

- (1) The second living room (in the case of a house with two living rooms) ;
- (2) The first, or second, bedroom.

Provided that, in the case of the first, or second, bedroom, it shall be permissible to substitute for a fireplace, or other fixed means of heating, an electric or gas service connection, to which a heating appliance can be conveniently connected.

Where the principal means of heating proposed is otherwise than by the use of solid fuel, the provision of fireplaces as above may not be required, but, in any such case, specific approval shall be sought to the system proposed."

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this second day of July, One thousand nine hundred and forty-eight, in the presence of :—

(L.S.)

*Ronald Green,*  
Assistant Secretary.

### Housing on Farms

#### Farm Houses and Approved Workers' Houses

REGULATIONS, DATED 12TH MAY, 1948, MADE BY THE MINISTRY OF HEALTH AND LOCAL GOVERNMENT UNDER THE HOUSING ON FARMS ACT (NORTHERN IRELAND), 1948.

1948. No. 128

The Ministry of Health and Local Government for Northern Ireland (in these Regulations referred to as "the Ministry") in exercise of the powers conferred upon it by section fourteen of the Housing on Farms Act (Northern Ireland), 1948 (in these Regulations referred to as "the Act"), hereby makes the following Regulations :—

1.—(1) These Regulations may be cited as the Housing on Farms Regulations (Northern Ireland), 1948.

(2) The Interpretation Act, 1921, shall apply for the purpose of the interpretation of these Regulations as it applies to the interpretation of an Act of the Parliament of Northern Ireland.

2. The standards of siting, accommodation and construction applicable to the provision of new farm houses and approved workers' houses shall be as specified in the First, Second, Third and Fourth Schedules to these Regulations respectively.

3. The standards of accommodation and construction applicable to the reconditioning of premises for occupation as farm houses and approved workers' houses shall be as specified in the Fifth Schedule to these Regulations.

4. The superficial area of a new farm house or approved worker's house shall be calculated in accordance with the method specified in the Sixth Schedule to these Regulations.

5. The instruments and deeds of release to be executed in pursuance of sections three, six and nine respectively of the Act shall be in the forms set out in the Seventh Schedule to these Regulations or in forms substantially to the like effect as the nature of the case may require.

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

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland this twelfth day of May, One thousand nine hundred and forty-eight.

(L.S.)

*W. McCaughey,*  
Assistant Secretary.

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#### FIRST SCHEDULE

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##### FARMHOUSES

##### STANDARDS OF SITING

- (1) The distances laid down in these standards for the siting of farmhouses are minimum distances, and are prescribed without prejudice to local Bye-Laws, and Planning Acts and Orders. The distances shall, unless otherwise required, be measured at right angles to the wall or walls.
- (2) *Distances from Adjacent Buildings :*
  - (a) The distance between any wall of the house and any adjacent building or structure not directly required for the purposes of the house shall be not less than 20 feet.
  - (b) Where the wall of the house contains a principal window (i.e. a window providing the minimum lighting required in respect of a living room or a bedroom, or a kitchen or scullery or a ground floor bathroom), and where the adjacent building or structure measures less than 10 feet from ground level to the eaves or the parapet, the distance shall be not less than 35 feet.
  - (c) Where the wall of the house contains a principal window and where the adjacent building or structure measures more than 10 feet from ground level to the eaves or the parapet the distance shall be determined by the Ministry in the light of the particular circumstances of the case.

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#### SECOND SCHEDULE

##### APPROVED WORKERS' HOUSES

##### STANDARDS OF SITING

- (1) The distances laid down in these standards for the siting of approved workers' houses are minimum distances, and are prescribed without prejudice to local Bye-Laws, and Planning Acts and Orders. The distances shall, unless otherwise required, be measured at right angles to the wall or walls.

- (2) The standards will apply in respect of approved workers' houses built as single-storey or two-storey dwellings.
- (3) Where the expression "main front wall" is used in these standards it shall be deemed to exclude porches and bay-windows. Similarly the expression "main back wall" shall be deemed to exclude porches, bay-windows, and single-storey projections or outbuildings, but shall include projections or outbuildings of more than one storey.
- (4) *Distance between House Fronts :*  
The distances between the main front walls of houses shall be not less than 60 feet.
- (5) *Distance between House Backs :*  
The distance between the main back walls of houses shall be not less than 70 feet.
- (6) *Distance between House Fronts and Backs :*  
Where houses are sited so that the fronts of some houses face the backs of others, the distance between the main front walls and the main back walls shall be not less than 70 feet.
- (7) *Distance between House Fronts, or Backs, and adjacent Buildings :*  
A minimum distance of 35 feet shall be provided between the main front, or back, wall of a house and any outbuilding, structure, or projection (not contained within the curtilage of the house) which does not measure more than 10 feet in height from the ground level to the eaves or parapet. Where the height of such outbuilding, structure or projection exceeds 10 feet the minimum permissible distance shall be determined by the Ministry in the light of the particular circumstances of the case.
- (8) *Distance between Gable Walls of Houses :*  
The distance between gable, or end, walls of adjacent houses shall be not less than 20 feet.  
Provided that :—
- (a) where there is no principal window in either of the facing walls (i.e., a window providing the minimum lighting required in respect of a living-room, or a bedroom, or accommodation used for cooking purposes, or a ground floor bathroom), the distance between the facing walls may be reduced to 12 feet ; or,
- (b) where there are no windows, or doors, in the facing walls, the distance may be reduced to 8 feet.
- (9) *Depth of Back Gardens :*  
The distance of the division or boundary fence of the curtilage from the main back wall of a house shall be not less than an average of 25 feet, measured within the extreme limits of the main back wall.
- (10) *Access to Houses :*  
Houses shall be sited within a distance of 200 feet from a laneway or roadway and shall be connected therewith by means of a properly constructed pathway.

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### THIRD SCHEDULE

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#### FARMHOUSES AND APPROVED WORKERS' HOUSES

##### STANDARDS OF ACCOMMODATION

- (1) In calculating minimum floor areas for the purposes of these standards the measurements shall be taken to the rough wall surface or framework, the normal thickness of plaster, if any, being assumed. Minimum sizes of all rooms may

include built-in cupboards or presses which have a minimum head-room of 6 feet 6 inches, but shall not include chimney breasts, larder, press containing hot water cylinder, or stair bulkheads which are less than 6 feet 6 inches from the ceiling.

(2) *Living Room (including Scullery or Kitchen Accommodation) :*

<i>Number of Bedrooms in House</i>	<i>Minimum Floor Area to be provided for Living-Room and Scullery or Kitchen Accommodation</i>
Two ... ..	215 square feet
Three or more ... ..	235 " "

(3) Where a house contains two living rooms, the minimum combined floor area of such living room accommodation shall (taken together with the scullery or kitchen accommodation) be 335 square feet, (see paragraph 14 regarding orientation of living room), provided, however, that in no case shall the floor area of a living room be less than 100 square feet. Where a third living room is provided its superficial area shall be at least 100 square feet in addition to the 335 square feet prescribed in this paragraph.

(4) The space to be provided for scullery or kitchen accommodation shall contain a suitable sink and draining board.

(5) *Bedroom Accommodation :*

In every case one bedroom of at least 120 square feet in floor area shall be provided : a bedroom shall in no case have a floor area of less than 70 square feet. A bedroom shall not be provided in respect of which the sole means of access thereto is through another bedroom.

The total floor area of the bedroom accommodation shall be as follows :—

<i>Number of Bedrooms in House</i>	<i>Total Minimum Floor Area</i>
Two ... ..	225 square feet
Three ... ..	295 " "
Four ... ..	390 " "
Five ... ..	470 " "

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

(a) *Cooking.*

A suitable solid fuel cooking appliance shall be provided unless electricity services are available in which case suitable arrangements for the installation of an electric cooker may be substituted.

(b) *Heating of Water.*

In every case where there is a supply of piped water available there shall be provided a suitable hot water circulating system.

(c) *Artificial Lighting*

Where electricity services are available there shall be provided adequate points for artificial lighting of each room and compartment.

(7) *Larder Accommodation :*

Well ventilated larder accommodation shall be provided inside each house ; such accommodation shall have direct means of ventilation to the outside air, and shall be provided with adequate shelving.

(8) *Fuel Storage Accommodation :*

Where solid fuel is to be used for the purpose of providing heating, storage accommodation of permanent construction shall be provided to afford a minimum capacity of 52 cubic feet. Adequate access for the delivery of fuel shall be provided, which must not be directly from a scullery or living room.

The height of the accommodation provided shall not, for the purpose of calculating the capacity, be taken as more than 6 feet 6 inches.

(9) *General Storage Accommodation :*

Each house must have storage accommodation on the ground floor free of passages, capable of accommodating a perambulator, it being taken that a minimum width of 2 ft. 9 ins. is required for purposes of a passage.

There must also be provided additional space of at least 32 square feet, either by providing a separate store of permanent construction (which may be either inside or outside the house), or by increasing the prescribed floor area of the living room, or bedroom, accommodation.

Provided that in the case of houses with not more than two apartments, it shall be permissible to dispense with the provision of general storage and perambulator accommodation.

(10) *Cupboard Accommodation :*

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

- (a) 14 cubic feet other than in respect of bedrooms ; and
- (b) 30 cubic feet in respect of bedrooms.

(11) *Shelving, etc.*

In each house there shall be provided (exclusive of shelving already prescribed for larder and cupboards) :—

- (a) shelving, measuring a minimum of 6 square feet, which may be in the scullery, or the kitchen, or in any living room.
- (b) adequate arrangements for hanging hats and coats.

(12) *Water Supply and Sanitary Accommodation :*(a) *Water Supply and Drainage System.*

An adequate supply of wholesome drinking water must be readily available.

A suitable drainage system for the disposal of waste water, rain water and of soil from any water closet must also be provided.

(b) *Where a local supply of piped water is available.*

Where there is a local piped water supply there shall be provided in each house a bathroom (including a bath and washhand basin), hot press, and water closet accommodation. The size of these compartments should be sufficient to provide reasonable space for access to, and use of, the fittings provided.

A bathroom or water closet shall not communicate directly with any living room, bedroom, kitchen or scullery.

(c) *Where there is no local supply of piped water available.*

Where there is no local supply of piped water, and the Ministry is satisfied that it would not be reasonably practicable to provide any such supply, a storage tank, with a minimum capacity of 100 gallons, located suitably for the purpose of providing a supply of water to the scullery sink, bath washhand basin and water closet, shall be provided in respect of each house. This storage tank shall be capable of being replenished by rain water from the roof and, if practicable, from a pumped water supply.

Provided that where the Ministry is satisfied that the water supply is inadequate or that there is no adequate means for disposal of waste water, and/or sewage, it may agree to the omission of the provision of a bathroom and/or water closet : where no water closet is provided, however, there must be provided a separate earth closet for each house or other approved arrangement.

(13) *Ceiling Heights :*

The minimum ceiling height of any room designed for use as a living room, scullery or bedroom, shall be 7 feet 6 inches.

Where accommodation is provided wholly, or partly in the roof space of a house, such accommodation shall, over an area of not less than one half of the total floor area of the room, be at least 8 feet in height ; in calculating the minimum floor area of any room so provided (for the purpose of complying with these standards) any area below a height of five feet from the floor level shall be disregarded.

(14) *Windows :*

The window area in any living room or scullery or kitchen shall be not less than one-eighth and, in the case of a bedroom, one-tenth of the corresponding floor area. In the case of at least one living room a window shall face towards the sun, with extreme limits of due east and due west. Each window shall be so constructed that a total area may be opened corresponding to not less than one-twentieth of the floor area of the room.

In the calculation of the window area, the glass area permitting the passage of natural external light shall be taken into account, astragals or glazing bars of normal size being disregarded.

In the case of any window required to be provided in respect of a living room, bedroom, or scullery, the height from the ceiling level to the lintel shall not be more than 1 foot 6 inches.

The area of any window provided in respect of a room shall not be included as part of the minimum window area required in respect of that room if any building or other obstruction is of such a height as to subtend an angle of more than 40 degrees measured at right angles to the face of the window from a horizontal line at a point on the external wall 3 feet above the floor level of the room. Such maximum angle of obstruction shall be deemed to apply within the distance of 70 feet from the external wall of the room. In the case of distances greater than 70 feet the permissible angle of obstruction will be decided after consideration of the circumstances.

(15) *Room Heating :*

Where solid fuel is proposed, as the principal source of heating, a fireplace shall be provided in the living room ( in the case of a house with two living rooms, in the principal living room). In addition there shall be provided, in respect of the undermentioned apartments, either (a) a fireplace, or (b) some other fixed means of providing adequate heating.

- (1) the second living room (in the case of a house with two living rooms) ;
- (2) the first, or second, bedroom.

Provided that, in the case of the first, or second, bedroom, it shall be permissible to substitute for a fireplace, or other fixed means of heating, an electric service connection, to which a heating appliance can be conveniently connected.

Where the principal means of heating proposed is otherwise than by the use of solid fuel, the provision of fireplaces as above may not be required, but, in any such case, specific approval shall be sought to the system proposed.

(16) *Permanent Ventilation :*

Each living room, bedroom, kitchen or scullery, shall be provided with a system of ventilation (which shall be in operation at all times, irrespective of occasional ventilation afforded by an open window or door), so as to provide a computed rate of approximately 1,200 cubic feet of air per hour.

Such an approximate rate of air change will be deemed to have been provided by any of the following methods :—

- (a) A properly constructed flue serving a solid fuel fire, or a gas fire with adequate inlet from the external air.
- (b) A flue pipe or shaft terminating above the roof, having an effective net cross sectional area of 30 square inches, with adequate inlet from the external air.
- (c) An outlet ventilator open to the external air, having an effective net area of 30 square inches with adequate inlet from the external air.
- (d) A fanlight opening, or other aperture, with an effective net area of 30 square inches open to a lobby, corridor or habitable room which is itself ventilated as in (a), (b) or (c) with adequate inlet from the external air.
- (e) any other approved method which gives the rate of air change stipulated above.

(17) *Stairs :*

The stairs shall be so constructed that :—

- (a) The going shall be not less than  $8\frac{1}{2}$  inches, and the rise shall not exceed  $7\frac{3}{4}$  inches.
- (b) The width of the stairs shall be not less than 2 feet 8 inches, measured in the clear between handrail and wall finish, or between handrails.
- (c) There shall be provided at least 6 feet 6 inches headroom, as measured vertically from a line joining the nosings of the treads to any ceiling, soffit, or other obstruction, and at least 5 feet clearance at right angles to this line.

(18) *Passages :*

Any passages within a house shall have a minimum clear width of 2 feet 9 inches.

(19) *Doors :*

Doors, other than to cupboards, etc., shall have a minimum height of 6 feet 6 inches.

Doors giving access to a living room, bedroom, scullery or kitchen, shall have a minimum width of 2 feet 6 inches. The principal external door shall have a minimum width of 2 feet 9 inches.

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#### FOURTH SCHEDULE

##### FARMHOUSES AND APPROVED WORKERS' HOUSES

##### STANDARDS OF CONSTRUCTION

The following rules shall be observed in the construction of a house erected under the Act :

- (1) The house shall be constructed so as to conform to the building bye-laws of the local authority in whose area the house is situated, and shall also conform to the following requirements :
- (2) Materials, fittings, articles, workmanship and methods of work shall be in accordance with good building practice, and shall not be inferior to the requirements of the relative British Standard Specifications and Codes of Practice issued up to the 1st April, 1948.
- (3) *Ground Floor :* The ground floor shall be constructed either in one of the recognised forms of solid construction, having a concrete ground slab, or in the form of an adequately ventilated timber joisted floor with tongued and grooved boarding.
- (4) *External Walls :* The external walls shall be of cavity construction, formed with an outer and inner skin each of  $4\frac{1}{2}$ " thick brickwork, adequately tied together with wall ties (kept free from mortar droppings), across a 2" cavity.  
Every care must be taken to ensure that the inner skin cannot be affected by any weather penetration of the outer skin : to this end damp-proof courses, and membranes, or other recognised barriers shall be provided at places where the cavity may be bridged, for example, at parapets, lintels, sills and jambs of windows and doors, etc.
- (5) *Party Walls :* Party walls shall be of (a) cavity construction formed with two skins, each of  $4\frac{1}{2}$ " thick brickwork adequately tied together across a 2" cavity with non-rigid wall ties, or, (b) 9" thick solid brickwork.  
All party walls must be carried up at least as far as the under side of the roof covering.
- (6) *Roofs :* Roofs shall be covered with slates, tiles or shingles with an underlay of felt.

Approval may be given to a form of construction other than as required at (3) to (6) above, provided that it is demonstrated that the alternative form of construction proposed is not materially inferior to the standards prescribed.

## FIFTH SCHEDULE

## FARMHOUSES AND APPROVED WORKERS' HOUSES

## STANDARDS OF ACCOMMODATION AND CONSTRUCTION FOR RECONDITIONED HOUSES

All reconditioned houses must :—

- (1) be in good state of general repair ;
- (2) have walls and floors reasonably free from dampness and have roofs impervious to dampness ;
- (3) be suitably lighted by natural means and ventilated ;

(4) have —

- (a) an adequate supply of wholesome drinking water readily available ;
- (b) a suitable drainage system for the disposal of waste water, rain water and of soil from any water closet ;
- (c) where a local supply of piped water is available, a bathroom (including a bath and washhand basin) hot press, and water closet accomodation. The size of these compartments should be sufficient to provide reasonable space for access to, and use of, the fittings provided.

A bathroom or water closet shall not communicate directly with any living room, bedroom, kitchen or scullery ;

- (d) where there is no local supply of piped water available, and the Ministry is satisfied that it would not be reasonably practicable to provide any such supply, a storage tank with a minimum capacity of 100 gallons, located suitably for the purpose of providing a supply of water to the scullery sink, bath, washhand basin and water closet. This storage tank shall be capable of being replenished by rain water from the roof and, if practicable, from a pumped water supply.

Provided that where the Ministry is satisfied the water supply is inadequate or that there is no adequate means for disposal of waste water and/or sewage, it may agree to the omission of the provision of a bathroom and/or water closet : where no water closet is provided, however, there must be provided a separate earth closet or other approved arrangement ;

(5) have —

- (a) a suitable solid fuel cooking appliance ; or
- (b) a suitable electrical cooking appliance ;

- (6) have for the purpose of heating the room a fireplace suitable for burning solid fuel in each living room and in at least one of the principal bedrooms, provided that where electricity is available it shall be permissible to substitute for a fireplace in the principal living room a fixed heating appliance and in a second living and bedrooms an electric connection to which a heating appliance can be conveniently connected ;
- (7) have reasonable provision for the storage of fuel ;
- (8) have well-ventilated larder accommodation with direct means of ventilation to the outside air provided with adequate shelving ; and,
- (9) have, where a local electricity service is available, adequate points for artificial lighting in each room and compartment.

## SIXTH SCHEDULE

## FARMHOUSES AND APPROVED WORKERS' HOUSES

## CALCULATION OF SUPERFICIAL AREA

The following rules shall be observed in the calculation of the superficial area of a house erected under the Act.



- (1) The superficial area shall be the whole area, measured to the unfinished wall surfaces, within the external or containing walls of the house (so as to include the area of partitions, chimney breasts, bay-windows and similar space) and, in the case of houses of more than one storey, shall be the combined areas as so measured of the several storeys.
- (2) The area of accommodation provided in a basement or in an attic or storey formed in the roof space shall be included in the superficial area without regard to the use to which it may be intended to be put ; provided the area of so much of the said accommodation as is less than 5 feet in height will be excluded.
- (3) The area of accommodation provided in an outbuilding of permanent construction (which is a building other than a farm building, and not communicating with the house and which is outside the containing walls of the house whether attached thereto or not) shall be included in the superficial area. The area of an outbuilding shall be measured within the containing walls of that area.
- (4) The area of a porch, or of a verandah or covered open space, shall be included in the measurement of the house, excepting so much of the said area, which is outside the containing walls or the extended line of the containing walls of the house, although attached thereto, and which does not exceed 20 square feet.

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## SEVENTH SCHEDULE

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### PART I

#### FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 3 (1) OF THE ACT

##### FORM No. 1

(to be used where the title to the premises is registered under the Local Registration  
of Title (Ireland) Act, 1891).

#### LAND REGISTRY OF NORTHERN IRELAND

Folio No. .... County..... Lands of.....

Registered Owner.....

I the above-named registered owner in consideration of the grant of.....pounds agreed to be paid to me by the Ministry of Health and Local Government for Northern Ireland (hereinafter called "the Ministry") by way of grant under the Housing on Farm Act (Northern Ireland) 1948 (and the Regulations made thereunder) hereby empower the Ministry in the event of any breach or contravention of any of the covenants on my part hereinafter contained by registered deed to charge the lands comprised in the above-mentioned Folio with the sum of .....pounds together with costs in connection with the exercise of this power and I hereby assent to the registration of the said power and of any charge created thereunder as burdens affecting the said lands.

And I hereby for myself and the owners for the time being of the said lands (my heirs, executors, administrators and assigns) covenant with the Ministry that until the expiration of the period of ten years next after the date of payment of the said grant :—

- (1) The new farmhouse or any part thereof erected on the said lands in respect of which the said grant is made shall not without the written consent of the Ministry be occupied otherwise than as the dwelling-house of the person who is primarily engaged in carrying on or directing agricultural operations on the farm on which it is situated and the family of such person and the new farmhouse or any share therein or part thereof shall not without the written consent of the Ministry be transferred, assigned, let or sub-let to any person otherwise than for occupation as aforesaid.

- (2) Any premises previously occupied as a farmhouse on the said lands shall not, without the written consent of the Ministry, be used for human habitation.
- (3) The said new farmhouse shall not be enlarged, altered or structurally modified without the written consent of the Ministry and shall not be amalgamated with any other house or houses so that such house or houses together form a single house.
- (4) The said new farmhouse shall be kept in good sanitary condition and repair.
- (5) An officer or servant of the Ministry duly authorised by it in writing in that behalf shall, for the purpose of ascertaining whether the Part I conditions of the Housing on Farms Act (Northern Ireland), 1948, are being duly performed and observed, have power at all reasonable times to enter the said new farmhouse and any premises previously occupied as a farmhouse.

Dated this..... day of ..... 19.....

..... (SHAL)  
(Registered Owner)

Signed, Sealed and Delivered  
in presence of

Name.....

Address .....

Description .....

Name .....

Address .....

Description.....

FORM No. 2

(to be used where the title to the premises is NOT registered under the Local Registration of Title (Ireland) Act, 1891)

THIS INDENTURE made the.....day of....., One thousand nine hundred and ....., between..... of..... in the County of..... (hereinafter called "the Owner" which expression shall where the context requires or admits include his heirs, executors, administrators and assigns) of the one part and the Ministry of Health and Local Government for Northern Ireland (hereinafter called "the Ministry" of the other part Witnesseth that in consideration of the grant of .....pounds agreed to be paid to the Owner by the Ministry by way of grant under the Housing on Farms Act (Northern Ireland), 1948 (and the Regulations made thereunder) the Owner doth hereby empower the Ministry in the event of any breach or contravention of any of the covenants hereinafter contained by deed to charge the lands described in in the Schedule hereto with the sum of .....pounds together with costs in connection with the exercise of such power And This Indenture Further Witnesseth that for the consideration aforesaid the Owner doth hereby for himself, his heirs, executors, administrators and assigns the owners and occupiers for the time being of the said lands covenant with the Ministry that until the expiration of the period of ten years next after the date of payment of the said grant :—

- (1) The new farmhouse or any part thereof erected on the said lands in respect of which the said grant is made shall not without the written consent of the Ministry be occupied otherwise than as the dwelling-house of the person who is

primarily engaged in carrying on or directing agricultural operations on the farm on which it is situated and the family of such person and the new farmhouse or any share therein or part thereof shall not without the written consent of the Ministry be transferred, assigned, let or sub-let to any person otherwise than for the occupation as aforesaid.

- (2) Any premises previously occupied as a farmhouse on the said lands shall not without the written consent of the Ministry be used for human habitation.
- (3) The said new farmhouse shall not be enlarged, altered or structurally modified without the written consent of the Ministry and shall not be amalgamated with any other house or houses so that such house or houses together form a single house.
- (4) The said new farmhouse shall be kept in good sanitary condition and repair.
- (5) An officer or servant of the Ministry duly authorised by it in writing in that behalf shall, for the purpose of ascertaining whether the Part I conditions of the Housing on Farms Act (Northern Ireland), 1948 are being duly performed and observed, have power at all reasonable times to enter the said new farmhouse and any premises previously occupied as a farmhouse.

In Witness whereof the Owner has hereunto set his hand and seal and the Ministry has affixed its Official Seal the day and year first herein written.

Signed, Sealed and Delivered by

the said.....

in presence of :—

..... (SEAL)  
(Owner)

Name .....

Address .....

Description .....

Name .....

Address .....

Description .....

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland and Delivered in presence of :—

(SEAL) ..... Assistant Secretary.

SCHEDULE

(description of the lands)

RECEIVED this        day of       , One thousand nine hundred and  
from the Ministry of Health and Local Government for Northern Ireland the sum  
of ..... pounds being the grant agreed to be paid under the before-written  
Indenture.

Witness.

NOTE : As the Deed will require to be registered in the Registry of Deeds for Northern Ireland it will be necessary to execute the usual form of Memorial.

PART II

FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 3 (2)  
OF THE ACT

FORM No. 1

(to be used where the title to the premises is registered under the Local Registration of Title (Ireland) Act, 1891)

LAND REGISTRY OF NORTHERN IRELAND

Folio No. .... County ..... Lands of .....

Registered Owner .....

Registered Owner of Power to Charge .....

The Ministry of Health and Local Government for Northern Ireland, the above-mentioned registered owner of a Power to Charge for the sum of ..... pounds and costs registered on the ..... day of ..... 19 .., as a burden on the lands comprised in the above-mentioned Folio do release from the said Power to Charge the said lands and hereby assent to the cancellation of the said burden on the register.

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland and Delivered in presence of

(SEAL)

Assistant Secretary.

FORM No. 2

(to be used where the title to the premises is NOT registered under the Local Registration of Title (Ireland) Act, 1891)

The Ministry of Health and Local Government for Northern Ireland hereby acknowledge that there has not been any breach or contravention of the covenants contained in the within deed and declare that the farmhouse and lands referred to in the within deed are freed and discharged from the conditions therein mentioned. And Further the said Ministry do hereby release and discharge the lands described in the Schedule to the within deed from the power to charge conferred on the Ministry by the within deed.

Dated this ..... day of ..... One thousand nine hundred and

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland and Delivered in presence of :—

(SEAL)

Assistant Secretary.

PART III

FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 6 (1)  
OF THE ACT

FORM No. 1

(to be used where the title to the premises is registered under the Local Registration of Title (Ireland) Act, 1891)

LAND REGISTRY OF NORTHERN IRELAND

Folio No. .... County ..... Lands of .....

Registered Owner .....



expression shall where the context so requires or admits include his heirs, executors, administrators and assigns) of the one part and the Ministry of Health and Local Government for Northern Ireland (hereinafter called "the Ministry") of the other part Witnesseth that in consideration of the grant of ..... pounds agreed to be paid to the Owner by the Ministry by way of grant under the Housing on Farms Act (Northern Ireland), 1948 (and the Regulations made thereunder) the Owner doth hereby empower the Ministry in the event of any breach or contravention of any of the covenants hereinafter contained by deed to charge the lands described in the Schedule hereto with the sum of ..... pounds together with costs in connection with the exercise of such power. And This Indenture Further Witnesseth that for the consideration aforesaid the Owner doth hereby for himself, his heirs, executors, administrators and assigns the owners and occupiers for the time being of the said lands covenant with the Ministry that until the expiration of the period of ten years next after the date of payment of the said grant :—

- (1) The house erected on the said lands in respect of which the said grant is made shall as soon as practicable be let to an approved worker employed by the owner for the purpose of carrying out on the farm agricultural operations of the nature specified in the certificate given by the Ministry of Agriculture for Northern Ireland in respect of the said house under sub-section (1) of section four of the said Act and the said house or any share therein or part thereof shall not without the written consent of the Ministry be transferred, assigned, let or sub-let otherwise than for occupation by an approved worker and shall not be occupied by any person other than an approved worker and his family.
- (2) The said house shall not be enlarged, altered or structurally modified without the written consent of the Ministry and shall not be amalgamated with any other house or houses so that such houses together form a single house.
- (3) The said house shall be kept in good sanitary condition and repair.
- (4) An officer or servant of the Ministry duly authorised by it in writing in that behalf shall, for the purpose of ascertaining whether the Part II conditions of the Housing on Farms Act (Northern Ireland), 1948 are being duly performed and observed, have power at all reasonable times to enter the said house.

In Witness whereof the Owner has hereunto set his hand and seal and the Ministry has affixed its Official Seal the day and year first herein written.

Signed, Sealed and delivered by

the said.....

in presence of :—

..... (SEAL)  
(Owner)

Name .....

Address .....

Description .....

Name .....

Address .....

Description .....

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland and Delivered in presence of :—

(SEAL)

.....  
Assistant Secretary

## SCHEDULE

(description of the lands)

RECEIVED this        day of       , One thousand nine hundred and  
from the Ministry of Health and Local Government for Northern Ireland the sum  
of ..... pounds being the grant agreed to be paid under the before-written  
Indenture.

Witness.

NOTE : As the Deed will require to be registered in the Registry of Deeds for Northern  
Ireland it will be necessary to execute the usual form of Memorial.

## PART IV

FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 6 (2)  
OF THE ACT

## FORM No. 1

(to be used where the title to the premises is registered under the Local Registration  
of Title (Ireland) Act, 1891)

## LAND REGISTRY OF NORTHERN IRELAND

Folio No. .... County ..... Lands of .....

Registered Owner .....

Registered Owner of Power to Charge .....

The Ministry of Health and Local Government for Northern Ireland, the above-  
mentioned registered owner of a Power to Charge for the sum of ..... pounds  
and costs registered on the ..... day of ..... 19..... as a burden  
on the lands comprised in the above-mentioned Folio do release from the said Power  
to Charge the said lands and hereby assent to the cancellation of the said burden on  
the register.

Sealed with the Official Seal of the Ministry of Health and Local Government  
for Northern Ireland and Delivered in presence of :—

(SEAL)

.....  
Assistant Secretary

## FORM No. 2

(to be used where the title to the premises is NOT registered under the Local  
Registration of Title (Ireland Act, 1891))

The Ministry of Health and Local Government for Northern Ireland hereby  
acknowledge that there has not been any breach or contravention of the covenants  
contained in the within deed and declare that the house and lands referred to in the  
within deed are freed and discharged from the conditions therein mentioned. And  
Further the said Ministry do hereby release and discharge the lands described in the  
Schedule to the within deed from the power to charge conferred on the Ministry by  
the within deed.

Dated this        day of        One thousand nine hundred and

Sealed with the Official Seal of the Ministry of Health and Local Government  
for Northern Ireland and Delivered in presence of :—

(SEAL)

.....  
Assistant Secretary

PART V

FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 9 (1) OF THE ACT

FORM No. 1

(to be used where the title to the premises is registered under the Local Registration of Title (Ireland) Act, 1891)

LAND REGISTRY OF NORTHERN IRELAND

Folio No. .... County..... Lands of.....

Registered Owner.....

I the above-named registered owner in consideration of the grant of .....pounds agreed to be paid to me by the Ministry of Health and Local Government for Northern Ireland (hereinafter called "the Ministry") by way of grant under the Housing on Farms Act (Northern Ireland), 1948, and the Regulations made thereunder, hereby empower the Ministry in the event of any breach or contravention of any of the covenants on my part hereinafter contained by registered deed to charge the lands comprised in the above-mentioned Folio with the sum of ..... pounds together with costs in connection with the exercise of this power and I hereby assent to the registration of the said power and of any charge created thereunder as burdens affecting the said lands.

And I hereby for myself and the owners for the time being of the said lands (my heirs executors administrators and assigns) covenant with the Ministry that until the expiration of the period of ten years next after the date of payment of the said grant :—

- (1) The reconditioned premises or any part thereof on the said lands in respect of which the said grant is made shall not without the written consent of the Ministry be occupied otherwise than as the dwelling-house of the person who is primarily engaged in carrying on or directing agricultural operations on the farm on which it is situated and the family of such person and the reconditioned premises or any share therein or part thereof shall not without the written consent of the Ministry be transferred, assigned, let or sub-let to any person otherwise than for occupation as aforesaid.
- (2) The said premises shall not be enlarged, altered or structurally modified without the written consent of the Ministry and shall not be amalgamated with any other premises so that such premises together form a single house.
- (3) The said premises shall be kept in good sanitary condition and repair.
- (4) An officer or servant of the Ministry duly authorised by it in writing in that behalf shall, for the purpose of ascertaining whether the covenants herein contained are being duly performed and observed, have power at all reasonable times to enter the said premises.

Dated this        day of        19        .

..... (SEAL)  
(Registered Owner)

Signed, Sealed and Delivered  
in presence of

Name .....

Address .....

Description .....

Name .....

Address .....

Description .....



FORM No. 2

(to be used where the title to the premises is NOT registered under the Local Registration of Title (Ireland) Act, 1891)

THIS INDENTURE made the \_\_\_\_\_ day of \_\_\_\_\_ one thousand nine hundred and \_\_\_\_\_ between \_\_\_\_\_ of \_\_\_\_\_ in the County of \_\_\_\_\_ (hereinafter called "the Owner" which expression shall where the context so requires or admits include his heirs, executors, administrators and assigns) of the one part and the Ministry of Health and Local Government for Northern Ireland (hereinafter called "the Ministry") of the other part Witnesseth that in consideration of the grant of \_\_\_\_\_ pounds agreed to be paid to the Owner by the Ministry by way of grant under the Housing on Farms Act (Northern Ireland), 1948; and the Regulations made thereunder, the Owner doth hereby empower the Ministry in the event of any breach or contravention of any of the covenants hereinafter contained by deed to charge the lands described in the Schedule hereto with the sum of \_\_\_\_\_ pounds together with costs in connection with the exercise of such power And this Indenture Further Witnesseth that for the consideration aforesaid the Owner doth hereby for himself his heirs executors, administrators and assigns the owners and occupiers for the time being of the said lands covenant with the Ministry that until the expiration of the period of ten years after the date of payment of the said grant :—

- (1) The reconditioned premises or any part thereof on the said lands in respect of which the said grant is made shall not without the written consent of the Ministry be occupied otherwise than as the dwelling-house of the person who is primarily engaged in carrying on or directing agricultural operations on the farm on which it is situated and the family of such person and the reconditioned premises or any share therein or part thereof shall not without the written consent of the Ministry be transferred, assigned, let or sub-let to any person otherwise than for occupation as aforesaid.
- (2) The said premises shall not be enlarged, altered or structurally modified without the written consent of the Ministry and shall not be amalgamated with any other premises so that such premises together form a single house.
- (3) The said premises shall be kept in good sanitary condition and repair.
- (4) An officer or servant of the Ministry duly authorised by it in writing in that behalf shall for the purpose of ascertaining whether the covenants herein contained are being duly performed and observed have power at all reasonable times to enter the said premises.

In Witness whereof the Owner has hereunto set his hand and seal and the Ministry has affixed its Official Seal the day and year first herein written.

Signed, Sealed and Delivered by

the said \_\_\_\_\_

in presence of :—

\_\_\_\_\_ (SEAL)  
(Owner)

Name \_\_\_\_\_

Address \_\_\_\_\_

Description \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Description \_\_\_\_\_

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland and Delivered in presence of :—

(SEAL)

.....  
Assistant Secretary

SCHEDULE

(description of the lands)

RECEIVED this        day of        , One thousand nine hundred and  
from the Ministry of Health and Local Government for Northern Ireland the sum  
of ..... pounds being the grant agreed to be paid under the before-written  
Indenture.

Witness.

NOTE : As the Déed will require to be registered in the Registry of Deeds for Northern Ireland it will be necessary to execute the usual form of Memorial.

—————  
PART VI

FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 9 (1)  
OF THE ACT

FORM No. 1

(to be used where the title to the premises is registered under the Local Registration of Title (Ireland) Act, 1891)

LAND REGISTRY OF NORTHERN IRELAND

Folio No..... County..... Lands of.....  
Registered Owner.....  
Registered Owner of Power to Charge.....

The Ministry of Health and Local Government for Northern Ireland, the above-mentioned registered owner of a Power to Charge for the sum of.....pounds and costs registered on the ..... day of..... 19..... as a burden on the lands comprised in the above-mentioned Folio do release from the said Power to Charge the said lands and hereby assent to the cancellation of the said burden on the register.

Sealed with the Official Seal of the Ministry of Health and Local Government for Northern Ireland and Delivered in presence of :—

(SEAL)

.....  
Assistant Secretary

FORM No. 2

(to be used where the title to the premises is NOT registered under the Local Registration of Title (Ireland) Act, 1891)

The Ministry of Health and Local Government for Northern Ireland hereby acknowledge that there has not been any breach or contravention of the covenants contained in the within deed and declare that the premises referred to in the within deed are freed and discharged from the conditions therein mentioned. And Further the said Ministry do hereby release and discharge the lands described in the Schedule to the within deed from the power to charge conferred on the Ministry by the within deed.



Signed, Sealed and Delivered  
in presence of :—

Name .....

Address .....

Description .....

Name .....

Address .....

Description .....

FORM No. 2

(to be used where the title to the premises is NOT registered under the Local  
Registration of Title (Ireland) Act, 1891)

THIS INDENTURE made the ..... day of ..... One thousand nine hundred  
and ..... Between the ..... of ..... in  
the County of ..... (hereinafter called " the Owner ") which expression  
shall where the context so requires or admits include his heirs executors administrators  
and assigns) of the one part and the Ministry of Health and Local Government for  
Northern Ireland (hereinafter called " the Ministry ") of the other part Witnesseth  
that in consideration of the grant of ..... pounds agreed to be paid to the  
Owner by the Ministry by way of grant under the Housing on Farms Act, (Northern  
Ireland), 1948, and the Regulations made thereunder, the Owner doth hereby empower  
the Ministry in the event of any breach or contravention of any of the covenants  
hereinafter contained by deed to charge the lands described in the Schedule hereto  
with the sum of ..... pounds together with costs in connection with the  
exercise of such power. And This Indenture Further Witnesseth that for the con-  
sideration aforesaid the Owner doth hereby for himself his heirs, executors, admin-  
istrators and assigns the owners and occupants for the time being of the said lands  
covenant with the Ministry that until the expiration of the period of ten years next  
after the date of payment of the said grant :—

- (1) The reconditioned premises on the said lands in respect of which the said grant is made shall as soon as practicable be let to an approved worker employed by the owner for the purpose of carrying out on the farm agricultural operations of the nature specified in the certificate given by the Ministry of Agriculture for Northern Ireland in respect of the said premises under sub-section (1) of section seven of the said Act and the said premises or any share therein or part thereof shall not without the written consent of the Ministry be transferred, assigned, let or sub-let otherwise than for occupation by an approved worker and shall not be occupied by any person other than an approved worker and his family.
- (2) The said premises shall not be enlarged, altered or structurally modified without the written consent of the Ministry and shall not be amalgamated with any other premises so that such premises together form a single house.
- (3) The said premises shall be kept in good sanitary condition and repair.
- (4) An officer or servant of the Ministry duly authorised by it in writing in that behalf shall, for the purpose of ascertaining whether the covenants herein contained are being duly performed and observed, have power at all reasonable times to enter the said premises.

In Witness whereof the Owner has hereunto set his hand and seal and the Ministry has affixed its Official Seal the day and year first herein written.

Signed, Sealed and delivered by  
the said.....  
in presence of :—

..... (SEAL)  
(Owner)

Name .....

Address .....

Description .....

Name .....

Address .....

Description .....

Sealed with the Official Seal of the Ministry of Health and Local Government  
for Northern Ireland and Delivered in presence of :—

(SEAL)

.....  
Assistant Secretary

## SCHEDULE

(description of the lands)

RECEIVED this        day of        , One thousand nine hundred and  
from the Ministry of Health and Local Government for Northern Ireland the sum  
of ..... pounds being the grant agreed to be paid under the before-written  
Indenture.

Witness.

NOTE : As the Deed will require to be registered in the Registry of Deeds for Northern  
Ireland it will be necessary to execute the usual form of Memorial.

## PART VIII

FORM OF INSTRUMENT PRESCRIBED UNDER SECTION 9 (2)  
OF THE ACT

## FORM No. 1

The form No. 1 prescribed under Part VI of the Schedule to these Regulations.

## FORM No. 2

The form No. 2 prescribed under Part VI of the Schedule to these Regulations.

**Grants in respect of private houses and houses for letting**

ORDER, DATED 25TH JUNE, 1948, MADE BY THE MINISTRY OF HEALTH  
AND LOCAL GOVERNMENT, WITH THE APPROVAL OF THE MINISTRY  
OF FINANCE, UNDER SECTION FIFTEEN OF THE HOUSING (No. 2) ACT  
(NORTHERN IRELAND), 1946

1948. No. 179

The Ministry of Health and Local Government for Northern Ireland,  
(in this Order referred to as " the Ministry " ), with the approval of the  
Ministry of Finance for Northern Ireland, in exercise of the powers  
conferred on the Ministry by section fifteen of the Housing (No. 2) Act