is more careful, and gets more attached to the situation than where they leave at the end of 12 months.

21,734. In case of his leaving at the end of 12 months, suppose he has a little crop in the garden, does he leave it?—He has no crop at that time except a few cabbages or something of that sort. The incoming tenant, the man that comes behind him, comes and plants the potatoes.

21,735. Does your reply with respect to the engagement of labourers apply to the day labourer as well as the permanent man?—If they are engaged and get a house from the tenant, their engagement binds them for 12 months much the same; but we have a floating class of labourers who go and work two or three days for one man, and then two or three days for another.

21,736. Occasional men?—Yes.

21,737. But they do not represent a large proportion of these?—No, a very small proportion.

21,738. Perhaps one or two men out of a farm-staff of 12?—No, not so much as that.

21,739. If a labourer was in the position, in which in many parts of England he is in, of being liable to be dismissed for any cause with a week's or a fortnight's notice, and the dismissal carried with it a compulsion to leave the cottage also in a week or two, would that form a great complaint on the part of the agricultural labourers of Scotland?—I think they would not be in such a comfortable position; I think you would have cause of complaint then; the position would be much more uncomfortable than what it is at the present day.

21,740. (Mr. Goschen.) There is under your system no broken time for the permanent labourers?—None.

21,741. So that they get their full wage all the year round?—If you cannot find work for them you must pay them.

21,742. That is a great improvement in their position as compared with the day labourers?—Yes, they are in a different position altogether, but we make them do things that day labourers do not do; they have to come down on a Sabbath morning and see to their horses, feed and water them.

21,743. There are not the same restrictions as regards the hours?—They work to a minute, but there is that additional thing to do on the Sabbath, which a day labourer has not to do, and they do not only get no lost time, no broken weather, but we pay them when they are lying in sickness as well. I believe we are bound to do so.

21,744. Even if they were sick two or three months?—If they were sick six weeks; I have paid a man lying 12 weeks in his bed.

21,745. Do you have piece-work?—Yes, that is in the way of draining.

21,746. How do you manage with permanent



labourers to do piece-work?—No, these men work all by the day.

21,747. Even if you put them on to draining?—No, we do not put them on, we could not get the permanent men to go into it.

21,748. And hedging and ditching, and all that work, is that done by piece-work?—We have no piece-work almost.

21,749. (Mr. Jesse Collings.) And for mowing and reaping at harvest time?—You can get men if you wish it; our own servants do that by the day, but you can get men to take it by the piece, men coming from a distance perhaps.

21,749a. (Mr. Goschen.) Do your permanent men work overtime?—Never, except in harvest.

21,750. Then do you pay them extra?—No.

21,751. So that they know exactly that they do not earn more or less than the wage?—Just so, but we give them, perhaps, food additional in harvest time.

21,752. Where do the labourers live whom you

might call the casuals?—They perhaps live in villages a mile or two miles distant from where you employ them.

21,753. I am anxious to ask this question; is the largest proportion housed in villages or in separate cottages on the farms?—The whole of the servants engaged on the farm live within 100 or 150 yards of the stead, and are kept upon the farm always, except the casual men.

21,754. And in saying that you are not speaking of your own neighbourhood only, but that is the general custom in the district?—All over the south of Scotland, I think.

21,755. Then the villages are only inhabited by the more casual labourers?—Yes.

21,756. What would you describe as the inhabitants of the villages?—Shoemakers and tailors, joiners, smiths, grocers, &c., and men of that kind.

21,757. But you have not got rows of cottages in villages inhabited by agricultural labourers?—No.

The witness withdrew.

Adjourned.

Mr. T. Elliot.

8 April 1885.



## APPENDIX.

## APPENDIX A.

## I.

LIST OF LOCAL AUTHORITIES IN SCOTLAND which have made Regulations under Section 44 of the Public Health (Scotland) Act, 1867:—

Town Council of Aberdeen.  
Parochial Board of St. Quivox (Ayr).  
Police Commissioners of Leith.  
Parochial Board of Blantyre.  
Board of Police of Glasgow.  
Police Commissioners of Govan.  
Police Commissioners of Kinning Park.  
Police Commissioners of Rutherglen.  
Town Council of Port Glasgow.  
Police Commissioners of Alva (Stirling).

## II.

## (GLASGOW.)

## HOUSES LET IN LODGINGS.

DEAR SIR, April 10, 1885.  
I beg to acknowledge the receipt of your letter, dated 8th inst., regarding the above, and hasten to say, in reply, that no new Regulations have been issued since 1872; that the word "House" under said Regulations means a dwelling, and that I annex a table of Houses Registered, with number of Apartments each contains.

I also send you a copy of the Regulations for "Houses Let in Lodgings," and a copy of the Regulations for "Common Lodging-Houses."

I am, &c.

(Signed) KENNETH M. MACLEOD,  
J. E. C. Bodley, Esq., Sanitary Inspector.  
8, Richmond Terrace,  
Whitehall, S.W.

## RETURN OF HOUSES LET IN LODGINGS.

District.	No. of Houses.	Apartments.					
		1.	2.	3.	4.	5.	6 and upwards.
Central - -	1,397	82	1,129	26	39	6	25
Eastern - -	357	58	176	91	30	—	2
Southern - -	2,087	65	1,364	363	120	18	17
Western - -	334	5	294	59	25	4	6
Northern - -	2,119	156	1,627	339	6	—	—
Totals - -	6,294	365	4,590	1,040	229	28	50

(Signed) KENNETH M. MACLEOD,  
Sanitary Chambers, Sanitary Inspector.  
Glasgow.  
10th April 1885.

## PUBLIC HEALTH (SCOTLAND) ACT, 1867.

## HOUSES LET IN LODGINGS.

REGULATIONS FOR HOUSES, OR PARTS OF HOUSES LET IN Lodgings, or occupied by Members of more than one Family, enacted by the Local Authority of Glasgow, with consent of the Board of Supervision under the Public Health (Scotland) Act, 1867.

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.

1. The number of persons occupying each room or apartment in such house shall not exceed one person of the age of eight years or upwards for every 300 cubic feet of space therein, or one person of an age less than eight years for every 150 cubic feet of space therein (such space to be exclusive of lobbies, closets, and presses, and of recesses not exceeding 4 feet in depth and not having a separate window therein, and not perfectly clear from floor to ceiling, and from wall to wall, and

exclusive also of recesses in which there is any fixture whatever).

## For the Registration of Houses thus Let or occupied in Lodgings.

2. A register shall be kept by the local authority of such houses within their jurisdiction (excepting therefrom all houses entered in the register kept in terms of the byelaws made and enacted by the Magistrates' Committee, for the "Regulation of Lodging-houses in Glasgow," in virtue and in terms of the Glasgow Police Act, 1866), in which register shall be entered the names and residences of the keeper, and the situations of the houses and the number of persons authorised according to the foregoing regulation to be allowed therein, and in each apartment thereof, and intimation shall be sent to the keeper that such entry has been made.

## For the Inspection of such Houses and the keeping the same in a Cleanly and Wholesome state.

3. The medical officer, or the assistant sanitary medical officer, or the sanitary inspector, or his assistants, may each inspect such houses, whenever deemed necessary to do so.

## For the Cleansing and Ventilating of Apartments, Lobbies, Closets, and Stairs of Houses Let in Lodgings.

4. The floors of every apartment, and every lobby, closet, stair, and passage in such houses, shall be swept every morning, and thoroughly washed on Monday, Wednesday, and Saturday in every week, and ventilated by opening the windows daily between the hours of 8 and 10 a.m. and 2 and 4 p.m., weather and health of inmates permitting.

## For the Cleansing and Ventilating of Common Passages and Staircases.

5. The floors of passages and steps of staircases in and by which access is obtained to such houses, shall be effectually swept and kept clean daily, and washed on every Wednesday and Saturday, and the whole ventilated by keeping the upper sashes of the windows open all day, or otherwise, as may be approved by the local authority.

## For the Cleansing and Limewhiting at stated Times of such Premises.

6. The walls and ceilings of apartments and lobbies in such houses shall be limewhitened in the first weeks of April and October in every year, and also when required by the medical officer.

7. The foregoing regulations shall be observed and complied with by, and shall be enforced against the keepers of such houses, by penalties not exceeding forty shillings for any one offence, with an additional penalty not exceeding twenty shillings for every day during which default in obeying such regulations may continue.

Approved at and by a meeting of the Board of Police of Glasgow, held at Glasgow upon the tenth day of April eighteen hundred and seventy-one.

(Signed) W. R. ARTHUR,  
Lord Provost, Chairman.

Board of Supervision, Edinburgh,  
16th June 1871.

Consent of the Board of Supervision granted, in terms of section 44 of the Public Health Act, for 12 months from 27th July 1871.

(Signed) JOHN SKELTON,  
Secretary.

Board of Supervision, Edinburgh,  
28th June 1872.

Consent of the Board of Supervision renewed, as from 27th July next, *ad interim*, and under this reservation, that such consent is given without prejudice to the power of the Board to require the adoption of such other regulations as may from time to time be deemed necessary by them.

(Signed) ORD. GRAHAM CAMPBELL,  
for Secretary.



PLEASE HANG THIS UP ON THE WALL OF  
YOUR DWELLING.

PUBLIC HEALTH (Scotland) Act, 1867.

Register No. \_\_\_\_\_

Sanitary Chambers,  
1, Montrose Street,  
Glasgow, 18 \_\_\_\_.

Notice by the Local Authority of the City of Glasgow.

To \_\_\_\_\_

You are to take Notice, that under the above Act the house occupied by you at No. \_\_\_\_\_ consisting of \_\_\_\_\_ apartments, has been registered as a house let in lodgings or occupied by members of more than one family, and that you will be required to conform to the regulations hereto annexed. Subjoined is a note of the number of persons allowed in your house, and in each apartment thereof, which must be preserved along with the said regulations:—

Number of Persons allowed.

	Aged 8 Years or upwards.	Aged less than 8 Years.
In Apartment No. 1		
" No. 2		
" No. 3		
" No. 4		
" No. 5		
" No. 6		
" No. 7		
" No. 8		
" No. 9		
" No. 10		
" No. 11		
" No. 12		
" No. 13		
" No. 14		
Totals -		

Any further information that may be desired as to the annexed regulations can be obtained by application at the Sanitary Chambers, No. 1, Montrose Street.

KENNETH M. MACLEOD,  
Sanitary Inspector.

PUBLIC HEALTH (Scotland) Act, 1867.

RULES AND REGULATIONS respecting COMMON LODGING-HOUSES in GLASGOW.

RULES AND REGULATIONS respecting COMMON LODGING-HOUSES, made in virtue and in terms of the Public Health (Scotland) Act, 1867, by the Magistrates and Council of the City and Royal Burgh of Glasgow, acting under the General Police and Improvement (Scotland) Act, 1862, Order Confirmation (Glasgow) Act, 1877, in execution of the powers and duties of the Glasgow Police Acts, 1866, 1872, 1873, 1875, and 1877, and the Glasgow Municipal Act, 1878, being the Local Authority for Glasgow under the said Public Health (Scotland) Act, 1867.

As defined by said Public Health (Scotland) Act, 1867, "common lodging-house" signifies a house or part thereof where lodgers are housed at an amount not exceeding 4d. per night for each person, whether the same be payable nightly or weekly, or at any period not longer than a fortnight, or where the house is licensed to lodge more than 12 persons; the local authority being also empowered from time to time, on the approval of the Board of Supervision, to raise or diminish said sum payable per night, but so as not to exceed 6d. per night; and the "keeper of a common lodging-house" includes any person having or acting in the care and management of a common lodging-house, as above defined.

I.—For the well-ordering of Common Lodging-houses.

1. Before any person can become keeper of a common lodging-house, an application to the local authority for registration shall be lodged with the sanitary inspector, appointed by the local authority, at his office, setting forth the situation of the house, the number of rooms proposed to be set apart for lodgers, the number of applicant's family, and the space set apart for them, and must be accompanied with a certificate of character, by three inhabitant householders of the city, respectively assessed for poor's rates, in terms of the 59th section of the Public Health (Scotland) Act, 1867, and for this purpose a schedule or form will be furnished by the sanitary inspector.

2. When the local authority are satisfied with the character of the applicant for registration, and the suitability of the premises intended to be used as a common lodging-house, its conveniences and general requirements, they may register accordingly, and furnish a registration ticket to the party registered, setting forth the number of lodgers to be received into each separate room of the house, with copies of the rules and regulations confirmed under said Act, and said rules and regulations, as directed in the 63rd section of the said Act, shall, at all times, be placed or hung up, and kept legible in a conspicuous part of each room in which lodgers are received, and any person or persons wilfully destroying or defacing such rules and regulations and register ticket, or either of them, shall be liable in the penalty provided for in Article 23 hereof, and the keeper shall cause the said rules and regulations to be observed within his common lodging-house.

3. Any person or persons who shall, in making application for registration, knowingly make any false statements regarding any of the particulars required to be stated in such application, shall, for every such offence, be liable in the penalty provided for in Article 23 hereof.

4. The keeper of every common lodging-house shall affix and keep in a conspicuous position on the outside of his house a board, having painted on it in legible characters, the words "Registered Lodging-house," and shall have the number of each room in which lodgers are received painted in a conspicuous colour outside the door thereof corresponding with the register ticket, and shall, when called on, produce such ticket to the local authority, or any of their officers.

5. The keeper of every common lodging-house shall not allow any dangerous or offensive animal, or any poultry, to be kept or fed therein.

6. The keeper of every common lodging-house shall supply proper accommodation for cooking and washing.

7. The keeper of every common lodging-house shall not allow persons of known bad character to lodge in his house.

8. The keeper of every common lodging-house shall maintain and see to the enforcement of good order and decorum within such common lodging-house, and shall prevent any persons occupying or resorting to such house for immoral purposes.

II.—For the Separation of the Sexes.

9. The keeper of every common lodging-house shall not in any case allow males and females above eight years of age respectively to occupy the same sleeping apartment.

III.—For fixing the Number of Lodgers which may be received in each such House, and in each Room therein.

10. The keeper of every common lodging-house shall not suffer or permit, in any room of any common lodging-house, a greater number of persons to sleep or lodge than the number specified in the register ticket, which shall be in the proportion of not more than one person of the age of eight years and upwards for every 300 cubic feet of space contained therein (exclusive of lobbies, closets, and presses, and of recesses not exceeding 4 feet in depth, and not having a separate window therein, and not perfectly clear from floor to ceiling, and from wall to wall, and exclusive also of recesses in which there is any fixture whatever). Two children under eight years of age to be counted as one person.

11. The keeper of every common lodging-house shall reduce the number of lodgers in any room of such house upon receiving notice in writing from the local authority or the sanitary inspector stating the cause of such reduction, and the period it shall continue in



force, and shall not use any room, the floor of which is below the level of the ground, as a sleeping apartment for lodgers.

*1V.—For promoting the Cleanliness and Ventilation of such Houses.*

12. The keeper of every common lodging-house shall cause the floors of every apartment, and of every lobby, closet, passage, and stair in such lodging-house, and also the common stairs and lobbies by which access is obtained thereto, to be regularly swept every lawful day before 12 o'clock noon, and to be properly washed at least twice in each week, viz., on Wednesday and Saturday before 2 o'clock p.m., also every apartment or one or more apartments on any other day when deemed necessary by the sanitary inspector, and the staircases of the common stairs and lobbies shall be properly whitewashed at least twice in each year, on the first week of April and first week of October.

13. The keeper of every common lodging-house shall cause the walls and ceilings of every apartment, and of all lobbies, stairs, passages, closets, and presses within a lodging-house to be thoroughly cleaned and white-washed on the first Monday of each of the months of April and October, and at such other time or times deemed necessary by the sanitary inspector, on being required so to do.

14. The keeper of every common lodging-house shall cause the window or windows of each apartment therein to be always thoroughly clean and kept open at the top to the extent of at least one third of the size of such window for the admission of air for at least four hours each day, viz., from 8 o'clock till 11 o'clock forenoon, and from 3 till 4 o'clock afternoon, and at any other time or times when required by the sanitary inspector so to do, unless the state of the weather or the illness of any lodger shall prevent. All lobbies, passages, and stairs shall be kept well ventilated.

15. The keeper of every common lodging-house shall cause all beds, when occupied the night previous, to be vacated by the sleepers not later than 8 o'clock a.m., and shall not suffer or permit them to be again used for the purpose of sleeping in for a period of not less than 10 hours thereafter, and the bed and bedding thereof shall be turned over and exposed to the action of the air for a period of not less than four hours, viz., from 8 till 11 o'clock forenoon, and from 3 till 4 o'clock afternoon of each day, immediately after which they shall be made up as before.

16. Every lodging-house keeper shall, for the accommodation of lodgers working overnight, set apart a special sleeping apartment or apartments for their use during the day, and such apartment or apartments shall on no account be used by sleepers during the night, and the keeper of the common lodging-house shall cause all beds occupied during the day to be vacated by the sleepers not later than 8 o'clock p.m., and shall not suffer or permit them to be again used for the purpose of sleeping in for a period of not less than 10 hours thereafter, and the bed and bedding thereof shall be turned over and exposed to the action of the air for a period of not less than four hours thereafter.

17. The keeper of every common lodging-house shall cause all offensive matter or thing in any such house to be removed therefrom in pails or buckets, and emptied into proper ashpits or into the soil cart every morning not later than half-past 8 o'clock and every evening not later than 8 o'clock.

18. Every keeper of a common lodging-house shall subject to a temperature of not less than 200 degrees Fahrenheit, in a hot chamber in connexion with his lodging-house, or in premises provided by the public for that purpose, all bedding and clothing therein contaminated with lice or any other vermin or itch, until the said vermin or itch are totally destroyed to the satisfaction of the sanitary inspector; or shall employ such other means of destroying said vermin or itch as the local authority may at any time, by special order, appoint or direct.

19. The keeper of a common lodging-house shall not suffer or permit ropes or strings, whereon clothes may be suspended for the purpose of drying or otherwise, to be suspended in, or stretched across, any sleeping apartment, nor shall any wet or damp clothing be allowed to be suspended by nails or otherwise in any sleeping apartment, but clothing, when wet, shall be dried in a separate room specially set apart, and heated for that purpose, not being at any time used for the purpose of sleeping in.

20. The keeper of a common lodging-house shall not suffer or permit any carpets, bed curtains, or hangings to be used in any sleeping apartment, and the bedsteads to be used therein shall be in the form of iron camp beds, and only occupied by one person. The bedsteads, bedding, ticks, pillow-cases, sheets, blankets, and bed-covers shall always be kept thoroughly clean, to the satisfaction of the sanitary inspector.

21. If any person or persons in a common lodging-house shall become ill, the lodging-house keeper shall at once ascertain from a properly qualified medical practitioner whether the said person or persons be affected with fever, or other infectious or contagious disease, and, if so, the lodging-house keeper shall give immediate notice thereof at the office of the Sanitary Department, and shall cause the blankets and bed-clothing and other articles used by such person or persons to be thoroughly disinfected, cleansed, and scoured, and the house and bedding properly fumigated and disinfected, immediately after the removal of such person or persons, and shall cause any clothes and bedding so used to be burned or otherwise destroyed, when required by the local authority or the sanitary inspector to do so.

*V.—For the Inspection of such Houses, and the Conditions and Restrictions under which such Inspection may be made.*

22. The keeper of every common lodging-house shall admit into his house, and to every part thereof, at all times, when required, all officers of the local authority, and shall not wilfully obstruct the local authority, or any of their officers, or any person or persons performing any disinfecting process within such lodging-house, which the local authority, or their medical officer, or sanitary inspector may order.

*VI.—Penalties.*

23. Any person offending against any of the foregoing rules and regulations shall be liable, on conviction, in a penalty not exceeding five pounds sterling for each offence, and in the case of a continuing offence, in a further penalty not exceeding forty shillings for each day after written notice of the offence shall be given by the local authority, and, failing immediate payment of the penalty imposed, shall be liable to imprisonment for any period not exceeding fourteen days, without prejudice to diligence by poinding or arrestment, if no imprisonment has followed on the conviction.

Signed by me, chairman, and on behalf of, and as authorised by, the said local authority of Glasgow, at Glasgow, this twelfth day of April eighteen hundred and eighty years.

J. LANG, Clerk.

WILLIAM COLLINS,  
Lord Provost.

Board of Supervision, Edinburgh,  
1st July 1880.

Confirmed by the Board of Supervision, *ad interim*, and under this reservation, that these regulations are to be held to be confirmed without prejudice to the power of the Board to require the adoption of such other rules and regulations as may from time to time be deemed necessary by them.

JOHN SKELTON,  
Secretary.  
KENNETH M. MACLEOD,  
Sanitary Inspector,  
Office, 1, Montrose Street, Glasgow.

III.  
(ABERDEEN.)

Town House, Aberdeen,  
15th April 1885.

SIR  
As requested in your note of the 10th instant, I beg to enclose a copy of the regulations made by the town council under the Public Health (Scotland) Act, 1867, for houses or parts of houses let in lodgings.

The regulations were adopted by the council on 18th June 1883, and since that date 18 houses have been registered.

The regulations are strictly enforced by the sanitary staff, who visit and inspect the houses during the day as well as during the night, to see that the rules are being properly observed.



I may add that when registering these houses the Public Health Committee have insisted upon a space of 400 cubic feet being provided for each adult.

I am, &c.

J. E. C. Bodley, Esq., W. GORDON,  
Secretary to the Royal Commission Town Clerk,  
on Housing of the Working Classes,  
8, Richmond Terrace, Whitehall, S.W.

REGULATIONS for Houses, or parts of Houses, let in Lodgings, or occupied by members of more than one family, made and enacted by the Town Council of the Burgh of Aberdeen, as the Local Authority for the said Burgh, under the Public Health (Scotland) Act, 1867.

If it shall appear to the local authority, or their public health committee, upon a representation by their medical officer of health or sanitary inspector, that it would be desirable that any house let in lodgings, or occupied by members of more than one family, should be registered as a lodging-house, notification thereof shall be made by the sanitary inspector to the principal tenant of such house by printed circular, and the sanitary inspector shall keep in a book, for that purpose, a register of such house, with a cubical measurement of the several rooms of such house; and such house shall thereupon become subject to the following regulations, viz.:-

1. The local authority will furnish to the keeper of a lodging-house, and to the tenant of a house occupied by members of more than one family, a ticket for each room in such houses, assigning a number to each such room, and specifying the number of lodgers or persons who are to be received therein.

2. In estimating the number of lodgers or persons authorised to be received in any room, two children under the age of eight years respectively shall be reckoned as one person only.

3. The keeper or tenant shall not receive or accommodate, or permit to be received or accommodated, in any room in any such house, at any one time, a greater number of lodgers or other persons than shall be specified in the ticket applicable to such room.

4. The keeper or tenant shall each day thoroughly sweep and clean the passages and staircases of such house, and shall keep the windows of each sleeping room in such house continuously open to the extent of at least one third of the superficial areas of such windows respectively, from 10 to 11 o'clock in the forenoon, and from 2 to 3 o'clock in the afternoon, of each day, unless prevented by tempestuous weather, or by the illness of any inmate of such room.

5. The keeper or tenant shall well and sufficiently wash the floor of each room, and also every lobby, closet, stair, and passage in such house at least once in each week before 12 o'clock noon.

6. The keeper or tenant shall wash and clean the bed sheets used in such house at least once in each calendar month, or oftener if found necessary by the sanitary inspector.

7. The keeper or tenant shall thoroughly cleanse and scour the blankets, rugs, bed-clothes, and covers used in such house at least once in each of the months of January, April, July, and October in every year.

8. The keeper or tenant shall on the occurrence of any fever, or any infectious or contagious disease within such house, forthwith notify the same to the medical officer of health, or to the sanitary inspector, and shall thoroughly cleanse and scour the blankets, rugs, bed-clothes, and covers which shall have been used in such house by the person affected by any such fever or disease, and shall carry out such instructions as may be given by the medical officer or the sanitary inspector, with the view of preventing the spread of such fever or disease.

9. The walls, passages, staircases, and ceilings of such houses shall be lime-washed in the first weeks of April and October in every year, and oftener if required by the medical officer or sanitary inspector.

10. The keeper or tenant shall not permit any filth to remain in such house after 7 o'clock in the morning from the first day of April to the last day of September inclusive, and after 8 o'clock in the morning from the first day of October to the last day of March inclusive.

11. The keeper or tenant shall, at all times, give free access to such house, and to every part thereof, to the medical officer and the sanitary inspector.

12. The keepers or tenants of such houses offending against any of the foregoing regulations shall be liable

i 17557.

to a penalty not exceeding 40s. for any one offence, and a further penalty not exceeding the sum of 20s. for every day during which the offence may continue.

Town House, Aberdeen,  
March 1883.

Board of Supervision, Edinburgh,  
25th May 1883.

The Board of Supervision consent, in terms of section 44 of the Public Health (Scotland) Act, 1867, to the Regulations, *ad interim*, and under this reservation, that such consent is given, without prejudice to the power of the Board to require the adoption of such other Regulations as may from time to time be deemed necessary by them.

JOHN SKELTON,  
Secretary.

#### IV.

#### (LEITH.)

Town Clerk's Office, Leith,  
10th April 1885.

SIR,  
We are desired by the Provost to own receipt of your letter to him of 8th current, and in reply to state that there have been no Regulations as to lodging-houses of the kind signed by the Provost of Leith in May 1869, issued by the council subsequent to that date.

There were, however, Regulations for "common" lodging-houses, which were confirmed by the Board of Supervision on 6th March 1884, of which we beg to enclose a copy.

There are 32 houses (not being common lodging-houses) registered under the Regulations of 1869.

There are 22 common lodging-houses registered.

The word "house" is used in the Scottish sense of a dwelling.

We are, &c.

COUPER AND LAING,

The Secretary,  
Royal Commission on Housing  
of the Working Classes,  
8, Richmond Terrace, Whitehall,  
S.W.

#### BURGH OF LEITH.

REGULATIONS adopted by the Local Authority in this Burgh, under Clause 44 of the Public Health (Scotland) Act, 1867:

1st, 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; 2nd, For the registration of such houses thus let or occupied in lodgings; 3rd, For the inspection of such houses, and the keeping the same in a cleanly and wholesome state; 4th, For enforcing therein the provision of privy or watercloset accommodation and other appliances and means of cleanliness, in proportion to the number of lodgers and occupiers, and the cleaning and ventilation of the common passages and staircases; 5th, For the cleansing and lime-washing at stated times of such premises; and 6th, For the enforcement of the above regulations by penalties not exceeding 40s. for any one offence, with an additional penalty not exceeding 20s. for every day during which a default in obeying such regulations may continue.

I. Every house or part of a house which is let in lodgings, or occupied by members of more than one family, shall be registered by the occupier of the house or part of a house in a book to be kept for that purpose, by the inspector appointed by the local authority; and the said inspector shall be bound to furnish, and the occupier to retain, a certificate of such registration, which shall be produced on demand to such inspector, or any person authorised by the local authority, or to any police officer.

II. There shall be a clear air-space of 300 cubic feet at least in each room occupied as a sleeping-room for every person (the term "person" to include man, woman, or child,) so occupying it, and it shall not be lawful to cause or permit to sleep or lodge in any one room a greater number of persons than will allow an air-space of 300 cubic feet to each person so sleeping or lodging in such room.

R



III. The inspector of lodging-houses, or such other person as may be appointed by the local authority, may, without special authority, and between the hours of 6 o'clock in the morning and 10 o'clock in the evening, enter and inspect any house or part of a house which is let in lodgings, or occupied by members of more than one family, for the purpose of ascertaining the state and condition thereof, and whether these regulations are observed or otherwise; and may further enter into such house, or part of a house, at any other time, with the order of any magistrate having jurisdiction within the burgh, which order the magistrate is authorised to give upon information being laid before him by the inspector that he suspects some of these regulations are being contravened in or about such house or part thereof; and no person shall obstruct or hinder such inspector or other person duly authorised in the execution of their duties.

IV. Every room to be occupied as a sleeping room shall have means provided for its adequate ventilation to the satisfaction of the inspector; and such means shall be kept in an efficient state, and be used at least once a day.

V. The walls, furniture, bedding, and utensils shall be at all times kept in a thoroughly clean and wholesome condition; and the floors shall be washed on Wednesday and Saturday of each week; and all ashes and night soil be removed daily.

VI. The rooms, passages, and other premises shall be lime-washed twice at least in the year, in the months of April and October, or otherwise cleaned in any other manner, or at any other time, to the satisfaction of the inspector.

VII. Persons of different sexes shall not occupy the same sleeping apartment, except married persons, or parents and their children under 14 or other children under 10 years of age.

VIII. In case of fever or any other infectious or contagious disease taking place in any such house or part thereof, the keeper of such house shall give immediate notice thereof to the inspector, so that he may, if he see fit, cause the provisions of clause 66\* of the Public Health (Scotland) Act to be put in force with reference to such house or the articles contained therein.

IX. In case of any death taking place in any such house or room as aforesaid, the occupant shall give notice of the same to the inspector, who, if he shall see fit, may take measures for enforcing clause 43\* of the said Public Health (Scotland) Act.

X. Before being registered, every such house shall be provided with all necessary apparatus for securing a supply of pure water, either within the house itself or conveniently contiguous thereto; and shall further be provided with sufficient watercloset or other such accommodation as the local authority shall deem necessary, which shall be fitted up in such manner and place as they shall determine.

XI. Waterclosets and drains shall be properly trapped, and shall be kept clean and in good order.

XII. Any person, whether as owner or occupier of any house, or part of a house, which is let in lodgings, or occupied by members of more than one family, who shall wilfully offend against any of the foregoing regulations, shall be liable to a penalty not exceeding 40s. for any one offence, with an additional penalty not exceeding 20s. for every day during which a default in obeying such regulations may continue.

Approved by the Board of Supervision, 13th May 1869.

JAMES WATT,  
Provost.

\* These clauses empower the local authority to cause premises to be cleansed or disinfected, and to remove persons sick of infectious diseases to an hospital; as well as to remove the dead body of anyone who has died of any infectious disease from a room in which persons live or sleep, or when such dead body is in such a state as to endanger the health of the inmates of the house or room.

## APPENDIX B.

(Evidence of Mr. Walker, C.B., Q. 18,436.)

LIST OF BURGHS IN SCOTLAND, LOCAL AUTHORITIES under the Public Health (Scotland) Act, the population in which exceeds 2,000.

Name of Burgh.	Population in 1881.	Name of Burgh.	Population in 1881.
Aberdeen	87,223	Kelso	4,985
Old Aberdeen	2,168	Kilnarnock	25,841
Airdrie	13,566	Kilrenny	2,759
Alloa	8,812	Kilsyth	5,445
Alva	5,169	Kinning Park	11,556
Alyth	2,577	Kirkcaldy	25,306
Annan	3,566	Kirkcubbin	7,459
Arbroath	21,789	Kirkwall	4,801
Ardshearn	4,098	Kirriemuir	2,137
Armadale	2,612	Lanark	4,998
Ayr	20,821	Langholm	4,612
Banff	4,283	Largs	3,076
Bonnyrigg	2,009	Leith	29,106
Barrowstounness	4,419	Lerwick	3,854
Brechin	9,031	Leslie (Fife)	2,741
Bridge of Allan	3,655	Leven	3,169
Broughty Ferry	7,497	Linhingow	3,913
Burntisland	4,096	Loanhead	2,403
Campbeltown	7,558	Lachgelly	2,507
Castle Douglas	2,559	Lockerbie	2,055
Crieff	4,469	Macduff	3,656
Crookhill	2,969	Maryhill	12,914
Cullen	2,033	Maxwelltown	4,576
Cummock and Holm-	3,344	Maybole	4,458
head		Milngavie	2,655
Caper (Fife)	5,010	Monkton	2,939
Dalbeattie	3,865	Montrous	14,775
Dalkeith	6,884	Motherwell	12,904
Denny and Dunipace	4,081	Musselburgh	7,896
Dumbarton	13,781	Nairn	4,148
Dumfries	12,629	Newburgh	2,183
Dunbar	3,659	Newmilns and Green-	2,809
Dunblane	2,186	holme	
Dundee	142,455	Newton Stewart	3,399
Dunfermline	17,084	Oban	4,354
Dunoon	4,687	Paisley	55,842
Dunse	2,437	Partick	27,586
Dysart	2,645	Peebles	3,495
Edinburgh	291,002	Penicuik	3,911
Elgin	7,388	Perth	29,756
Eyemouth	2,825	Peterhead	11,316
Falkirk	13,179	Pittendreich	2,116
Forfar	12,818	Pollokshields	2,184
Forres	4,640	Pollokshields East	4,330
Fraserburgh	6,577	Port Glasgow	13,264
Galaahills	15,339	Portobello	6,793
Gilston	4,087	Pulteneytown	5,072
Glasgow	511,532	Renfrew	5,502
Gourock	3,398	Rothsay	8,791
Govan	40,429	Rutherglen	10,305
Govanhill	9,696	St. Andrews	6,451
Grangemouth	4,424	Selkirk	6,096
Greenock	63,899	Stewarton	3,170
Haddington	4,942	Stirling	16,325
Hamilton	18,517	Stornoway	2,027
Hawick	10,184	Stranraer	6,512
Helenburgh	7,585	Tain	2,321
Hillhead	6,681	Tarso	4,025
Huntly	3,519	Tillicoultry	3,752
Inverkeithing	2,397	Tranent	2,231
Inverness	17,566	Turriff	4,542
Inverurie	2,575	Wishaw	13,112
Irvine	8,593	Woodside	5,212
Jedburgh	3,402		
Johnstone	9,208	Total 126 Burghs	

LIST OF BURGHS IN SCOTLAND, LOCAL AUTHORITIES under the Public Health (Scotland) Act, the population in which is under 2,000.

Name of Burgh.	Population in 1881.	Name of Burgh.	Population in 1881.
Abernethy	884	Kinghorn	1,790
Anstruther Easter	1,349	Kingussie	645
Anstruther Wester	594	Kinross	1,960
North Berwick	1,698	Kintore	600
Beggar	1,056	Ladybank	1,072
Cassider	1,522	Lasswade	992
Coldstream	1,016	East Linton	913
Cove and Kilcreggan	1,135	Lochgillhead	1,674
Craig	1,142	Lochmaben	1,217
Darvel	1,050	Millport	3,566
Dingwall	1,921	Prestonpans	1,611
Dufftown	1,252	Roths	1,382
Elie, Liberty and	739	Queensferry	1,676
Williamsburgh		Rosehearty	1,435
Falkland	972	Sanquhar	1,339
Forrose	869	Stronach	1,703
Fort William	1,562	Tobermory	1,131
New Galloway	422	Whithorn	1,653
Gatehouse	1,288	Wick	1,416
Inverary	940	Wigtown	1,722
Inverberrie	1,094		
Invergordon	1,092	Total 42 Burghs	
Inverkeithing	1,646		



## APPENDIX C.

(GLASGOW).—I.

DEAR SIR,

April 14, 1885.

When under examination on the 6th instant in Edinburgh, I was asked to forward a copy of the last annual report, showing the details of the nuisances, &c. dealt with by the Sanitary Department of Glasgow. The Sanitary inspector has already sent his last printed report, but I now enclose copy in manuscript of his report for the last departmental year, which shows our work in at least two new departments which have an important relation to the subject before the Commission; viz.: IV.—FEMALE VISITATIONS, and XII.—SMOKE-TESTING OF DRAINS.

The city is divided into five administrative districts. Over each of these there is a district sanitary inspector, acting under the chief sanitary inspector. As I said in my evidence, there are allotted among these districts, 30 ordinary inspectors for various kinds of out-door work. Besides, there are 5 FEMALE INSPECTORS, one to each district. Their special function is to inculcate cleanliness upon the mothers of families. They also note any nuisances observed, especially internal, and cases of infectious sickness. These have been in operation since February 1883. During last complete years, they made 19,000 visits, of which 18,000 were to families occupying one-room houses. They are well received, and the improvement observed after the first visit seems to show that they are useful.

## SMOKE-TESTING OF DRAINS.

These men are employed under the direction of the chief inspector of the district where their services may be wanted. As the rectification of the drains of one

"tenement" in the Scotch sense affects the conditions of health of all the houses in the various "flats," the working classes are specially benefited.

I am, Dear Sir,

Yours truly,

J. E. C. Bodley, Esq.

J. B. RUSSELL.

## The SANITARY INSPECTOR'S REPORT for the Year ending 30th April 1884.

The annexed tables give an account of structural and other sanitary improvements carried out in the city of Glasgow during the year ending 30th April 1884, under the "Public Health (Scotland) Act, 1867," the "Glasgow Police Act, 1866," "The Bakehouse Act, 1863," "The Sale of Food and Drugs Act, 1875," with "Amendment Act, 1879," "The Contagious Diseases (Animals) Act, 1878," and "The Dairies, Cowsheds, and Milkshops Orders of Privy Council, 1879," &c. &c.

Arranged in the following order; viz.:—

I.—Nuisances.

II.—Houses let in lodgings, common lodging-houses, and ticketed houses.

III.—Infectious diseases.

IV.—Female visitations.

V.—Do. lavatories.

VI.—Bakehouses.

VII.—Adulteration of food.

VIII.—Unwholesome food.

IX.—"Contagious Diseases (Animals) Act, 1873."

X.—Reception house.

XI.—Indoor service.

XII.—Smoke testing of drains, &amp;c.

## FOURTEENTH ANNUAL REPORT by the SANITARY INSPECTOR, GLASGOW, for Year ending 30th April 1884.

	Districts.					Whole City.
	Central.	Eastern.	Northern.	Southern.	Western.	
I.—NUISANCES.						
Complaints registered	1,785	4,956	5,017	4,187	3,227	19,172
Nuisances removed (including those of year's previous not disposed of at 30th April 1883), representing the following improvements; viz. :—	1,698	5,054	4,815	4,362	3,286	19,215
Drains constructed	23	81	18	50	30	202
Do. altered, renewed, or repaired	78	758	596	200	246	1,878
Do. cleansed	65	63	88	480	269	965
Courts paved	—	3	4	6	5	18
Paving of courts and closes, renewed or repaired	116	264	156	213	103	852
Privies constructed	5	13	2	—	3	23
Ashpits or dungsteads, constructed	—	5	10	8	3	26
Waterclosets constructed	2	1	2	3	—	8
Urinals, constructed, altered, or repaired	—	1	—	—	—	1
Privy and ashpit, accommodation, or either, altered or repaired	87	546	278	310	185	1,406
Ashpits abolished, being offensively situated, and bell-cart service substituted.	1	—	2	—	—	3
Rhones and pipes, fitted-up, renewed, or repaired	14	51	134	68	46	313
Jaw-boxes, fitted up or altered	9	15	20	10	41	98
Soil or water supply pipes, repaired	182	716	669	477	394	2,438
Steps or railings of stairs repaired or renewed	27	14	63	48	52	204
Roofs, windows, plaster, &c. of dwelling-houses repaired	76	140	107	88	90	501
Flues altered or repaired	12	33	27	33	31	136
New water supply provided	1	1	8	12	31	53
Soil-pipes, ventilated	15	29	13	178	43	278
Means of ventilation for staircases, dwellings, or other premises provided or improved.	1	3	18	127	59	208
Means of light for staircases, dwellings, or other premises provided or improved.	1	—	1	—	—	2
Outside of dwelling-houses, common stairs or lobbies, limewashed	573	1,613	829	822	801	4,628
Interiors of dwelling-houses, cleansed and whitewashed	94	214	269	108	73	758
Underground houses, shut up	—	—	—	18	—	18
Undersized do.	—	—	—	1	—	1
Houses otherwise unfit for habitation, shut up	5	—	—	1	—	6
Offensive trades or works, discontinued or remedied	1	—	2	1	—	4
Stables, pigstyes, or other buildings where animals are kept, shut up	—	—	—	—	—	—
Accumulations of offensive matter, refuse, &c., removed	123	79	250	644	328	1,424
Other nuisances, not enumerated above, such as water-closets out of repair, choked gratings, &c.	159	340	1,223	410	431	2,563
Damp houses, improved	10	66	23	31	6	136
Complaints withdrawn, owing to the demolition of properties, &c.	18	5	3	15	13	54
	1,698	5,054	4,815	4,362	3,286	19,215



	Districts.					Whole City.
	Central.	Eastern.	Northern.	Southern.	Western.	
Reported to master of Works, (defective street, causeway, sewers, &c., included above).	3	—	54	46	11	114
Reported for prosecution (Dean of Guild Court)	4	3	13	1	—	21
Do. to clerk for prosecution in sheriff court	15	2	2	10	1	30
Prosecuted in police courts	1	40	5	7	3	56
	20	45	20	18	4	107
Of these, there are removed	16	42	10	17	4	89
Still under consideration of courts	4	3	10	1	—	18
Reports of waste of water to Mr. Gale	21	27	85	128	17	278
Full ashpits, &c., reported to inspector of cleansing	—	—	—	9	19	28
<b>II.—HOUSES LET IN LODGINGS.—COMMON LODGING-HOUSES, AND TICKETED HOUSES.</b>						
<b>DAY INSPECTIONS.</b>						
<i>Houses let in lodgings.</i>						
Number measured, and registered under the Public Health, (Scotland) Act, 1867.	—	15	77	8	23	128
Consisting of one apartment	—	—	3	3	—	6
Do. two do.	—	11	66	2	7	86
Do. three do.	—	2	8	—	7	17
Do. four or more, do.	—	2	—	3	14	19
Of these, there were found clean	—	15	77	8	28	128
Do. do. dirty	—	—	—	—	—	—
Number re-inspected, (including those formerly registered)	170	115	807	4	43	1,139
Found clean	170	115	790	4	42	1,121
Do. dirty	—	—	17	—	1	18
<i>Common Lodging Houses.</i>						
Number re-inspected, (including those formerly registered)	3,317	105	10	61	104	3,597
Found clean	3,023	99	10	61	104	3,297
Do. dirty	294	6	—	—	—	300
Prosecutions for contravening the magistrates byelaws for securing cleanliness.	23	2	—	—	—	25
Convictions	19	2	—	—	—	21
						Fines 154.
<b>NIGHT INSPECTIONS.</b>						
<i>Houses ticketed (under Section 376 to 379 of Glasgow Police Act.)</i>						
Number of night inspections for the detection of overcrowding	8,356	8,667	12,577	7,006	3,678	40,284
Found overcrowded	234	389	366	280	131	1,400
Once	14	54	20	51	20	159
Twice	7	11	4	20	6	48
Three times	5	5	4	13	3	30
Four, or more times	260	459	394	364	160	1,637
Cases pending at 1st May, 1883	—	—	11	—	20	31
Of the householders, were fined, or imprisoned	260	459	405	364	180	1,668
Do. do. admonished only	52	65	27	57	36	237
Non-apprehensions on account of removals, &c.	157	352	334	271	137	1,251
Cases still pending	33	22	44	36	7	142
	18	20	—	—	—	38
Of the houses overcrowded, lodgers were found in	260	459	405	364	180	1,668
	172	290	198	236	103	999



	Districts.					Whole City.
	Central.	Eastern.	Northern.	Southern.	Western.	
III.—INFECTIOUS DISEASES.						
Number of cases registered, including typhus, enteric, scarlet and other fevers, small-pox, measles, hooping cough, diphtheria, erysipelas, and chicken-pox.	768	2,279	3,370	1,731	1,146	9,294
Number treated in hospitals	300	726	762	571	169	2,528
Do. at homes	468	1,553	2,608	1,160	977	6,766
	768	2,279	3,370	1,731	1,146	9,224
Disinfecting Measures carried out.						
Apartments fumigated	—	—	—	—	—	6,481
Do. whitewashed	—	—	—	—	—	3,730
Ceilings whitewashed	—	—	—	—	—	1,044
Lobbies fumigated	—	—	—	—	—	627
Do. whitewashed	—	—	—	—	—	784
Waterclosets and closets fumigated	—	—	—	—	—	1,301
Do. do. whitewashed	—	—	—	—	—	1,664
Articles of clothing washed	—	—	—	—	—	430,723
Carpets disinfected and beat	—	—	—	—	—	1,430
Beds disinfected	—	—	—	—	—	1,509
Straw and chaff supplied for beds (bundles)	—	—	—	—	—	3,891
House to House Visitations.						
Number of houses visited for discovery of infectious diseases	40,825	78,112	72,359	43,973	47,982	283,251
Do. cases discovered thereby	321	1,085	2,265	752	564	4,987
Viz.:—Typhus fever	—	—	—	—	—	—
Enteric and undefined fevers	45	181	83	164	35	508
Small-pox	17	12	9	10	3	51
Scarlet fever, measles, &c.	259	892	2,173	578	526	4,428
Vaccinations.						
Number vaccinated in this office	—	—	—	—	—	1,455
Do. re-vaccinated in this office	—	—	—	—	—	48
Do. vaccinated at their own dwellings	—	—	—	—	—	70
Do. re-vaccinated at their own dwellings	—	—	—	—	—	976
Do. of visitations for detection of defaulters	from 1st March till 30th April 1884					867
Do. detected, and vaccination or registration enforced	do.	do.	do.	do.	do.	244
Do. of visitations for filling in particulars in death-cards	do.	do.	do.	do.	do.	1,530
IV.—FEMALE VISITATIONS.						
Number of houses visited by lady visitors from 18th February till 30th April 1884.	886	1,421	637	590	959	4,493
Number of houses occupied by one family	745	1,349	628	508	913	4,143
Do. do. do. two families	141	72	9	82	52	356
Do. do. in which single lodgers were kept	338	310	90	213	202	1,153
Do. do. found clean	403	959	334	284	430	2,410
Do. do. do. dirty	483	462	303	306	529	2,083
Do. nuisances discovered and reported	31	31	12	17	28	129
Do. number of cases of sickness observed	52	56	19	29	66	222
Of which there were of an infectious nature	1	3	4	—	4	12
V.—FEMALE LAVATORIES. Jail Square and Jamaica Street Bridge.						
Number of persons who used them for year ending 30th April 1884	—	—	—	—	—	15,106
Amount of cash drawn	—	—	—	—	—	£ s. d. 31 9 5
VI.—BAREHOUSES.						
Number inspected	2	35	74	19	—	130
Do. limewashed or oilpainted, by order of Sanitary Inspector, having been found dirty.	—	—	6	4	—	10



	Districts.					Whole City.
	Central.	Eastern.	Northern.	Southern.	Western.	
VII.—ADULTERATION OF FOOD, &c.						
Number of samples procured for analysis - - - - -	8	12	11	21	4	56
Do. certified pure by analyst - - - - -	6	6	7	12	3	34
Do. do. adulterated by analyst - - - - -	2	6	4	9	1	22
Number of cases prosecuted - - - - -	2	3	3	9	1	18
Do. convictions - - - - -	2	3	2	8	1	16
Do. non-convictions - - - - -	—	—	1	1	—	2
Amount of fines - - - - -	£ 4	£ s. 6 10	£ 7	£ 17	£ 4	£ d. 38 10
VIII.—UNWHOLESOME FOOD.						
Number of Inspections - - - - -	1,002	752	587	636	461	3,438
Do. seizures (all destroyed with consent of owners), which contained the following quantities, viz: of—	47	11	11	15	7	91
Beef - - - - - lbs.	658	28	217½	44	58	1,005½
Mutton - - - - - "	—	—	672	30	—	702
Lamb - - - - - "	—	—	—	—	—	—
Pork - - - - - "	1,215	383	30	910	28	2,566
Veal - - - - - "	—	—	—	—	—	—
Fruit - - - - - "	30	146	—	186	28	390
Fish - - - - - "	4,100	112	—	808	1,782	6,802
Vegetables - - - - - "	3,248	—	—	—	—	3,248
Prosecutions, under the Police Act - - - - -	2	—	2	1	—	5
Convictions obtained - - - - -	2	—	2	1	—	5
Amount of fines - - - - -	£ s. 8 3	£ —	£ 8	£ 5	£ —	£ s. 21 3
IX.—"CONTAGIOUS DISEASES (ANIMALS) ACT, 1878; DAIRIES, COWSHEDS, AND MILKSHOPS ORDER, 1879."						
Number of applications, registered to 30th April 1883 - - - - -	—	—	—	—	—	2,751
Do. who had given up the trade before that date - - - - -	—	—	—	—	—	1,384
Do. residing beyond city boundaries - - - - -	—	—	—	—	—	206
Do. on register, and under supervision within the city boundaries on 1st May 1883 - - - - -	—	—	—	—	—	1,161
Do. of new applications for year ending 30th April 1884 - - - - -	—	—	—	—	—	341
Do. of these residing beyond city bounds - - - - -	—	—	—	—	—	9
Do. in city fund with required arrangements - - - - -	—	—	—	—	—	314
Do. who carried out improvements by orders - - - - -	—	—	—	—	—	18
Do. still delaying or refusing compliance - - - - -	—	—	—	—	—	—
Do. entered for prosecution - - - - -	—	—	—	—	—	—
Do. in city, who have given up the trade this year - - - - -	—	—	—	—	—	579
Do. now on the register, under supervision within the city boundaries - - - - -	—	—	—	—	—	914
X.—RECEPTION HOUSE. (Public Health (Scotland) Act, "Section 42.")						
Number of inmates, admitted from infected dwellings, and boarded fourteen days - - - - -	—	—	—	adults, children. 231 × 279	—	510
XI.—INDOOR SERVICE.						
Number of applications for hospital accommodation - - - - -	—	—	—	—	—	2,758
Do. of interments, granted under Public Health (Scotland) Act, 1867, "Section 43" - - - - -	—	—	—	—	—	511
XII.—SMOKE TESTING OF DRAINS, &c., for year ending 23rd February 1885.						
Total number of applications of the test last year - - - - -	—	—	—	—	—	571
Do. of tenements dealt with - - - - -	—	—	—	—	—	238
Do. found all right, on first application - - - - -	—	—	—	—	—	8
Do. found defective, on first application - - - - -	—	—	—	—	—	230
Applications made to tenements of 1, 2, & 3, apartment dwellings - - - - -	—	—	—	—	—	79
Do. do. do. 4 & 5 do. - - - - -	—	—	—	—	—	45
Do. do. do. 6 & 7 do. - - - - -	—	—	—	—	—	20
Do. do. do. 8 & upwards, do. - - - - -	—	—	—	—	—	5
Do. do. self contained dwellings - - - - -	—	—	—	—	—	51
Do. do. offices, warehouses, and shops - - - - -	—	—	—	—	—	24
Do. do. institutions and hospitals - - - - -	—	—	—	—	—	11
Do. do. hotels - - - - -	—	—	—	—	—	3
						238

(Signed) KENNETH M. MACLEOD,  
Sanitary Inspector.



## APPENDIX C.

## 2.

## THE HOUSING OF THE POOR.

The Glasgow Landlord's Association  
and

The Association of House Factors  
in Glasgow.

Chambers, 144, West Regent Street,  
Glasgow, 6th April 1885.

The Right Honourable

Sir Charles Dilke, Bart., M.P.,

Chairman of the Royal Commission  
on the Housing of the Poor.

SIR,

We have had the honour to receive from the Secretary of this Commission, a letter intimating that the evidence to be taken by the Commission does not include the examination of the members of such bodies as the Glasgow Landlord's Association and the Association of House Factors in Glasgow. These associations, the oldest and largest of their class in Scotland, would have had much pleasure in tendering as witnesses several of their members whose experience in the management of heritable property, and in dealing with the dwellings of the poor, is of an extensive character. Either as owners or as agents for owners, the associations represent a large proportion of the whole property within the City of Glasgow, the gross annual rental of which is about 3,400,000*l*.

At a special meeting of these associations, fear was expressed that any statement that may be horridly prepared in compliance with the indication of your Secretary in his letter of the 3rd instant, may inadequately embrace points which the Commission with the oral evidence from Glasgow and elsewhere before it, may consider either defective or irrelevant. Whereas by the personal attendance of representatives from our associations as witnesses, full information would have been furnished upon the whole question, the accuracy of which could have been tested by cross-examination.

Glasgow has been the pioneer city of the United Kingdom in respect of local improvements amongst the dwellings of the poor. The City Improvement Trust was constituted by Act of Parliament in 1866 for the purpose of acquiring dilapidated and insanitary buildings with a view to their demolition, in order to improve the condition of the poor who inhabited them. The fund authorised to be raised for this purpose was one-and-a-half millions sterling, and the trust exercised with vigour the powers with which it was entrusted.

Excess house accommodation for the whole displaced population was made by private enterprise. Simultaneously with the execution of the works undertaken by the City Improvement Trust, the extensive operations of the three great railway companies swept away some of the worst slums of the city. The ground affected by the City Improvement Trust covered upwards of 95 acres, and the construction of the railway lines within the city extended to about seven miles. From the magnitude of the operations sanctioned by Parliament a great impetus was given to building operations in Glasgow, and dwelling-houses were erected for the working classes on an enormous scale. For example (according to figures courteously supplied by Mr. Carrick, city architect, and Mr. White, his assistant):—In the five years from 1st September, 1872, till 31st August, 1877, the Dean of Guild sanctioned the erection of 24,146 dwellings of all sizes: of these, 5,347 were houses of one apartment, and 11,915 were of two apartments.

From the official valuations of alterations on old and the erection of new buildings that passed the Dean of Guild Court, it is computed that between 1866 and 1879 the total cost of these, including the value of the sites, amounted to not less than twenty millions sterling.

In addition to this, the operations of the railway companies entailed a total expenditure of four-and-a-quarter millions sterling within the city during the same period, but these being under special Act of Parliaments did not require the sanction of the Dean of Guild Court. The houses which were demolished were in great part hovels, the hotbeds of disease, the refuge of crime, the haunts of misery. The dwellings which have been erected during the last twenty-two years have been constructed in conformity with all the improvements which have been insisted upon by the advanced legislation of the Glasgow Police Acts of

1862 and 1866, which, in respect of the stringency of their building regulations, are unequalled by any other Act ever sanctioned by Parliament.

It may be noted that prior to 1862, there was no statutory control over the erection of buildings in Glasgow, and no control otherwise than the ill-defined powers of the Dean of Guild Court and common law. The occupants of the improved buildings have to pay increased rents necessitated by the increased outlay, but they are getting better value for their money than if they had continued in the old inferior structures. As to the increased dwelling-house rental, the following comparison, based upon the City Chamberlain's returns, embracing the first thirteen years, the most active period of the Improvement Trust's existence, may be of interest. The occupied dwelling-house rental for 1866-7 within the parliamentary burgh was 889,054*l*., showing a rental for the population of that year, amounting to 2*l*. 0*s*. 7*d*. per head. The same class of rental for 1878-9 was 1,247,790*l*., showing a rental for the population of that year amounting to 2*l*. 5*s*. 7*d*. per head, or an increase of nearly 12½ per cent. over 1866-7. Again, the same class of rental during the first 13 years of the Trust's operations (1866-1878) averaged about 1,054,000*l*. per annum, showing a yearly rental for the average population throughout the period, amounting to 2*l*. 3*s*. 2*d*. per head, or an average increase of about 6½ per cent. over the rate of 1866-7.

If the complete data were at hand for the whole 18 years of the Improvement Trust's existence, it would doubtless be found that the average increase of rent would be under 6½ per cent., because the gross rental of dwelling-houses within the city for 1883-4 is upwards of 83,000*l*. less than the same class for 1878-9, notwithstanding the new buildings erected within these five years at a probable outlay of not less than 400,000*l*.

During the whole period of the Improvement Trust's operations there has been ample dwelling house accommodation. From 1866 to 1873, the first seven years of its operations, the annual average of unoccupied dwellings within the city amounted to about 2,000, according to the official returns, and the number has been steadily on the increase owing to the excessive number of buildings which have been erected. From 1878 to 1884, the last seven years of the Trust's operations, the annual average of unoccupied dwellings amounted to 9,936. Adjoining Glasgow, there are one royal burgh and nine police burghs constituted under the General Police (Scotland) Act, 1862, and in the majority of these, as well as in certain parts of the Landward district, during the latter period, the percentage of unoccupied dwellings was even greater than that within the city. As to the unoccupied dwellings within the city, it will be observed from the figures given above, that the annual average number from 1878 to 1884 had increased about five-fold over those reported for 1866 to 1873, while in the period from 1878 to 1884 the yearly average number of unoccupied dwelling-houses amounted to 9,936, about one-twelfth of the whole of them; the unoccupied "other possessions" amounted to 4,516, or fully one-sixth of the latter. The rentals for these are not all published separately, but of those that are available, the returns for 1878-79 show that the whole possessions unoccupied that year were somewhat under the average number for the seven years, 1878 to 1884. But taking 1878-79 as the nearest average year, the following is the result. The unoccupied dwellings were 9,395, representing a loss in rental of 109,673*l*., which at a moderate computation shows an unproductive capital invested in house property of one-and-a-half millions sterling. Taking "other possessions" for the same year, the number of empties is 4,172, representing on the average 300,900*l*. or an additional unproductive capital of about six millions sterling. These together amount to about 7,590,000*l*. of capital, for the past seven years totally unproductive. Again, the total annual average number of unoccupied houses within the city being 9,936, it follows, that during that period, excess house accommodation was provided for about 47,000 inhabitants. This severely checked building operations, and empty houses are diminishing. According to recent returns by the assessor "the number of unoccupied dwelling-houses for 1883-4" was 7,124, and for the current year 6,187; and the "city at present contains 800 families more than it did at the same time last year."

The statement is sometimes made that small houses pay comparatively a greater rent than the larger clubs, computations by associations have satisfactorily demonstrated that this is false. The official returns show that the total number of the poorest class of



dwellings in the city in 1880-81 under 4*l.* rent was 8,803, with a total rental of 31,425*l.*, equal to about 3*l.* 11*s.* 5*d.* per house per annum. Dealing with these and the classes above them, the average yearly rent of houses of one apartment in the older class of tenements is about 4*l.* 10*s.* per house, and in the new tenements about 6*l.* per house.

The average yearly rent of houses of two apartments in the older class of tenements is about 6*l.* per house, and in new tenements in the most eligible situations about 9*l.* per house. The higher rented houses of both sizes contain every modern improvement and sanitary adaptation.

These figures are corroborated by the general average rent of both of these sizes of houses, ascertained from the numbers and rental given in the official returns. The City Chamberlain's Report for 1873-4, supplies the data for the proportion of the various denominations of houses within the city. On this basis, and taking all the old and new houses of one and two apartments respectively, according to the City Chamberlain's Returns for 1880-1, the latest date of their publication, the following result appears:—The general average rent of all houses of one apartment is about 5*l.* 5*s.* per house per annum, and of all houses of two apartments about 8*l.* 10*s.* per house per annum. These figures will bear favourable comparison with the rents for similar accommodation in the large English towns.

The majority of these houses are inhabited by the independent and self-supporting working classes, whose social economy in the management of their houses is satisfactory alike to the landlord's and to the sanitary authorities. But the remainder are occupied by tenants of a lower class, who are intemperate, filthy, and destructive in their habits. They neither appreciate cleanliness nor convenience. They are unsettled in their occupations, and their continued migrations from place to place give them great facilities for escaping payment of their debts or in implementing their obligations; indeed, the great bulk of these are habitually on the move for the express purpose of escaping from their obligations of all kinds, old and new. Over this dirty and improvident class the landlord has little control, and the sanitary authorities do not seem to care actively to interfere in regulating their conduct.

Glasgow is blessed with numerous agencies for the benefit of the poor, but an additional agency is still required—the sanitary missionary with sufficient intelligence to expound to such tenants the benefits of sanitation, and with sufficient power to enforce personal observance of the regulations formed for their comfort and well-being. At the present time the universal panacea for all the evils relating to dwellings occupied by these and all classes of tenants seems to be to impose fresh burdens on the landlord, and to throw upon him the responsibility for the acts of his tenants, with whom he dare not legally interfere, and to whom he has been rendered obnoxious by popular agitators.

The housing of the well-doing poor would be greatly facilitated by an amendment of the law so as to enable landlords to remove expeditiously and inexpensively tenants who can be proved to be a moral and physical nuisance to the neighbourhood.

Our associations, after carefully considering this question in all its aspects, are unable to discover any plea upon which additional dwellings for the humbler classes could be erected in Glasgow, either by the State or private enterprise. Indeed, State interference in such a matter we consider to be uncalled for and impolitic. Under the existing law there are ample powers vested in the authorities to prevent the continuance or creation of unsanitary dwellings, but the health of the community, and the comfort and amenity of populous neighbourhoods will never be preserved, till power is given to actively interfere with and control tenants of filthy and abandoned habits.

We have the honour to be, Sir,

Your obedient Servants,

JOHN DANKEN,

President of the Glasgow  
Landlords Association.

JAS. FINELLEVY REES,

President of the Association  
of House Factors  
in Glasgow.

#### APPENDIX D.

##### LEITH.

The Housing of the Working Classes under the Artizans' and Labourers' Dwellings Improvement (Scotland) Acts, 1875 and 1880.

36, Water Street, Leith,

18th April 1885

SIR,

I BEG to acknowledge the receipt of your letter of the 16th instant, in which you state that the evidence as to Great Britain is closed; and that no more than one witness was examined from any town in Scotland, excepting Edinburgh and Glasgow. In other circumstances I should have desired the opportunity to give evidence as to the administration of Sir Richard Cross' Artizans' and Labourers' Dwellings (Scotland) Acts, 1875 and 1880. It humbly appears to me, that it is in the administration that Sir Richard Cross' Acts, admitting their principle, have proved defective, and broken down, in Leith, in like manner as in the City of London and the metropolis. I should have desired to tender evidence and be examined on the subject, from the very exceptional opportunities of observation and experience which I have had through the expenditure of both time and money in vindication of the purity of administration of these benevolent and important statutes. On this subject I respectfully beg that I may be permitted to make a suggestion, with a view to the remedy of an administrative defect in these Acts. The principle, which underlies them, is assumed by me to be recognised. The object of the leading Act is thus stated in Hansard, year 1875, page 48:—

“Mr. Assheton Cross declined to accept the amendment, or the subsequent proposition of the honourable baronet (Sir C. Dilke), on the ground that the Bill was never intended to be a Town's Improvement Bill. Its sole object was to provide better dwellings for a larger class of persons, who were now compelled to crowd together in the wretched tenements too commonly found in large towns.”

The theory by which Sir Richard Cross proceeded to work out the problem rested, as openly announced by him, on the basis that the corporate bodies, who would have to administer the Act, mostly the municipalities, would sympathetically have good intentions and unbiased motives, and that such bodies could be safely entrusted with a large measure of arbitrary power. The fact is now patent that the signal failures under these Acts have arisen in large measure from the facilities given local authorities in making and passing so-called improvement schemes, and from the absence of safeguards against abuse of power and position on the part of the local administrators. The course is this, that Sir Richard Cross and the local authorities have been found to agree to the extent of having a clear space for reconstruction as a district. Beyond the stage of the cleared district they naturally see things under different aspects. At this point these Acts have failed of their statutory object. They are in essence constructive Acts, but are used by the local authorities in almost every instance as destructive Acts. Reference is respectfully made to the evidence before the Select Committee of 1881, Questions Nos. 5275 and 5276. The clearance of Area D. in Leith is a striking instance, the wholesale destruction of even sanitary dwelling-houses there, 81 such dwellings destroyed in that area, without one particle of arrangement at the time ensuring re-imposition of suitable buildings when cleared, is certainly a novel illustration of progress and improvement under these Acts in the supply of working class dwellings.

How such happens is simple, there is, I humbly think, an unwise absence of statutory provision for securing that the processes of demolition and construction will simultaneous, or that the first being done, or happening, will secure the second. The statutory “notice” which is required “before taking any 15 houses or more” is treated as a mere historical statement, it is simply put on record by the sheriff ministerially, and is repeated



or not, the Leith local authority have not thought it incumbent to do it more than once in a scheme, and are taking elsewhere without notice now, with like negative effect, until a complete clearance is made, when, of course, all protection and virtue in it cease. The "notice" to take should, as in many railway and other Acts, be secured and inseparably correlated to the corresponding provision of accommodation.

Further, the sheriff's duty should be made clearly a judicial one in the spirit of the statute. A pure and simple clearance of a district, nothing being done elsewhere, should be an administrative impracticability, by operation of machinery in the Act itself.

May I be permitted to indicate the opinion that if the Home Secretary as confirming authority, had issued "Instructions to Local Authorities" in Scotland, of the same nature as those issued by the Local Government Board in England to those local authorities under its jurisdiction as confirming authority, the Leith scheme would have had a different history, and would not have been the public scandal it is to-day.

I have, &c.

(Signed) JAMES HEDDLE.

J. E. C. Bodley, Esq.,  
Secretary, Royal Commission on the  
Housing of the Working Classes.

#### APPENDIX E.

##### STATEMENT of the HIGHLAND AND LAND LAW REFORM ASSOCIATION.

###### *Crofter Dwellings.*

Taking the rough distinction of Highland crofter dwellings into "white houses" and "black houses," there is little peculiar to the former class which does not hold good with regard to the dwellings of the poor in other parts of the country. But the "black houses" furnish a type of a class of dwellings which has practically made no advance since the time of the Stuarts. They are gradually disappearing from the eastern portion of the Highland counties, but along the west coast, and in the islands generally, they still form the large majority of crofter dwellings.

The west coast crofter has two foes to contend with—the fierce Atlantic blast, and the drenching winter rains. In building a house, therefore, the two points which he must above all see to, are that it shall keep him dry and warm. What is good for himself is good for his cattle and poultry, so while he is about it he builds a house large enough to shelter them all.

###### *A Crofter's House in Lewis.*

The walls are built of stones, gathered from the fields, and fitted roughly together. To keep out the wind they are made five feet thick, and both side walls and gable ends are but six feet in height. On the inner edge of these massive walls the roof timbers rest. They are covered with thatch, a foot or two thick, there being no well-defined ridge, but a rounded top like an elongated beehive. The houses vary from 30 to 60 feet in length, and are 15 feet wide. You stoop your head as you enter by the only door, and if your visit is in July, you make an unexpected descent of a foot down to the earthen floor. If your visit is in March, the inside level is higher than the surface of the ground, for you step upon a thick mass of wet cattle-bedding and dung, which has accumulated since the previous summer. Coming in from the light of day you stumble in the deep obscurity, which is barely relieved by the single window of a foot square. You make your way over the spongy surface, and at length find yourself on firm ground as you approach the large peat fire burning on the middle of the floor, the smoke from which fills the whole house, and finds a partial egress through the thatch, for there is no chimney. You receive a hospitable welcome from the host, who courteously invites you to take a seat. Overhead the cackling of the hens, which are striving for the warmest roost near the fire, attracts your notice. Near the window there is a deal table, and dimly visible through the smoke are two pallet beds at the inner end of the apartment. The lowing of a calf at the far end of the

house, beyond the door by which you entered, leads you to grope your way thither, and you are told that at present the rest of the beastial are grazing outside.

In this house, such as it is, the crofter has secured the two essential requisites of dryness and warmth. The walls and thatch effectually keep out the wind and the rain. None of the heat is lost, arising from the generous fire, round which a large circle can gather. His roof, and the floor of the cattle end of the house, furnish a valuable supply of manure for the potato fields. In spring the men and women clear out the whole accumulation of cow dung and bedding, which they carry in creels, and deposit on the field. Later in the summer they strip from the roof the thatch which is now thoroughly saturated with the soot of a twelve-month's fires, and spread it as a top-dressing to the potato drills, where it proves an invaluable stimulant.

These houses are now happily becoming the exception rather than the rule. Most of the larger houses have a partial division between the cow end and the central kitchen apartment, beyond which again there is a second partition, dividing off the inner room, which has a fire-place, with a chimney in the gable, and another window. In this room may be found a table with a cloth spread, and chairs to sit on, but the temperature is perceptibly lower, as so much of the heat escapes. The suggestion has been made by Canadian emigrants, who have revisited their old homes, that instead of the open fire-place in the wall, the Canadian plan should be adopted of a stove in the centre of the apartment, from which the flue could be carried into the inner room, and thence into the cow-house, built at the back of the dwelling. This would provide a clean and tidy heating apparatus, which would diffuse as much warmth as was required both for the family, the cattle, and the poultry. Every now and again the flue could be swept out, and the soot kept by itself for the potato field.

###### *Dr. MacRae's Account of Lewis Houses.*

It will be allowed by all who know anything of the matter that no better authority exists as to the condition of the Lewis than Dr. MacRae, of Stornoway. He makes this statement before the Crofters' Commission:

"The crofters' domiciles also as well as their crofts very generally need thorough re-modelling. In three-fourths of them is no regard paid to science in site, style of erection, or sanitary safeguards. Even when walls, roof, and separate apartments are passable, the surroundings are sadly neglected,—without proper roadway levellings or drainage. Some planted so in peat banks and hollows, or between earth mounds, or on moss-imbedded boulders, that draining is scarcely possible. Hence, reeking cesspools and unhealthy stagnation of a variety of things offensive within and without, leading, it would almost seem, in the worst examples, from long association, to a general tolerance of filth, as if it were a vested interest. Reform in this direction lies not only with our landlords, but with all empowered to secure to our loyal islanders the full benefits of civilisation, and the rightful fruit of their labour."

###### *Remedies.*

Various efforts have been made by proprietors to induce the crofters to build improved houses. The failure which has generally attended these plans is due to the fact that they began at the wrong end. It is of no use to attempt to enforce codes of estate regulations with new conditions which merely harass the people, while they are left in their present hopeless condition. These regulations compel the people to acknowledge the landlord as the sole proprietor of the houses, bind them to maintain the houses in good repair, and hand them over in that condition on removal, bind them on no account to destroy, injure, or carry away any part of the buildings on the ground or pretence that they were erected by themselves, and had received no recompense for them. Further, a common condition in leases is that the tenant renounces all claim for compensation at the end of his tack for any houses built, or to be built, upon his holding.

An illustration may be given of the abuses of landlords' power from the case of the

###### *Easdale Cottages.*

The white houses of Easdale slate quarries consist of a room and kitchen with a closet. They were built by themselves, with the proprietor's consent. They had



no title deeds, but the proprietor's word, which they considered as good as any titles. Each house cost from 40*l.* to 50*l.*, besides the labour of the people themselves in procuring stone and aiding the masons and joiners. While the old proprietor lived they were allowed to sell their houses, and make the best bargain they could if they were leaving the place, or they could make them over to a widow or child at death. The only charge made by the proprietor was 5*s.* a year, seeing that there was no soil on the ground on which the houses were built. The quarryers put soil on the quarry debris behind, and made gardens themselves.

Shortly after the proprietor's death a new factor came, and they had to go to Lord Bredalbane's office and sign documents in which it was stated that they had no right to the houses, and they had to agree to pay a certain rent or else leave the place. The rents put on them ran from 1*l.* 12*s.* to 2*l.* 12*s.* a year. Those who had tidy houses, and being thrifty had good furniture, had to pay 20 per cent. more than those who were not so careful, although the size of the houses and other circumstances were the same.

When it happened that a large number had to leave to better their circumstances elsewhere, they got no compensation, and strangers went into the houses for the same rent as was paid by those who built them. The present proprietor derives from 400*l.* to 500*l.* of annual revenue from cottages built by the hard earnings of quarryers in the islands of Easdale, Seil, and Luig. Although 40 years have elapsed since those changes took place, some of the old people who built the houses still survive, and their descendants feel keenly the manner in which their parents were treated.

In the case of "black houses" where the crofters have themselves provided the roof timbers they are allowed to carry them away on removing.

It is evident that the first requisite is that the crofters should have full security that they shall reap the fruit themselves of whatever improvements they may make. If this were conferred upon them there would be a speedy change from the old order of things, a new energy would be infused into the people, and they would quickly shake off the torpor brought on by generations of oppression.

#### *What the Proprietors have done.*

The proprietors maintain that it is impossible for them to erect good houses for crofters as they do for large farmers. It is questionable whether the trial has been fairly made. Both the Duke of Sutherland and the late Sir James Matheson expended vast sums on their estates, but the evidence given before the Crofters' Commission shows that this was mainly for the benefit of large tenants. The statistics furnished by Mr. Crawford, factor at Tongue, show that in the district of Sutherland, embracing the parishes of Reay, Farr, and Tongue, there are 13 large farms with a rental of 10,844*l.*, and 29 sporting subjects with a rental of 7,200*l.*, making altogether 42 holdings at a rental of 18,044*l.* There are 687 crofters at a rental of 2,118*l.*, so that the proportion of rent derived from crofters compared with that from large tenants is as 1 to 9.

For the 20 years ending 1883 the expenditure on farm buildings, lodges, &c. was 53,000*l.*, and on crofters' dwellings 2,533*l.*, giving a proportion of 1 to 20; so that while the crofters' rents were one-ninth of the large tenants they only received one-twentieth of the sum given to the latter for buildings. In other words the large tenants, with their ample capital, received from the proprietor twice the amount for buildings in proportion to their rent that the small tenants did, a new gloss on the old saying, "To him that hath shall be given," &c.

No account is taken here of the enormous amount expended on "reclamation and improvements," most of which was done in the interest of the large tenants.

Taking the island of Lewis, where the late Sir James Matheson expended 99,000*l.* on reclamation of lands, the evidence given by the Chamberlain, Mr. Mackay, brings out that less than 3,000*l.* of that sum was expended on the lands now in possession of the crofters.

#### *What the Crofters can do for themselves.*

Apart altogether from the aid given by the landlords, the crofters have much in their own power. But to enable them to do any good the former policy must be reversed. Where crofters were cleared from their holdings to make room for large farms, and thrust in among the tenants of other townships, whose lots were thus divided, the overcrowding must be relieved. The crofters must be allowed to return to the lands from which they were cleared, and holdings given to them of a size sufficient to maintain a family.

The pasture lands of which they were deprived must be restored to them, and security must be given to them against arbitrary eviction.

The crofters are often charged with laziness, but is there any wonder that they put no heart into their work when they are liable at any time to be deprived of the fruit of their labours. We close in the words of Dr. MacRae: "Let the large tracts of arable and pasture lands adjacent to good harbours and fishing ground, presently held by tacksmen, be allocated, when out of lease, to crofters on fair terms of rent and lease. With a better system of tillage, and under fairly adjusted terms of lease, rental, and compensation, there is no reason why the croft should not cope in productiveness and return with the large arable farm. Given on equitable terms, a holding of some six acres in fishing districts, often in purely agricultural parts, guarded against sub-division and squatting, restricted to summing according to rental and grazing, the charge of hill stock being committed to a competent common herd. Given also adequate stimulus to treat the soil on the improved system of agriculture—to alternate rest and cropping, and so arranging that two or more neighbours could show not only a common fence, but also common implements, so far as to lighten materially their toil, one plough and pair of harrows would serve three crofts; with these advantages the earth would yield her produce as never before, the crofters burden and drudgery would be lightened, and some progress made towards a comfort and prosperity less liable to the violent fluctuations that have hitherto affected land returns."

ALEXANDER MACKENZIE, } Joint  
DUGALD COWAN, } Secretaries.

#### APPENDIX F.

##### FORT WILLIAM.

Procurator Fiscal's Office, Fort William

GENTLEMEN, 7th April 1885.

It has been suggested to me that I should bring under your notice the condition of a dwelling in Low Street, Fort William, as disclosed in an inquiry made by me touching the death of a child, which occurred on the morning of Sunday, 29th March last.

The tenant of the dwelling in question, a pensioner and labourer, called on the inspector of police and reported that his wife on wakening found her child, five weeks old, to be dead. It was ascertained that the family all slept on a "shake down" on the floor. The dwelling consisted of an apartment, 12 feet six inches, by six feet six inches, without any vent. The family consisted of the husband and wife, a boy of five years, a girl of three years, and the infant. An illegitimate daughter of the wife, about 14 years of age, lay at the foot of the bed, and a son of the husband, 18 years of age, lay at the side of the bed, on a mat.

It is understood that there are not a few other houses in Fort William small, ill-ventilated, and equally overcrowded.

I am, &c.,  
(Signed) D. M. MACNIVEN,

To the Royal Commissioners  
for Inquiry into the Dwellings  
of the Poor. Procurator Fiscal.



## APPENDIX G.

## NUMBER of FAMILIES occupying HOUSES of DIFFERENT SIZES in SCOTLAND in 1881.

The Counties are arranged in Geographical Order, so that a zig-zag line beginning at the North of Scotland and carried to the South, passes successively through every County. The following List shows that order, and the number affixed to each County corresponds through the Volume :—

1. SHETLAND.	12. FORFAR.	23. LANARK.
2. ORKNEY.	13. PERTH.	24. LINLITHGOW.
3. CAITHNESS.	14. FIFE.	25. EDINBURGH.
4. SUTHERLAND.	15. KINROSS.	26. HADDINGTON.
5. ROSS AND CROMARTY.	16. CLACKMANNAN.	27. BERWICK.
6. INVERNESS.	17. STIRLING.	28. PEEBLES.
7. NAIRN.	18. DUMBARTON.	29. SELKIRK.
8. ELGIN.	19. ARGYLE.	30. ROXBURGH.
9. BANFF.	20. BUTE.	31. DUMFRIES.
10. ABERDEEN.	21. RENFREW.	32. KIRKCUDBRIGHT.
11. KINCARDINE.	22. Ayr.	33. WIGTOWN.



## NUMBER OF FAMILIES OF DIFFERENT SIZES, 1881,

IN SCOTLAND AND ITS REGISTRATION COUNTIES.

SCOTLAND	NUMBER OF PERSONS IN EACH FAMILY.																				Total Number of Families.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16 to 20	21 to 25	26 to 30	31		
	NUMBER OF FAMILIES OF DIFFERENT SIZES.																				
	74,708	124,741	123,718	118,472	106,280	88,886	67,706	46,764	28,478	15,132	7,662	3,063	1,088	948	523	651	176	96	407	810,699	
DIVISIONS.																					
I. NORTHERN	2,735	4,157	4,167	3,926	3,461	2,853	2,282	1,658	997	548	284	122	55	18	8	19	1	1	-	27,292	
II. NORTH-WESTERN	4,064	5,601	5,285	5,075	4,741	4,061	3,141	2,155	1,240	581	331	133	74	39	26	28	6	1	9	36,601	
III. NORTH-EASTERN	9,841	13,277	13,196	12,618	11,324	9,525	7,591	5,487	3,365	1,912	1,051	599	289	212	90	115	16	11	49	90,760	
IV. EAST-MIDLAND	15,691	24,257	22,196	19,956	17,200	13,935	10,592	7,016	4,190	2,220	1,059	473	194	100	61	89	28	10	61	132,238	
V. WEST-MIDLAND	5,485	8,854	8,845	8,321	7,633	6,086	5,141	3,036	2,569	1,278	707	365	163	75	69	53	10	6	27	50,914	
VI. SOUTH-WESTERN	20,575	43,102	44,022	44,565	40,503	34,389	26,020	17,609	10,534	5,467	2,988	1,201	484	266	130	157	39	30	138	292,979	
VII. SOUTH-EASTERN	12,021	18,678	18,362	17,246	15,367	12,757	9,635	6,526	4,105	2,127	1,057	517	264	162	97	138	59	26	169	119,233	
VIII. SOUTHERN	4,296	6,815	7,045	6,565	5,651	4,680	3,684	2,617	1,668	909	485	258	165	76	51	52	17	11	23	45,153	
COUNTIES.																					
I. Northern.																					
1. SHETLAND	527	899	827	849	719	685	603	463	284	169	69	27	18	4	4	2	-	-	-	6,140	
2. ORKNEY	775	1,135	1,135	1,040	907	758	606	381	225	129	65	31	17	7	1	6	-	-	-	7,532	
3. CAITHNESS	923	1,451	1,377	1,292	1,150	891	697	544	318	157	106	47	12	3	1	1	1	-	-	8,525	
4. SUTHERLAND	510	672	828	795	625	539	382	270	170	93	53	17	8	4	2	6	-	1	-	4,975	
II. North-Western.																					
5. ROSS & CROMARTY	2,000	2,679	2,525	2,365	2,322	1,981	1,590	1,041	652	262	149	51	39	15	9	11	1	-	1	17,655	
6. INVERNESS	2,664	2,922	2,760	2,710	2,419	2,080	1,551	1,114	598	319	182	82	35	24	17	17	5	1	8	18,188	
III. North-Eastern.																					
7. NAIRN	256	399	297	274	237	195	164	124	66	36	20	7	6	3	-	6	1	1	-	1,598	
8. ELGIN (or MORAY)	1,221	1,553	1,550	1,401	1,215	1,018	764	543	373	186	111	74	29	28	5	10	4	2	4	10,091	
9. BANFF	1,351	1,960	1,947	1,857	1,693	1,417	1,054	782	467	284	154	81	96	20	19	22	2	2	4	12,562	
10. ABERDEEN	6,164	8,550	8,291	8,048	7,333	6,062	4,680	3,556	2,159	1,271	682	396	203	148	57	70	6	3	39	57,516	
11. KINCARDINE	869	1,206	1,139	1,038	916	835	639	485	309	141	84	41	25	13	9	7	3	3	2	7,762	
IV. East-Midland.																					
12. FORFAR	6,207	11,661	10,670	9,146	7,871	6,542	4,675	3,142	1,774	899	449	189	67	29	22	37	4	6	31	62,621	
13. PERTH	4,121	5,263	4,822	4,208	3,533	2,869	2,192	1,423	950	510	244	124	63	39	29	20	13	1	22	36,434	
14. PIPE	4,472	6,800	6,172	5,608	4,922	3,970	3,076	2,066	1,209	685	307	136	49	26	16	19	8	3	8	39,692	
15. KINROSS	318	555	325	231	218	153	108	88	54	24	13	1	2	-	-	-	1	-	-	1,891	
16. CLACKMANNAN	573	778	807	703	656	610	451	307	203	102	46	23	13	6	3	7	2	-	-	5,290	
V. West-Midland.																					
17. STIRLING	1,914	3,115	3,302	3,241	2,957	2,642	1,959	1,381	919	473	253	129	51	25	24	20	3	2	10	22,430	
18. DUMBARTON	1,181	2,335	2,311	2,232	2,025	1,848	1,522	1,046	678	353	226	100	41	19	16	9	6	1	6	15,507	
19. ARGYLL	1,019	2,764	2,562	2,456	2,183	1,850	1,379	999	651	389	190	107	56	23	18	21	1	3	8	17,499	
20. BUTE	470	700	670	562	470	366	281	207	121	63	38	29	15	8	2	3	-	-	3	4,658	
VI. South-Western.																					
21. RENFREW	2,761	6,076	6,980	6,914	6,450	5,637	4,301	2,947	1,819	967	489	223	88	47	39	27	5	4	22	46,297	
22. Ayr	3,478	6,238	6,558	6,333	6,042	5,271	4,245	2,908	1,903	1,061	531	245	102	54	29	28	5	4	17	46,652	
23. LANARK	14,336	30,188	31,694	31,318	28,411	23,481	17,474	11,814	6,812	3,450	1,668	733	294	165	71	102	29	22	89	201,530	
VII. South-Eastern.																					
24. LINLITHGOW	745	1,136	1,292	1,264	1,214	1,054	864	624	415	222	81	43	23	7	10	13	1	-	3	8,581	
25. EDINBURGH	9,057	13,959	13,383	12,358	10,997	8,876	6,969	4,487	2,757	1,422	728	358	183	124	73	102	55	10	105	85,652	
26. HADDINGTON	798	1,358	1,296	1,254	1,014	992	677	458	336	163	74	29	18	4	4	9	-	2	2	8,483	
27. BERWICK	751	1,079	1,142	1,110	994	821	678	436	292	155	89	41	21	12	1	8	-	3	-	7,635	
28. PEEBLES	285	455	468	424	366	326	229	190	115	54	31	19	11	9	6	4	2	1	-	2,925	
29. SELKIRK	390	759	871	836	782	688	568	331	210	111	54	27	8	6	3	2	1	-	1	5,579	
VIII. Southern.																					
30. ROXBURGH	906	1,671	1,786	1,593	1,471	1,255	889	638	442	262	105	58	30	25	7	17	8	6	7	11,176	
31. DUMFRIES	1,674	2,468	2,509	2,472	2,075	1,687	1,306	927	581	330	192	87	61	19	18	20	5	5	11	16,536	
32. KIRKCUDBRIGHT	927	1,490	1,397	1,349	1,168	967	815	550	325	190	100	54	37	16	13	6	3	-	1	9,293	
33. WIGTOWN	789	1,216	1,263	1,151	969	831	674	502	329	212	88	54	37	16	13	9	1	-	3	8,178	



**NUMBER OF FAMILIES OF DIFFERENT SIZES, 1881,**  
**IN THE TOWN GROUPS OF THE REGISTRATION COUNTIES OF SCOTLAND.**

	NUMBER OF PERSONS IN EACH FAMILY.																				Total Number of Families.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16 to 20	21 to 25	26 to 30	31		
	NUMBER OF FAMILIES OF DIFFERENT SIZES.																				
SCOTLAND	47,502	82,540	80,485	76,922	67,791	55,585	41,251	27,607	16,045	8,350	4,085	1,813	784	432	244	304	129	65	31	512,225	
DIVISIONS.																					
I. NORTHERN	765	945	797	682	536	410	334	241	132	69	44	11	8	2	1	2	1	-	-	4,919	
II. NORTH-WESTERN	672	818	771	657	549	446	324	260	114	56	45	27	11	3	4	4	2	-	4	4,767	
III. NORTH-EASTERN	5,437	7,041	6,446	5,935	5,040	4,913	2,885	2,084	1,163	674	326	149	63	50	19	25	4	5	34	41,395	
IV. EAST-MIDLAND	9,485	15,211	13,784	12,582	10,798	8,700	6,467	4,295	2,475	1,291	604	272	107	50	32	51	18	9	45	86,336	
V. WEST-MIDLAND	2,524	4,377	4,444	4,168	3,618	3,100	2,405	1,643	1,034	571	264	139	48	28	19	19	6	4	14	28,685	
VI. SOUTH-WESTERN	17,373	37,124	37,071	37,479	33,971	28,614	20,896	13,816	7,925	3,974	1,941	786	318	176	89	91	29	22	111	241,716	
VII. SOUTH-EASTERN	9,572	14,369	13,887	12,845	11,281	9,172	6,832	4,350	2,695	1,419	728	367	182	109	69	94	51	19	90	88,331	
VIII. SOUTHERN	1,734	2,657	2,685	2,474	1,998	1,610	1,108	808	503	296	133	62	47	14	11	17	9	7	13	16,276	
COUNTIES.																					
I. Northern.																					
1. SHETLAND	118	216	158	146	85	80	74	46	23	11	6	2	3	-	-	1	-	-	-	967	
2. ORKNEY	192	214	156	148	116	81	59	50	18	10	6	2	1	-	-	-	-	-	-	1,053	
3. CAITHNESS	396	513	483	388	337	249	201	145	91	48	32	7	4	2	1	2	1	-	-	2,899	
4. SUTHERLAND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
II. North-Western.																					
5. ROSS & CROMARTY	65	94	113	78	72	58	47	26	23	6	7	5	3	-	-	2	-	-	-	597	
6. INVERNESS	639	721	658	579	477	388	277	234	91	59	38	22	8	5	4	2	2	-	4	4,170	
III. North-Eastern.																					
7. NAIRN	153	176	172	149	124	92	85	49	17	14	6	-	3	-	-	2	-	-	-	1,633	
8. ELGIN (or MORAY)	521	631	581	534	424	329	249	165	97	52	21	15	4	7	-	4	1	2	4	3,632	
9. BANFF	652	812	715	726	578	476	363	262	134	73	43	21	3	4	2	1	-	-	2	4,831	
10. ABERDEEN	3,923	5,213	4,825	4,414	3,798	3,029	2,155	1,572	884	525	252	110	51	38	16	18	3	3	27	30,847	
11. KINCARDINE	182	269	153	121	116	96	62	35	33	12	4	3	2	1	1	-	-	-	1	1,832	
IV. East-Midland.																					
12. FORFAR	5,168	9,134	8,201	7,441	6,399	5,119	3,766	2,501	1,463	705	342	148	51	20	15	28	3	6	25	50,473	
13. PERTH	1,592	2,137	1,893	1,714	1,398	1,115	894	525	333	183	80	45	21	8	5	7	6	1	16	11,881	
14. FIFE	2,312	3,382	3,113	2,916	2,564	2,162	1,566	1,071	609	352	158	79	26	19	9	11	7	2	4	20,293	
15. KINROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
16. CLACKMANNAN	413	558	377	511	437	424	331	198	139	51	24	11	9	3	3	5	2	-	-	3,687	
V. West-Midland.																					
17. STIRLING	1,121	1,892	1,988	1,950	1,681	1,462	1,088	739	453	245	98	53	21	14	14	10	2	2	6	12,869	
18. DUNBARTON	716	1,475	1,443	1,390	1,231	1,154	944	643	423	224	126	62	17	10	4	5	4	-	2	9,903	
19. ARGYLL	435	631	637	512	452	389	283	174	110	54	25	17	7	2	-	3	-	2	4	3,748	
20. BUTE	252	379	376	316	254	164	129	87	48	28	15	7	3	2	1	1	-	-	2	2,035	
VI. South-Western.																					
21. RENFREW	2,272	5,681	5,903	5,900	5,574	4,783	3,615	2,417	1,473	770	363	159	58	32	29	14	3	2	29	39,181	
22. Ayr	2,284	4,127	4,124	3,850	3,566	2,985	2,332	1,594	936	470	237	93	42	15	14	11	3	2	14	26,642	
23. LANARK	12,817	27,316	27,554	27,720	24,851	20,246	14,830	9,875	5,516	2,725	1,321	534	218	125	52	64	23	18	77	175,395	
VII. South-Eastern.																					
24. LINLITHGOW	358	589	651	683	622	579	474	342	192	113	46	19	11	-	3	4	1	-	-	4,687	
25. EDINBURGH	8,203	12,264	11,672	10,694	9,384	7,479	5,597	3,647	2,167	1,151	591	301	155	103	63	88	40	18	88	73,625	
26. HADDINGTON	316	456	437	432	329	297	240	147	96	42	17	8	4	-	-	-	-	-	-	2,821	
27. BERWICK	167	179	186	165	131	120	100	76	39	12	19	8	5	1	-	2	-	-	-	1,211	
28. PEEBLES	179	250	213	183	147	129	102	72	47	18	11	10	2	2	1	-	1	1	-	1,561	
29. SELKIRK	349	631	728	688	668	568	469	266	154	83	44	21	5	3	2	-	-	-	1	4,662	
VIII. Southern.																					
30. ROXBURGH	496	842	871	791	672	601	499	293	168	119	46	18	14	6	3	6	6	3	3	5,561	
31. DUMFRIES	627	888	954	825	734	539	382	269	173	93	42	22	19	4	3	6	2	4	6	5,285	
32. KIRKCUDBRIGHT	354	566	529	532	374	299	203	158	96	44	24	10	8	2	1	1	1	-	1	3,563	
33. WIGTOWN	263	361	351	326	218	180	144	84	64	40	21	12	6	2	4	4	-	-	3	2,667	



**NUMBER OF FAMILIES OF DIFFERENT SIZES, 1881,**  
**IN THE RURAL AND VILLAGE GROUPS OF THE REGISTRATION COUNTIES OF SCOTLAND.**

	NUMBER OF PERSONS IN EACH FAMILY.																				Total Number of Families.
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16 to 20.	21 to 25.	26 to 30.	31-		
	NUMBER OF FAMILIES OF DIFFERENT SIZES.																				
SCOTLAND . . .	27,206	42,201	43,233	41,650	38,489	33,301	26,455	19,067	12,435	6,782	3,577	1,856	904	516	279	347	56	39	96	898,474	
DIVISIONS.																					
I. NORTHERN . . .	2,930	3,214	3,370	3,244	2,925	2,443	1,948	1,417	865	479	240	111	47	16	7	16	-	1	-	22,373	
II. NORTH-WESTERN . . .	3,392	4,783	4,514	4,418	4,192	3,015	2,817	1,895	1,156	525	286	100	63	39	22	24	4	1	5	31,834	
III. NORTH-EASTERN . . .	4,404	6,236	6,750	6,683	6,284	5,512	4,416	3,463	2,200	1,238	725	450	226	162	71	90	12	6	6	48,874	
IV. EAST-MIDLAND . . .	6,206	9,046	8,412	7,374	6,402	5,175	4,035	2,721	1,715	929	455	201	87	50	29	38	10	1	16	52,902	
V. WEST-MIDLAND . . .	2,951	4,477	4,401	4,353	4,015	3,526	2,736	1,903	1,335	707	445	226	115	47	41	34	4	2	13	31,429	
VI. SOUTH-WESTERN . . .	3,302	5,978	6,951	7,086	6,932	6,375	5,214	3,853	2,609	1,490	747	415	166	90	41	66	10	8	27	51,263	
VII. SOUTH-EASTERN . . .	2,449	4,309	4,475	4,401	4,086	3,585	2,803	1,976	1,416	708	329	150	82	55	28	44	8	7	19	30,922	
VIII. SOUTHERN . . .	2,562	4,158	4,590	4,601	3,653	3,079	2,486	1,809	1,165	703	352	191	118	62	40	35	8	4	10	28,877	
COUNTIES.																					
I. Northern.																					
1. SHETLAND . . .	409	683	669	703	636	605	529	417	261	158	54	25	15	4	4	1	-	-	-	5,173	
2. ORKNEY . . .	583	921	979	892	851	637	541	331	207	119	59	29	16	7	1	6	-	-	-	6,199	
3. CAITHNESS . . .	528	958	894	854	813	642	496	399	227	109	74	40	8	1	-	3	-	-	-	6,026	
4. SUTHERLAND . . .	510	672	828	795	625	539	382	270	170	93	53	17	8	4	2	6	-	1	-	4,975	
II. North-Western.																					
5. ROSS & CROMARTY . . .	1,937	2,585	2,412	2,287	2,250	1,923	1,543	1,015	629	256	142	46	34	15	9	9	1	-	1	17,096	
6. INVERNESS . . .	1,455	2,198	2,162	2,131	1,942	1,692	1,274	880	507	269	144	60	27	21	13	15	3	1	4	14,738	
III. North-Eastern.																					
7. NAIRN . . .	163	133	125	134	113	103	79	77	49	16	14	7	3	3	-	4	1	1	-	963	
8. ELGIN (or MORAY) . . .	700	922	969	867	791	689	524	378	276	134	90	59	25	21	5	6	3	-	-	6,459	
9. BANFF . . .	675	1,048	1,302	1,131	1,025	941	711	520	333	211	111	69	23	16	17	21	2	2	2	8,051	
10. ABERDEEN . . .	2,239	3,137	3,468	3,634	3,555	3,042	2,525	1,978	1,395	748	439	296	122	110	41	52	3	-	3	25,669	
11. KINCARDINE . . .	687	906	985	917	890	737	577	459	276	129	80	38	23	12	8	7	3	3	1	6,799	
IV. East-Midland.																					
12. FORFAR . . .	1,639	1,927	1,869	1,705	1,472	1,223	909	641	371	194	107	41	16	9	7	9	1	-	6	11,546	
13. PERTH . . .	2,529	3,126	2,929	2,694	2,135	1,745	1,388	898	617	327	164	81	42	31	15	19	7	-	6	18,553	
14. FIFE . . .	2,169	3,418	3,059	2,752	2,358	1,908	1,510	985	609	323	149	66	23	7	7	8	1	1	4	19,369	
15. KINROSS . . .	318	315	325	231	218	153	108	88	54	24	13	1	2	-	-	1	-	-	-	1,891	
16. CLACKMANNAN . . .	160	229	290	192	219	186	139	109	73	51	22	12	4	3	-	2	-	-	-	1,603	
V. West-Midland.																					
17. STIRLING . . .	793	1,223	1,514	1,291	1,276	1,180	961	642	466	228	155	76	39	11	1	10	1	-	4	9,611	
18. DUMBARTON . . .	402	860	898	842	772	694	578	466	255	129	100	38	24	9	12	4	2	1	4	6,064	
19. ARGYLL . . .	1,494	2,673	1,925	1,944	1,731	1,459	1,096	825	541	315	165	90	49	21	18	18	1	1	4	13,751	
20. BUTE . . .	218	321	294	276	236	202	161	120	73	35	23	22	12	6	1	2	-	-	1	2,663	
VI. South-Western.																					
21. RENFREW . . .	489	995	987	1,005	876	854	686	516	346	197	136	64	39	15	7	13	2	2	12	7,216	
22. AYR . . .	1,191	2,111	2,434	2,483	2,476	2,286	1,913	1,404	967	582	274	132	69	35	15	17	2	2	3	18,510	
23. LANARK . . .	1,519	2,872	3,550	3,208	3,580	3,235	2,615	1,939	1,296	714	347	199	76	40	19	36	6	4	12	25,637	
VII. South-Eastern.																					
24. LINLITHGOW . . .	387	547	611	581	592	475	390	282	223	109	55	24	12	7	7	9	-	-	3	4,294	
25. EDINBURGH . . .	854	1,656	1,711	1,664	1,613	1,397	1,162	846	576	271	137	57	28	21	10	14	6	2	14	12,027	
26. HADDINGTON . . .	477	902	829	822	685	605	437	311	249	121	57	21	14	4	4	9	-	2	2	5,682	
27. BERWICK . . .	584	900	906	945	863	701	578	360	253	143	79	33	16	11	1	6	-	3	-	6,423	
28. PEEBLES . . .	100	185	195	241	219	197	137	118	68	36	29	9	9	7	5	4	1	-	-	1,557	
29. SELKIRK . . .	41	119	143	148	114	120	99	65	56	28	10	6	3	3	1	2	1	-	-	399	
VIII. Southern.																					
30. ROXBURGH . . .	416	829	915	802	799	654	480	345	274	145	59	40	16	19	4	11	2	3	4	5,815	
31. DUMFRIES . . .	1,947	1,580	1,645	1,647	1,339	1,157	924	658	406	237	159	65	42	15	15	14	3	1	6	10,951	
32. KIRKCUDBRIGHT . . .	573	894	868	817	734	608	552	392	229	151	76	44	29	14	12	5	2	-	-	6,000	
33. WIGTOWN . . .	526	855	932	825	781	651	559	414	266	172	67	42	31	14	9	5	1	-	-	6,111	



**NUMBER OF FAMILIES IN HOUSES OF DIFFERENT SIZES, 1881,**  
**IN SCOTLAND AND ITS REGISTRATION COUNTIES.**

	Rooms without Windows.	ROOMS WITH WINDOWS.																Total Number of Families.
		1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-		
		NUMBER OF FAMILIES.																
SCOTLAND	402	210,753	315,632	119,528	55,297	29,574	21,636	13,540	10,841	7,912	6,226	13,023	3,407	1,034	699	1,233	810,690	
DIVISIONS.																		
I. NORTHERN	296	6,619	11,565	4,115	1,812	1,059	686	319	248	141	122	247	64	19	17	23	27,292	
II. NORTH-WESTERN	119	6,332	15,968	6,528	2,499	1,666	966	582	391	308	248	575	190	60	55	79	36,691	
III. NORTH-EASTERN	13	14,994	30,382	19,404	8,336	5,150	3,538	2,321	1,779	1,152	834	1,640	382	118	66	151	90,209	
IV. EAST-MIDLAND	12	30,796	58,473	21,670	9,473	4,876	3,825	2,320	2,042	1,434	1,036	2,115	525	291	126	255	130,238	
V. WEST-MIDLAND	21	14,881	22,808	8,721	4,638	2,449	1,742	1,035	1,003	858	609	1,115	291	118	71	154	50,914	
VI. SOUTH-WESTERN	15	99,211	118,129	34,699	15,460	7,309	5,427	3,189	2,325	1,743	1,374	2,786	747	211	111	222	292,979	
VII. SOUTH-EASTERN	8	30,016	43,649	16,894	9,367	4,612	3,379	2,691	1,839	1,431	1,307	3,215	875	219	98	232	119,233	
VIII. SOUTHERN	8	7,884	14,738	7,736	4,222	2,374	2,083	1,474	1,190	845	651	1,530	333	97	65	117	45,153	
COUNTIES.																		
I. Northern.																		
1. SHETLAND	269	1,039	3,023	369	252	74	75	39	34	18	17	21	7	2	1	-	6,149	
2. ORKNEY	14	1,854	3,256	1,034	422	187	177	91	65	43	27	68	17	2	3	2	7,232	
3. CAITHNESS	7	2,015	3,542	1,720	642	278	247	119	102	52	30	94	18	5	4	10	8,925	
4. SUTHERLAND	6	791	1,684	992	496	629	187	70	47	28	25	74	22	10	9	11	4,975	
II. North-Western.																		
5. ROSS & CROMARTY	51	3,321	7,680	3,656	1,228	840	426	273	175	136	103	238	91	27	22	26	17,693	
6. INVERNESS	68	3,031	8,288	3,472	1,271	826	509	309	216	172	140	337	99	33	33	55	18,903	
III. North-Eastern.																		
7. NAIRN	-	423	908	336	197	113	85	78	50	40	19	61	9	5	7	7	1,998	
8. ELGIN (or MORAY)	-	1,386	2,845	2,291	1,138	762	523	242	235	154	122	265	68	28	6	26	10,691	
9. BANFF	4	2,028	3,846	3,394	1,266	769	563	329	237	147	123	184	46	11	8	16	12,902	
10. ABERDEEN	9	10,091	20,257	11,506	5,104	3,000	2,651	1,435	1,083	709	490	968	219	63	38	83	57,516	
11. KINCARDINE	-	1,066	2,866	1,477	631	524	366	237	174	112	80	162	40	11	7	19	7,762	
IV. East-Midland.																		
12. FORFAR	-	15,018	27,929	9,461	3,596	1,695	1,178	812	630	451	358	658	161	60	35	68	62,021	
13. PERTH	8	5,461	10,521	5,229	2,834	1,641	1,391	894	645	456	334	709	198	83	54	124	30,434	
14. FIFE	2	8,521	17,134	5,875	2,605	1,324	1,065	735	637	454	327	647	153	51	34	55	39,092	
15. KINROSS	-	332	692	321	170	107	79	37	38	21	25	34	9	2	2	2	1,891	
16. CLACKMANNAN	2	1,524	2,197	649	268	138	119	121	92	52	42	67	24	2	1	6	5,290	
V. West-Midland.																		
17. STIRLING	1	6,263	8,938	2,929	1,436	729	621	332	300	240	163	291	66	32	16	43	22,420	
18. DUMBARTON	2	4,647	6,111	2,928	902	562	338	231	267	250	169	337	74	33	20	29	15,657	
19. ARGYLL	13	3,486	6,560	2,971	1,263	902	538	340	324	262	224	376	139	47	31	72	17,199	
20. BUTE	5	485	1,259	793	437	316	205	112	112	190	62	111	21	6	4	10	4,608	
VI. South-Western.																		
21. RENFREW	3	12,919	19,533	6,244	2,721	1,412	975	651	473	399	278	552	123	44	29	59	46,397	
22. Ayr	5	14,409	17,092	4,817	2,719	1,746	1,314	821	632	413	284	509	143	62	31	64	45,692	
23. LANARK	7	71,892	81,564	23,209	10,020	4,211	3,138	1,717	1,320	931	812	1,725	481	105	60	168	291,559	
VII. South-Eastern.																		
24. LINLITHGOW	4	2,983	3,618	905	551	270	178	103	109	67	55	92	16	10	4	15	8,981	
25. EDINBURGH	2	21,792	30,717	12,156	6,735	3,362	2,453	1,537	1,324	1,018	978	2,518	701	164	63	132	85,632	
26. HADDINGTON	1	1,756	3,063	1,420	787	339	238	133	151	128	98	245	70	19	12	32	8,443	
27. BERWICK	-	1,577	2,667	1,162	734	361	276	178	162	117	102	169	46	9	9	31	7,631	
28. PEEBLES	1	647	1,071	427	254	108	118	64	66	43	38	63	22	7	5	11	2,925	
29. SELKIRK	-	1,261	2,463	824	346	179	116	76	47	68	35	98	29	19	5	11	5,579	
VIII. Southern.																		
30. ROXBURGH	2	2,324	3,901	1,847	1,029	524	355	233	219	140	144	302	89	27	19	39	11,176	
31. DUMFRIES	3	3,009	5,589	2,805	1,492	789	714	511	400	286	225	489	132	38	21	42	16,556	
32. KIRKCUDBRIGHT	-	1,132	2,659	1,745	982	655	558	493	301	206	159	325	79	22	19	27	9,261	
33. WIGTOWN	3	1,419	2,594	1,319	719	405	456	327	285	213	123	214	42	10	6	18	8,178	



## NUMBER OF FAMILIES IN HOUSES OF DIFFERENT SIZES, 1881,

IN THE TOWN GROUPS OF THE REGISTRATION COUNTIES OF SCOTLAND.

	Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
		1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
SCOTLAND	26	132,000	290,630	69,583	32,376	14,989	11,064	7,075	5,903	4,256	3,551	7,749	1,964	446	176	338	512,225
DIVISIONS.																	
I. NORTHERN	7	1,931	1,421	490	362	152	192	93	89	45	41	65	16	-	3	4	4,919
II. NORTH-WESTERN	-	1,239	1,065	589	399	217	170	119	91	71	58	114	20	7	5	12	4,767
III. NORTH-EASTERN	2	9,606	15,425	7,120	3,406	1,347	1,126	837	729	442	336	694	174	49	22	20	41,395
IV. EAST-MIDLAND	-	21,694	37,399	12,452	5,327	2,482	1,817	1,335	1,125	714	567	1,162	270	78	32	62	86,336
V. WEST-MIDLAND	3	7,723	10,794	3,982	2,005	1,084	652	397	447	429	284	523	102	18	12	30	28,483
VI. SOUTH-WESTERN	9	82,914	97,695	29,851	12,558	5,439	3,885	2,277	1,709	1,249	1,082	2,241	594	121	46	94	241,716
VII. SOUTH-EASTERN	2	23,458	31,161	12,513	6,896	3,447	2,547	1,501	1,301	1,039	975	2,535	680	148	40	83	88,331
VIII. SOUTHERN	3	3,624	5,190	2,577	1,372	839	675	516	439	267	208	415	109	25	16	19	16,276
COUNTIES.																	
I. Northern.																	
1. SHETLAND	5	694	177	52	38	19	36	10	7	6	8	7	3	-	1	-	967
2. ORKNEY	2	525	254	82	59	32	23	25	18	10	6	11	5	-	2	-	1,053
3. CAITHNESS	-	801	990	365	265	101	139	60	64	29	27	47	7	-	-	4	2,899
4. SUTHERLAND	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
II. North-Western.																	
5. ROSS & CROMARTY	-	223	141	64	59	28	23	9	11	12	9	16	1	1	-	-	597
6. INVERNESS	-	1,616	1,624	525	331	189	147	110	89	59	49	98	19	6	5	12	4,170
III. North-Eastern.																	
7. NAIRN	-	308	517	91	104	44	32	32	23	29	11	28	7	1	3	3	1,033
8. ELGIN (or MORAY)	-	685	1,121	621	387	207	172	81	95	52	48	108	31	14	4	6	3,632
9. BANFF	1	1,609	1,545	989	467	234	167	126	88	53	46	66	18	5	3	3	4,831
10. ABERDEEN	1	7,732	12,654	5,288	2,418	808	714	569	493	292	222	474	114	29	12	16	30,847
11. KINCARDINE	-	211	388	131	99	54	51	38	21	16	9	18	4	-	-	1	1,632
IV. East-Midland.																	
12. FORFAR	-	13,291	23,336	6,924	2,787	1,157	809	559	449	296	234	461	167	33	12	51	50,475
13. PERTH	-	2,636	4,229	1,874	987	525	414	267	245	160	142	276	83	22	9	18	11,881
14. PIPE	-	4,777	8,322	3,173	1,355	703	511	416	362	224	168	379	67	23	10	11	20,293
15. KINROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16. CLACKMANNAN	-	1,095	1,422	481	200	97	85	99	69	40	33	52	13	-	1	2	3,687
V. West-Midland.																	
17. STIRLING	-	3,746	5,062	1,772	838	366	280	176	152	139	104	185	34	6	-	9	12,969
18. DUMBARTON	-	3,690	3,896	1,288	526	281	166	146	139	157	100	182	24	8	6	4	9,563
19. ARGYLL	3	618	1,324	516	409	393	145	70	91	74	52	91	32	2	4	12	3,748
20. BUTE	-	269	632	406	232	132	61	45	65	59	28	65	12	2	2	5	2,035
VI. South-Western.																	
21. RENFREW	2	11,609	16,668	5,472	2,232	1,161	709	479	346	293	214	420	98	31	5	20	39,181
22. Ayr	2	9,250	9,766	2,970	1,563	864	617	425	375	239	176	345	81	21	8	9	26,642
23. LANARK	4	62,565	71,241	21,409	8,823	3,665	2,568	1,372	979	717	692	1,476	415	69	33	65	175,893
VII. South-Eastern.																	
24. LINLITHGOW	-	1,829	1,792	440	239	151	84	43	43	34	17	39	3	1	-	1	4,687
25. EDINBURGH	-	18,987	25,376	10,609	5,907	2,987	2,105	1,308	1,129	886	878	2,311	632	132	39	84	73,625
26. HADDINGTON	1	716	1,091	394	252	107	87	44	55	48	29	63	20	3	1	-	2,821
27. BERWICK	-	348	412	148	104	55	32	24	20	21	11	30	4	1	-	-	1,210
28. PEEBLES	1	412	469	202	91	50	65	29	34	18	15	39	9	3	-	-	1,368
29. SELKIRK	-	1,175	2,177	630	213	117	84	53	29	32	25	62	12	8	-	3	4,029
VIII. Southern.																	
30. ROXBURGH	-	1,491	1,967	848	344	187	147	101	86	59	54	91	28	7	6	5	5,361
31. DUMFRIES	3	1,150	1,691	881	510	318	229	187	153	113	89	187	53	7	6	8	5,585
32. KIRKCUDBRIGHT	-	576	988	557	321	204	198	134	113	59	39	88	15	8	1	2	3,263
33. WIGTOWN	-	497	604	291	197	122	131	94	78	45	26	49	13	3	3	4	2,967



# NUMBER OF FAMILIES IN HOUSES OF DIFFERENT SIZES, 1881,

IN THE RURAL AND VILLAGE GROUPS OF THE REGISTRATION COUNTIES OF SCOTLAND.

	Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
		NUMBER OF FAMILIES.															
		1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
SCOTLAND	666	58,654	115,022	49,945	22,831	14,585	10,602	6,465	4,940	3,656	2,675	5,274	1,443	585	433	895	298,474
DIVISIONS.																	
I. NORTHERN	289	4,688	10,084	3,616	1,450	907	494	226	159	96	81	182	49	19	14	19	22,373
II. NORTH-WESTERN	119	5,113	14,393	5,939	2,160	1,440	816	463	308	237	185	461	170	53	50	67	31,834
III. NORTH-EASTERN	11	5,388	14,957	12,284	4,870	3,812	2,412	1,484	1,059	710	498	941	218	69	44	122	48,874
IV. EAST-MIDLAND	12	9,192	21,164	9,018	4,146	2,394	2,003	1,194	917	729	519	953	255	123	94	193	57,902
V. WEST-MIDLAND	18	7,158	12,014	4,739	2,033	1,365	1,090	638	556	429	321	592	189	160	59	124	31,429
VI. SOUTH-WESTERN	6	16,297	20,464	4,899	2,902	1,939	1,542	912	625	494	292	545	153	90	65	128	51,763
VII. SOUTH-EASTERN	6	6,558	12,488	4,381	2,471	1,175	832	500	528	392	332	689	195	62	58	144	30,222
VIII. SOUTHERN	5	4,200	9,548	5,159	2,850	1,544	1,408	938	766	578	445	915	224	72	49	98	28,877
COUNTIES.																	
I. Northern.																	
1. SHETLAND	264	1,335	2,846	917	214	55	45	29	27	12	9	14	4	2	-	-	5,173
2. ORKNEY	12	1,328	3,092	962	363	155	154	68	47	33	21	47	12	2	1	2	6,109
3. CAITHNESS	7	1,234	2,552	1,355	377	177	108	59	38	23	23	47	11	5	4	6	6,026
4. SUTHERLAND	6	791	1,684	992	496	520	187	70	47	28	28	74	22	10	9	11	4,975
II. North-Western.																	
5. ROSS & CROMARTY	51	3,008	7,539	2,962	1,169	812	403	264	164	124	94	222	90	26	22	26	17,096
6. INVERNESS	68	2,015	6,764	2,947	940	637	413	199	136	113	91	239	80	27	28	41	14,738
III. North-Eastern.																	
7. NAIRN	-	115	251	245	93	69	53	46	27	11	8	35	2	4	4	4	965
8. ELGIN (or MORAY)	-	701	1,724	1,679	751	555	351	161	146	102	74	157	57	14	2	20	6,459
9. BANFF	3	978	2,391	2,405	799	536	346	203	149	94	77	118	28	6	5	13	8,051
10. ABERDEEN	8	2,739	8,263	6,018	2,692	2,192	1,347	875	599	417	268	494	105	34	26	67	26,039
11. KINCARDINE	-	855	2,478	1,346	541	479	315	169	153	86	71	144	36	11	7	18	6,739
IV. East-Midland.																	
12. FORFAR	-	1,721	4,563	2,477	869	569	369	253	181	161	134	197	54	27	25	37	11,546
13. PERTH	8	2,765	6,292	3,355	1,847	1,116	979	537	409	296	192	439	115	61	45	106	18,533
14. FIFE	2	3,944	8,812	2,762	1,232	621	554	325	275	239	159	268	66	31	24	44	19,309
15. KINROSS	-	532	692	321	179	197	79	57	38	21	25	34	9	2	2	2	1,891
16. CLACKMANNAN	2	429	775	163	63	41	27	22	23	12	9	15	11	2	-	4	1,603
V. West-Midland.																	
17. STIRLING	1	2,517	5,996	1,157	593	363	341	176	148	161	59	106	32	26	16	34	9,611
18. DUMBARTON	2	1,537	2,275	749	376	241	192	125	128	99	60	155	59	25	14	25	6,094
19. ARGYLL	10	2,898	5,176	2,455	854	597	418	276	233	188	172	285	98	45	27	60	13,751
20. BUTE	5	216	627	387	295	164	144	67	47	41	34	46	9	4	2	5	2,608
VI. South-Western.																	
21. RENFREW	-	1,820	2,865	772	489	311	275	172	127	106	64	132	25	13	15	30	7,216
22. AYL	3	5,150	7,396	1,847	1,216	882	697	395	257	174	108	164	62	41	23	55	18,410
23. LANARK	3	9,327	10,263	2,190	1,197	746	576	345	241	214	139	219	66	36	27	43	25,037
VII. South-Eastern.																	
24. LINLITHGOW	4	1,163	1,846	465	292	129	94	60	66	33	39	53	13	9	4	14	4,294
25. EDINBURGH	2	2,805	5,347	1,457	738	375	258	229	204	132	100	207	69	32	24	48	12,027
26. HADDINGTON	-	1,040	2,062	1,026	535	232	151	89	96	89	69	182	59	7	11	32	5,692
27. BERWICK	-	1,229	2,255	1,014	630	309	244	154	142	96	91	169	42	8	9	31	6,423
28. PEEBLES	-	235	662	225	145	58	53	35	32	25	23	33	13	4	5	11	1,567
29. SELKIRK	-	86	316	194	133	62	32	23	18	26	10	36	8	2	5	8	969
VIII. Southern.																	
30. ROXBURGH	2	833	1,994	999	685	337	208	132	124	81	90	211	61	39	13	25	5,815
31. DUMFRIES	-	1,850	3,889	1,524	992	471	485	324	247	173	136	302	79	31	15	34	16,951
32. KIRKCUDBRIGHT	-	556	1,071	1,188	691	452	390	269	188	156	120	237	55	14	18	25	6,000
33. WIGTOWN	3	1,012	1,994	1,048	522	284	325	233	207	168	97	163	29	7	3	14	6,111



## NUMBER OF FAMILIES IN HOUSES OF DIFFERENT SIZES, 1831.

REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
I. NORTHERN.																		
1. SHETLAND.																		
1	Bressay, &c.—	-	47	106	5	6	2	1	-	-	-	1	1	-	-	-	-	168
	(1) Bressay	-	30	70	55	8	1	-	2	-	-	-	-	-	-	-	-	166
2	Delting	-	11	92	178	22	25	3	4	2	2	-	3	1	-	-	-	343
3	Dunrossness, &c.—	-	80	168	21	13	2	4	1	2	-	-	1	1	-	-	-	293
	(1) Dunrossness	-	75	149	210	17	21	-	2	1	-	-	1	-	1	-	-	477
	(2) Sandwick & Cunningsburgh.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	(3) Fair Isle	-	3	21	5	1	1	-	-	-	-	-	-	-	-	-	-	31
4	Fetlar, &c.—	-	8	65	3	3	1	-	2	1	1	4	-	-	-	-	-	83
	(1) Fetlar	-	11	31	120	2	7	1	2	2	4	-	-	-	-	-	-	190
	(2) North Yell	-	5	666	249	50	45	23	32	11	11	6	8	7	4	-	1	1,127
5	Lerwick	-	17	60	265	10	8	6	4	2	4	-	1	-	-	-	-	377
6	Mid & South Yell	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Nesting, &c.—	-	11	31	100	2	2	-	1	-	-	1	-	-	-	-	-	157
	(1) Nesting	-	-	49	89	16	7	1	1	-	-	1	-	-	-	-	-	164
	(2) Lunnasting	-	-	38	131	2	3	1	1	3	1	-	-	-	1	-	-	181
	(3) Whalsay & Skerries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Northmavine	-	14	47	178	132	33	8	8	4	2	1	-	3	1	-	-	431
9	Sandsting & Aithsting	-	34	142	314	22	15	2	3	1	2	1	1	1	-	-	-	538
10	Tingwall, &c.—	-	17	174	118	17	12	5	1	-	1	1	-	-	-	-	-	346
	(1) Tingwall	-	3	41	117	5	11	5	3	3	-	-	-	-	-	-	-	188
	(2) Whiteness & Weisdale	-	12	102	281	16	26	6	3	3	4	1	1	4	1	-	-	460
11	Uist	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Walls, &c.—	-	8	73	115	2	7	6	2	5	4	1	2	1	-	-	-	235
	(1) Walls	-	13	23	65	1	2	1	1	-	-	-	-	1	-	-	-	107
	(2) Sandness	-	8	5	36	1	1	-	-	-	-	-	-	-	-	-	-	51
	(3) Papa-Scour	-	-	8	34	1	3	-	-	-	-	-	-	-	-	-	-	46
	(4) Foula	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total of Shetland		269	1,509	3,023	360	252	74	75	39	34	18	17	21	7	2	1	-	6,140
2. ORKNEY.																		
13	Birsay (part of Harray & Birsay).	-	76	230	59	12	6	6	3	-	1	-	2	1	-	-	-	396
		-	35	66	39	16	2	3	1	1	-	1	-	-	-	-	-	164
14	Deerness	-	40	100	26	1	2	3	3	1	-	-	1	-	-	-	-	180
15	Eday & Pharray	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16	Eyle & Rendall	-	57	172	39	17	4	9	-	5	-	-	1	-	-	-	-	394
17	Firth & Steuons	-	42	178	37	15	13	5	3	4	3	1	-	1	-	-	-	392
18	Harray (part of Harray & Birsay).	-	23	109	26	8	3	1	1	5	-	-	-	1	-	-	-	175
19	Holm & Paplay	1	44	76	66	13	9	4	4	-	3	-	3	-	-	-	-	223
20	Hoy & Gressay	-	47	78	2	5	3	1	2	-	-	-	-	-	-	-	-	136
21	KIRKWALL & ST. OLA	2	509	323	197	75	40	31	24	23	11	8	14	8	-	2	-	1,228
22	North Ronaldshay	1	27	50	5	2	-	3	-	-	2	-	1	-	-	-	-	91
23	Orphir	2	79	137	14	9	1	2	2	1	-	-	4	1	-	-	-	252
24	Rousay & Egilshay	1	63	112	41	12	6	7	2	1	2	1	1	-	-	-	1	250
25	St. Andrews	-	24	79	41	12	3	3	4	-	-	3	1	-	-	-	-	170
26	Sanday	-	72	192	94	27	20	5	6	1	5	4	2	-	-	-	-	428
27	Sandwick	-	54	131	50	17	9	5	2	2	1	-	2	-	-	-	-	262
28	Shapinsay	1	46	96	35	10	3	3	3	1	2	-	1	-	-	-	1	202
29	South Ronaldshay & Burray	1	131	299	93	36	25	27	9	12	6	2	10	1	-	-	-	672
30	Stromness	2	161	232	83	71	21	36	13	4	4	4	5	-	1	1	-	638
31	Stromsay	-	76	116	35	14	6	14	4	2	1	2	3	-	-	-	-	273
32	Walls, &c.—	-	49	107	41	11	7	3	1	2	-	1	1	1	-	-	-	224
	(1) Walls	-	24	67	21	2	-	-	-	-	-	-	-	-	-	-	-	114
	(2) Flotta	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33	Westray, &c.—	-	120	202	65	18	3	5	3	2	1	-	6	3	-	-	-	488
	(1) Westray	-	24	44	6	1	1	1	1	-	1	-	-	-	1	-	-	80
	(2) Papa-Westray	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total of Orkney		14	1,854	3,236	1,034	422	187	177	91	65	43	27	58	17	2	3	2	7,252
3. CAITHNESS.																		
34	Bower	3	85	141	77	20	10	9	2	1	1	1	3	1	-	-	-	354
35	Canisbay	-	95	229	177	21	11	9	4	-	-	1	3	2	-	-	1	544
36	Dunnet	-	85	133	101	23	12	8	2	1	1	1	1	-	-	-	-	388
37	Halkirk	4	131	239	137	27	19	7	11	3	1	2	4	-	1	1	2	580
38	Latheron	-	298	643	321	90	43	24	15	15	4	9	14	2	1	1	-	1,480
39	Olrig	-	87	218	96	22	11	2	3	2	3	4	-	-	2	-	-	471
40	Reay	-	88	196	133	34	13	8	3	4	3	-	7	2	1	-	-	492
41	Thurso	-	439	509	199	119	48	32	25	25	11	15	20	4	1	-	2	1,470
42	Watten	-	72	118	33	23	6	7	5	2	2	-	5	1	-	-	-	294
43	WICK	-	655	1,106	426	263	104	112	50	47	27	18	33	6	1	-	5	2,862
Total of Caithness		7	2,035	3,542	1,720	642	278	247	119	102	52	50	94	18	5	4	10	8,923



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.																Total Number of Families.
			NUMBER OF FAMILIES.																
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-		
4. SUTHERLAND.																			
44	Assynt— (1) Kirkton (2) Stoer	-	15 95	19 211	27 99	16 29	10 29	5 7	1 7	-	1	-	4	2	1	1	-	102 484	
45	Clyne	-	68	81	97	61	96	10	11	5	1	2	8	2	-	-	-	442	
46	Creich (1) Bonar (2) Rosehall	-	71 11	170 32	71 35	36 21	29 18	4 5	4 1	4 2	1	5 1	6 4	1	1	1	1	405 134	
47	DOENOCH	-	114	176	123	79	50	29	11	7	8	3	6	1	-	2	1	609	
48	Durness	-	24	61	50	12	23	9	-	1	2	1	2	3	1	1	-	190	
49	Eddrachillis— (1) Scourie (2) Kinlochbervie	-	16 43	33 85	33 18	8 10	11 5	7 1	1 1	1 4	-	6 2	-	-	-	1	1	117 175	
50	Farr— (1) Kirkton (2) Strathay	-	64 41	101 90	19 49	18 11	12 4	6 5	2 -	1 3	1	1	5	1	1	-	2	234 195	
51	Golspie	-	44	107	58	56	33	24	14	6	7	4	5	3	3	1	1	366	
52	Kildonan	-	44	173	72	42	41	29	8	5	3	3	10	3	-	-	-	425	
53	Laing	-	25	54	76	36	44	15	2	4	-	3	5	1	-	2	1	268	
54	Loth	-	8	41	34	15	18	2	-	-	-	-	4	2	-	-	-	124	
55	Rogart	-	26	52	68	25	79	29	6	3	1	-	3	1	-	-	1	294	
56	Tongue	-	82	199	73	21	18	9	1	1	-	2	1	2	1	-	1	411	
Total of Sutherland		6	791	1,684	992	496	520	187	70	47	28	28	74	22	10	9	11	4,975	
II. NORTH-WESTERN.																			
5. ROSS & CROMARTY.																			
Mainland.																			
57	Allness	-	46	92	51	24	17	14	7	-	4	3	9	1	1	-	1	270	
58	Applecross— (1) Applecross (2) Shieldaig	-	24 53	115 191	64 53	8 15	10 16	3 2	5 5	- 1	1 1	-	1 1	1 2	-	-	1	233 342	
59a	Avoch	-	158	136	47	24	23	13	5	2	4	3	1	1	-	-	-	408	
59b	Carnoch	-	1	19	4	9	16	6	4	4	1	3	1	-	-	1	-	69	
60	Contin	-	16	41	45	22	12	9	3	2	-	1	5	3	1	-	2	169	
61	CROMARTY	-	169	148	64	41	21	20	15	7	3	5	10	3	3	-	-	567	
62	DINGWALL	-	151	191	62	50	28	20	12	15	9	8	13	6	1	1	-	567	
63	Edderton	-	13	54	65	22	18	5	3	2	-	-	5	3	-	-	-	170	
64	Fearn	-	55	152	156	46	19	15	9	4	6	1	6	3	-	-	-	472	
65	Foderly	-	82	156	101	50	19	11	10	5	5	4	8	4	3	1	1	461	
66	Gairloch— (1) Northern (2) Southern	-	66 109	167 312	52 134	11 38	4 37	2 15	1 8	1 6	1 3	1 1	5 5	- 3	-	1	-	311 675	
67	Glenshiel	-	21	43	24	4	3	2	1	4	1	-	3	2	-	-	-	108	
68	Killearnan	-	54	168	68	17	11	2	5	1	2	-	7	1	-	-	1	277	
69	Kilmuir-Easter	-	34	103	39	49	26	11	7	4	2	-	5	3	1	2	1	287	
70	Kiltearn	-	40	103	52	27	25	10	5	7	7	6	3	3	3	2	-	295	
71a	Kincardine— (1) Kincardine (2) Strathaykel	-	26 1	108 23	57 23	27 12	24 10	5 3	1 -	3 -	3 -	2 2	9 1	3 2	-	1 -	-	201 77	
71b	Kinlochluichart	-	9	56	30	21	19	8	2	1	3	1	4	2	1	1	2	140	
72	Kintail	-	24	47	38	20	22	14	5	-	-	1	4	1	-	-	-	177	
73	Knockbasin	-	96	166	128	29	25	14	6	1	2	3	8	3	-	-	1	482	
74	Lorchaish	-	78	197	102	23	27	9	6	7	4	5	5	3	2	1	1	470	
75	Lochbroom— (1) Lochbroom (2) Colgach	-	169 22	340 121	80 63	38 16	18 9	10 1	7 4	8 1	3 -	1 1	9 2	5 -	2 -	-	1	691 234	
76	Lochcarron	-	70	156	52	32	24	4	5	1	4	-	4	3	-	1	3	309	
77	Logie-Easter	-	30	61	70	14	14	3	2	2	2	2	3	1	1	-	-	294	
78	Nice	-	50	89	77	18	12	11	3	1	2	3	2	3	1	-	-	232	
79	Resolis	-	65	93	86	50	22	15	12	4	4	1	4	-	1	2	-	339	
80	ROSEMARKIE	-	65	92	38	47	27	14	8	11	5	7	14	3	-	1	-	330	
81	Roskeen	-	166	294	172	101	70	34	24	15	5	8	16	7	2	1	2	917	
82	TAIN	-	144	182	133	71	55	33	47	16	19	8	21	5	1	-	2	737	
83	Tarbat	-	116	111	121	53	21	10	1	7	-	2	2	3	-	-	-	449	
84	Urquhart & Logie-West	-	105	238	174	38	45	18	3	5	3	4	6	1	-	1	1	642	
85	Urray	-	70	200	128	51	27	10	7	8	9	2	11	3	-	1	3	539	
Insular.																			
86a	Barras	-	247	617	92	12	5	10	4	1	1	1	3	-	-	-	-	994	
86b	Carloway	-	204	265	58	13	2	2	1	2	2	-	1	1	-	-	-	581	
87	Lochs	-	95	661	39	15	11	3	1	-	1	2	-	1	-	-	-	829	
88	STORNOWAY	-	307	1,243	178	80	42	30	16	14	14	10	19	1	1	-	1	1,956	
89	Uig	15	92	239	56	14	4	5	3	2	3	1	2	1	2	-	-	419	
Total of Ross & Cromarty		51	3,321	7,690	3,066	1,228	840	426	273	175	196	163	238	91	27	22	26	17,993	



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.																Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-		
			NUMBER OF FAMILIES.																
6. INVERNESS.																			
Mainland.																			
90a	Abernethy & Kincardine	-	51	102	84	29	21	19	11	8	1	1	16	-	-	-	1	344	
90b	Alvie	-	22	65	27	15	13	7	5	2	3	3	4	2	-	2	1	171	
91	Ardersier	-	102	83	14	21	17	8	3	2	2	3	2	1	1	1	1	331	
92	Boleskine, etc.—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Boleskine	-	10	27	48	16	9	6	4	2	1	-	2	2	-	1	-	128	
	(2) Fort Augustus (or Abertarf)	-	50	55	26	17	18	9	6	2	1	-	5	1	-	2	1	193	
93	Cromdale & Inverallan (Now 128b <i>infra</i> .)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
94	Croy & Dalross	-	42	130	77	39	29	16	11	5	5	4	6	2	1	1	2	370	
95	Daviot & Dunlichty	2	27	79	66	26	23	21	3	4	2	4	5	2	-	1	2	267	
96a	Dores	-	33	82	69	20	34	11	4	3	4	8	5	2	-	-	2	277	
96b	Duthill, etc.—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Duthill	-	51	90	68	35	41	14	9	4	5	4	9	3	-	1	-	334	
	(2) Rothiemurchus	-	8	25	13	6	7	5	1	1	-	-	1	-	-	1	1	69	
97	Glenelg—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Glenelg	-	20	80	27	9	4	2	-	1	4	-	2	3	-	-	-	152	
	(2) Keadyart	-	16	38	15	13	-	2	1	-	4	1	1	-	-	-	1	92	
	(3) North Morar	1	14	56	5	2	1	1	-	2	1	1	1	-	-	-	-	86	
98	INVERNESS	-	1,111	1,794	714	407	228	179	136	88	80	66	136	33	10	7	13	5,007	
99	Kilmorvaig—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Glengarry	-	15	21	23	21	20	10	-	1	1	1	3	1	1	-	2	120	
	(2) Lochaber	1	25	58	102	27	19	15	8	5	2	-	8	5	1	2	1	270	
100	Kilmorack	-	126	271	110	43	44	18	12	12	3	2	9	5	2	1	1	670	
101	Kiltarlity	-	55	140	172	61	39	25	6	6	5	2	3	4	1	-	3	522	
102	Kingussie & Insh	1	64	118	125	36	35	13	14	13	8	5	20	2	3	1	2	460	
103	Kirkhill	-	25	119	122	38	21	4	4	2	5	2	6	5	1	1	1	357	
104	Laggan	-	20	43	66	20	16	18	6	2	2	5	6	3	1	1	2	211	
105	Moy & Dalrossie	-	10	39	48	25	32	14	10	8	-	2	7	4	1	-	1	201	
106	Petty	-	56	151	54	24	14	10	5	6	7	3	6	1	-	-	-	337	
107	Urquhart, etc.—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Urquhart	-	44	153	165	59	33	20	4	2	2	4	9	2	-	3	1	492	
	(2) Glenmoriston	-	21	30	39	9	7	2	3	-	1	1	1	1	1	2	-	190	
Insular.																			
108	Barra	20	75	253	69	4	2	6	-	2	1	1	3	1	-	-	-	437	
109	Bracadale	2	40	120	32	8	4	2	1	-	5	-	3	1	1	-	1	220	
110	Duirnish	28	86	560	144	19	15	18	7	2	2	2	5	-	2	2	1	893	
111	Harris—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) North Harris	-	45	416	45	11	7	10	4	3	2	1	-	-	1	-	2	547	
	(2) South Harris	2	19	210	29	7	3	2	3	-	1	1	2	1	-	1	-	281	
	(3) Bernera	-	14	60	10	1	-	2	-	-	-	-	-	-	-	-	-	87	
	(4) St. Kilda	-	1	-	16	-	1	1	-	-	-	-	-	-	-	-	-	19	
112	Kilmuir—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Kilmuir	-	15	186	48	8	2	2	2	-	-	-	5	-	-	-	-	268	
	(2) Stenshall	-	11	124	69	38	5	6	2	-	1	-	-	-	1	-	-	237	
113	North Uist	-	101	502	158	45	16	9	4	2	-	1	8	2	-	1	-	849	
114	Portree—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Portree	-	113	291	55	17	8	10	4	9	2	2	14	5	-	-	2	533	
	(2) Raasay	-	24	72	23	6	3	2	-	1	1	2	1	-	-	-	1	136	
115	Skat	-	53	254	77	13	9	4	4	1	1	4	4	1	-	-	1	458	
116	Small Isles	3	14	63	10	8	2	3	1	2	1	-	1	1	-	-	-	107	
117	Snizort—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) North	2	35	85	24	4	1	5	1	-	-	1	1	-	-	-	-	159	
	(2) South	-	34	214	32	4	1	3	1	2	-	-	3	1	1	1	1	298	
118	South Uist—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Benbecula	-	64	187	70	9	7	3	3	2	3	1	-	-	-	-	-	349	
	(2) Howmore	4	52	248	62	10	3	9	2	2	1	2	3	-	-	-	-	308	
	(3) Boudale	1	68	255	117	27	2	4	1	2	1	-	5	-	2	-	-	485	
119	Strath	1	88	509	112	23	10	10	3	5	1	-	6	1	-	-	-	569	
Total of Inverness			68	3,031	8,288	3,472	1,271	826	569	399	216	172	140	337	99	33	33	53	18,908
III. NORTH-EASTERN.																			
7. NAIRN.																			
120	Ardclach	-	16	58	63	24	26	19	12	4	1	3	6	-	1	1	1	236	
121	Auldearn	-	36	72	66	22	14	19	19	6	4	2	6	1	1	1	1	270	
122	Cawdor	-	18	41	60	27	21	17	11	9	3	3	9	-	1	-	1	221	
123	NAIRN	-	313	897	147	124	52	39	35	31	32	11	40	8	2	5	4	1,381	
Total of Nairn			-	423	968	336	197	113	85	78	50	40	19	61	9	5	7	7	1,998
8. ELGIN (or MORAY).																			
124	Abernethy & Kincardine (Now 90a <i>supra</i> .)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
125	Alves	-	17	71	48	20	8	11	6	4	6	4	11	3	2	-	-	211	
126	Bellie	-	27	93	122	58	73	28	12	12	5	5	10	2	-	-	1	448	
127	Birnie	-	3	15	19	14	4	6	2	4	-	1	1	-	-	-	-	69	
128a	Boharm	-	14	66	60	34	29	11	11	5	3	1	6	-	-	-	2	233	
128b	Cromdale, etc.—	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	(1) Cromdale & Adyde	-	67	81	25	21	17	12	3	1	1	3	5	-	-	1	-	257	
	(2) Inverallan	-	147	179	81	59	47	39	13	17	7	11	8	3	2	-	2	696	
129	Dallas	-	8	41	66	27	13	19	6	5	4	2	3	-	-	-	-	194	



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
ELGIN (or MORAY)—cont.																		
130	DRAINY	-	82	288	197	160	45	34	16	11	8	8	20	1	-	-	1	851
131	Duffus	-	142	245	228	73	67	35	21	16	10	6	16	1	1	-	1	862
132	Duthil, &c.— (New 200 supra.)	-																
133	Drye	-	33	78	84	27	29	7	7	9	3	3	9	7	1	-	3	291
134	Edinkillie	-	21	76	54	25	39	17	5	4	3	2	4	1	-	-	2	244
135	ELGIN	-	301	688	455	208	117	112	67	61	42	36	85	28	13	2	5	2,305
136	NEW SPYRNE	-	5	30	31	5	5	6	3	3	1	2	10	-	1	-	2	104
137	FORRES	-	285	352	183	119	70	69	21	37	16	15	22	7	3	3	-	1,192
138	Kinloss	-	29	100	72	23	19	10	9	6	3	1	7	3	-	-	1	297
139	Knockando	-	43	79	79	59	59	33	13	3	6	3	4	2	1	-	-	375
140	Rafford	-	15	73	57	26	19	6	7	5	8	1	6	1	1	-	-	218
141	Rothes	-	43	121	141	82	33	23	9	7	6	6	14	2	-	-	2	489
142	St. Andrews-Lhanbryde	-	21	49	92	37	21	13	8	5	5	5	10	3	1	-	1	270
143	Speymouth	-	7	24	44	16	19	2	1	4	-	-	5	4	1	-	-	127
144	Urquhart	-	24	101	154	65	44	48	9	16	17	9	9	1	-	-	1	468
Total of Elgin (or Moray)		-	1,386	2,845	2,291	1,138	762	523	242	215	154	122	265	68	28	6	26	10,091
9. BANFF.																		
145	Aberlour	-	49	94	96	48	25	20	16	19	12	5	13	2	-	-	-	390
146	Alva	-	11	43	106	29	17	13	11	7	4	3	4	1	-	1	1	251
147	BANFF	1	464	656	494	189	106	78	59	39	23	22	32	10	2	2	4	2,691
148	Botolphnie	-	5	39	42	22	15	4	3	3	4	-	1	-	-	-	1	130
149	Boynsie	-	47	138	126	29	13	18	7	6	3	3	5	1	-	-	-	396
150	CULLEN	-	96	164	133	36	21	11	14	5	2	6	2	2	-	-	-	492
151	Deskford	-	12	29	57	17	11	14	5	8	4	-	2	2	-	-	-	161
152	Enzie	-	79	152	138	63	43	18	11	7	3	3	11	2	-	1	-	522
153	Forcnyc— (1) Fordyce (2) Forncroft	-	33	111	116	36	21	19	7	13	6	4	8	-	1	-	-	375
		-	139	186	113	36	27	22	15	6	9	5	6	3	-	-	-	558
154	Forgle	-	5	33	48	13	9	17	8	1	2	1	5	-	-	1	1	144
155a	Gamrie	-	102	190	188	55	33	24	7	16	3	7	7	3	1	-	-	636
155b	Glenrinnes	-	7	13	26	9	6	6	3	-	1	3	-	-	-	-	-	83
156	Grange	-	24	89	118	42	21	17	11	7	3	3	6	-	-	-	1	342
157	Inveravon— (1) Inveravon (2) Glenlivet	1	15	42	37	17	13	18	9	4	1	7	6	1	-	-	1	172
		-	40	129	105	22	16	15	5	7	6	1	3	-	1	-	-	359
158	Inverkeithny	-	12	46	43	17	14	10	8	6	6	3	3	-	-	-	-	167
159	KITH	-	239	440	365	144	92	45	30	28	19	13	19	3	4	1	-	1,433
160	Kirkmichael, &c.— (1) Kirkmichael (2) Tomintoul	-	5	22	23	7	5	3	4	1	1	1	2	2	1	-	-	77
		-	26	71	41	15	7	7	3	3	4	1	3	1	-	-	-	182
161	Marnoch	-	135	189	212	59	59	29	14	7	4	10	7	3	-	-	2	712
162	Mearns	-	56	181	181	54	40	26	21	7	12	4	9	4	1	1	1	598
163	Ordsquhill	-	4	20	62	14	18	9	4	2	1	4	1	-	-	-	1	140
164	RATHVEN	1	278	499	378	227	103	43	36	30	11	11	18	4	-	-	-	1,550
165	Rothiemay	-	23	105	102	39	19	10	3	6	2	2	5	1	-	1	-	290
166	St. Ferrus	-	70	146	41	18	17	8	9	5	-	2	2	-	-	-	-	318
167	SEAFIELD	-	79	118	94	28	4	8	3	-	2	1	3	1	-	-	1	342
Total of Banff		4	2,028	3,846	3,394	1,266	769	503	329	237	147	123	184	46	11	8	16	12,902
10. ABERDEEN.																		
168	ABERDEEN— (1) St. Nicholas (2) Old Machar	-	3,711	5,650	1,968	651	218	119	65	68	35	19	47	15	6	5	9	11,986
	Do. (Landward)	-	2,226	4,469	2,263	1,195	355	381	389	329	203	150	349	75	17	5	6	12,376
		-	22	88	48	37	28	11	4	5	6	2	4	-	-	2	3	269
169	Aberdour	-	109	138	79	26	19	10	14	3	1	-	7	-	1	-	-	407
170	Aboyne	-	29	77	64	32	29	21	12	12	8	5	6	3	-	-	3	292
171	Alford	-	30	95	69	25	21	16	15	5	4	8	5	3	1	1	1	299
172	Auchindoir	-	25	115	96	28	28	16	8	9	5	4	2	2	-	-	2	340
173	Auchterless	-	17	110	101	27	28	12	8	7	6	3	7	2	-	1	-	329
174	Belhelvie	-	34	111	88	31	27	18	13	9	4	1	4	2	1	-	1	344
175	Birse	-	13	39	55	40	45	21	10	5	6	4	4	-	-	-	1	241
176	Bourlie	-	11	13	8	12	7	4	4	3	1	8	-	1	-	-	-	72
177	Caberach	-	9	24	28	15	25	16	6	3	5	5	6	-	1	-	-	141
178	Cairney	-	16	69	107	35	24	10	7	5	4	2	4	2	-	-	-	285
179	Chape. of Garioch	-	28	95	114	43	34	19	20	5	7	2	8	-	-	-	4	379
180	Clatt	-	1	11	16	9	10	11	6	1	6	4	3	-	-	1	-	79
181	Cluny	-	19	40	59	38	50	19	10	7	5	2	1	1	-	-	2	253
182	Coull	-	19	50	33	23	22	5	4	2	-	1	2	1	-	-	-	153
183	Crathie and Braemar	-	34	75	55	48	78	22	17	5	9	5	16	4	2	-	5	375
184	Crimond	-	11	55	44	15	10	8	1	4	5	4	2	1	-	-	-	169
185	Cruden	1	77	222	188	63	38	21	20	10	9	4	7	-	-	1	1	662
186	Culsalmund	-	10	41	53	18	16	9	6	1	2	2	5	3	-	-	-	161
187	Daviot	-	2	16	28	9	9	7	7	7	2	2	1	1	-	-	-	91
188	Drumblade	1	2	34	53	25	18	12	2	7	5	2	7	-	-	-	1	169
189	Drumoak	-	10	37	28	19	36	19	11	9	2	3	3	1	1	-	1	180
190	Dyce	-	12	72	71	14	11	8	9	8	3	3	4	-	-	-	-	215
191	Echt	-	13	48	55	33	48	17	11	13	6	-	6	1	-	-	1	252
192	Ellon	-	75	202	129	48	35	33	18	19	15	12	18	2	2	1	1	610
193	Fintray	-	11	43	54	22	23	13	8	6	3	2	5	1	-	-	1	192
194	Forgue	-	14	81	91	28	8	9	11	4	3	2	11	2	1	1	-	296



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.	
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-		
			NUMBER OF FAMILIES.																
ABERDEEN—cont.																			
195	Poveram	-	46	154	84	26	18	22	11	14	8	3	9	3	-	-	-	398	
196	FRASERBURGH	-	401	557	194	107	55	60	31	22	14	13	19	7	3	-	-	1,325	
197	Fyvie	-	43	128	151	89	51	48	29	15	12	10	7	2	1	-	2	688	
198	Gartly	-	8	38	51	25	16	9	7	6	4	3	8	1	-	-	-	176	
199	Glass	-	6	39	85	27	18	4	6	6	1	3	3	1	-	-	-	199	
200	Glenbucket	-	5	18	29	15	19	8	-	-	2	-	1	-	-	-	-	165	
201	Glenmuick, Tullich, and Glenmairn.	-	30	115	75	59	42	47	12	14	10	6	15	4	-	1	2	432	
202	HUNTLY	1	129	265	224	163	43	48	38	25	10	11	21	4	3	-	1	1,056	
203	Insh	-	41	116	105	22	29	14	7	9	3	3	8	1	-	-	-	549	
204	INVERURIE	-	166	212	171	77	46	37	29	12	11	9	9	2	-	1	1	714	
205	Keir	-	7	29	43	16	19	10	7	4	5	5	4	-	-	-	1	141	
206	Keith-hall	-	4	40	45	18	16	11	6	5	5	1	2	1	-	-	-	155	
207	Kemnay	-	23	127	82	39	19	15	5	1	5	2	2	-	-	-	1	321	
208	Kildrumny	-	13	32	21	14	10	5	9	3	3	4	5	1	-	-	1	121	
209	Kincardine O'Neil	-	22	78	76	54	55	41	25	7	5	4	9	1	2	2	1	382	
210a	King Edward— (1) King Edward	-	8	73	45	17	12	5	13	6	3	4	7	1	4	-	-	198	
	(2) New Byth	-	61	129	113	55	22	14	8	3	7	1	1	-	1	-	-	415	
210b	Kininmonth	-	49	78	58	15	9	6	2	2	2	1	1	-	-	-	-	233	
211	Kinnellar	-	7	40	22	15	6	5	6	3	5	1	4	1	-	-	-	115	
212	Kinnethmont	-	15	46	67	33	17	11	8	7	-	1	4	-	-	1	1	211	
213	KINTORE	-	72	192	129	38	39	24	14	10	6	-	8	1	1	-	1	526	
214	Leochel-Cushnie	-	24	54	28	42	31	29	13	8	3	3	3	1	-	1	-	231	
215	Leslie	-	3	29	37	13	7	3	3	-	2	2	-	-	-	-	-	90	
216	Logie-Buchan	-	9	53	27	9	11	9	6	7	3	1	3	-	-	-	-	138	
217	Logie-Goldstone & Cromer	-	11	46	47	25	38	21	7	8	2	3	5	1	1	1	-	216	
218	Longside	-	137	299	116	48	29	24	9	9	5	3	5	2	-	-	-	686	
219	Lomnay	-	44	179	65	27	19	13	7	5	2	2	2	-	-	1	1	358	
220	Lumphanan	-	19	94	58	18	18	6	5	7	1	1	4	1	1	1	-	234	
221	Methle	1	25	108	119	45	26	28	16	12	6	2	9	3	-	-	1	401	
222a	Midmar	-	7	53	52	26	21	15	12	4	3	3	3	1	-	1	-	291	
222b	Midbrev	1	27	102	79	22	17	7	9	4	2	3	2	-	-	-	-	275	
223	Monquhitter	-	69	163	143	29	21	16	13	10	4	7	2	2	-	-	-	479	
224	Monymusk	-	16	32	69	25	18	17	8	2	3	1	7	1	-	-	1	200	
225	New Deer	-	77	212	216	67	65	55	23	17	9	4	12	1	1	-	2	759	
226	Newhills	-	110	405	264	88	52	36	27	13	9	6	8	4	1	1	1	1,225	
227a	New Machar	-	15	72	101	19	35	15	13	5	6	3	5	1	-	1	1	292	
227b	New Pitsligo	-	197	265	97	33	28	24	8	6	5	1	1	2	-	-	-	668	
228	Old Deer	-	145	306	209	79	47	34	19	17	12	6	17	2	1	-	3	888	
229	Old Meldrum	-	86	155	121	59	49	19	13	7	7	6	9	3	1	-	1	518	
230	Oyne	-	17	69	49	17	12	6	7	5	2	-	3	1	-	1	1	199	
231	Peterculter	-	33	115	80	36	31	21	10	8	7	4	6	2	3	-	-	354	
232	PETERHEAD— (1) PETERHEAD	-	515	1,136	458	259	98	65	32	49	26	21	45	7	9	1	1	2,707	
	(2) Boddam	-	60	191	65	56	5	6	2	3	1	-	1	1	-	-	-	369	
233	Pitsligo	2	97	211	92	77	21	14	6	8	7	2	4	-	-	-	-	541	
234	Premnay	1	18	57	48	32	16	8	5	5	2	1	3	1	-	-	-	197	
235	Rathen— (1) Rathen	-	34	75	55	16	13	10	9	3	2	4	2	-	-	1	-	224	
	(2) Inverallochy	-	45	234	32	7	6	3	2	-	-	2	2	-	-	-	-	330	
236	Rayne	1	14	51	96	12	28	16	13	8	4	-	3	1	-	-	1	248	
237a	Rhynie	-	22	106	48	20	20	5	6	2	2	1	6	-	-	-	-	258	
237b	Savoch	-	18	106	112	41	21	19	18	11	5	3	7	1	-	-	-	362	
238	Skene	-	38	93	63	49	46	39	9	8	10	1	1	5	1	-	2	356	
239	Slains	-	6	113	41	19	15	12	14	5	2	1	4	1	1	-	-	234	
240	Strathdon	-	30	92	66	41	57	21	10	7	4	2	5	1	-	2	2	349	
241	Strichen	-	144	141	60	27	23	16	11	9	8	4	9	-	-	-	1	453	
242	Tairland	-	22	44	51	22	24	19	7	3	5	3	6	2	-	-	1	209	
243	Tarves	-	44	92	159	59	35	29	13	8	11	9	17	4	-	-	-	462	
244	Touth	-	9	31	56	15	23	4	6	3	2	2	4	1	-	1	1	137	
245	Towie	-	9	36	39	22	14	8	7	8	2	2	2	1	-	-	-	141	
246	Tullynessle & Forbes	-	14	59	55	16	15	6	9	8	-	3	9	2	-	1	1	189	
247	TURRIFF	-	119	249	222	109	69	37	27	29	23	21	22	6	1	1	4	921	
248	Tyrie	-	12	34	48	23	13	6	6	3	2	-	5	1	-	-	-	153	
249a	Uduy	-	34	98	86	27	26	12	9	9	5	6	12	3	-	-	1	328	
249b	Ythan Wells	-	29	79	97	15	12	9	7	3	-	2	3	-	-	-	-	225	
Total of Aberdeen			9	10,091	20,257	11,906	5,104	3,009	2,061	1,435	1,083	709	490	968	219	63	38	83	57,516
11. KINCARDINE.																			
250	Arbuthnot	-	19	53	25	15	19	6	7	3	2	-	4	2	-	-	-	155	
251	BANCHORY-DEVENICK (1) BANCHORY-DEVENICK	-	22	103	48	24	28	30	23	18	9	13	18	9	1	1	1	348	
	(2) Portlethen	-	39	131	90	12	19	6	6	5	3	-	-	1	1	-	-	313	
252	Banchory-Terman	-	89	163	121	81	73	42	29	25	14	12	22	4	1	2	3	681	
253	BANCHOLM	-	62	164	82	27	14	8	9	2	2	3	4	-	-	-	1	378	
254	BERVIE	-	146	185	97	28	20	17	8	5	7	5	2	1	-	-	-	481	
255	DUNNOTAR	-	108	251	71	47	29	21	6	4	2	1	6	1	-	-	1	539	
256	Durnie	-	8	49	49	17	37	17	11	6	2	2	1	1	-	-	1	183	
257	Fettercairn	-	36	85	95	29	32	11	8	10	2	3	15	1	-	1	2	330	
258	FETTERESSO— (1) FETTERESSO	-	122	325	132	75	52	51	43	22	16	10	18	6	1	-	3	876	
	(2) Cookney	-	45	153	81	36	36	18	8	5	4	3	1	1	-	-	-	392	
259	Fordoun	-	35	159	122	31	27	24	14	16	10	6	21	2	1	-	1	469	



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
260	Garvock	-	3	50	18	12	9	4	3	3	2	1	2	-	-	-	87	
261	Glenherrie	-	32	107	15	16	16	4	7	5	2	1	3	-	-	-	269	
262	KINEFF & CATTER- LINE	-	29	75	43	12	12	12	4	4	5	4	4	3	-	-	207	
263	Laurencekirk	-	84	192	113	43	23	22	17	14	6	6	13	3	1	-	537	
264	Maryculter	-	13	54	48	28	19	6	6	4	2	-	9	1	2	1	161	
265	Marykirk	-	36	150	64	27	19	20	9	6	4	2	4	-	2	1	344	
266	Nigg	-	93	283	91	32	18	23	11	6	3	1	5	2	-	-	568	
267	St. Cyrus	-	33	128	90	28	16	10	3	4	2	5	7	2	-	1	331	
268	Strachan	-	12	35	31	11	15	14	5	7	3	2	3	-	-	-	139	
Total of Kincardine		-	1,606	2,865	1,477	631	524	366	237	174	102	80	162	40	11	7	7,762	
IV. EAST-MIDLAND.																		
12. FORFAR.																		
269	Aberlemno	-	38	92	29	17	16	9	6	4	1	2	7	1	-	-	223	
270	Airlie	-	18	58	73	18	7	7	2	6	4	2	4	1	-	-	181	
271	Arbirlot	-	17	102	27	8	6	5	6	2	2	3	5	-	1	-	184	
272	ARBROATH	-	1,046	2,383	1,024	319	142	124	82	62	39	26	54	5	1	1	5,311	
273	Auchterhouse	-	16	47	38	5	8	3	1	3	2	4	1	1	-	1	139	
274	BARRY	-	82	215	318	54	34	35	18	15	13	2	10	2	-	-	799	
275	BRECHIN	-	809	970	271	114	89	54	35	21	12	20	46	5	2	1	2,453	
276	Carmyllie	-	58	154	43	11	8	5	1	2	1	2	2	-	-	-	268	
277	Carreston	-	7	23	5	3	1	2	-	-	1	1	1	-	-	1	44	
278	Cortachy & Clova	-	8	8	35	21	14	7	5	3	1	2	2	-	1	-	168	
279	COUPAR-ANGUS	-	125	226	105	62	31	19	14	10	7	10	13	2	-	1	629	
280	CRAIG	-	250	223	40	26	8	3	6	4	9	4	4	-	-	1	580	
281	Dun	-	10	40	32	9	11	4	1	-	2	-	3	2	-	2	117	
282	DUNDEE— (1) St Peter (2) St Mary (3) St Clement (4) St Andrew (5) Loches	-	1,674 1,719 1,734 2,822 707	3,077 2,835 2,864 6,032 1,591	892 546 707 1,555 321	439 243 352 132 140	160 76 142 101 41	100 32 79 85 33	83 32 41 82 10	93 25 21 82 14	58 15 13 35 11	33 17 6 26 6	93 36 23 66 4	31 6 5 19 3	8 4 1 3 1	1 4 1 3 1	4 4 5 5 2	6,676 5,667 5,903 11,522 2,794
283	Dunnichen	-	55	148	77	31	18	15	6	4	5	3	1	-	-	-	364	
284	Edzell & Newry	-	10	57	38	9	-	6	-	-	-	4	4	2	-	-	130	
285	Edzell	-	26	70	44	15	17	9	3	1	2	4	4	-	2	-	198	
286	Farnell	-	16	43	39	12	4	3	3	2	1	1	3	1	-	-	129	
287	Fearo	-	16	35	6	3	4	3	3	2	3	1	2	-	1	-	79	
288	FORFAR	-	1,433	1,172	330	120	50	44	34	21	19	22	10	12	-	-	3,297	
289	Glamis	-	38	195	96	17	16	8	7	11	4	6	4	-	-	1	494	
290	Glenisla	-	6	33	43	17	26	17	17	1	3	4	4	3	-	1	175	
291	Guthrie	-	22	24	23	7	9	3	3	3	1	-	1	-	1	-	98	
292	Inverarity	-	17	23	65	19	8	9	7	6	2	4	3	1	-	-	175	
293	Inverkeithing	-	45	139	84	24	6	11	4	9	11	3	6	1	1	2	345	
294	Kettins	-	11	65	50	14	13	9	3	4	4	4	5	4	1	-	188	
295	Kingoldrum	-	3	27	21	3	3	1	3	3	-	2	5	1	1	-	73	
296	Kinnell	-	25	69	30	15	4	3	2	2	-	4	5	1	-	-	169	
297	Kinnethlies	-	15	41	29	3	3	6	2	2	2	2	2	-	2	1	101	
298	Kirkden	-	50	201	94	18	7	8	8	3	4	2	3	-	-	1	329	
299	KIRRIEMUIR	-	474	646	319	87	64	37	25	16	19	7	13	4	2	-	1,713	
300	Lethnot & Navar	-	3	27	9	2	4	4	2	3	2	-	-	-	1	-	57	
301	Liff, Benzie, & Invergowrie	-	16	129	74	31	5	14	7	6	3	4	5	1	1	-	299	
302	Lintrothen	-	14	50	38	14	9	9	4	1	3	2	-	1	-	-	145	
303	Lochlee	-	6	26	26	11	2	5	1	2	1	1	1	-	-	-	83	
304	Logie-Pert	-	46	113	40	13	10	3	4	1	1	4	5	-	-	2	242	
305	Lunan	-	6	26	12	3	-	2	1	-	1	2	-	1	-	-	54	
306	Lundie	-	10	39	12	1	3	4	2	5	2	1	1	-	-	-	80	
307	Mains, etc.— (1) Mains (2) Strathmartine	-	69 29	226 92	75 39	46 9	34 8	11 7	10 9	9 3	6 3	3 2	5 3	2 1	-	-	496 298	
308	Marytown	-	8	37	20	1	2	3	1	-	1	3	5	1	-	-	82	
309	Menmuir	-	20	42	33	14	11	9	6	2	2	1	4	1	-	-	146	
310	MONTFLETH	-	279	711	410	197	121	99	74	62	41	47	66	19	9	6	2,335	
311	Monikie	-	44	115	79	25	16	5	5	3	6	1	4	2	1	-	366	
312	MONTROSE	-	780	1,616	732	248	166	101	71	44	31	28	57	9	9	4	3,898	
313	Murroes	-	23	67	39	7	2	8	4	1	4	1	6	2	-	-	156	
314	Newtyle	-	39	92	51	17	12	13	6	2	4	5	6	-	-	-	235	
315	Oathlaw	-	18	40	12	6	2	1	4	1	2	2	4	-	-	-	93	
316	PANBRIDE	-	31	131	61	20	19	21	17	11	9	3	3	1	1	-	332	
317	Rescobie	-	33	59	30	11	4	7	5	1	4	1	3	-	1	1	161	
318	Ruthven	-	4	16	7	10	4	3	3	-	1	-	-	-	-	1	49	
319	St. Vigons	-	80	255	103	32	19	10	4	5	8	4	10	3	2	-	543	
320	Stracathro	-	14	34	33	5	5	4	1	5	3	3	3	-	-	-	111	
321	Tannatice	-	44	94	61	22	15	10	9	2	6	-	3	4	1	1	277	
322	Tealing	-	23	65	30	11	6	4	4	2	1	1	4	-	-	-	185	
Total of Forfar		-	15,018	27,029	9,401	3,396	1,696	1,178	812	630	451	338	638	161	69	35	68	62,021



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			NUMBER OF FAMILIES.															
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
13. PERTH.																		
323	Aberdalgie	-	12	27	9	6	2	6	3	-	2	-	1	-	-	-	1	89
324	Aberfeldy	-	111	205	101	50	25	22	11	15	7	7	16	5	-	-	1	576
325	Aberfoyle	-	16	39	15	8	4	4	3	1	1	1	5	1	-	1	160	
326	Abernethy	-	106	184	45	32	24	14	5	8	5	6	6	2	-	2	439	
327	Abernyte	-	7	28	8	8	5	1	1	3	2	7	1	1	-	-	67	
328a	ALYTH	-	211	286	134	56	35	37	24	20	10	7	8	7	-	1	837	
328b	Ardoch	-	39	75	26	27	30	25	13	4	4	2	2	-	-	-	251	
328c	AUCHTERARDE	-	339	280	112	46	29	29	15	7	5	8	13	2	1	-	888	
329	Auchtermuchty	-	57	163	72	41	26	23	11	5	2	1	5	1	-	-	348	
331	Balquhither	-	9	58	36	14	12	14	3	6	1	2	2	3	1	-	163	
332	Bendochy	-	13	29	34	4	4	7	3	6	4	2	6	1	-	-	113	
333	Blackford	-	81	132	55	22	20	13	10	8	7	3	3	2	1	-	358	
334	Blair-Athol	-	36	95	108	43	33	19	9	5	3	3	10	1	2	1	371	
335	BLAIRGOWRIE	-	260	443	202	80	65	58	32	27	11	6	18	6	1	2	1,211	
336	Callander	-	79	137	48	50	36	27	21	13	12	8	49	10	3	1	497	
337	Caputh	-	44	120	69	45	26	15	12	5	4	3	8	1	2	-	328	
338	Cargill	-	35	107	91	41	19	14	12	6	2	5	3	1	-	-	395	
339	Clunie	-	12	43	32	9	8	15	8	1	4	3	5	1	-	-	141	
340	Collace	-	14	52	23	4	4	5	1	3	-	-	2	-	1	-	109	
341	Comrie	-	63	117	67	53	33	29	11	19	9	8	13	1	2	1	439	
342	CRIEFF	-	311	379	129	101	46	40	32	23	31	24	60	15	5	1	1,201	
343	CULROSS	-	45	96	62	28	16	11	5	6	4	2	3	-	3	1	235	
344	Dowally	-	7	18	49	2	15	7	-	2	-	1	2	-	-	-	191	
345	Dron	-	5	26	13	2	4	2	4	1	2	-	3	-	1	-	63	
346	Dull	-	3	48	30	16	7	10	5	2	1	1	2	-	1	1	128	
347	Dunbarney	-	16	56	49	15	9	12	4	6	6	5	19	2	1	1	204	
348	DUNBLANE	-	173	263	91	67	24	41	15	8	12	12	16	5	4	1	734	
349	Dunkeld	-	44	64	29	24	6	11	10	9	8	3	10	1	2	-	223	
350	Dunning	-	127	141	47	38	22	20	10	7	5	4	6	1	1	-	431	
351	Errol	-	65	248	88	54	40	15	14	11	12	3	15	1	3	1	581	
352	Finto-Gask	-	11	33	15	14	4	3	-	1	3	3	3	-	-	-	91	
353	Forganally	-	12	61	28	15	9	9	4	3	1	-	1	1	1	-	146	
354	Forteviot	-	17	56	16	10	7	3	2	6	-	2	6	-	-	1	127	
355a	Forthingall— (1) Innerwick in Glenlyon	-	7	14	18	11	11	8	2	2	-	2	3	-	-	-	79	
	(2) Forthingall	-	13	68	14	16	3	2	3	4	-	-	3	-	-	1	128	
355b	Foss	-	-	4	8	9	6	7	2	2	2	2	-	2	-	-	44	
356	Fowls-Easter	-	6	26	19	2	2	1	-	2	-	1	4	-	-	-	63	
357	Fowls-Wester	-	36	65	50	39	13	12	6	3	5	1	4	-	1	-	237	
358	Glendevon	-	2	6	7	1	1	2	5	1	-	-	2	-	-	-	28	
359	Inchture	-	27	43	47	15	5	1	6	2	5	2	5	-	-	-	169	
360	Kenmore	-	28	110	44	26	11	9	3	1	-	3	5	-	1	-	243	
361	Killin	1	72	107	75	19	6	12	7	6	4	1	8	6	1	1	328	
362	Kilmadock	-	157	224	107	47	20	51	15	24	10	6	12	3	-	4	682	
363	Kilsandie	-	15	81	14	12	5	4	3	2	6	3	3	-	-	-	140	
364	Kincardine	-	35	110	62	31	25	15	14	6	9	3	4	1	1	-	317	
365	Kinclaven	-	12	37	25	12	6	4	2	3	2	1	3	-	1	-	108	
366	Kinfauns	-	12	59	25	12	6	4	6	4	2	-	2	3	-	1	129	
367	Kinloch-Rannoch	1	29	60	56	19	9	7	3	6	2	4	5	2	3	1	212	
368	Kinnaird	-	3	19	14	8	6	3	3	2	2	-	1	-	-	-	61	
369	Kinnoull	-	20	65	31	15	7	9	3	2	6	1	3	1	1	1	166	
370	Kirkmichael— (1) Kirkmichael (2) Glenashee	-	19 3	37 15	32 6	16 3	20 6	15 6	4 4	3 1	2 1	- 2	2 3	1 -	2 -	- -	- -	155 50
371	Lechnort	-	23	55	15	7	3	10	5	2	2	1	2	-	-	-	126	
372	Lethendy, &c.— (1) Lethendy (2) Kinloch	-	4 8	13 13	8 2	2 5	5 4	2 8	- 3	- 3	1 1	- 1	1 2	-	-	-	36 51	
373	Little Dunkeld	-	45	154	79	53	37	30	21	11	6	4	12	8	1	3	449	
374	LOGIE	-	119	206	141	94	58	50	48	44	38	19	63	11	4	3	1,001	
375	Logiealmond	-	14	39	39	16	14	14	7	2	-	1	3	-	-	-	149	
376	Logierait	-	43	92	62	64	34	20	13	11	7	1	4	4	1	6	394	
377	Longforgan	-	60	214	63	35	17	4	6	5	2	5	11	1	2	-	427	
378	Madderty	-	22	34	10	10	12	13	3	3	1	-	3	1	-	-	112	
379	Meigle	-	20	90	50	19	6	8	9	5	3	1	5	1	1	1	220	
380	Methven	-	114	178	73	47	21	16	11	5	6	3	4	-	-	-	480	
381	Moneydie	-	8	15	11	4	6	3	2	2	2	-	2	1	-	-	56	
382	Monzie	-	3	19	14	5	5	1	5	2	2	-	2	1	2	2	65	
383	MONZIEVAIRD & STROWAN	-	12	32	25	24	8	16	7	4	2	3	4	1	-	1	140	
384	Moulin	-	50	86	50	37	34	43	9	14	16	13	14	12	3	-	426	
385	Muckhart	-	11	43	32	15	9	10	5	4	2	3	1	-	1	3	140	
386a	MUTHILL	1	106	154	48	28	21	33	13	5	5	3	6	-	1	-	436	
386b	Persie	-	11	21	47	16	22	19	6	7	2	2	5	-	1	1	161	
387	PERTH	-	1,239	2,500	1,195	633	321	206	123	129	89	82	118	41	12	6	6,724	
388	Port of Menteith	-	31	55	51	31	22	16	12	7	3	2	3	1	-	-	240	
389	RATHFRY	-	294	274	97	39	29	25	16	12	7	4	4	6	-	-	713	
390	Redgorton	-	38	102	33	38	11	10	6	1	3	2	5	1	1	-	252	
391	Rhynd	-	3	26	18	1	-	-	4	1	2	-	5	1	-	-	61	
392	St. Madoes	-	8	39	6	5	2	4	3	-	-	-	2	-	-	1	70	
393a	St. Martins	-	28	47	41	23	10	11	6	7	1	2	4	1	-	1	183	
393b	Stanley	-	55	133	43	35	9	7	12	9	2	1	4	-	1	-	331	
393c	Seone	-	40	203	116	65	30	29	17	9	7	6	6	1	1	-	531	
394b	Strathfillan	-	17	20	7	5	2	3	1	3	4	-	3	2	-	1	69	
394c	Tenantry	-	8	31	18	16	13	6	4	2	1	-	3	3	1	-	109	
395	Tibbermore	1	30	89	55	43	12	5	7	4	3	5	8	2	1	-	265	



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
NUMBER OF FAMILIES.																		
PERTH—continued.																		
396	Trinity-Gask	-	9	22	16	4	10	10	3	4	2	-	3	1	-	-	85	
397	Tulliallan	-	119	209	127	59	25	26	9	5	5	2	6	1	-	-	594	
398	Weem	-	3	13	10	8	5	-	4	-	-	-	2	-	-	-	47	
Total of Perth		-	8	5,401	10,521	5,229	2,834	1,641	1,383	894	645	456	534	769	198	83	30,434	
14. FIFE.																		
399	Abbotshall (merged in 442)	-	52	105	23	12	8	5	7	5	3	2	6	3	1	-	232	
400	AEDIE	-	112	157	34	29	17	14	11	13	8	3	6	4	2	1	418	
401	Aberdour	-	61	104	49	26	30	15	9	8	4	4	6	2	-	-	318	
402	ANSTRUTHER-EASTER	-	31	65	20	12	9	7	2	1	3	2	3	-	-	-	156	
403	ANSTRUTHER-WESTER	-	19	34	25	19	15	8	4	3	1	1	5	1	1	1	138	
404	Arngask	-	255	445	105	31	21	15	14	5	4	4	3	-	-	-	903	
405	AUCHTERDERRAN	-	209	217	66	46	23	12	8	9	7	4	11	1	1	-	615	
406	Auchtermuchty	-	28	71	37	4	3	5	1	3	2	2	5	-	-	-	161	
407	Auchtertool	-	70	97	19	8	6	6	2	1	1	2	6	1	-	-	219	
408	Ballingry	-	13	26	39	17	5	6	1	2	1	2	3	-	-	-	187	
409	Balmerino	-	532	692	94	30	8	9	7	8	2	-	6	-	-	-	1,688	
410	BEATH	-	256	387	199	68	45	33	23	15	23	9	34	3	2	2	1,669	
411	BURNTISLAND	-	36	114	33	13	12	5	3	4	3	3	4	3	1	1	235	
412	Cameron	-	51	112	28	9	5	6	6	9	3	5	1	2	-	-	239	
413	Carnbee	-	63	104	44	23	9	11	6	4	4	1	-	1	1	-	271	
414	Carnock	-	108	215	87	51	12	23	19	8	14	6	4	2	-	1	542	
415	Ceres	-	79	225	83	22	15	17	6	4	7	4	10	-	-	1	474	
416	Collesio	-	79	175	62	41	16	29	9	8	8	3	8	2	-	1	432	
417	CRAIL	-	5	41	21	5	3	1	1	3	3	1	3	-	1	-	88	
418	Criech	-	35	77	26	11	7	7	4	3	5	3	3	-	-	-	182	
419	Cults	-	275	608	259	157	68	59	37	36	28	21	48	11	4	1	1,657	
420	CUPAR	-	84	194	11	16	2	2	2	3	5	2	4	1	-	-	186	
421	Dairsie	-	81	131	24	14	3	4	6	7	1	-	1	1	-	2	277	
422	Dalgetty	-	1	13	32	20	2	4	2	1	-	-	3	2	2	-	83	
423	Dunbog	-	1,599	2,589	789	317	114	102	70	66	49	28	55	8	4	1	4	5,796
424	DUNFERMLINE	1	17	47	14	9	2	2	1	1	1	1	1	1	-	-	98	
425	Dunino	-	344	1,413	513	153	77	83	21	18	12	7	16	3	3	-	1	2,624
426	DYSART	-	20	33	23	21	17	15	8	10	10	8	8	4	-	-	1,178	
427	Elie	-	160	271	126	64	31	23	14	8	4	6	5	1	1	-	695	
428	FALKLAND	-	165	245	120	68	27	17	14	8	2	8	-	-	-	-	696	
429	FERRY-PORT-ON-CRAIG	-	4	30	1	1	-	2	3	-	2	1	1	-	-	-	45	
430	Flisk	-	39	120	59	62	59	33	84	71	43	23	16	2	1	1	613	
431	FORGAN	-	120	296	111	63	24	36	14	11	9	6	10	4	-	-	674	
432	INVERKEITHING	-	23	78	51	18	11	4	2	2	1	1	1	4	2	-	198	
433	Kemback	-	38	162	100	36	26	16	9	9	4	2	3	1	-	1	497	
434	Kennoway	-	74	236	108	35	19	17	10	6	2	8	5	1	2	1	525	
435	Kettle	1	87	239	79	38	27	20	19	3	10	6	10	1	2	-	4	545
436	KILCONQUHAR	-	17	85	17	4	-	4	-	4	3	3	5	1	-	1	144	
437	Kilmany	-	260	348	51	17	9	5	1	3	3	2	4	2	-	-	705	
438	KILRENNY	-	127	273	85	44	29	13	11	6	2	4	11	2	-	3	691	
439	KINGHORN	-	53	127	46	21	2	5	10	6	3	4	2	-	-	-	289	
440	Kinglassie	-	38	98	33	8	4	3	1	2	4	2	1	1	-	-	196	
441	Kingsbarns	-	708	1,548	653	229	144	61	57	54	26	28	79	10	3	-	3	3,098
442	KIRKCALDY AND ABBOTSHALL	-	164	296	77	31	28	16	12	10	10	8	7	2	-	2	543	
443	Largo	-	225	359	218	66	31	35	15	19	10	8	6	-	1	-	2	377
444	LESLIE	-	119	255	57	29	17	10	5	13	7	2	7	1	3	-	1	517
445	Leuchars	-	5	57	7	5	4	-	2	-	-	-	4	1	-	-	87	
446	Logie	-	209	643	194	97	47	45	22	20	13	7	13	1	3	2	2	1,369
447	Markinch	-	27	112	18	23	6	7	3	2	1	4	5	-	-	2	2	212
448	Monimail	-	1	13	8	7	-	1	-	1	1	1	3	-	-	-	35	
449	Moonzie	-	154	199	76	40	14	24	12	13	2	3	9	1	-	-	1	569
450	NEWBURGH	-	8	43	8	7	3	3	3	1	1	1	3	1	-	1	-	83
451	Newburn	-	156	187	63	42	27	23	9	10	2	-	5	1	-	-	-	595
452	PITTENWEEM	-	427	711	222	156	76	89	51	69	37	40	121	32	10	6	7	2,054
453	ST ANDREWS AND ST. LEONARDS.	-	164	191	44	14	12	4	3	3	3	1	-	-	-	-	-	439
454	St. Monance (or Abercrombie)	-	27	89	36	23	15	12	6	3	2	2	4	3	-	1	-	225
455	Saline	-	175	376	134	41	36	27	30	11	8	13	16	1	1	1	1	871
456	SCOONIE	-	155	214	57	43	29	12	7	6	7	3	5	1	-	-	2	532
457	Strathmiglo	-	46	67	30	18	11	12	7	3	3	3	4	1	-	-	1	206
458	Torryburn	-	121	345	83	25	9	13	6	2	5	4	6	-	2	-	1	622
459	WEMYSS— (1) Wemyss (2) BUCKHAVEN	-	232	492	139	55	29	11	8	4	4	1	5	1	-	-	-	972
Total of Fife		-	2	8,521	17,134	5,875	2,605	1,324	1,065	735	637	464	327	647	133	54	34	30,692
15. KINROSS.																		
460	Cleish	-	15	60	26	6	7	3	4	2	1	1	3	2	-	-	1	131
461	Fossoway & Tulliebole	-	57	108	51	26	22	16	7	4	2	1	5	1	1	-	-	291
462	Kinross	-	159	236	99	47	40	29	23	18	5	12	10	3	-	2	-	645
463	Orwell	-	86	187	104	55	25	22	19	5	12	11	11	1	1	-	1	540
464	Portmoak	-	44	101	41	36	13	18	4	9	1	-	5	2	-	-	-	274
Total of Kinross		-	332	692	321	170	107	79	57	38	21	25	34	9	2	2	2	1,891







REGISTRATION DISTRICTS.		Rooms with- out Windows.	ROOMS WITH WINDOWS.																Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-		
NUMBER OF FAMILIES.																			
ARGYLL—continued.																			
517	Kilchrenan, etc.—	-	15	36	27	7	2	3	2	2	1	1	2	-	1	2	1	102	
	(1) Kilchrenan	-	10	11	15	3	2	2	-	1	2	1	1	-	-	-	-	48	
518	Kilfinnan	-	108	165	42	21	21	11	10	9	13	6	15	3	-	2	2	488	
519	Killeen & Kilchrenzie	-	54	90	40	18	13	14	9	5	3	3	4	-	2	1	1	257	
520	Kilmallie	-	149	291	104	64	32	25	14	12	10	8	18	6	2	-	5	749	
521	Kilmartin	-	24	60	41	16	7	5	7	4	3	1	5	3	1	-	1	178	
522	Kilmodan	-	5	17	9	2	5	10	3	-	2	1	3	1	-	1	1	69	
523	KILMORE & KILBRIDGE	-	287	360	103	85	54	32	16	15	18	18	32	7	1	4	7	1,138	
524	Kilninner, etc.—	-	11	7	13	3	1	5	2	-	-	1	3	-	-	-	-	46	
	(1) Kilninner	-	9	6	5	10	2	-	2	1	-	2	1	-	-	1	-	39	
	(2) Kilnelford	-																	
525	Lismore, etc.—	-	35	80	36	4	4	5	2	1	1	3	3	1	-	-	-	175	
	(1) Lismore	-	20	33	55	12	6	6	3	6	4	2	4	3	1	-	2	157	
	(2) Appin	-																	
	(3) Glencoe & Ballachulish	-	52	109	108	11	7	4	2	4	1	1	1	-	1	-	2	303	
	(4) Duror	-	9	39	21	9	5	2	-	2	1	2	1	1	-	-	1	93	
526	Lochgilphead	-	157	315	117	59	34	25	9	6	9	15	12	4	3	1	3	769	
527	Lochgoilhead, etc.—	-	7	39	10	11	7	6	8	7	2	9	3	2	-	1	-	112	
	(1) Lochgoilhead	-	8	29	18	5	4	2	1	1	-	2	4	-	-	-	-	65	
	(2) Kilmorich	-																	
528	Morvern	-	53	58	25	18	7	10	8	6	3	-	2	-	1	1	2	104	
529	Muckairn	-	28	53	63	14	4	6	4	2	-	2	3	-	1	1	1	182	
530	North Knapdale	-	45	71	31	14	9	3	4	3	2	2	3	2	-	-	-	190	
531	Saddell, etc.—	-	18	54	29	12	4	3	2	2	1	3	3	1	-	1	1	134	
	(1) Saddell	-	12	35	12	11	6	5	1	3	1	-	3	1	-	-	1	91	
532	Southend	-	31	46	36	15	13	10	7	5	2	-	4	-	1	-	1	172	
533	South Knapdale	-	14	38	18	3	5	3	1	1	1	2	3	1	2	1	1	94	
534	Stralachlan, etc.—	-	9	25	23	4	3	-	2	1	1	1	-	1	-	-	-	70	
	(1) Stralachlan	-	20	38	15	7	7	6	4	4	3	3	6	-	1	-	-	114	
	(2) Strachur	-																	
535	Tarbert	-	108	173	61	18	20	11	-	3	6	3	6	1	2	1	1	414	
Isular.																			
536	Bowmore (or Kilarrow)	-	107	151	54	23	15	19	15	13	4	1	7	3	-	-	1	414	
537	Gigha	-	40	17	3	6	6	4	1	-	-	1	1	-	-	-	-	79	
538	Iona (merged in 542).	-																	
539	Jura, etc.—	-	26	80	20	11	7	6	3	2	3	-	1	-	1	1	-	161	
	(1) Jura	-	2	48	15	9	7	-	-	1	-	-	2	-	-	1	-	85	
540	Kilchoman	-	105	173	45	20	7	6	6	7	6	4	2	-	1	-	-	383	
541	Kildalton & Oa	-	246	147	37	20	12	8	8	7	4	2	4	3	-	-	1	499	
542	Kilmichen & Kilvieken	-	101	210	77	21	5	7	6	2	4	2	7	4	2	-	-	438	
543	Kilmory	-	57	96	28	22	9	5	4	5	-	1	1	1	-	-	1	190	
544	Kilninian & Kilmore	-	43	90	34	13	11	7	4	5	3	1	8	2	-	2	2	225	
545	Kinlochspelve	-	5	29	11	2	1	4	2	1	2	-	-	1	-	-	1	59	
546	Oa (merged in 541).	-																	
547	Portmahaven	-	63	95	3	8	7	3	1	2	1	1	2	-	-	-	-	187	
548	Salen	-	21	31	35	13	4	5	2	5	2	1	3	5	1	-	1	128	
549	Tobernary	-	112	126	48	23	17	7	5	1	3	2	10	3	-	-	1	558	
550	Torosay	-	27	24	14	3	5	4	2	3	3	1	4	1	1	-	1	93	
551	Tyree, etc.—	-	37	135	399	15	9	7	6	6	5	1	2	1	1	-	-	586	
	(1) Tyree	-	3	30	73	8	7	2	3	3	-	2	1	-	1	-	-	133	
	(2) Coll	-																	
Total of Argyll		-	13	3,486	6,500	2,971	1,363	992	558	340	324	262	224	376	159	47	31	72	17,469
20. BUTE.																			
552	Cumbræ	-	22	148	87	51	41	17	15	13	10	6	11	2	1	1	1	426	
553	Kilbride—	-	20	24	25	29	42	29	5	8	3	2	4	3	-	1	2	197	
	(1) Brodiek	-	11	71	69	27	18	33	12	6	4	4	9	2	-	-	-	266	
	(2) Kilbride	-																	
554	Kilmory	-	61	178	77	23	16	20	8	6	3	5	3	-	-	-	-	401	
555	Kingarth	-	27	89	36	30	9	11	10	6	7	6	7	-	2	-	-	240	
556	Lochranza	-	44	45	33	9	7	18	5	2	3	2	2	-	-	-	1	173	
557	North Bute	-	31	72	60	36	31	16	12	6	11	9	19	2	1	-	1	390	
558	ROTHESAY	-	249	632	466	232	152	61	45	65	59	28	65	12	2	2	5	2,635	
Total of Bute		-	5	485	1,259	793	437	316	205	112	112	100	62	111	21	6	4	10	4,638
VI. SOUTH-WESTERN.																			
21. RENFREW.																			
559	ABBEY—	-	920	974	297	198	35	25	20	13	11	6	20	4	3	-	1	2,347	
	(1) Burghal (merged in 573).	-	277	437	237	342	274	213	163	116	71	58	101	12	1	1	4	2,327	
	(2) Landward (merged in 559 (3), 572 (2), & 573).	-	123	95	32	20	15	22	12	6	2	1	-	-	-	-	1	327	
	(3) JOHNSTONE & ELDERSLIE	-	1,613	1,189	317	122	77	70	41	21	18	17	25	3	1	-	3	2,917	
560	CATHCART	-	38	87	30	28	27	18	15	14	11	11	17	2	2	2	3	313	
561	Engleham	-	1,310	1,830	847	296	100	34	16	12	10	3	11	1	2	1	2	4,445	
562	EASTWOOD	-	817	2,670	516	70	38	22	9	8	5	3	3	1	1	-	-	3,563	
563	Erskine	-	1,125	2,708	1,108	383	190	108	81	89	109	66	141	41	8	1	6	6,164	
564	GREENOCK—	-	1	1,310	1,830	847	296	100	34	16	12	10	3	11	1	2	1	4,445	
	(1) New or Middle	-	817	2,670	516	70	38	22	9	8	5	3	3	1	1	-	-	3,563	
	(2) East	-	1,125	2,708	1,108	383	190	108	81	89	109	66	141	41	8	1	6	6,164	
	(3) Old or West	-	1	1,310	1,830	847	296	100	34	16	12	10	3	11	1	2	1	4,445	







REGISTRATION DISTRICTS.		Rooms with- out Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
LANARK—continued.																		
626a	CADDER—	-	170	290	46	39	21	27	29	24	12	6	16	-	1	-	1	682
	(1) WESTERN	-	202	276	54	42	31	17	11	13	9	6	7	3	1	-	1	675
626b	Calderhead	-	296	352	74	44	17	11	5	4	3	-	6	-	-	-	812	
627	CAMBUSLANG	-	661	742	205	81	51	38	29	44	8	13	15	1	4	1	1,893	
628	CAMBUSNETHAN	-	1,375	1,613	265	114	71	45	39	25	14	7	13	2	2	1	3,782	
629	CARLUKE	-	640	791	168	80	39	26	15	9	8	3	11	4	-	-	1,805	
630	Carmichael	-	31	55	26	10	8	7	-	2	4	1	1	-	1	1	147	
631	Carmunnock	-	37	44	17	16	11	7	7	4	1	2	2	2	-	-	151	
632	Carawath	-	498	460	75	62	31	16	13	11	7	4	4	2	1	-	1,125	
633	Carstairs	-	89	184	70	20	8	14	5	2	2	2	-	-	-	1	329	
634	Covington & Thankerton	-	34	42	11	5	3	2	2	-	2	1	3	-	-	-	105	
635	Crawford—	-																
	(1) Crawford	-	16	65	29	7	8	5	2	3	3	1	1	1	-	-	132	
	(2) Leadhills	-	58	165	18	16	4	2	4	-	-	-	2	-	-	-	269	
636	Crawfordjohn	-	57	38	16	33	11	4	4	4	3	3	3	-	-	-	177	
637	Culter	-	31	44	12	8	8	9	4	1	1	2	-	3	-	-	123	
638	DALSERF—	-																
	(1) LARKHALL	-	773	416	80	28	21	15	5	7	2	2	3	-	-	-	1,356	
	(2) Dalserf	-	244	161	36	12	10	8	2	5	2	1	1	-	2	-	484	
639	DALZIEL	-	1,329	913	328	81	28	19	14	5	7	4	5	2	1	-	2,737	
640	Dolphinton	-	4	27	5	3	3	2	1	-	-	1	2	-	1	-	49	
641	Douglas	-	165	259	46	37	22	12	5	10	9	3	9	3	-	1	581	
642	Dunmyre	-	6	20	5	4	2	1	2	2	1	1	-	-	-	-	44	
643	EAST KILBRIDE	-	223	253	94	65	57	30	28	17	16	8	12	3	2	2	810	
644	GLASGOW—	-																
	(1) Bridgeton	-	4,179	3,885	633	123	66	31	6	8	6	2	5	-	1	-	8,946	
	(2) Cambelbie	-	4,169	3,701	542	135	34	22	12	4	4	1	4	-	-	-	8,619	
	(3) Dennistoun	-	2,814	4,027	1,566	738	281	85	55	43	23	38	59	9	1	2	9,758	
	Do. (Landward)	-	295	419	81	29	25	25	16	8	5	2	10	1	-	2	909	
	(4) Calton	-	3,094	3,714	988	230	72	59	39	13	21	4	5	3	-	1	8,334	
	(5) Blackfriars	-	3,008	2,567	879	339	105	61	29	20	7	19	19	5	1	2	7,057	
	(6) St. Rollox	-	2,682	4,296	1,229	362	81	44	23	21	7	9	15	2	1	-	9,075	
	Do. (Landward)	-	58	161	26	5	2	2	-	2	-	-	-	-	-	-	198	
	(7) Blythswood	-	2,266	2,225	1,902	670	278	137	68	51	26	17	72	24	10	5	6,878	
	(8) Milton	-	2,986	3,773	1,005	174	58	29	2	1	3	-	7	-	2	-	8,035	
	(9) Kelvin	-	2,898	3,967	2,131	1,252	487	534	280	145	162	166	381	106	19	6	12,538	
	(10) Anderston	-	3,273	3,914	1,312	365	90	80	18	39	13	6	8	-	-	1	9,601	
	(11) Hutchesontown	-	3,502	5,140	984	172	36	5	9	2	2	3	2	-	-	1	10,258	
	Do. (Landward)	-	247	771	186	48	2	1	1	1	-	-	1	-	-	-	1,238	
	(12) Gorbals	-	2,778	3,141	1,832	709	192	237	46	12	4	4	6	1	-	-	8,963	
	Do. (Landward)	-	194	236	333	227	78	27	4	4	6	1	4	-	-	-	1,084	
	(13) Tradeston	-	1,735	1,638	624	256	52	39	21	7	-	1	4	-	-	-	4,369	
	Do. (Landward)	-	129	194	70	310	247	113	27	26	25	27	7	-	-	-	1,676	
	(14) Kinning Park—	-	745	1,041	835	308	56	36	5	1	-	1	-	-	-	-	3,028	
	Do. (Landward)	-	943	1,237	319	129	42	59	27	78	60	196	144	27	6	-	3,197	
645	Glasford	-	110	197	42	18	17	11	3	3	1	-	1	2	-	-	316	
646	GOVAN—	-																
	(1) GOVAN CHURCH	-	3,243	5,596	984	316	179	129	162	45	34	27	46	13	1	1	11,058	
	(2) PARTICK	-	2,417	2,452	847	444	359	816	175	151	121	132	449	170	18	6	8,965	
647	HAMILTON	-	1,869	2,021	515	213	129	104	72	59	49	17	68	24	4	2	5,142	
648	LANARK	-	568	527	186	121	58	47	39	26	21	16	24	3	2	2	1,638	
649	Lesmahagow	-	633	818	234	113	86	48	34	17	10	5	11	5	2	4	2,022	
650	Liberton	-	24	51	10	4	8	4	5	1	4	-	2	-	-	1	114	
651	NEW MONKLAND—	-																
	(1) AIRDRIE	-	1,240	1,615	217	139	59	52	29	29	12	11	16	3	-	-	2,817	
	(2) LANDWARD	-	1,294	964	169	75	43	35	21	19	10	9	11	2	8	2	2,632	
652	OLD MONKLAND—	-																
	(1) WESTERN	-	744	619	81	49	39	21	23	20	21	7	27	4	2	3	1,661	
	(2) MIDDLE	-	1,723	1,497	314	158	59	48	31	21	8	7	21	3	1	1	3,896	
	(3) EASTERN	-	810	735	116	46	15	11	14	6	6	4	5	1	-	2	1,791	
653	Pettinain	-	8	24	11	6	4	1	4	-	-	-	1	-	-	-	59	
654	RUTHERGLEN	-	1,184	1,125	273	67	45	34	39	22	31	16	25	5	1	2	2,869	
655	SHOTS—	-																
	(1) Middle District	-	181	184	58	33	8	13	7	-	-	-	3	-	-	-	487	
	(2) Eastern District	-	198	332	29	18	6	6	5	4	-	1	-	-	-	-	610	
	(3) Western District	-	509	121	30	12	9	9	1	-	2	1	1	-	-	1	487	
656	STONEHOUSE	-	349	197	52	17	21	14	6	4	-	1	4	-	-	-	656	
657	Symington	-	28	52	11	7	5	3	2	-	-	1	1	-	-	-	110	
658	Walston	-	24	34	7	6	1	4	-	2	-	-	1	-	-	-	79	
659	Wandell & Lamington	-	15	28	3	5	2	4	-	1	1	1	3	-	-	-	64	
660	Wiston & Robertson	-	29	38	14	10	7	11	3	2	1	2	1	-	2	-	129	
Total of Lanark		-	7	71,892	81,594	23,509	10,020	4,211	3,138	1,717	1,220	931	812	1,725	481	105	60	201,550
VII. SOUTH-EASTERN.																		
24. LINLITHGOW.																		
661	Abercorn	-	2	53	98	21	13	1	2	4	4	3	1	1	-	1	-	206
662	BATHGATE—	-																
	(1) BATHGATE	-	433	513	150	96	57	32	15	12	15	8	12	-	1	-	-	1,346
	(2) ARNAPDALE	-	268	219	43	39	6	12	4	4	3	-	-	-	-	-	-	589
663	BORROWSTOUNNESS	-	392	500	126	65	38	27	9	10	9	8	12	1	1	1	-	1,209
664	CARRIDEN	-	116	171	46	22	21	8	2	3	-	2	3	1	1	-	1	427
665	Dalmahoy	-	35	98	26	23	5	1	5	3	2	4	5	4	-	-	3	214
666	Ecclemauchan	-	7	33	4	2	4	1	3	-	1	-	2	-	-	-	-	57
667	Kirkliston	-	159	214	55	44	18	11	7	12	5	3	9	2	1	-	3	514
668	LINLITHGOW	-	321	487	145	92	44	37	23	24	15	9	21	5	3	1	2	1,229



REGISTRATION DISTRICTS.		Rooms with- out Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
LINLITHGOW—continued.																		
669	Livingstone	-	116	124	22	21	6	8	2	7	4	3	4	-	1	1	-	319
670	QUEENSFERRY	-	108	151	52	39	14	7	8	8	3	6	10	1	-	-	398	
671	Torphichen	-	69	132	55	28	15	6	6	4	3	2	3	-	1	-	326	
672	UPHALL	-	381	398	59	19	13	11	8	6	1	6	7	1	-	1	915	
673	WHITEBURN—																	
	(1) Whitburn	-	188	183	52	33	18	11	6	8	3	4	3	-	-	-	510	
	(2) FAULDHOUSE	-	334	317	49	13	8	4	1	4	-	-	-	1	-	-	731	
Total of Linlithgow			4	2,983	3,638	905	531	279	178	163	169	67	56	92	16	10	4	8,081
25. EDINBURGH.																		
674	Borthwick	-	52	110	58	33	12	7	7	1	2	3	6	-	1	2	295	
675	Carrington	-	27	68	7	-	4	1	5	3	1	1	3	-	-	-	131	
676	COCKPEN	-	143	286	108	50	25	30	10	19	9	5	11	4	-	-	701	
677	Colinton	-	213	396	85	40	20	25	24	16	9	6	14	7	1	2	821	
678	Corstorphine	-	104	144	64	34	27	15	16	14	7	10	10	2	5	2	487	
679	Cramond	-	169	278	80	52	39	11	5	8	7	5	10	3	2	3	667	
680	Cranston	-	54	98	22	14	4	-	5	3	2	1	5	-	-	-	216	
681	Crichton	-	78	86	29	30	16	8	6	9	-	2	1	-	2	-	258	
682	Currie	-	113	208	43	39	29	18	16	18	10	2	11	4	-	-	495	
683	DALKEITH	-	331	619	319	136	74	57	42	34	33	22	57	12	2	-	1,739	
684	DUDDINGSTON—																	
	(1) PORTOBELLO	-	239	381	177	215	162	94	77	87	69	38	61	12	1	1	1,555	
	(2) LANDWARD	-	45	97	16	15	6	9	3	11	10	7	13	9	2	1	245	
685	EDINBURGH—																	
	(1) St. George	-	3,442	5,072	2,317	1,110	565	396	296	192	148	142	640	252	68	15	14,006	
	Do. (Landward)	-	117	462	217	129	32	24	59	63	25	27	52	21	4	8	1,344	
	(2) St. Andrew	-	2,667	3,322	1,494	839	543	502	228	172	141	144	466	153	10	5	10,632	
	(3) Canongate	-	2,596	3,063	872	352	89	36	14	11	7	7	16	8	3	-	7,090	
	(4) St. Giles	-	2,697	2,375	984	677	303	227	85	45	31	24	107	27	8	4	7,696	
	(5) Newington	-	2,692	3,271	1,727	1,242	745	664	352	289	275	324	671	165	28	5	12,560	
686	Fals & Soutra	-	11	37	3	3	2	4	-	4	1	-	1	1	-	1	68	
687	Glencorse	-	93	168	19	13	6	7	5	3	3	1	4	2	3	1	270	
688	Heriot	-	7	46	15	5	2	-	3	4	1	2	-	1	-	-	84	
689	INVERESK	-	562	900	238	166	79	72	56	51	25	27	39	14	2	1	2,228	
690	Kirknewton & East Calder	-	126	296	65	27	15	11	12	6	3	3	1	3	1	-	542	
691	LASSWADE	-	441	782	198	89	52	44	23	22	27	16	32	8	3	3	1,745	
692	LEITH—																	
	(1) North Leith	-	919	1,964	767	396	172	115	91	81	63	52	91	15	2	3	4,733	
	(2) South Leith	-	1,962	3,633	1,472	699	212	164	85	84	49	48	94	10	4	4	8,513	
693	LIBERTON	-	287	522	111	64	26	16	21	16	15	23	48	11	3	1	1,172	
694	Mid-Calder	-	69	137	54	24	15	8	8	9	8	2	7	3	-	-	345	
695	NEWBATTLE	-	73	232	88	51	15	23	7	10	3	5	7	2	-	1	537	
696	Newton	-	74	138	23	8	4	1	5	1	2	3	3	2	1	-	296	
697	PENICUIK	-	310	421	221	58	36	23	20	9	10	7	5	3	1	-	1,126	
698	Ratho	-	81	183	49	31	9	5	7	12	3	4	7	1	4	2	460	
699	Stobhill	-	171	263	79	43	10	13	6	2	6	4	4	1	-	1	693	
700	Stow	-	51	121	86	49	25	10	13	6	8	7	20	1	3	1	395	
701	Temple	-	29	48	21	6	5	3	3	1	-	4	1	-	-	-	112	
Total of Edinburgh			2	21,792	30,717	12,156	6,735	3,362	2,453	1,537	1,324	1,018	978	2,518	701	164	63	85,632
26. HADDINGTON.																		
702	Aberlady	-	17	47	62	39	24	9	5	3	7	5	9	1	-	-	230	
703	Athelstanford	-	19	47	43	23	8	7	2	3	3	1	2	3	-	-	167	
704	Bolton	-	10	37	16	-	-	1	2	2	1	2	1	-	-	1	73	
705	Dirlton	-	53	113	87	39	6	9	4	4	5	5	10	1	-	-	328	
706	DUNBAR	-	240	389	168	147	61	51	20	27	21	16	39	17	2	1	1,192	
707	Garvald	-	34	40	37	23	4	-	4	1	3	6	5	1	-	-	159	
708	Gladsmuir	-	32	122	114	25	26	4	6	2	2	-	8	7	1	-	356	
709	HADDINGTON	-	309	459	188	105	53	38	22	26	32	15	59	9	2	1	1,308	
710	Humber	-	26	58	43	28	6	5	2	4	2	3	4	1	-	-	182	
711	Inverwick	-	27	79	38	19	3	2	1	-	4	3	8	1	-	1	177	
712	Morham	-	2	29	4	-	2	-	-	1	1	1	5	1	-	-	46	
713	NORTH BERWICK	-	166	179	69	43	23	22	12	26	11	8	34	19	1	2	611	
714	Oldhamstocks	-	19	48	31	14	5	-	2	5	1	1	2	-	-	-	129	
715	Ormiston	-	47	58	45	30	9	3	4	2	2	3	6	2	-	-	212	
716	Pencaitland	-	59	118	29	21	6	5	3	2	3	5	5	2	-	-	257	
717	Prestonkirk	-	87	156	66	46	32	20	8	5	7	5	15	1	-	1	438	
718	PRESTONPANS	-	116	216	122	42	17	14	5	7	2	3	9	3	1	-	564	
719	Salton	-	47	41	18	4	4	4	3	3	2	1	2	-	-	1	131	
720	Spott	-	35	44	18	4	1	1	-	-	2	1	3	-	1	1	111	
721	Stenton	-	29	55	18	10	5	3	2	1	3	2	3	-	-	-	132	
722	TRANENT	-	278	550	127	160	26	26	16	16	9	8	12	-	1	3	1,122	
723	Whitekirk & Tynninghame	-	39	169	34	6	6	5	3	2	1	4	6	-	-	-	218	
724	Whittinghame	-	19	55	19	17	6	3	3	2	1	1	9	-	-	-	136	
725	Yester	-	55	79	27	21	6	6	4	7	3	1	7	1	1	-	210	
Total of Haddington			1	1,756	3,063	1,420	787	339	238	133	151	128	98	245	70	10	12	8,483
27. BERWICK.																		
726	Abbey St. Buthans	-	1	13	14	5	2	2	2	1	1	1	1	-	-	1	-	44
727	AYTON	-	134	123	56	42	20	8	13	12	5	8	9	3	-	1	1	435
728	Bunkle & Preston	-	4	33	54	17	6	-	-	2	2	1	8	2	-	1	-	130



REGISTRATION DISTRICTS.		Rooms with- out Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
BERWICK—continued.																		
729	Channelkirk	-	33	44	13	11	4	4	4	6	-	2	3	-	-	-	124	
730	Chiroside	-	129	124	32	19	21	10	5	9	4	3	6	2	-	-	356	
731	Cockburnspath	-	62	129	29	9	5	2	1	4	4	4	4	1	-	-	235	
732	Coldingham— (1) Coldingham (2) Grantshouse	-	190 30	165 43	114 11	49 6	28 2	40 4	13	10	12	6 2	23 2	2 1	-	-	562 165	
733	Coldstream	-	129	152	99	71	30	33	23	15	8	10	18	7	1	3	600	
734	Cronsaws	-	3	11	5	-	1	-	1	-	1	-	-	-	-	-	22	
735	Duxee	-	290	252	117	82	40	28	27	14	29	17	31	5	1	-	838	
736	Earlston	-	84	170	52	41	26	13	7	9	7	4	8	1	1	-	425	
737	Eccles	-	89	136	29	21	14	4	9	9	3	5	9	2	-	-	331	
738	Edrom	-	19	116	39	60	15	15	3	8	6	2	6	2	1	2	297	
739	EYEMOUTH	-	174	228	92	54	19	15	3	7	6	2	9	1	-	-	570	
740	Fogo	-	4	35	41	1	2	1	-	2	1	-	4	1	-	-	93	
741	Foulden	-	19	36	6	8	1	3	2	4	1	-	1	-	-	-	82	
742	Gordon	-	19	49	59	23	14	4	6	3	1	3	6	-	-	-	178	
743	Greenlaw	-	53	92	59	31	13	16	8	7	5	4	7	-	2	1	289	
744	Hume	-	6	37	22	2	-	-	2	2	2	-	1	2	-	-	76	
745	Hutton	-	40	89	24	33	9	7	5	4	2	1	3	3	-	-	213	
746	Ladykirk	-	29	49	9	16	5	1	3	3	1	2	1	-	-	-	192	
747	Langton	-	12	36	19	18	8	6	4	2	1	2	4	-	-	-	113	
748	LAUDER	-	57	182	47	35	31	21	8	8	19	7	10	3	1	-	421	
749	Legerwood	-	32	59	15	3	2	3	-	-	3	2	5	-	-	-	95	
750	Longformacus	-	7	32	29	4	-	6	5	1	-	1	2	1	-	-	80	
751	Merton	-	14	25	24	21	25	6	5	5	1	4	4	1	-	1	139	
752	Mordington	-	10	17	26	9	-	1	3	-	1	2	1	1	-	-	72	
753	Nenthorn	-	-	6	21	20	8	16	2	3	1	-	2	3	1	-	84	
754	Polwarth	-	2	16	12	7	2	3	3	1	-	-	1	-	-	-	48	
755	Swinton	-	77	96	15	7	4	1	4	4	2	1	2	-	-	1	215	
756	Westruther	-	12	39	38	4	7	3	2	3	3	4	3	-	1	-	144	
757	Whitsome	-	21	69	7	1	-	-	5	2	1	2	5	2	-	-	115	
Total of Berwick		-	1,577	2,067	1,162	734	364	276	178	162	117	162	199	46	9	9	7,533	
28. PEBBLES.																		
758	Broughton (merged in 763).	-	1	21	-	1	1	4	1	2	1	1	1	-	1	-	35	
759	Drumelzier	-	24	58	11	14	8	8	4	2	-	1	1	-	-	1	134	
760	Eddlestone	-	1	176	291	173	46	21	18	17	10	5	5	12	6	1	784	
761	Glenholm (merged in 763).	1	176	291	173	46	21	18	17	10	5	5	12	6	1	1	784	
762	INNERLEITHEN	-	25	53	13	7	8	4	3	3	3	1	6	1	-	1	128	
763	Kibbuck, Broughton, & Glenholm	-	15	28	1	7	3	1	1	1	-	1	-	1	-	-	60	
764	Kirkcud	-	3	6	1	7	1	-	-	-	2	1	-	-	-	-	21	
765	Lyne, etc.— (1) Lyne (2) Meggat	-	1	6	-	4	-	2	1	-	-	-	-	-	-	-	14	
766	Manor	-	9	28	3	2	2	-	1	2	3	4	-	2	-	-	56	
767	Newlands	-	30	78	23	7	7	4	3	5	2	2	5	1	1	1	169	
768	PEBBLES	-	268	267	125	73	36	55	18	27	16	13	24	8	2	-	963	
769	Skirling	-	9	23	2	9	3	4	1	-	1	2	2	-	-	-	58	
770	Stobo	-	21	39	11	4	4	-	-	1	5	3	1	-	-	-	90	
771	Traquair	-	23	59	28	29	3	1	4	1	-	1	4	2	1	-	150	
772	Tweedsmuir	-	1	21	4	6	1	2	-	2	-	1	3	-	1	-	42	
773	West Linton	-	41	91	32	27	10	15	10	10	5	2	4	1	-	1	251	
Total of Peebles		1	647	1,071	427	234	108	118	64	66	43	38	63	22	7	5	2,925	
29. SELKIRK.																		
774a	Caddonfoot	-	15	59	23	13	8	-	6	6	1	1	7	-	-	3	133	
774b	Ettrick	-	2	21	9	14	5	6	3	2	7	4	2	1	-	1	78	
775	GALASHIELS	-	433	1,067	264	82	41	20	19	13	19	14	37	2	4	-	2,039	
776a	Kirkhope	-	13	23	23	25	6	2	2	-	6	1	3	1	-	-	103	
776b	LADHOPE	-	493	695	159	41	36	26	21	11	11	4	19	7	-	-	1,417	
777	Roberton	-	3	33	25	17	8	9	2	1	1	2	3	3	1	-	109	
778	SELKIRK	-	364	575	303	133	63	53	21	12	18	8	24	5	5	1	1,592	
779	Yarrow	-	8	29	27	21	12	-	2	2	4	1	8	1	-	-	115	
Total of Selkirk		-	1,561	2,493	824	346	179	116	76	47	58	35	98	20	10	5	5,579	
VIII. SOUTHERN.																		
30. ROXBURGH.																		
780	Ancrum	-	57	89	47	36	20	18	6	6	2	3	9	2	1	1	289	
781	Ashkirk	-	6	19	18	12	9	8	5	3	-	3	6	2	1	-	92	
782	Bedrule	-	4	26	8	2	1	2	-	-	-	1	2	1	1	-	48	
783	Bowden	-	32	65	29	25	8	6	4	3	7	5	2	3	-	-	181	
784	Castleton	-	90	174	163	34	27	16	11	7	5	4	12	1	2	-	486	
785	Gavers	-	61	84	17	11	5	3	2	6	1	-	2	-	-	-	192	
786	Crailling	-	3	43	42	10	5	4	2	-	1	1	4	3	1	-	120	
787a	Eckford	-	13	78	34	28	9	3	-	1	-	1	7	5	-	-	179	
787b	Edgerston	-	15	21	7	5	10	3	3	-	1	-	2	1	-	-	69	
788	Elnam	-	14	62	9	8	4	2	1	2	3	1	6	1	-	-	115	
789	HAWICK	-	729	949	435	135	70	60	49	33	29	29	25	7	2	3	2,511	
790	Hobbkirk	-	19	51	16	13	9	7	4	1	-	2	8	-	1	-	135	



REGISTRATION DISTRICTS.		Rooms with-out Windows.	ROOMS WITH WINDOWS.																Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-		
			NUMBER OF FAMILIES.																
ROXBURGH—continued.																			
791	Hownam	-	-	2	17	4	8	5	5	2	1	2	-	4	1	-	-	51	
792	JEDBURGH	-	-	265	329	126	96	72	31	26	21	17	11	35	10	5	2	1,080	
793	KELSO	-	-	285	363	158	152	62	56	37	33	22	26	43	11	3	2	1,257	
794	Kirkcubbin	-	-	20	63	23	16	9	2	9	5	1	1	4	2	1	1	157	
795	Lilliesleaf	-	-	14	66	23	11	13	4	6	7	3	1	1	-	-	1	150	
796	Linton	-	-	12	34	12	18	4	4	1	-	2	-	6	2	-	1	97	
797	Makerston	-	-	3	24	5	23	2	1	1	1	2	1	3	-	-	1	67	
798	Maxton	-	-	4	13	46	20	3	2	1	1	-	2	4	-	-	-	96	
799	Melrose	-	-	111	244	166	101	46	47	33	43	17	21	50	11	5	6	930	
800	Minto	-	-	8	42	3	16	2	2	6	4	1	1	1	-	-	2	88	
801	Morebattle	-	-	44	50	29	41	19	6	-	2	2	5	8	3	-	-	209	
802	Ornam	-	-	11	47	19	10	7	2	3	-	3	3	8	-	-	-	113	
803	Roxburgh	-	-	22	64	62	36	3	1	-	2	2	3	8	2	-	1	206	
804	St. Boswells	-	-	22	58	34	24	17	10	8	12	5	4	4	5	2	1	276	
805	Smallholm	-	-	24	48	7	8	2	1	-	-	3	-	4	-	-	-	97	
806	Southdean	-	-	24	40	43	4	3	2	4	2	1	2	5	-	-	1	151	
807	Sprouston	-	-	13	92	42	18	20	8	-	-	2	4	5	3	-	-	207	
808	Stitchell	-	-	15	18	13	5	6	11	-	-	2	-	4	1	-	1	76	
809	Twynhead	-	-	4	45	15	6	1	3	3	2	3	3	4	-	-	-	89	
810	WILTON	-	-	322	479	229	69	26	18	10	8	6	11	11	12	1	2	1,196	
811	Yetholm	-	-	63	79	32	28	25	7	5	4	4	4	5	-	1	-	257	
Total of Roxburgh		2	2,324	3,901	1,847	1,029	524	355	233	210	160	144	302	89	27	19	30	11,176	
31. DUMFRIES.																			
812	ANNAN	-	1	238	339	204	163	50	48	34	33	24	15	33	9	3	-	1,334	
813a	Applethorpe	-	-	20	76	35	16	7	2	5	1	3	5	8	-	-	2	180	
813b	BRYDEKIRK	-	-	39	34	30	20	8	5	2	4	1	2	6	-	1	-	152	
814	Canonbie	-	-	70	210	99	78	19	13	19	15	11	3	16	3	1	-	548	
815	Carlaverock	-	-	27	103	40	15	7	27	12	7	1	5	4	2	-	-	250	
816	Closeburn	-	-	57	94	68	31	10	14	9	9	7	4	9	5	-	1	518	
817	Cummertrees	-	-	34	63	37	25	9	10	8	6	3	1	1	1	1	-	201	
818	Dalton	-	-	15	41	26	15	9	5	3	5	2	2	4	2	-	2	131	
819	Dornock	-	-	18	71	29	20	8	5	5	5	5	2	1	1	-	1	171	
820	DRYFESSDALE	-	1	106	194	166	85	44	24	28	19	12	12	20	6	1	-	659	
821	DUMFRIES	-	1	645	1,185	665	326	207	149	115	93	59	60	111	27	9	5	3,567	
822	Dunsever	-	-	42	88	66	27	15	11	10	11	4	4	6	2	1	1	294	
823	Darrisdale	-	-	37	119	38	16	7	9	4	7	2	2	6	1	-	-	249	
824	Eskdalemuir	-	-	5	23	26	24	11	2	3	2	2	-	4	4	-	-	106	
825	Ewes	-	-	10	19	11	8	3	4	2	2	1	2	4	2	-	-	68	
826	Glenelg	-	-	96	144	57	39	7	18	9	10	9	8	15	2	1	-	417	
827	Graitney (or Greta)	-	-	72	98	31	21	5	11	8	8	3	5	6	1	-	-	269	
828	Halfmorton	-	-	18	28	16	9	7	6	6	2	-	-	3	-	-	-	95	
829	Heddom	-	-	81	106	41	17	16	17	13	3	4	6	13	1	-	1	319	
830	Holywood	-	-	42	67	30	25	14	13	5	5	7	2	5	1	2	1	220	
831	Hutton	-	-	16	73	33	7	8	6	3	3	5	1	3	3	-	1	164	
832	Johnstone	-	-	15	73	54	13	8	10	13	4	4	3	4	-	-	1	202	
833	Keir	-	-	29	66	23	7	7	11	5	4	2	1	2	1	1	1	163	
834	Kirkconnel	-	-	61	73	24	15	6	3	6	6	2	3	8	-	-	-	207	
835	Kirkmahoe	-	-	34	91	40	26	18	18	17	8	4	6	7	4	-	-	276	
836	Kirkmichael	-	-	19	77	29	17	5	6	2	3	4	3	6	3	-	2	176	
837	Kirkpatrick-Fleming— (1) Northern District	-	-	5	29	17	9	2	4	1	2	2	1	3	-	-	1	76	
	(2) Southern District	-	-	47	93	39	10	10	10	2	4	3	2	4	2	2	-	228	
838	Kirkpatrick-juxta	-	-	24	61	60	19	8	4	3	3	4	5	6	2	3	1	204	
839	LANGHOLM	-	-	234	359	212	87	54	37	24	14	10	7	15	7	1	-	1,062	
840	LOCHMABEN	-	-	104	224	132	70	35	33	14	21	12	4	10	3	-	1	664	
841	Middlebie	-	-	63	150	85	32	18	22	12	9	2	3	10	2	-	1	409	
842	MOFFAT	-	-	89	159	96	67	41	43	30	28	29	14	56	19	3	1	653	
843	Morton	-	-	117	158	76	38	24	19	17	7	4	5	16	4	4	3	493	
844	Mousswald	-	-	16	38	18	10	4	6	1	3	4	3	2	2	-	-	107	
845	Pennont	-	-	71	90	45	95	9	8	14	6	6	3	7	1	-	-	285	
846	Ruthwell	-	-	40	69	28	9	5	13	3	2	3	2	6	1	-	1	182	
847	St. Mungo	-	-	12	25	19	25	12	8	6	4	4	1	3	2	-	1	122	
848	SANQUHAR	-	-	165	170	54	47	23	21	16	5	5	9	18	3	3	1	540	
849	Tinwald	-	-	18	65	48	7	4	7	7	2	4	3	5	2	-	1	174	
850	Torthorwald	-	-	39	95	45	11	7	8	4	1	2	1	6	-	-	-	219	
851	Tundergarth	-	-	18	27	19	6	4	8	5	6	2	-	1	-	-	-	95	
852	Tynron	-	-	11	23	16	4	3	6	5	1	2	2	6	1	1	-	82	
853a	Wamphray	-	-	16	47	14	4	3	4	3	3	2	2	4	-	-	-	102	
853b	Wanlockhead	-	-	64	112	6	3	3	2	-	1	1	-	2	-	-	-	194	
854	Westerkirk	-	-	11	40	29	4	5	4	1	3	4	1	4	-	-	1	108	
Total of Dumfries		3	3,009	5,580	2,805	1,402	789	714	511	400	286	225	489	132	38	21	42	16,536	
32. KIRKCUDBRIGHT.																			
855	Anwoth	-	-	12	50	40	12	9	16	8	9	4	1	4	4	-	1	170	
856	Balmacellan	-	-	8	42	21	14	18	7	10	8	5	5	5	2	-	1	148	
857a	Balmahie	-	-	22	45	36	23	21	24	13	6	5	3	6	1	1	2	214	
857b	Bargrennan	-	-	1	12	12	9	5	8	4	8	3	2	11	-	-	-	75	
858	Borogoe	-	-	13	45	61	16	11	16	10	4	5	6	18	2	-	3	216	
859	Buittle	-	-	4	41	50	28	11	15	8	7	5	9	8	2	1	-	190	
860	Carsphairn	-	-	8	24	13	20	7	6	7	4	-	4	4	2	-	-	90	
861	Colvend	-	-	24	65	68	33	33	17	9	1	9	7	5	-	-	1	274	
862	Corsock-Bridge	-	-	7	31	36	10	2	5	2	3	2	2	5	-	1	-	106	



REGISTRATION DISTRICTS.		Rooms without Windows.	ROOMS WITH WINDOWS.															Total Number of Families.
			1	2	3	4	5	6	7	8	9	10	11 to 15	16 to 20	21 to 25	26 to 30	31-	
			NUMBER OF FAMILIES.															
KIRKCUDBRIGHT—cont.																		
863	CROSSMICHAEL	-	25	106	52	39	17	16	6	11	8	5	12	1	2	1	1	302
864	DALREATHIE	-	126	215	201	141	74	63	31	25	9	3	14	1	1	-	-	904
865	Dairy	-	32	52	28	25	33	14	5	8	9	4	7	7	-	-	-	224
866	Girthon	-	25	106	53	30	29	24	20	11	6	8	16	1	1	-	1	331
867	Irongray	-	10	34	23	23	8	12	14	6	7	3	10	3	-	-	2	155
868	KELLS	-	16	45	31	30	33	14	15	6	7	5	8	1	-	-	1	212
869	KELTON	-	99	190	154	90	74	46	43	38	17	13	21	2	4	2	1	794
870	Kirkbean	-	15	63	32	8	13	10	4	3	8	3	9	1	-	1	-	179
871	KIRKCUDBRIGHT	-	171	185	137	72	43	34	40	36	21	19	49	9	5	1	3	834
872	Kirkgunzeon	-	12	37	26	12	9	6	5	4	1	2	4	-	-	-	-	118
873	Kirkmabreck	-	89	137	87	38	22	26	8	6	6	6	6	2	2	-	1	436
874	Kirkpatrick-Durham	-	17	72	38	39	27	20	11	7	13	4	8	3	1	1	-	261
875	Lochrutton	-	12	39	25	9	9	8	7	5	2	1	4	2	-	-	-	123
876	MINNIGAFF	-	62	105	48	21	101	11	13	11	6	3	9	2	-	-	3	304
877	New Abbey	-	29	68	36	18	13	13	8	8	3	1	5	-	-	1	1	204
878	Parton	-	3	10	20	9	10	11	8	4	2	2	3	1	1	-	1	85
879	Rerrick	-	40	98	85	43	14	19	17	12	10	9	22	3	-	1	1	374
880	TERREGLES	-	6	24	18	9	5	8	6	4	2	2	6	-	-	-	1	93
881	Tongland	-	22	64	27	9	10	4	8	3	6	6	7	1	-	1	1	169
882	TROQUEER	-	180	518	193	101	57	52	29	28	12	14	26	7	2	1	4	1,230
883	Twynholm	-	14	54	21	20	5	12	7	2	4	2	7	2	-	2	-	152
884	Urr	-	22	82	71	31	18	21	18	13	9	5	10	-	-	1	1	302
Total of Kirkcudbright		-	1,132	2,659	1,745	982	655	558	403	391	296	159	325	70	22	19	27	9,263
33. WIGTOWN.																		
885	Glaserton	1	36	91	36	17	7	10	6	6	2	2	11	2	-	-	3	230
886	Inch	-	36	117	114	34	12	23	20	16	15	10	16	2	-	1	1	417
887	Kirkcolm	-	44	141	55	39	15	23	10	12	7	6	3	-	1	-	-	356
888	Kirkcowan	-	66	71	49	17	16	20	14	10	9	2	6	2	-	-	1	283
889	Kirkinner	-	57	95	65	32	22	14	9	10	5	3	11	-	-	-	1	315
890	Kirkmaiden	-	142	158	78	32	19	18	6	17	6	8	-	-	-	-	1	503
891	Leswalt	-	24	109	33	15	11	9	13	8	3	3	5	1	-	-	1	231
892	Mochrum	1	73	109	81	37	32	37	14	17	13	7	17	5	-	-	1	525
893	New Luce	-	45	36	24	5	8	4	6	4	7	6	5	-	-	-	-	150
894	Old Luce (or Glenluce)	-	81	149	93	42	19	27	17	14	14	10	15	2	2	1	1	487
895	PENNINGHAME	-	123	239	132	94	58	53	29	31	25	13	23	7	1	2	2	832
896	Portpatrick	-	39	110	47	25	17	16	6	14	8	3	7	3	-	-	-	295
897	Sorbie	1	51	118	71	47	19	17	10	16	9	9	12	-	-	-	1	381
898	Stoneykirk	-	73	204	81	31	15	27	23	19	10	10	12	1	1	-	2	509
899	STRANRAER	-	396	436	194	132	81	95	72	56	29	16	33	10	2	1	3	1,446
900	WHITHORN	-	138	211	95	64	32	31	37	25	17	10	15	5	-	1	-	681
901	WIGTOWN	-	85	161	91	56	25	32	23	23	18	7	15	2	3	-	-	537
Total of Wigtown		3	1,419	2,598	1,339	719	406	456	327	285	213	123	214	42	10	6	18	8,178

SCOTLAND, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.																TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-		
1	154	47,380	18,757	4,403	1,831	813	482	227	144	104	77	197	72	36	26	26	74,708	
2	115	40,323	43,840	14,444	7,078	3,394	2,316	1,229	982	565	416	618	174	76	77	143	124,741	
3	70	30,063	48,117	17,652	7,966	4,226	2,933	1,793	1,475	1,043	767	1,297	226	77	42	91	123,718	
4	59	28,427	49,201	18,201	8,275	4,216	2,955	1,797	1,417	1,088	833	1,500	292	61	33	66	118,472	
5	31	20,997	46,561	17,333	7,724	4,113	2,896	1,816	1,266	1,017	754	1,271	337	88	27	49	106,280	
6	28	14,089	39,841	15,712	6,821	3,682	2,694	1,640	1,313	925	719	1,512	332	72	23	54	88,886	
7	19	8,127	30,173	12,414	5,597	3,090	2,262	1,430	1,151	826	707	1,410	341	67	42	44	67,706	
8	11	4,192	20,039	9,063	4,100	2,287	1,885	1,246	976	673	554	1,272	391	80	36	49	46,764	
9	10	1,609	11,153	5,628	2,857	1,681	1,320	963	729	568	481	1,009	294	69	40	37	28,478	
10	3	636	5,013	2,176	1,060	590	832	613	525	423	329	846	271	85	31	33	15,132	
11	-	190	2,639	1,373	807	543	515	335	336	273	240	648	176	71	45	51	7,692	
12	1	47	713	543	368	287	281	218	180	166	139	436	162	49	25	48	3,693	
13	-	13	191	192	130	121	138	117	122	92	92	258	112	43	22	45	1,088	
14	-	6	57	74	64	62	55	69	61	64	51	194	88	35	33	44	948	
15	-	-	31	35	44	28	43	38	29	43	21	109	52	20	14	25	523	
16-20	-	4	11	29	23	22	33	33	25	39	25	129	95	51	38	112	651	
21-25	-	-	2	2	8	11	5	6	5	2	6	17	24	18	14	56	176	
26-30	-	1	1	2	2	4	3	6	2	2	4	14	4	4	9	37	96	
31-	-	-	1	1	7	4	8	6	5	8	11	45	54	32	32	213	407	
Number of Families	492	216,753	315,652	119,578	55,267	29,574	21,065	13,540	10,943	7,912	6,226	13,023	3,407	1,634	609	1,233	810,699	

NOTE.—This Table may be read either horizontally or vertically, according to the information wished to be derived from it. If read in horizontal columns, it exhibits the Class of House which Families of certain sizes occupied, and the number of such Families in each sized House. Thus, if we wished to know how the 88,886 Families were lodged who had each six Persons in the Family, by passing our eye along the horizontal column from the figure 6 in the first vertical column, which shows the number of Persons in a Family, we ascertain that 28 lived in Rooms without Windows; that 14,989 lived in Houses of two Rooms; that 39,841 lived in Houses of three Rooms; and how many of these had one Person, two Persons, &c., to each Family.



SCOTLAND, TOWN GROUP, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	10	32,655	10,305	2,326	1,035	462	240	120	70	52	33	85	10	6	2	1	47,502
2	7	37,372	27,179	8,377	4,574	1,894	1,281	657	574	316	217	307	63	7	11	4	82,540
3	5	20,882	30,636	10,694	4,896	2,356	1,751	1,057	994	594	469	607	96	16	9	3	80,485
4	5	21,229	32,152	10,307	4,909	2,196	1,689	1,057	842	644	492	613	146	22	6	3	76,822
5	1	14,554	30,678	9,307	4,571	2,007	1,498	1,029	813	576	436	624	188	30	9	2	67,791
6	1	9,720	26,214	8,923	3,956	1,811	1,308	813	702	595	420	631	209	28	5	8	55,585
7	1	5,296	19,663	7,472	3,179	1,464	1,083	717	581	449	408	674	200	23	5	6	41,251
8	-	2,570	12,527	5,424	2,381	1,083	879	605	512	330	330	791	198	41	10	7	27,007
9	-	948	6,683	3,294	1,587	744	602	413	351	274	200	658	175	36	12	6	16,043
10	-	339	2,973	1,796	814	448	344	267	232	206	183	567	172	32	10	7	8,350
11	-	116	1,164	847	457	213	197	144	152	131	129	364	106	35	20	10	4,685
12	-	26	387	331	179	110	100	61	71	57	68	202	110	28	7	16	1,813
13	-	8	96	117	61	44	49	25	40	35	43	149	81	23	6	7	784
14	-	2	31	38	27	25	17	20	11	14	27	102	67	24	12	15	432
15	-	-	17	23	26	14	12	12	9	9	9	56	36	11	3	7	244
16-20	-	2	4	12	11	13	17	10	9	13	9	65	61	31	14	33	304
21-25	-	-	1	2	7	9	5	5	5	1	4	14	18	13	7	29	120
26-30	-	-	-	2	2	4	3	7	2	2	4	8	2	4	6	20	66
31-	-	-	-	1	4	2	6	6	3	8	10	42	26	27	22	154	311
Number of Families -	26	152,090	200,630	68,583	32,376	14,989	11,064	7,075	5,903	4,256	3,551	7,749	1,964	446	176	338	512,225

See note on page 161.

SCOTLAND, RURAL GROUP (including Villages), 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	144	14,734	8,322	2,077	796	351	242	167	74	52	44	112	62	30	24	35	27,206
2	108	11,951	16,621	6,067	2,894	1,500	1,035	563	498	249	199	311	111	69	66	139	42,201
3	68	9,121	17,481	7,558	3,069	1,870	1,199	606	571	449	298	550	130	61	53	88	43,233
4	45	7,198	17,949	7,754	3,303	2,020	1,206	730	573	444	341	587	146	39	27	63	41,650
5	31	5,673	15,885	7,536	3,133	2,016	1,388	787	553	441	318	647	149	49	18	47	38,489
6	27	4,369	13,627	6,180	2,865	1,871	1,386	896	611	380	290	581	143	44	18	46	33,301
7	18	2,831	10,680	4,942	2,418	1,936	1,179	719	579	377	299	536	141	44	37	38	26,455
8	11	1,622	7,503	3,639	1,728	1,204	1,006	641	464	334	224	481	103	39	26	42	19,067
9	10	761	4,479	2,534	1,370	937	718	490	378	294	221	351	119	33	28	31	12,435
10	3	297	2,040	1,180	692	545	508	346	273	217	146	330	99	53	21	26	6,782
11	-	74	875	526	350	330	318	211	184	142	111	284	70	36	25	41	3,577
12	1	21	326	212	189	177	181	157	160	169	71	174	52	21	18	32	1,850
13	-	5	95	75	69	77	89	92	82	57	40	100	31	20	16	38	904
14	-	4	26	36	37	37	38	40	50	50	24	92	21	11	21	29	516
15	-	-	14	12	18	14	31	26	20	34	12	44	16	9	11	14	279
16-20	-	2	7	8	12	9	16	23	16	17	16	64	34	20	24	79	347
21-25	-	-	1	-	1	-	-	1	-	-	2	3	6	5	7	27	56
26-30	-	1	1	-	-	-	-	-	-	-	-	6	2	-	3	17	30
31-	-	-	1	-	3	2	2	-	2	-	1	3	8	5	10	50	96
Number of Families -	466	58,564	115,022	49,945	22,831	14,585	10,602	6,465	4,990	3,636	2,675	5,724	1,443	588	433	895	208,474

See note on page 161.

GLASGOW, MUNICIPAL (including Parliamentary) BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	1	7,195	1,497	329	124	31	17	7	1	6	4	4	-	-	-	-	9,126
2	-	11,958	5,517	1,596	648	159	103	33	18	19	7	17	2	-	-	-	19,176
3	-	8,613	6,935	2,152	820	271	206	77	46	35	26	38	4	-	-	-	18,618
4	-	6,308	7,941	2,420	894	273	195	80	37	42	27	64	12	1	1	-	18,296
5	-	4,236	7,775	2,328	869	273	212	91	48	28	29	77	16	3	-	-	15,975
6	-	2,401	6,810	2,065	740	285	178	78	48	29	37	62	12	3	-	-	12,748
7	-	1,047	5,028	1,751	644	191	149	70	40	29	38	62	12	1	-	1	9,054
8	-	401	3,189	1,293	465	145	118	58	40	19	26	70	16	4	1	-	5,845
9	-	122	1,525	766	335	107	90	37	17	26	22	50	11	3	1	-	3,112
10	-	34	599	445	169	70	65	31	21	14	18	38	17	5	-	-	1,518
11	-	10	213	219	91	39	35	17	15	8	10	34	10	3	-	-	712
12	-	4	66	64	34	22	15	7	7	5	5	18	12	-	-	-	262
13	-	15	25	14	9	8	4	2	2	2	7	10	10	-	-	-	107
14	-	7	10	6	3	6	5	1	-	3	3	5	2	3	1	1	53
15	-	1	5	3	2	1	1	1	1	2	1	5	5	1	-	1	29
16-20	-	-	1	2	4	2	1	3	3	1	1	5	4	1	2	7	37
21-25	-	-	-	1	-	-	1	1	1	-	-	1	2	3	-	3	13
26-30	-	-	-	-	1	-	-	-	-	-	1	-	-	-	1	7	13
31-	-	-	-	-	1	1	-	2	2	7	1	18	3	4	1	26	66
Number of Families -	1	40,820	47,029	15,482	5,852	1,883	1,390	604	348	260	262	578	150	33	17	48	114,739

See note on page 161.



GLASGOW, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															Total.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	1	7,096	1,378	327	124	30	17	7	1	6	4	4	-	-	-	-	8,935
2	-	10,644	5,329	1,559	643	129	100	33	18	15	7	17	2	-	-	-	18,519
3	-	7,686	6,645	2,603	815	209	188	76	44	34	20	38	4	-	-	-	17,929
4	-	6,001	7,556	2,347	889	271	192	80	37	41	27	64	12	1	1	-	17,510
5	-	3,283	7,352	2,242	862	209	219	91	47	28	28	76	14	2	-	-	15,294
6	-	2,379	6,434	1,981	733	278	177	78	48	29	37	69	11	3	-	-	12,152
7	-	978	4,709	1,663	638	188	145	70	39	29	38	69	10	1	-	1	8,559
8	-	374	2,991	1,224	460	143	117	58	40	19	26	70	16	4	1	-	5,543
9	-	116	1,429	729	328	104	90	37	16	26	22	49	10	3	1	-	2,900
10	-	34	550	427	156	69	62	31	21	14	18	38	15	4	4	-	1,443
11	-	9	208	221	89	38	33	17	14	8	9	34	10	3	-	1	694
12	-	4	61	63	34	22	15	7	5	5	18	11	-	-	2	1	255
13	-	1	13	23	14	9	8	4	1	2	7	10	10	-	-	-	102
14	-	-	7	10	5	3	6	5	1	-	3	5	2	3	1	1	52
15	-	-	1	5	3	2	1	1	1	2	1	5	5	1	-	1	29
16-20	-	-	1	2	4	2	1	3	3	1	1	5	4	1	2	7	37
21-25	-	-	-	1	-	-	1	1	1	-	-	1	2	3	-	3	13
26-30	-	-	-	1	-	-	-	2	-	-	-	-	-	-	1	7	13
31-	-	-	-	-	1	1	-	2	2	7	1	18	3	4	1	24	64
Number of Families	1	39,145	44,659	14,917	5,790	1,857	1,373	663	341	227	261	672	141	33	17	46	110,013

See note on page 161.

EDINBURGH, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															Total.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	-	4,495	1,436	274	134	59	21	11	-	2	3	12	2	2	-	-	6,451
2	-	3,800	2,881	1,916	598	275	173	59	61	32	39	46	12	1	1	-	8,285
3	-	2,348	2,872	1,174	715	380	268	145	104	91	99	151	18	1	-	-	8,257
4	-	1,590	2,709	1,167	640	350	271	148	107	115	92	215	24	3	1	-	7,487
5	-	1,057	2,382	1,081	601	362	256	149	116	90	85	220	51	11	2	-	6,473
6	-	647	1,930	865	491	287	211	164	85	75	80	232	52	1	1	1	5,062
7	-	324	1,382	727	381	201	150	90	70	58	75	232	59	4	-	-	3,753
8	-	143	895	484	274	155	131	63	55	56	49	191	49	9	-	-	2,462
9	-	35	378	283	179	103	78	52	46	30	51	163	48	7	2	1	1,456
10	-	15	149	142	96	48	38	33	25	26	31	147	56	10	-	1	815
11	-	6	39	53	56	27	20	13	27	12	17	100	32	9	4	-	415
12	-	1	14	25	29	14	15	5	2	7	15	70	34	12	2	1	237
13	-	-	5	6	2	5	7	3	6	4	8	37	24	13	3	1	124
14	-	1	1	3	1	4	1	2	-	2	7	25	31	8	3	1	90
15	-	-	1	1	4	1	1	3	4	-	1	19	12	3	-	2	52
16-20	-	1	-	1	-	1	2	-	2	3	3	23	23	9	4	6	76
21-25	-	-	-	-	1	1	2	1	3	1	1	6	9	4	-	12	41
26-30	-	-	-	-	-	1	-	-	-	1	2	3	1	1	2	5	16
31-	-	-	-	-	-	-	-	4	-	-	1	8	8	9	4	34	68
Number of Families	-	14,393	17,033	7,592	4,109	2,275	1,625	885	709	692	641	1,090	545	117	29	65	52,329

See note on page 161.

DUNDEE, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															Total.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	-	2,028	645	99	44	11	2	6	2	1	-	-	-	-	-	-	2,838
2	-	2,633	2,326	378	218	46	35	13	15	7	3	-	-	-	-	-	5,708
3	-	1,588	2,685	545	249	84	40	31	26	11	10	15	3	1	-	1	5,289
4	-	1,157	2,742	557	289	68	38	31	25	17	10	23	5	1	-	-	4,922
5	-	625	2,550	585	226	85	39	32	25	14	3	14	4	1	-	-	4,244
6	-	343	2,084	520	223	58	46	28	24	20	13	23	4	1	-	1	3,388
7	-	147	1,481	651	175	61	43	29	19	12	12	22	2	-	-	-	2,472
8	-	71	877	334	137	38	36	27	22	15	8	22	4	1	-	1	1,594
9	-	16	445	194	82	42	29	11	16	10	3	21	7	1	-	-	875
10	-	9	199	167	41	21	12	12	11	5	6	7	1	-	-	-	431
11	-	1	85	54	22	6	9	4	5	2	6	9	2	1	1	1	206
12	-	2	17	26	14	7	4	-	2	1	-	10	6	-	-	-	90
13	-	-	4	8	2	3	-	-	2	-	-	4	6	-	2	-	32
14	-	-	-	-	-	-	-	2	1	-	-	3	1	1	-	-	11
15	-	-	-	3	1	1	-	1	-	1	-	2	-	-	-	-	9
16-20	-	-	-	1	-	-	2	1	1	-	-	1	2	4	-	3	15
21-25	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1
26-30	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	2	4
31-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	3	10	19
Number of Families	-	8,620	16,187	3,874	1,705	531	335	230	195	114	75	182	50	15	6	20	32,139

See note on page 161.



ABERDEEN, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	-	2,210	744	148	46	15	8	3	3	1	1	3	-	-	1	-	3,183
2	-	1,575	1,588	535	233	81	53	52	23	13	11	8	4	-	-	-	4,174
3	-	883	1,688	628	273	67	81	67	60	40	21	34	6	1	-	-	3,849
4	-	506	1,573	642	279	121	69	63	66	32	19	41	4	2	1	-	3,488
5	-	349	1,350	617	277	66	69	75	52	31	23	52	10	-	-	-	2,962
6	-	191	1,113	532	213	67	69	83	55	31	14	39	10	3	1	1	2,882
7	-	79	692	405	188	49	47	45	39	23	24	45	10	2	-	-	1,647
8	-	43	445	351	147	37	49	35	49	16	11	39	2	2	-	-	1,207
9	-	9	268	202	84	24	32	24	23	14	16	20	11	2	-	-	673
10	-	2	81	119	55	21	24	17	18	19	11	31	7	2	-	-	467
11	-	-	28	59	28	13	8	3	16	12	8	26	5	3	1	1	292
12	-	1	9	14	17	7	5	4	5	2	3	15	6	-	-	-	88
13	-	-	3	2	3	2	2	2	5	1	3	12	1	-	-	-	36
14	-	1	-	2	2	1	1	1	1	1	1	10	4	3	-	-	28
15	-	-	-	-	-	-	2	1	1	2	1	4	1	1	-	-	13
16-20	-	-	-	-	-	1	-	-	-	-	1	3	4	1	2	-	12
21-25	-	-	-	-	1	-	-	-	-	-	-	-	2	-	-	-	3
26-30	-	-	-	-	-	-	-	-	1	-	-	1	-	1	-	-	3
31-	-	-	-	-	-	-	-	-	-	-	1	4	3	1	4	13	26
Number of Families	-	5,009	9,522	4,235	1,849	573	509	445	388	238	169	387	90	23	10	15	24,383

See note on page 161.

GREENOCK, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each Size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															31-	TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30			
1	-	494	158	44	9	6	-	-	-	1	-	1	-	-	-	-	713	
2	1	757	716	255	48	33	10	8	8	4	2	5	1	-	-	-	1,848	
3	-	611	903	298	100	36	15	14	11	6	6	9	1	-	-	-	2,010	
4	-	498	989	340	89	55	20	10	18	19	12	18	1	-	-	-	2,069	
5	-	357	1,029	352	98	46	22	18	11	11	8	9	5	3	-	-	1,909	
6	-	182	927	335	89	37	19	9	11	14	16	14	6	1	-	-	1,690	
7	-	99	695	278	73	41	16	9	13	15	6	26	5	-	-	-	1,276	
8	-	36	408	216	58	25	20	14	10	15	10	22	2	1	-	1	838	
9	-	14	201	133	38	15	16	8	12	18	1	12	2	1	-	-	471	
10	-	1	87	56	12	13	4	5	4	8	2	10	6	-	1	-	209	
11	-	-	29	15	2	6	4	4	6	4	6	6	3	2	-	1	111	
12	-	-	13	8	5	2	6	1	3	2	2	8	2	1	-	1	64	
13	-	-	4	2	2	-	-	2	-	-	2	5	1	-	-	-	22	
14	-	-	1	1	1	1	1	-	-	1	-	2	-	-	1	-	8	
15	-	-	-	-	2	-	1	-	-	-	-	1	2	-	-	-	7	
16-20	-	-	-	-	-	-	-	1	-	-	-	3	4	-	-	-	8	
21-25	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	
26-30	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	2	
31-	-	-	-	-	-	1	-	-	-	-	-	1	2	2	-	4	10	
Number of Families	1	3,049	6,155	2,359	641	315	157	103	107	121	71	153	48	11	2	8	13,206	

See note on page 161.

PAISLEY, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	-	515	142	47	10	5	4	1	-	-	1	-	-	-	-	-	725
2	-	893	544	140	93	40	9	5	1	3	1	3	1	-	-	-	1,733
3	-	755	696	189	100	38	26	19	10	5	3	8	1	-	-	-	1,842
4	-	683	735	202	110	28	24	19	11	9	7	3	2	1	-	-	1,726
5	-	430	748	216	110	41	21	15	9	6	10	10	1	1	-	-	1,618
6	-	272	680	211	95	30	29	14	10	14	3	14	2	2	-	-	1,367
7	-	150	557	174	67	25	18	13	7	10	2	16	-	1	-	1	1,041
8	-	62	362	139	58	15	13	12	5	5	6	8	7	1	-	-	603
9	-	43	201	89	48	19	9	7	8	3	3	11	4	2	-	-	447
10	-	12	109	51	17	7	7	3	8	2	4	6	1	-	-	-	237
11	-	4	48	27	15	2	2	3	3	4	3	7	2	1	-	2	123
12	-	1	10	10	1	-	1	1	-	1	-	5	5	1	-	-	36
13	-	-	5	1	1	1	-	-	-	1	-	5	1	-	-	-	15
14	-	-	3	2	-	-	-	1	-	-	1	3	2	-	-	-	15
15	-	-	2	-	-	-	1	2	-	-	-	1	2	1	-	-	9
16-20	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1
21-25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26-30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	1	6	9
Number of Families	-	3,720	4,842	1,408	727	262	154	97	72	63	44	161	33	11	2	10	11,637

See note on page 161.



LEITH, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	-	677	215	72	28	10	12	2	4	1	1	-	-	-	-	-	1,022
2	-	729	806	286	114	45	27	14	12	8	2	2	-	-	-	-	2,036
3	-	476	945	351	174	61	30	29	22	6	12	17	3	-	-	-	2,126
4	-	342	945	369	134	55	39	27	24	11	12	19	-	1	-	-	1,989
5	-	224	919	349	163	53	47	24	26	13	14	19	4	1	-	-	1,847
6	-	185	714	272	139	43	28	19	27	18	17	32	1	-	-	1	1,496
7	-	88	501	207	115	39	28	15	19	17	12	29	1	-	-	-	1,062
8	-	37	288	153	71	33	25	17	14	13	7	8	4	-	-	-	670
9	-	9	134	160	51	20	19	14	7	10	8	25	1	-	2	-	400
10	-	6	50	38	28	11	7	4	2	2	8	16	2	-	-	-	174
11	-	-	20	14	11	8	8	4	2	3	1	8	-	1	-	-	81
12	-	-	8	4	1	-	2	2	-	1	2	6	-	1	-	-	27
13	-	2	2	2	1	-	-	-	1	2	2	2	3	-	-	-	17
14	-	-	-	-	-	1	-	-	1	-	1	1	2	-	-	-	6
15	-	-	-	-	-	-	-	-	-	1	-	2	1	-	-	1	6
16-20	-	-	-	-	1	-	-	-	-	-	-	1	1	1	-	-	4
21-25	-	-	-	-	-	1	1	-	-	-	-	1	-	-	-	-	3
26-30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1
31-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	2	4	7
Number of Families	-	2,766	5,547	2,129	1,033	389	273	171	161	106	99	179	23	5	6	6	12,954

See note on page 161.

PERTH, PARLIAMENTARY BURGH, 1881.—Number of ROOMS to each FAMILY, specifying the Number of PERSONS in each FAMILY, and the Number of FAMILIES in each size of HOUSE.

NUMBER OF PERSONS IN EACH FAMILY.	Rooms without Windows.	NUMBER OF ROOMS WITH WINDOWS.															TOTAL.
		1 Room.	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	31-	
1	-	594	293	51	25	14	7	2	-	-	1	2	-	1	-	-	810
2	-	398	457	148	89	43	24	10	17	7	7	5	-	-	-	-	1,106
3	-	178	414	163	99	55	36	18	23	14	11	16	1	-	1	-	1,620
4	-	117	429	194	94	46	39	14	11	11	9	16	8	1	-	-	989
5	-	71	334	173	91	51	23	19	20	10	11	20	4	1	1	-	829
6	-	34	250	170	68	38	19	19	19	7	10	15	6	-	1	1	656
7	-	23	176	116	55	27	13	15	15	10	4	7	5	-	-	-	467
8	-	7	164	61	47	21	8	10	9	6	12	19	3	2	-	-	309
9	-	-	38	46	33	8	11	8	5	3	5	4	6	1	-	-	170
10	-	-	19	26	16	7	9	4	6	3	2	3	2	1	-	-	38
11	-	-	4	7	7	4	4	-	2	2	4	1	1	1	-	-	35
12	-	-	4	3	2	-	3	2	2	1	2	-	1	1	-	1	22
13	-	-	-	1	3	1	2	-	-	2	1	1	-	-	-	-	11
14	-	-	-	-	-	-	-	1	-	-	-	1	1	-	-	1	4
15	-	-	-	-	2	-	1	-	-	-	-	1	-	-	-	-	3
16-20	-	-	-	-	-	1	1	-	-	1	-	-	1	1	-	1	6
21-25	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	3
26-30	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1
31-	-	-	-	-	-	-	-	-	1	-	-	-	2	1	-	5	9
Number of Families	-	1,242	2,432	1,150	613	316	200	122	128	77	80	112	40	11	6	10	6,548

See note on page 161.



## INDEX.

## ABERDEEN:

- proceedings taken under Sir R. Cross's Acts, *Simpson*, 19,923, &c.
- no proceedings under Torrens's Acts, *Simpson*, 19,923.
- 800 persons displaced, *Simpson*, 19,946.
- system of compensation, *Simpson*, 19,967, 19,950, &c.
- no difficulty in accommodating displaced population, *Simpson*, 19,952.

## ACTS OF PARLIAMENT (SCOTLAND):

- Dwelling Houses Act, 1855, a dead letter, *Crawford*, 18,451.
- how Torrens's and Cross's Acts apply to Scotland, *Crawford*, 18,466, &c.
- building and street regulations included in general police Acts in Scotland, *Walker*, 18,291; *Crawford*, 18,489.
- private Acts in force in six largest towns, *Crawford*, 18,491.
- Public Health (Scotland) Act, 1867, *Walker*, 18,262, &c.; see also under that heading.
- Police Acts, *Walker*, 18,326, 18,422; *Clark*, 18,831.
- Burgh Police and Health (Scotland) Act, now before Parliament, likely to be beneficial, *Whyte*, 19,904.
- See *Artizans and Labourers Dwellings Acts*.
- See *Dwelling Houses Act*.

## ARTIZANS AND LABOURERS DWELLINGS ACTS, 1868-1882:

- relate to the dwellings of the poor in Scotland, *D. Walker*, 18,439, 18,441, 18,442.
- not acted on in Scotland, *D. Crawford*, 18,466-18,473.
- separate Acts passed for Scotland in 1875 and 1880, *D. Crawford*, 18,470.
- Aberdeen, Leith, and Greenock have obtained improvement schemes under Cross's Acts, *D. Crawford*, 18,474-18,477.
- Cross's Act is handicapped by the provision that artizans' dwellings must be erected on areas operated on; private Acts are better, *J. Crawford*, 18,727.
- Torrens's Act has only been applied to Leith; Cross's Acts are sufficient for Aberdeen, *Simpson*, 19,923-19,928.
- Greenock was the first burgh to adopt Cross's Act, *Turnbull*, 20,086-20,093.
- improvements being carried out in Leith under, *Laing*, 20,272-20,491.
- Cross's Acts not required in Paisley, private enterprise sufficient, *Clark*, 21,189, 21,190.

## BLACK HOUSES (CROFTERS AND COTTARS):

- common to Skye, Long Island, and Western Islands, *Napier*.
- getting uncommon, *Peterkin*, 20,026; *Malcolm*, 21,531.
- how built, *Napier*, 21,296.
- some fit, and others unfit for human habitation, *Napier*, 21,196.

## BOARD OF SUPERVISION (SCOTLAND):

- administers the Public Health Act, aided by town councils, police commissioners, and parochial boards, *Walker*, 18,262; *D. Crawford*, 18,440.

## BOTHIES. See DWELLINGS OF THE WORKING CLASSES (RURAL).

## BUILDING BYELAWS:

- no provision as to, in Scotch Public Health Act, *Walker*, 18,325, 18,352; *Clark*, 18,831, 18,840; *Littlejohn*, 18,969; *Gowans*, 18,855.
- are in force in Edinburgh, *Gowans*, 18,851.

## BURGH AND POLICE BILL. See ACTS OF PARLIAMENT.

## CAMPBELL, OF AUCHINDARROCH, MR. ALEXANDER:

- is a general superintendent of the poor for 11 counties, *Campbell*, 21,126-21,128.

## CELLARS:

- occupation of, for dwellings stopped to a great extent, *Walker*, 18,320-18,327.

## CLARK, BAILIE:

- convener of the Public Health Committee of the Town Council of Edinburgh, *Clark*, 18,796.

## CLARK, MR. JAMES:

- Provost of Paisley, *Clark*, 21,183.

## COLLINS, SIR WILLIAM, KT.:

- is a publisher in Glasgow, *Collins*, 19,316.

## COLVILLE, MR. JAMES:

- manager of the Edinburgh Co-operative Building Company, *Colville*, 19,059.

## COMPENSATION TO CROFTERS FOR IMPROVING DWELLINGS:

- system varies on different properties, *Malcolm*, 21,507; *Peterkin*, 20,960, 20,961, 20,979, &c.; *Malcolm*, 21,507; *McPherson*, 21,350; *Napier*, 21,257, 21,637; *Mackenzie*, 21,297.

## COTTARS:

- great difficulty in way of improving their houses, *McPherson*, 21,359, 21,395; *Maciver*, 21,491; *Napier*, 21,197, 21,200.
- those holding no land a burden to crofters and proprietors, *Napier*, 21,300, 21,210, 21,208.
- See also *Crofters and Squatters*.

## CRAWFORD, MR. DONALD:

- legal secretary to the Lord Advocate, *D. Crawford*, 18,438.

## CRAWFORD, MR. J. KNOX:

- solicitor and clerk to the Edinburgh City Improvement Trustees, *J. Crawford*, 18,699.

## CROFTERS:

- would be satisfied if they had the three F's, *McPherson*, 21,415-21,417.
- and cottars are in worse condition in Lewis than elsewhere, *Maciver*, 21,468.
- live in single rooms in Lewis, *Maciver*, 21,469.

## DRINK. See HABITS OF WORKING CLASSES.

## DUNDEE:

- operations carried out under private Act, *Gentle*, 20,594.
- some of worst quarters in town have been demolished, *Gentle*, 20,594, &c.
- a good deal remains to be done, *Gentle*, 20,647.
- great improvement in health of town since improvements, *Gentle*, 20,620, &c.
- accommodation of unhouseed met by private enterprise, *Gentle*, 20,611-20,613.

## DWELLING-HOUSES (SCOTLAND) ACT:

- passed in 1855, *D. Crawford*, 18,451, 18,460.
- objects of, *D. Crawford*, 18,452-18,456.
- has never been acted on, *D. Crawford*, 18,457-18,461.

## DWELLINGS OF THE WORKING CLASSES (URBAN):

- Acts relating to, are Torrens's and Cross's Acts and the Public Health Act of 1867, *D. Crawford*, 18,439.
- complaints received as to defective drainage and insanitary condition of, *Walker*, 18,330, 18,339-18,341.
- dead bodies kept for a considerable time in, *Walker*, 18,348-18,351.
- "house" means a room, "tenement" means a house, in Scotland, *D. Crawford*, 18,512; *Russell*, 19,347-19,349; *Simpson*, 19,935.



# DWELLINGS OF THE WORKING CLASSES (URBAN)—*cont.*

- a house or flat consists of a room and kitchen generally, *Paterson*, 18,593-18,596.
- plans of, for Edinburgh, *Gowans*, 18,858.
- many were formerly houses of the better classes, *Littlejohn*, 19,034.
- insufficient number for the poorer class in Edinburgh, *Colville*, 19,075.
- repairs to roofs borne equally by occupants in some cases, *Colville*, 19,092.
- is opposed to the Edinburgh Town Council becoming responsible for, *Telfer*, 19,188.
- in Edinburgh are in a most deplorable condition, *Hannan*, 19,287.
- about 30,000 people have been displaced in Glasgow, *Russell*, 19,382-19,388.
- factory hands live in Glasgow and work outside, *Russell*, 19,443-19,448.
- factory hands find greater convenience in living in the town than outside, more employment for the family, &c., *Collins*, 19,473-19,481.
- from 10,000 to 15,000 dwellings in Glasgow require to be taken in hand, *Russell*, 19,556.
- in Aberdeen rooms must be 9 feet high, attics 8 feet, *Simpson*, 19,993.
- prior to 1871 were in a wretched condition, *Gentle*, 20,594.
- erected by Messrs. Clark and Messrs. Coats for their workpeople in Paisley, *Clark*, 21,192, 21,193.

# DWELLINGS OF THE WORKING CLASSES (RURAL):

- are usually substantial in northern counties, and comfortable according to the ideas of the people, *Peterkin*, 20,887.
- in many districts there is a deficiency of suitable houses, and labourers have to live in "bothies," leaving their families in villages at a distance, *Peterkin*, 20,888.
- a marked improvement during the last 20 years in the, *Peterkin*, 20,890, 20,994-20,997; *Campbell*, 21,130-21,133.
- labourers are often worse off than paupers as regards accommodation, *Peterkin*, 20,898, 20,899.
- have small allotments or gardens attached to them, *Peterkin*, 20,893, 20,998-21,005; *Smith*, 21,068-21,070.
- crofters' cottages are often large and comfortable, others are miserable, *Peterkin*, 20,909-20,911.
- sanitary condition of crofter dwellings in Lewis are as bad as they can possibly be; are often mere covered dunghills, *Peterkin*, 20,913.
- fever of frequent occurrence in crofters' and cottars' houses in Lewis in consequence of foul and poisonous air in, *Peterkin*, 20,913-20,919.
- wretched cottages in Lewis are on Lady Matheson's estate, but belong to the crofters who build them, *Peterkin*, 20,960.
- compensation sometimes given to crofters on leaving their houses; they take the roofs with them, *Peterkin*, 20,960, 20,979-20,983.
- crofters are not likely to improve their cottages unless they were fully paid for work on leaving, *Peterkin*, 20,984-20,985.
- cottages built in the Lowlands during the past 30 years have been of a superior kind, *Smith*, 21,046.
- superior cottages have been erected principally by the owners, but of late years the landowners have built good cottages, the cost being paid out of rent, *Smith*, 21,047, 21,048.
- bothies are chiefly confined to single men and single women, but separate, *Smith*, 21,049-20,051.
- bothies are kept clean by the farmers, but the accommodation is not so good as in the cottages, *Smith*, 21,052.
- no black cottages in the lower part of Forfar, *Smith*, 21,054.
- divot cottages, or sod cottages, are to be found in the upper parts of Forfar, *Smith*, 21,054, 21,055.
- to every 300 acres of farm land there should be at least five cottages and a good bothy for women, *Smith*, 21,095-21,100.
- the bothy system is a necessity on farms, *Smith*, 21,101.
- more cottages than bothies in Forfar, *Smith*, 21,111, 21,112.
- the bothies have been much improved of late, *Smith*, 21,113-21,118.

# DWELLINGS OF THE WORKING CLASSES (RURAL)—*cont.*

- the Duke of Richmond and Lord Dalhousie have improved the houses on their properties, *Campbell*, 21,139.
- there are more cottages than bothies in Fife, *Smith*, 21,080, 21,081.
- labourers have to leave their cottages if they leave their employment, *Smith*, 21,088, 21,089.
- the bothy system is a check on marriage, *Smith*, 21,090.

# EDINBURGH:

- chief sanitary work managed by City Improvement Trust, *K. Crawford*, 18,752, &c.
- improvements cost city 300,000*l.*, *Crawford*, 18,790.
- nearly 3,000 houses occupied by poor cleared away, *Crawford*, 18,781.
- enormous improvement in health of, *Littlejohn*, 18,944.

# EDINBURGH CITY IMPROVEMENT TRUST:

- formed in 1867 by Lord Provost Chambers, *J. Crawford*, 18,701.
- nature and operations of the trust, *J. Crawford*, 18,701-18,707, 18,763.
- expenditure greater than receipts, *J. Crawford*, 18,730-18,741.
- elected for three years, *J. Crawford*, 18,761, 18,762.
- work of, in the way of improvements, *J. Crawford*, 18,706, 18,732-18,738, 18,768-18,794.
- will be brought to a close in two years' time, *J. Crawford*, 18,719.

# EDINBURGH CO-OPERATIVE BUILDING COMPANY:

- erects houses containing two storeys for the better working classes, *Colville*, 19,060-19,074.

# EDINBURGH DEAN OF GUILD COURT:

- nature and constitution of, *Gowans*, 18,842, 18,850.

# ELLIOT, MR. THOMAS:

- is a farmer living at Blackhaugh, Galashiels, *Elliot*, 21,648.

# FINDLAY, MR. JOHN RITCHIE:

- has built workmen's houses of a superior class in the village of Dean, *Findlay*, 19,140-19,162.

# GENTLE, MR. JAMES:

- is a town councillor and police commissioner of Dundee, *Gentle*, 20,589.

# GLASGOW:

- improvement trust in operation since 1870, *Collins*, 19,325.
- improvements carried out on large scale, *Collins*, 19,337, &c.
- 1,600,000*l.* spent in improvements, *Collins*, 19,337.
- 80 acres purchased for clearance, *Collins*, 19,338.
- about 30,000 people displaced out of an intended 50,000, *Collins*, 19,382.
- health of city gradually improving, *Collins*, 19,326.

# GLASGOW IMPROVEMENT TRUST:

- formed in 1870, *Russell*, 19,324, 19,325.
- death-rate decreased since the formation of, *Russell*, 19,326-19,328.

# GOWANS, MR. JAMES:

- is the Lord Dean of Guild, and Chairman of the Dean of Guild Court, *Gowans*, 18,841.

# GREENOCK:

- first Scotch burgh to adopt Cross's Acts, *Turnbull*, 20,086.
- 2,000 people, densely crowded, displaced. *Turnbull*, 20,127-20,131, 20,092.
- houses provided for 600, but not for all the class turned out, *Turnbull*, 20,131, 20,164.
- compensation awarded excessive, *Turnbull*, 20,115.



## HABITS OF THE WORKING CLASSES:

- are the chief obstacle to the satisfactory housing of the poor in Edinburgh, *Clark*, 18,819.
- the poor make no complaints as to their wretched homes, insobriety prevents them from occupying better houses *Hannan*, 19,291-19,294.
- a good deal of drunkenness exists in Glasgow, *Russell*, 19,405-19,408.
- improved homes are the result of drunkards being reclaimed, *Russell*, 19,409-19,413.
- people sleeping on stairs cause filthy habits, *Russell*, 19,431.
- in Dundee the decent poor would be glad to get better accommodation, but do not care to pinch to pay the higher rent, *Gentle*, 20,744, 20,745.
- fever of frequent occurrence in Lewis owing to filthy condition of cottages, *Peterkin*, 20,913-20,919.
- in the east of Scotland are respectable, industrious, and saving, *Smith*, 21,074-21,077.
- in east of Scotland are sober; drink milk instead of beer, and are content with it, *Smith*, 21,078, 21,079.
- a great desire on the part of the labourers to acquire land for themselves, but it is difficult for them to do it on account of the large farm principle, *Smith*, 21,123-21,125.
- in Paisley there is a good deal of drinking, *Clark*, 21,191.
- the Highlanders are, on the whole, healthy and moral, *Napier*, 21,199, 21,200, 21,250-21,252; *McPherson*, 21,360-21,363; *Malcolm*, 21,516-21,520.
- sometimes the Highlanders have no night clothes, *Nicholson*, 21,246.
- in Lewis cattle and human beings live under one roof, *Maciver*, 21,477.
- great accumulation of dung in the cottars houses which is only cleared away once a year; this is productive of fever, *Maciver*, 21,480-21,483.
- education will do much to improve the, *Malcolm*, 21,557.
- people in the south are moral on the whole, *Elliot*, 21,671-21,676.

## HANNAN, THE REV. EDWARD JOSEPH:

- member of the Social Sanitary Society of Edinburgh, *Hannan*, 19,276.

## HIGHLAND AND LOWLAND DWELLINGS:

- are of three kinds, the black house, the white house, and the superior houses of recent construction, *Napier*, 21,196-21,202.
- black houses are of a simple and rude character, but differ materially from each other, *Napier*, 21,196.
- some are occupied by human beings and cattle with only one entrance, and have no division; with or without windows and chimneys, *Napier*, 21,196, 21,261-21,263; *McPherson*, 21,373; *Maciver*, 21,477-21,483; *Malcolm*, 21,521-21,533.
- some are unfit for human habitation, others are more comfortable, 21,196.
- cottars' and squatters' dwellings are the worst kind of houses, *Napier*, 21,196.
- white houses resemble a mean sort of Lowland cottage, but are made of defective and perishable materials, especially the roof, *Napier*, 21,196.
- should be improved, as they are, from the accumulation of dirt, &c., prejudicial to health, *Napier*, 21,197-21,199; *Mackenzie*, 21,216; *Nicholson*, 21,220.
- black houses as a rule are built by the tenant without assistance from landlord, *Napier*, 21,201; *Mackenzie*, 21,216; *McPherson*, 31,389-31,399; *Malcolm*, 21,509-21,513.
- improvement partly due to influence of the women, *Mackenzie*, 21,216, 21,217.
- fixity of tenure would give the tenants an impulse to improve their, *Napier*, 21,197, 21,258-21,260; *Mackenzie*, 21,216, 21,294-21,299; *Maciver*, 21,485-21,491; *Malcolm*, 21,554, 21,555.
- timber for roofs given by landlords, and unless sawn is valueless, *Mackenzie*, 21,221-21,224.
- are mostly thatched, *Mackenzie*, 21,225-21,231.

## HIGHLAND AND LOWLAND DWELLINGS—cont.

- some built by the co-operation of landlord and tenant, *Napier*, 21,232-21,234; *Malcolm*, 21,506, 21,507; *Peacock*, 21,593-21,595, 21,606, 21,607, 21,618-21,624.
- sufficient at first to separate the people and the animals; the separation of the sexes need not at present be insisted on, *Napier*, 21,244-21,246.
- in co-operation the tenant does the most work, *Napier*, 21,254; *Mackenzie*, 21,301.
- separate entrances for cattle and human beings not essential, *Napier*, 21,261-21,263; *Nicholson*, 21,264.
- of a superior kind built by Lord Colonsay, *Nicholson*, 21,268.
- in Skye are nearly all black cottages, none with slated roofs, *McPherson*, 21,334-21,345.
- in Skye are built by the crofters, *McPherson*, 21,350.
- no compensation for building when occupants are evicted, *McPherson*, 21,348-21,358, 21,393-21,399.
- people discontented with, *McPherson*, 21,360.
- agitation, it was hoped, would give more land and better dwellings, *McPherson*, 21,359.
- are worse in the country than in the towns, *McPherson*, 21,365, 21,366.
- people too poor to improve their dwellings, *McPherson*, 21,367-21,372.
- incoming tenant would pay the outgoing tenant for the roof, but the landlord would not pay for improvements, *McPherson*, 21,393-21,399.
- white cottages in Easdale built by tenants without assistance from landlord, *McPherson*, 21,400-21,404.
- tenants pay rent to landlords for houses built by themselves, *McPherson*, 21,405-21,410.
- landlords have made tenants who built their own houses sign papers to say they belonged to the landlord, *McPherson*, 21,406, 21,407.
- instances of evictions without compensation, *McPherson*, 21,408-21,414.
- in Raasay have been much improved, *McPherson*, 21,453.
- in Lewis are all black houses, having only one room, *Maciver*, 21,469-21,479.
- in Lewis built and repaired by and at the expense of the tenants, *Maciver*, 21,472, 21,473.
- cattle and people under one roof and with no partition in Lewis, and great accumulation of dung in, *Maciver*, 21,474-21,483.
- crofters have not complained of their houses during the agitation, *Malcolm*, 21,494.
- in the western Highlands and Islands are very inferior, *Malcolm*, 21,495.
- crofters wish for better houses, *Malcolm*, 21,496.
- in the eastern Highlands are much better, and are generally comfortable, *Malcolm*, 21,503, 21,504.
- to improve and rebuild crofters' houses would cost from 60*l.* to 80*l.* each, *Malcolm*, 21,537, 21,538.
- there has been a great improvement in some cottages, *Malcolm*, 21,544-21,553; *Peacock*, 21,589, 21,590; *Elliot*, 21,653.
- improved cottages built on the Duke of Sutherland's estate, *Peacock*, 21,573-21,588.
- the Duke of Sutherland supplies sawn wood, lime, and slates for, *Peacock*, 21,593-21,595, 21,606, 21,607.
- description of thatched cottages on the Duke of Sutherland's estate, *Peacock*, 21,596-21,605.
- only a few of the worst class on the Duke of Sutherland's estate, *Peacock*, 21,613, 21,614.
- conditions on which houses are let on the Duke of Sutherland's estate, *Peacock*, 21,629-21,647.
- compensation for building improvements granted by the Duke of Sutherland, *Peacock*, 21,626.
- in the south of Scotland labourers are fairly well housed, *Elliot*, 21,653, 21,667.
- cottages in the south form part of wages, *Elliot*, 21,657, 21,678.
- description of a cottage in the south, *Elliot*, 21,659-21,662.
- the bothy system not in existence in the south, *Elliot*, 21,668, 21,669.
- in the south tenants have to keep the cottages in repair, *Elliot*, 21,692-21,696.
- in the South the permanent labourers live on the farm, and the casual labourers in the villages, *Elliot*, 21,752-21,757.



## IMPROVED CROFTERS' HOUSES:

- seen in northern counties, East Ross-shire and Sutherlandshire, parts of Inverness-shire, *Malcolm*, 21,544; *Peacock*, 21,588.
- on individual properties, as at Harray and Colonsay, *Nicolson*, 21,268; *Napier*, 21,202.
- also at Raasay, Skeabost, and Benbecula, *McPherson*, 21,453; *Napier*, 21,202.

See also COMPENSATION.

## IMPROVEMENT SCHEMES:

- how carried out in Aberdeen, Dundee, Edinburgh, Glasgow, Leith, Greenock, *D. Crawford*, 18,474, 18,485-18,491.

## LABOURERS:

- their condition is favourable compared with labourers in the south of England, *Smith*, 21,074.
- a scarcity of female labourers exists in Forfarshire, *Smith*, 21,084, 21,085.
- have to leave their cottages if they leave their employment, *Smith*, 21,088, 21,089.

## LAING, MR. THOMAS BRYCE:

- is one of the town clerks of Leith, *Laing*, 20,270.

## LEGAL EXPENSES:

- are the obstacle to working men buying houses, *Colville*, 19,085.

## LEITH:

- private local Acts in force, *D. Crawford*, 18,491.
- proceedings under Cross's Act attracted some attention, *Laing*, 20,270-20,588.
- borrowed 100,000*l.*, spent all the money, but have not cleared any portion of unhealthy area, *Laing*, 20,431.

## LITTLEJOHN, DR. HENRY DUNCAN:

- medical officer of health for Edinburgh, *Littlejohn*, 18,939.

## LOCAL ACTS:

- in force in Edinburgh, Glasgow, Greenock, Leith, Aberdeen, and Dundee, *Crawford*, 18,491.
- Dean of Guild Court have full powers in Edinburgh and Glasgow as to building byelaws, *Goscan*, 18,851.

## LOCAL GOVERNMENT AND SANITARY INSPECTION:

- in large towns staff is ample, and work efficiently done, *Walker*, 18,362, 18,363.
- desirable to group small parishes, *Walker*, 18,364-18,370.
- salaries of sanitary inspectors and medical officers of health, *Walker*, 18,365, 18,371.
- system in Edinburgh has worked well, *Clark*, 18,839, 18,840.
- in Glasgow sanitary inspectors have to pass an examination in sanitary matters, *Russell*, 19,427-19,429.
- in Dundee carried out by a competent staff, *Gentle*, 20,651-20,661.
- each parish forms its own district for, *Peterkin*, 20,952-20,959.
- is almost illusory in his district, *Campbell*, 21,147-21,154.
- small parishes should be grouped together for, *Napier*, 21,211-21,215.
- in the south not much notice taken of, but in East Lothian it is well looked after, *Elliot*, 21,685-21,691.

## MACIVER, THE REV. ANGUS:

- is the minister of Uig in Lewis, *Maciver*, 21,465.

## MACKENZIE, SIR KENNETH SMITH, BART.:

- was a member of the Crofters' Commission, *MacKenzie*, 21,218.
- agrees generally with Lord Napier's evidence, *MacKenzie*, 21,216.

## McPHERSON, MR. JOHN:

- is a crofter and fisherman in Skye, *McPherson*, 21,331.

o 17557.

## MALCOLM, MR. GEORGE:

- agent for several properties in Inverness-shire, *Malcolm*, 21,492, 21,493.

## MORALITY. See HABITS OF WORKING CLASSES.

## MORRISON, BAILIE JAMES:

- chairman of the committee of management of the Glasgow Improvement Trust, *Morrison*, 19,321.

## NAPIER AND ETTRICK, THE RIGHT HON. THE LORD:

- was chairman of the Crofters' Commission, *Napier*, 21,194.

## NICOLSON, SHERIFF ALEXANDER, LL.D.:

- was a member of the Crofters' Commission, *Nicolson*, 21,218.
- agrees with Lord Napier's evidence, *Nicolson*, 21,220.

## NUISANCES:

- definition of, under Public Health (Scotland) Act, *Walker*, 18,264-18,272.

## OVERCROWDING:

- exists in the large manufacturing districts, *Walker*, 18,332.
- caused by inability to pay high rents and the inability to appreciate comforts of better dwellings, *Walker*, 18,332.
- by Police Act 900 cubic feet is the allowance for each room, *Clark*, 18,831; *Russell*, 19,331-19,334.
- no serious complaints of, from demolitions, *D. Crawford*, 18,498.
- exists in Edinburgh in the same form as it does in London, *D. Crawford*, 18,503.
- 300 feet a head is allowed in private houses, *Littlejohn*, 18,971; *Russell*, 19,332; *Simpson*, 19,994-19,997.
- no cases of illness consequent on, have been brought to his notice, *Littlejohn*, 18,984, 18,985.
- 150 cubic feet allowed in Glasgow for children under eight years of age, *Russell*, 19,335.
- houses containing over 2,000 feet not subject to inspection unless lodgers live in them, *Russell*, 19,492-19,495, 19,499-19,507.
- about 4 to 5 per cent. of houses in Glasgow are overcrowded, *Russell*, 19,508.
- in Greenock checked by local Act, *Turnbull*, 20,095.
- mortality now reduced by checking, *Turnbull*, 20,096-20,099.
- in Dundee formerly very great, *Gentle*, 20,596-20,600.
- death-rate was very high in Dundee on account of, but now much reduced, *Gentle*, 20,620-20,645.
- no overcrowding in Forfarshire as a rule, *Smith*, 21,080.
- high rate of mortality in Paisley not due to, but to clay soil and smoke from factories, *Clark*, 21,191.
- crofters' dwellings have only one room, and the whole family sleep in it, *McPherson*, 21,383-21,388.
- not much in the south, lodgers are prohibited, *Elliot*, 21,663-21,666.
- the employment of women on an estate does not tend to, as a rule, *Elliot*, 21,670-21,676.

## PATERSON, MR. ROBERT:

- is city valuator and assessor in Edinburgh, *Paterson*, 18,582.

## PEACOCK, MR. JOSEPH:

- is factor to the Duke of Sutherland, *Peacock*, 21,567.

## PETERKIN, MR. WILLIAM ARTHUR:

- is general superintendent of the poor for the nine northern Scotch counties, *Peterkin*, 20,875-20,882.

## POLICE ACTS. See ACTS OF PARLIAMENT.

## PROPORTION OF RENTS TO WAGES:

- is about one sixth, *Paterson*, 18,628.
- is about one fourth in Edinburgh, *Telfer*, 19,172.
- is about one sixth in Glasgow, *Morrison*, 19,616-19,644.
- in the rural districts rents form part of wages; a sum is assigned to rent, *Smith*, 21,061-21,068; *Campbell*, 21,140-21,146.



## PUBLIC HEALTH (SCOTLAND) ACT, 1867:

- principal Act relating to public health, *Walker*, 18,262.
- amended in 1871 and 1882, *Walker*, 18,263.
- definition of nuisances under, *Walker*, 18,274-18,278.
- abatement of nuisances procedure, *Walker*, 18,279-18,286, 18,289, 18,290; *D. Crawford*, 18,440.
- overcrowding, byelaws under, *Walker*, 18,291, 18,292.
- regulations as to houses unfit for habitation, *Walker*, 18,293-18,301.
- election of local authorities under, *Walker*, 18,264-18,272.
- regulations as common lodging-houses and lodgers in single rooms, *Walker*, 18,302-18,316; *D. Crawford*, 18,440.
- section 44, relates to tenement provisions, but does not correspond to the English provisions (section 35 of Sanitary Act and section 90 of Public Health Act), *Walker*, 18,344-18,347.
- a good deal of money borrowed under, *Crawford*, 18,465.
- is satisfied with the existing sanitary laws, *Littlejohn*, 19,018-19,022.

## PUBLIC IMPROVEMENTS:

- carried out by the Edinburgh City Improvement Trust, 18,704-18,794.
- in Edinburgh have reduced the death-rates, *Littlejohn*, 18,941-18,950.
- is opposed to the Town Council of Edinburgh becoming responsible for the housing of the poor, *Telfer*, 19,188.
- carried out in Glasgow, *Russell*, 19,337-19,341.
- high price of land prevents workmen's dwellings from being erected in Glasgow on sites cleared, *Russell*, 19,366-19,370.
- numbers of factories removed from the town to the suburbs, *Russell*, 19,439-19,444.
- new houses in Glasgow will contain about 21 per cent. better accommodation than the old houses, *Morrison*, 19,663-19,669.
- being carried out in Aberdeen under Cross's Acts, *Simpson*, 19,943-19,969.
- being carried out in Greenock, *Turnbull*, 20,106-20,131.
- in Dundee have cleared away the unhealthy dwellings, *Gentle*, 20,605-20,608.
- death-rate much reduced in Dundee in consequence of, *Gentle*, 20,620-20,650.
- are carried out by Lady Cathcart, Duke of Sutherland, Sir J. Matheson, and others, on their properties, *Napier*, 21,202.
- in Leith, carrying out of scheme has attracted great attention unfavourably; *Crawford*, 18,491; *Laing*, 20,431, 20,270, &c.

## RE-HOUSING AFTER DEMOLITIONS:

- no serious complaints of inconvenience arising from overcrowding after, *D. Crawford*, 18,498, 18,499.
- provision made in Edinburgh for, *J. Crawford*, 18,709-18,718, 18,781, 18,782.
- unable to erect workmen's houses on sites cleared in Glasgow, owing to high price of land, *Russell*, 19,364-19,370.
- opposed to town council re-housing instead of private builders. More expensive if they did, *Collins*, 19,482-19,490.
- model lodging-houses erected in Glasgow at a cost of about 90,000*l.*, *Morrison*, 19,713-19,715.
- corporation should acquire bad property in order to destroy it, and then lay it out on sanitary principles, *Russell*, 19,727-19,738.
- provided for in Aberdeen, *Simpson*, 19,951-19,954.
- Leith authorities in favour of nothing less than two-roomed houses, *Laing*, 20,587, 20,588.
- power obtained in Dundee to provide for the displaced population, *Gentle*, 20,609-20,612.
- private enterprise provided homes for the poor after displacement, *Gentle*, 20,613-20,617.

## REMEDIES:

- Police Act is insufficient to prevent insanitary buildings, *Whyte*, 19,900.
- hands in proposed regulations for adoption, *Whyte*, 19,902-19,904.
- absence of stated minimum space per head in rooms in Public Health Act is a defect, *Simpson*, 19,998.

## REMEDIES—cont.

- small parishes should be grouped together for the purposes of local government, &c., *Peterkin*, 20,959; *Campbell*, 21,155-21,158.
- on every large farm there should be a spare cottage in case of an emergency arising, *Smith*, 21,091.
- an extension of thecrofting system would be desirable, *Smith*, 21,125.
- section 90 of the English Health Act might very well be applied to Scotland, *Campbell*, 21,162.
- the definition of the term "house" as applied to both England and Scotland should be made clear. At present it has an opposite meaning in the two countries, *Campbell*, 21,163-21,165.
- proposals to improve the dwellings and condition of the crofters, *Napier*, 21,203-21,210.

## RENTS:

- of skilled workmen's houses in Edinburgh from 6*l.* to 15*l.* a year, *Paterson*, 18,593.
- of ordinary workmen from 1*s.* to 4*s.* a week, *Paterson*, 18,602-18,610.
- are now lower, *Paterson*, 18,613.
- of self-contained houses in Edinburgh from 12*l.* to 16*l.* a year, *Gowans*, 18,858, 18,859.

## RUSSELL, DR. JAMES B.:

- medical officer of health of the city of Glasgow, *Russell*, 19,319.

## SHAFTESBURY'S ACT, LORD, OF 1851:

- did not apply to Scotland, but as amended in 1867 does apply, *D. Crawford*, 18,444-18,446.
- objects of, *D. Crawford*, 18,447-18,450.

## SIMPSON, DR. WILLIAM JOHN RITCHIE:

- medical officer of health for Aberdeen, *Simpson*, 19,907.

## SINGLE-ROOM SYSTEM:

- common in Edinburgh for a whole family to occupy one room 10 feet square and pay 2*s.* a week rent for it, *D. Crawford*, 18,498-18,502; *Paterson*, 18,597, 18,626.
- 14,000 single-room tenements in Edinburgh, *Littlejohn*, 18,981-18,983, 19,012.
- rooms in Glasgow larger than in London, *Russell*, 19,396.
- number reduced in Glasgow, *Russell*, 19,397.
- due to inability of people to pay higher rent, *Morrison*, 19,608.
- about 25 per cent. of the Glasgow population live in single rooms, *Russell*, 19,607; *Morrison*, 19,620.
- Dundee formerly contained a very large number of single rooms much overcrowded, *Gentle*, 20,595, 20,596.
- in 1881 there were 8,221 houses of single rooms, and 15,924 houses of two rooms, occupied by more than half the population, *Gentle*, 20,681-20,693.
- is almost stationary in Dundee, neither increasing nor decreasing, *Gentle*, 20,720.
- is prevalent at Paisley, *Clark*, 21,187.
- is on the increase in Paisley, *Clark*, 21,188.
- crofters' cottages in Skye have only one room, *McPherson*, 31,383-31,388.
- crofters and cottars in Lewis live in single rooms, *Maciver*, 21,469.

## SMITH, MR. WILLIAM:

- is a farmer at West Drums, in the parish of Brechin, *Smith*, 21,040.

## SQUATTERS:

- are employed by the crofters, or fish, *Napier*, 21,300.
- live from hand to mouth, *Napier*, 21,300.
- a burden to crofter and proprietor, *Napier*, 21,300, 21,208, 21,210.

## STRUCTURAL DEFECTS:

- the custom of building in hollow squares is a great sanitary evil, *Russell*, 19,435.
- back-to-back buildings are the curse of Glasgow, *Russell*, 19,542.
- almost entire absence of ventilation, waterclosets, &c., in parts of Greenock, *Turnbull*, 20,100.
- absence of ventilation to crofters' houses is an evil which the crofters should remedy, *Campbell*, 21,166-21,174.



**TELFER, Mr. A. C.:**

— president of the Edinburgh Trades Council, *Telfer*, 19,163.

**TENEMENT PROVISIONS:**

- section 44 of Public Health Act relates to, *Walker*, 18,344-18,346; *Collins*, 19,498; *Littlejohn*, 18,969; *Russell*, 19,497, 19,498, 19,500-19,508.
- want of, not felt in Edinburgh, *Clark*, 18,839.
- Local Act sufficient for Edinburgh, *Littlejohn*, 18,970.
- in Glasgow are contained in the Police Act, *Russell*, 19,329, 19,330.
- section 44 is constantly enforced in Aberdeen, *Simpson*, 19,929, 19,999-20,004.
- section 44 is almost a dead letter in Scotland, *Campbell*, 21,160, 21,161.
- section 90 of the English Act might very well be applied to Scotland, *Campbell*, 21,162.

**TURNBULL, Mr. ALEXANDER JAMIESON:**

— civil engineer and burgh surveyor of Greenock, *Turnbull*, 20,074-20,076.

**WAGES:**

- in Forfar have increased 50 per cent., *Smith*, 21,061, 21,084.
- a cottage and perquisites form part of, in Forfar, *Smith*, 21,061-21,068; *Campbell*, 21,140-21,146.
- would have no objection to pay wages in money, instead of partly in kind, but it is an advantage to the wife to receive milk, coals, meal, &c., *Smith*, 21,086, 21,087.
- there are no wages to speak of in Skye, because there is no work, *McPherson*, 21,371.

**WAGES—cont.**

- in Raasay 2s. to 2s. 6d. a day for a few men, and a few perquisites, *McPherson*, 21,454-21,456.
- cottages and perquisites form part of, in the south, *Elliot*, 21,657, 21,678-21,684, 21,700-21,705.

**WALKER, Mr. WILLIAM STEWART, C.B.:**

— chairman of board of supervision, *Walker*, 18,261.

**WATERCLOSETS AND WATER SUPPLY:**

- are insufficient in tenement houses in Edinburgh, *Littlejohn*, 19,035.
- insufficient water supply is considered a nuisance under the Edinburgh local Act, and is dealt with promptly, *Littlejohn*, 18,993.
- almost entire absence of, in some parts of Greenock, *Turnbull*, 20,100.
- water supply is derived from springs, but is often defiled by drainage running into them, *Campbell*, 21,175-21,181.
- the enforcement of the law is required as regards water supply; no alteration in the law is needed, *Campbell*, 21,176.

**WHITE HOUSES (CROFTERS):**

- found in Western Highlands and Islands, east side of country, and Orkney and Shetland, *Napier*, 21,196.
- how built, *Napier*, 21,196, 21,255, 21,201.

**WHYTE, Mr. JOHN:**

— is assistant to the master of works under the Corporation of Glasgow, *Whyte*, 19,897.



THE ROYAL COMMISSION  
ON THE  
WORKING OF THE  
MINE AND QUARRY  
ACTS, 1842

REPORT  
OF THE  
COMMISSIONERS

LONDON:  
PRINTED BY  
EYRE AND SPOTTISWOODE,  
PRINTERS TO THE QUEEN'S MOST EXCELLENT MAJESTY,  
FOR HER MAJESTY'S STATIONERY OFFICE.

LONDON: Printed by EYRE and SPOTTISWOODE,  
Printers to the Queen's most Excellent Majesty.  
For Her Majesty's Stationery Office.



REPORT OF THE

COMMISSIONER OF THE

LAND OFFICE

FOR THE YEAR

1880-81

ALBANY:

1881

NEW YORK:

1881



HOUSING OF THE WORKING CLASSES.

---

THE ROYAL COMMISSION

ON

THE HOUSING OF THE WORKING  
CLASSES.

---

VOL. V.

MINUTES OF EVIDENCE, APPENDIX, AND INDEX  
AS TO SCOTLAND.

---

Presented to both Houses of Parliament by Command of Her Majesty.

---



LONDON:

PRINTED BY EYRE AND SPOTTISWOODE.

To be purchased, either directly or through any Bookseller, from any of the following Agents, viz.,  
Messrs. HANSARD and SON, 13, Great Queen Street, W.C., and 32, Abingdon Street, Westminster;  
Messrs. EYRE and SPOTTISWOODE, East Harding Street, Fleet Street, and Sale Office, House of Lords;  
Messrs. ADAM and CHARLES BLACK, of Edinburgh;  
Messrs. ALEXANDER THOM and Co., LIMITED, or Messrs. HODGES, FIGGIS, and Co., of Dublin.

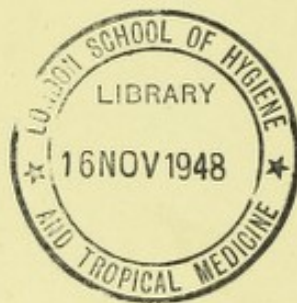
1885.







SGH  
1885





NV 5827

16. xi.



