

LONDON COUNTY COUNCIL.

HOUSING AFTER THE WAR.

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London County Council.

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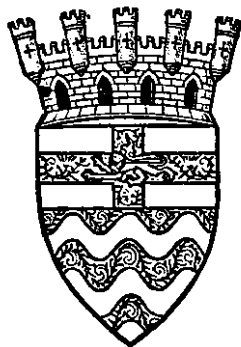
HOUSING AFTER THE WAR.

* 219

REPORTS OF THE HOUSING OF THE WORKING CLASSES COMMITTEE,

being

EXTRACTS FROM THE MINUTES OF PROCEEDINGS OF THE
COUNCIL ON 23rd JULY AND 15th OCTOBER, 1918,
AND 3rd JUNE, 1919.



James Bird

Clerk of the Council.

THE COUNTY HALL,
July, 1919.

~~James Bird~~

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APPENDIX 1.

Summary of Replies of Local Authorities to Local Government Board Circular of 28th July, 1917.

LONDON LOCAL AUTHORITIES.

[Replies received from the City Corporation and 25 of the 28 Metropolitan Borough Councils.]

1.—Population.—Effect of war on working-class population (apart from enlistments).

Bermondsey ...	Decrease, probably.	Islington ...	Increase; not likely to be permanent.
Camberwell ...	Increase, slight.	Lambeth ...	Decrease; probably temporary.
Deptford ...	Increase, slight; temporary.	Poplar ...	Increase.
Greenwich ...	Increase; probably temporary.	Shoreditch ...	Increase, slight.
Hackney ...	Decrease; may partially be made good.	Westminster ...	Increase; only a part permanent.
Hammersmith ...	Increase, about 20 per cent.; a portion may be permanent.	Woolwich ...	Increase, large; a great part probably permanent.

2.—Vacant Accommodation.

	No. of houses.		No. of Houses:
Battersea ...	Probably about 300.	Lambeth ...	Considerably less than 1,000.
Camberwell ...	Nil.	Lewisham ...	59.
Deptford ...	Nil.	Paddington ...	49.
Fulham ...	Nil.	Poplar ...	Nil.
Greenwich ...	Nil.	St. Marylebone ...	Very few.
Hackney ...	Up to £20 R.V. 74 £21—£30 R.V. 73	St. Pancras ...	Very small.
Hammersmith ...	Nil. 147	Southwark ...	Nil.
Hampstead ...	Nil.	Westminster ...	Comparatively none.
Kensington ...	128	Woolwich ...	5.
		City of London ...	Nil.

3.—Additional Housing required.

Chelsea ...	No necessity for a scheme.	Hampstead ...	For at least 100 families.
Deptford ...	None required after the war.	Holborn ...	Probably none beyond Borough Council's scheme.
Fulham ...	Accommodation more than sufficient for persons employed in Fulham.	Paddington ...	None; practically no vacant land.
Greenwich ...	About 150 small houses to take place of huts and dilapidated property.	St. Marylebone ...	About 200 houses require to be adapted.
Hackney ...	None; any necessary, private enterprise will be able to provide.	Woolwich ...	Impossible to say without knowledge of Government's intentions in respect of Woolwich Arsenal.
Hammersmith ...	Not less than 500 houses necessary.		

4.—Housing Schemes prepared or contemplated.

Battersea ...	Willing to erect 62 dwellings if necessary Parliamentary powers can be obtained to use land.	Shoreditch ...	Scheme prepared in connection with estate purchased in 1900, consisting of some 140 worn out and dilapidated houses, leases of which will shortly run out.
Chelsea ...	No necessity for a scheme.	Westminster ...	Scheme contemplated before war on site of workhouse buildings in Poland-street, Soho, 48,000 sq. ft. to house about 880 persons; will probably be revived.
Holborn ...	Scheme prepared and site purchased, area 8,820 sq. feet, price paid £10,000, accommodation to be provided being 46 tenements containing 140 rooms.		
Poplar ...	Considers London County Council should prepare scheme for whole of London.		

5.—Whether suitable sites could be acquired without delay.

Bermondsey ...	Sites available, but cannot say as to cost.	Poplar ...	Land available in Isle of Dogs.
Deptford ...	No vacant land.	St. Marylebone ...	Yes.
Fulham ...	Borough practically fully developed.	St. Pancras ...	Small amount in extreme north of borough.
Hackney ...	Not aware of any suitable sites.	Shoreditch ...	Yes.
Hammersmith ...	Yes, in all probability.	Woolwich ...	Impossible to say; sites of huts would provide sites for permanent houses.
Hampstead ...	One vacant site might be acquired.		
Holborn ...	No.		
Paddington ...	Practically no vacant building land.		

EXTRA-LONDON LOCAL AUTHORITIES.

[Replies received from the Extra-London Local Authorities as follows:—

County Boroughs (3) ...	...	...	...	3
Municipal Boroughs (6) ...	...	...	...	6
Urban Districts (65) ...	...	...	...	56
Rural Districts (13) ...	...	...	...	11
(87)				76]

1.—Population—Effect of War on Working-class population (apart from enlistments.)

Essex—		Herts—	
Barking Town ...	Increase about 15 per cent.	Barnet ...	Increase slight; probably permanent.
East Ham ...	Increase; permanent.	Cheshunt ...	Increase; probably temporary.
Walthamstow ...	Increase considerable; probably permanent.	Watford ...	Increase slight; permanency depends on use made of munition works.
West Ham ...	No marked increase.		

<i>Kent</i> —		<i>Middlesex</i> —contd.	
Bexley	... Increase nearly 30 per cent.; not permanent.	Southall-	... Large influx of munition workers.
Bromley (R.)	Increase in Mottingham; decrease in some of the other parishes; temporary.	Norwood	
Chislehurst	... Increase slight; probably temporary.	Staines (R.)	... Increase in industrial area; permanency depends on future of munition works.
Erith	... Increase about 10,000 (30 per cent.); permanency depends on future of munition works.	Sunbury-on-Thames	Increase; only part permanent.
Foots Cray	... Increase slight; probably temporary.	Tottenham	... Increase; permanency depends on future of munition works.
Dartford (R.)	Increase; permanency depends on future of munition works.	Twickenham	... Increase, 10 per cent.; only part permanent.
<i>Middlesex</i> —		Uxbridge	... Large influx of munition workers.
Acton	... Increase considerable; permanency depends on Government's intention to keep works going after the war.	Uxbridge (R.)	Increase; probably permanent.
Edmonton	... Increase	Wealdstone	... Increase; probably permanent.
Finchley	... Increase; probably permanent.	Wembley	... Increase 10 per cent. to 12 per cent.
Hampton	... Increase; probably temporary.	Willesden	... Increase 2 per cent.; largely permanent.
Hanwell	... A large number of female workers are temporarily resident.	Yiewsley	... Increase; probably permanent.
Hayes	... Increase, large; permanency depends on uses to which factories are put after the war.	<i>Surrey</i> —	
Hendon	... Increase; considerable part probably permanent.	Epsom	... Decrease slight; temporary.
Hendon (R.)	... Increase; probably permanent.	Esher and the Dittons	Increase slight; probably temporary.
Kingsbury	... Increase; probably temporary.	Godstone (R.)	Increase; probably permanent.
		Ham	... Increase slight; probably permanent.
		Kingston-upon-Thames	Increase; considerable.
		Richmond	... Increase; temporary.

[In several other cases it is stated that the war has had no effect.]

2.—Vacant Accommodation.

	No. of houses.		No. of houses.		No. of houses.
<i>Essex</i> —		<i>Kent</i> —contd.		<i>Middlesex</i> —contd.	
Barking Town	... Nil	Dartford (R.)	... 11	Staines (R.)	... 3
East Ham	... Nil	Erith	... Nil	Sunbury-on-Thames	... Nil
Epping (R.)	... Nil	Foots Cray	... Nil	Teddington	... 14
Ilford	... Nil	<i>Middlesex</i> —		Tottenham	... Nil
Leyton	... 95	Acton	... Nil	Twickenham	... Nil
Loughton	... 1 or 2	Brentford	... Nil	Uxbridge	... Nil
Romford (R.)	... 5	Chiswick	... Nil	Uxbridge (R.)	... Nil
Walthamstow	... Nil	Chiswick	... Nil	Wembley	... Nil
West Ham	(practically) Nil	Ealing	... Nil	Willesden	... Very few
Woodford	... Nil	Edmonton	... 20	Yiewsley	... Nil
<i>Herts</i> —		Feltham	... Nil	<i>Surrey</i> —	
Barnet	... Nil	Finchley	... Nil	Barnes	... Nil
Barnet (R.)	... 3	Greenford	... Nil	Carshalton	... Nil
Bushey	... Nil	Hampton	... Nil	Coulsdon and Purley	... Nil
East Barnet Valley	... Nil	Hampton Wick	... Nil	Croydon	... 200
Watford	... Nil	Hanwell	... Nil	Esher and the Dittons	... Nil
Watford (R.)	... 2	Harrow-on-the-Hill	... Nil	Godstone (R.)	... 57
<i>Kent</i> —		Hendon	... Nil	Ham	... Nil
Beckenham	(practically) Nil	Hendon (R.)	... Nil	Kingston-upon-Thames	... Nil
Bexley	... Nil	Heston and Isleworth	... Nil	Maldens and Coombe	... Nil
Bromley	... 12	Hornsey	... Nil	Merton and Morden	... Nil
Bromley (R.)	... Nil	Kingsbury	... Nil	Richmond	... Nil
Chislehurst	... Nil	Ruislip-Northwood	... Nil	Surbiton	... Nil
		South Mimms (R.)	... 1	Wimbledon	... Nil
		Southgate	... Nil		

3.—Additional Housing required.

	Number of houses required.	
	Now.	At the close of war.
<i>ESSEX</i> —		
Barking Town	250	250
Buckhurst Hill	None	None
Chingford	—	No special need anticipated.
East Ham	427 (average before war) required annually until all land is covered.	—
Epping (R.)	65	—
Ilford	—	100
Leyton	—	500
Loughton	—	25
Romford (R.)	190	—
Walthamstow		
West Ham		
Woodford	None required except so far as indicated by very small increase in population.	Demand anticipated for further houses which cannot be provided within the Borough.

	Number of houses required.	
	Now.	At the close of war.
HERTS.—		
Barnet (R.)	56	25
Cheshunt	A number required.	None; probable exodus of munition workers.
East Barnet Valley	A need for housing munition workers	100
Watford	80	120
Watford (R.)		42
KENT—		
Beckenham	No need; any new houses would rapidly be occupied by persons from other districts.	
Berley... ..	Overcrowding exists generally.	Position after war very doubtful.
Bromley	Not anticipated that many additional houses will be required.	
Bromley (R.)	None.	50: more depends on use made of munition works.
Chislehurst	—	Little demand expected.
Dartford (R.)	308 to 316	—
Erith	1,000 at least	Depends on how factories are utilised.
Foots Cray	None.	—
MIDDLESEX—		
Acton	—	Depends on how factories are utilised
Brentford	500	500
Chiswick	No extraordinary demand	
Ealing	—	A considerable number.
Eidmington	Majority work elsewhere: question should be considered as a whole for the London area.	
Enfield	Already in excess of demands for those working in the district.	
Feltham	50	50
Finchley	—	A big demand for houses expected.
Hampton	25 to 50	Impossible to estimate.
Hampton Wick	None, for persons employed in the district.	
Hanwell	Any additional accommodation would be for persons engaged outside the district	
Harrow-on-the-Hill	No great demand from persons employed in the district.	
Hayes	1,000	200 to 300.
Hendon	Additional houses required.	
Hendon (R.)	Great demand	Demand likely to continue.
Heston and Isleworth	500 (or at close of war)	—
Ruislip-Northwood	76 (or at close of war)	—
South Mimms	42 (or at close of war)	—
Southall Norwood	102	250
Southgate	—	Need for progressive provision.
Sunbury-on-Thames	25	25
Staines (R.)	30	Probably a much larger number.
Tottenham	140	200 annually for 5 years
Twickenham	300	200
Uxbridge	60	40
Uxbridge (R.)	145 (or at close of war)	—
Wealdstone	100	150
Wembley	Additional houses required.	
Willesden	500	500
Yiewsley	100	100
SURREY—		
Barnes	No limit to number which would be occupied given reasonable travelling facilities.	
Carshalton	None	250
Coulsdon and Purley	120	80
Croydon	—	2,000, and 800 to 1,000 annually.
Esher and The Dittons	—	Additional houses required.
Godstone (R.)	10	133
Ham	20	10
Kingston-upon-Thames	No certainty that any are required; tendency is for non-working-class houses to be occupied by working-classes.	
Maldens and Coombe	No immediate demand.	
Merton and Morden...	No need.	Probable need, owing to proximity to London.
Richmond	25 (or at close of war)	—
Surbiton	50 (or at close of war)	—
Wimbledon	Shortage acute; but additional houses required for persons working elsewhere.	
Total of figures so far as stated (30 authorities out of 68 in list) about	5,300	

4.—Schemes prepared or contemplated.

Districts the local authorities of which have schemes in hand or prepared.

No. of houses.		No. of houses.	
ESSEX—			
*Barking Town	... 400	In treaty for 33 acres.	
East Ham	... 197	Land acquired; sewers laid, roads partly made.	
Ilford	... 42		
*Loughton	... 30		
*Walthamstow	...	Scheme submitted to Local Govt. Board.	
HERTS—			
*Barnet (R.)	... 24	Land acquired.	
*East Barnet Valley	... 70	Under consideration before war.	
Watford	... 80	Land acquired.	
Watford (R.)	... 14		
KENT—			
Dartford (R.)	... 12		
MIDDLESEX—			
*Ealing	... 22	(tenements)	
*Finchley	... 200		
Hayes	... 230	Land acquired.	
MIDDLESEX—contd.			
Hendon	... 50	Land acquired.	
Ruislip—Northwood	... 22		
South Mimms (R.)	... 60	Land acquired.	
Southall Norwood	... 102	Land acquired.	
*Southgate	... 160	Land acquired.	
Staines (R.)	...		
*Tottenham	... 63		
Uxbridge	... 60		
Uxbridge (R.)	...	Provisional agreement for purchase of site.	
SURREY			
*Barnes	... 27	Land acquired.	
Carshalton	... 250	Option secured to purchase 25 acres.	
*Croydon	... 200	11½ acres of land in hand.	
Total of figures so far as stated (22 authorities) 2,315			

* Provided financial assistance is afforded by the Government.

Districts the local authorities of which are willing to prepare schemes or additional schemes.

ESSEX—			
*Epping (R.)	...		
Leyton	...		
Romford (R.)	... 190		
HERTS—			
*Barnet (R.)	... 32		
Bushey	...	If private enterprise fails	
*East Barnet Valley	... 100		
Watford	... 120		
KENT—			
Bromley	...	If necessary.	
Bromley (R.)	... 50		
Chislehurst	...	If any demand.	
Dartford (R.)	...		
*Erith	...	When satisfied of need.	
MIDDLESEX—			
*Acton	...	To consider if private enterprise fails.	
Brentford	...	Provided suitable site can be acquired.	
*Ealing	... 40	Subject to question of site.	
*Feltham	...	If private enterprise fails	
Hampton	...		
MIDDLESEX—contd.			
*Hendon	...		
*Heston & Isleworth	... 500		
*Hornsey	...	Would consider.	
*Staines (R.)	...	Would consider.	
Sunbury-on-Thames	... 50		
Twickenham	... 500		
Uxbridge (R.)	...		
Wealdstone	... 250		
Willesden	... 1,000		
Yiewsley	... 100		
SURREY—			
*Barnes	... 63	Land acquired.	
Coulsdon and Purley	200		
*Croydon	...		
*Esher and the Dittons	...		
Ham	... 30		
*Merton and Morden	...		
*Richmond	... 25		
*Surbiton	... 25	More if desirable.	
Wimbledon	...		
Total of figures so far as stated (17 authorities) 3,275			

* Provided financial assistance is afforded by the Government.

5.—Whether suitable sites could be acquired without delay.

(i.) Land already acquired or in hand.

ESSEX—	MIDDLESEX.	SURREY—
Barking Town, provisional agreement for 11 acres (out of 33 acres in treaty for)	Finchley	Barnes.
East Ham.	Hayes.	Carshalton (option secured on 25 acres).
	South Mimms (R)	Croydon.

(ii.) Land available.

ESSEX—	KENT—contd.	MIDDLESEX—contd.	MIDDLESEX—contd.
Epping (R.)	Bromley.	Heston and Isleworth.	Willesden.
Ilford (a)	Bromley (R.)	Hornsey (limited quantity).	Yiewsley.
Loughton	Chislehurst.	Kingsbury	
Romford (R.)	Dartford (R.)	Ruislip-Northwood.	SURREY—
Walthamstow	Erith.	Southall Norwood	Barnes (a)
HERTS—	MIDDLESEX—	Southgate.	Coulsdon and Purley.
Barnet (R.)	Brentford.	Staines (R.)	Croydon.
Bushey	Edmonton.	Sunbury-on-Thames.	Epsom.
East Barnet Valley.	Feltham.	Tottenham.	Esher and The Dittons.
Watford	Finchley.	Twickenham	Godstone (R.)
Watford (R.)	Greenford.	Uxbridge.	Ham.
KENT—	Hampton.	Uxbridge (R.)	Maldens and Coomba.
Bexley.	Hayes.	Wealdstone.	Merton and Morden
	Hendon.	Wembley.	Surbiton.

(iii.) Little land available.

ESSEX—	KENT—	MIDDLESEX—	SURREY—
Leyton.	Foots Cray (owing to restrictive covenants).	Acton (a)	Kingston-upon-Thames.
West Ham.		Chiswick.	Richmond.
		Hampton Wick (either Crown land or subject to building restrictions)	Wimbledon (a)
		Hanwell	

(a) At high cost.

POPULATION.

TABLE showing the population of the districts in Greater London in 1911 and the changes in the two decennial periods 1891-1901 and 1901-11.

(i.) LONDON.

City or Metropolitan Boroughs.	Total population			1-6 roomed tenements		1-4 roomed tenements					Living more than 2 persons per room.							Average number of persons per room in 1-4 roomed tenements.				
	1911.	Increase or decrease in the period.		Population, 1911.	Proportion of total population.	Population, 1911.	Increase or decrease in the period.		Proportion of total population.			Number of persons 1911.	Proportion of total population.	Number of persons 1911.	Increase or decrease in the period.		Proportion of total occupants of such tenements.			1891.	1901.	1911.
		1891-1901.	1901-1911.				1891-1901.	1901-1911.	1901.	1911.	Increase or decrease in percentage 1901-11.				1891-1901.	1901-1911.	1901.	1911.	Increase or decrease in percentage 1901-11.			
Battersea ...	167,743	+ 18,741	- 1,164	143,200	85.4	104,256	+ 7,123	+ 15,257	52.7	62.2	+ 9.5	21,814	13.0	20,523	- 2,985	+ 2,142	20.7	19.7	- 1.0	1.46	1.34	1.31
Bermondsey ...	125,903	- 5,254	- 4,857	115,237	91.5	88,307	- 5,512	+ 2,151	65.9	70.1	+ 4.2	28,591	22.7	26,714	+ 4,775	+ 988	29.9	30.3	+ .4	1.59	1.54	1.55
Bethnal Green...	128,183	+ 557	- 1,497	120,822	94.3	101,505	+ 806	+ 2,652	76.2	79.2	+ 3.0	41,152	32.1	39,377	- 5,799	+ 967	38.9	38.8	- .1	1.80	1.72	1.70
Camberwell ...	261,328	+ 25,633	+ 1,989	206,569	79.0	142,970	+ 15,285	+ 25,322	45.4	54.7	+ 9.3	34,174	13.1	32,119	- 1,114	+ 7,107	21.3	22.5	+ 1.2	1.40	1.34	1.35
Chelsea ...	66,385	+ 888	- 7,457	41,402	62.4	33,239	(a)	- 4,484	51.1	50.1	- 1.0	8,832	13.3	8,566	(a)	- 2,093	28.3	25.8	- 2.5	(a)	1.42	1.36
Deptford ...	109,496	+ 8,628	- 902	88,539	80.9	60,729	(a)	+ 8,868	47.0	55.5	+ 8.5	13,185	12.0	12,159	(a)	+ 2,160	19.3	20.0	+ .7	(a)	1.32	1.31
Finsbury ...	87,923	- 8,518	- 13,540	80,606	91.7	72,318	(a)	- 6,028	77.2	82.3	+ 5.1	33,917	38.6	33,322	(a)	+ 2,401	45.6	46.1	+ .5	(a)	1.82	1.82
Fulham ...	153,284	+ 45,499	+ 15,995	131,028	85.5	100,026	+ 30,100	+ 18,662	59.3	65.3	+ 6.0	21,784	14.2	20,895	+ 1,588	+ 6,003	18.3	20.9	+ 2.6	1.44	1.31	1.30
Greenwich ...	95,968	+ 17,277	+ 198	72,707	75.8	49,263	(a)	+ 8,003	43.1	51.3	+ 8.2	10,828	11.3	10,078	(a)	+ 2,131	19.3	20.5	+ 1.2	(a)	1.32	1.32
Hackney ...	222,533	+ 19,833	+ 3,423	172,503	77.5	123,885	(a)	+ 19,009	47.8	55.7	+ 7.9	26,562	11.9	24,900	(a)	+ 2,568	21.3	20.1	- 1.2	(a)	1.34	1.31
Hammersmith ...	121,521	+ 14,956	+ 9,282	92,975	76.5	66,199	+ 10,479	+ 10,940	49.2	54.5	+ 5.3	16,212	15.3	15,428	+ 115	+ 2,236	23.9	23.3	- .6	1.46	1.37	1.32
Hampstead ...	85,495	+ 13,816	+ 3,553	37,046	43.3	27,068	+ 4,255	+ 2,857	29.5	31.7	+ 2.2	5,547	6.5	5,355	- 1,847	+ 140	21.5	19.8	- 1.7	1.54	1.31	1.24
Holborn ...	49,357	- 7,376	- 10,048	32,557	66.0	29,365	(a)	- 6,359	60.1	59.5	- .6	9,716	19.7	9,543	(a)	- 5,332	41.6	32.5	- 9.1	(a)	1.62	1.48
Islington ...	327,403	+ 15,836	- 7,588	269,941	82.4	216,030	+ 16,003	+ 19,607	58.6	66.0	+ 7.4	62,789	19.2	60,598	- 7,656	+ 3,650	29.0	28.1	- .9	1.58	1.49	1.46
Kensington ...	172,317	+ 6,557	- 4,311	94,214	54.7	76,025	(a)	+ 2,600	41.6	44.1	+ 2.5	26,681	15.5	26,172	(a)	- 35	35.7	34.4	- 1.3	(a)	1.56	1.48
Lambeth ...	298,058	+ 23,502	- 3,837	227,945	76.5	167,061	+ 9,460	+ 13,877	50.7	56.1	+ 5.4	38,816	13.0	36,538	- 6,738	- 366	24.1	21.9	- 2.2	1.49	1.38	1.32
Lewisham ...	160,834	+ 38,562	+ 33,339	103,108	64.1	48,458	(a)	+ 19,530	22.7	30.1	+ 7.4	6,036	3.8	5,408	(a)	+ 1,992	11.8	11.2	- .6	(a)	1.14	1.12
Paddington ...	142,551	+ 8,021	- 1,425	96,892	68.0	77,090	(a)	+ 3,858	50.9	54.1	+ 3.2	20,885	14.7	20,490	(a)	+ 959	26.7	26.6	- .1	(a)	1.40	1.35
Poplar ...	162,442	+ 1,942	- 6,380	148,761	91.6	113,154	+ 1,138	+ 7,657	62.5	69.7	+ 7.2	32,240	19.8	30,044	- 2,036	+ 2,344	26.3	26.6	+ .3	1.49	1.47	1.47
St. Marylebone...	118,160	- 10,186	- 15,141	73,925	62.6	64,342	- 11,060	- 9,811	55.6	54.5	- 1.1	21,178	17.9	20,975	- 9,985	- 7,172	38.0	32.6	- 5.4	1.75	1.61	1.46
St. Pancras ...	218,387	- 28	- 16,930	174,242	79.8	150,274	+ 89	- 5,516	66.2	68.8	+ 2.6	51,214	23.5	50,264	- 8,307	- 6,159	36.2	33.4	- 2.8	1.70	1.61	1.54
Shoreditch ...	111,390	- 5,896	- 7,247	103,181	92.6	88,444	- 5,649	- 1,136	75.5	79.4	+ 3.9	39,127	35.1	37,933	- 6,240	+ 2,404	39.7	42.9	+ 3.2	1.81	1.74	1.79
Southwark ...	191,907	+ 3,701	- 14,273	171,787	89.5	142,820	+ 1,730	- 5,103	71.7	74.4	+ 2.7	46,800	24.4	44,881	- 8,861	- 1,192	31.2	31.4	+ .2	1.68	1.58	1.57
Stepney...	279,804	+ 13,484	- 18,796	249,532	89.2	201,126	+ 13,436	- 8,074	70.0	71.9	+ 1.9	92,305	33.0	88,776	+ 10,496	- 10,403	47.4	44.1	- 3.3	1.80	1.84	1.78
Stoke Newington	50,659	+ 3,250	- 588	35,250	69.6	23,467	(a)	+ 4,856	36.3	46.3	+ 10.0	4,374	8.6	4,084	(a)	+ 1,249	15.2	17.4	+ 2.2	(a)	1.20	1.22
Wandsworth ...	311,360	+ 76,432	+ 79,438	211,268	67.8	124,991	+ 28,220	+ 48,662	32.9	40.2	+ 7.3	18,873	6.0	16,933	+ 1,581	+ 6,596	13.5	13.5	-	1.28	1.20	1.17
Westminster ...	160,261	- 16,958	- 22,750	89,062	55.6	74,617	- 21,163	- 9,007	45.7	46.6	+ .9	16,596	10.4	16,207	- 14,978	- 7,649	28.5	21.7	- 6.8	1.58	1.43	1.28
Woolwich ...	121,376	+ 18,184	+ 4,198	96,054	79.1	51,906	(a)	+ 921	43.5	42.8	- .7	7,110	5.9	6,082	(a)	- 1,645	15.2	11.7	- 3.5	(a)	1.27	1.19
City of London...	19,657	- 10,779	- 7,266	11,489	58.4	8,909	- 8,037	- 1,626	39.5	45.8	+ 6.3	1,648	8.4	1,567	- 4,273	- 1,334	27.5	17.6	- 9.9	1.56	1.37	1.20
	4,521,685	+ 308,313	- 14,582	3,491,842	77.2	2,627,934	+ 110,947	+ 178,145	54.0	58.1	+ 4.1	758,786	16.8	725,951	- 105,572	- 145	29.6	27.6	- 2.0	1.58	1.48	1.42

(a) Comparable figures for 1891 are not available in these cases owing to changes in local areas under the London Government Act, 1899; for Finsbury and Holborn combined there was a decrease of 18,458 in the period of 1891-1901 as compared with a decrease of 12,367 in the period 1901-11 and for Hackney and Stoke Newington combined, a decrease of 1,591 and an increase of 23,865 in the two periods respectively.

APPENDIX 2—(continued).

POPULATION.

TABLE showing the population of the districts in Greater London in 1911 and the changes in the two decennial periods 1891-1901 and 1901-11.

(ii.) EXTRA-LONDON.

[In those cases in which figures are not given the information is not available.]

Urban Districts.	Total Population.			1-6 roomed tenements.		1-4 roomed tenements.					Living more than 2 persons per room.					Average number of persons per room in 1-4 roomed tenements.						
	Increase or decrease in the period.			Population 1911.	Proportion of total population.	Population 1911.	Increase or decrease in the period.		Proportion of total population.			Number of persons, 1911.	Proportion of total population.	Number of persons, 1911.	Increase or decrease in the period.				Proportion of total occupants of such tenements.			
	1911.	1891-1901	1901-1911				1891-1901.	1901-11.	1901.	1911.	Increase or decrease in percentage 1901-11.				Number of persons, 1911.	Proportion of total population.	1891-1901	1901-1911.	1901.	1911.	Increase or decrease in percentage, 1901-11.	1891.	1901.	1911.
				Per cent.		Per cent.	Per cent.	Per cent.			Per cent.	Per cent.		Per cent.	Per cent.							
<i>Essex.</i>																						
Barking Town ...	31,294	+ 7,246	+ 9,747	20,485	94.2	17,381	- 479	+ 12,574	22.3	55.5	+ 33.2	3,348	10.7	2,767	- 50	+ 1,909	17.8	15.9	- 1.9	1.32	1.32	1.28
Buckhurst Hill ...	4,880	+ 656	+ 100	3,028	62.0	1,448	+ 481	+ 20.2	29.6	+ 9.4	248	5.1	201	+ 98	+ 10.7	13.9	+ 3.2	1.32	1.21	1.17		
Chingford ...	8,184	+ 1,636	+ 3,811	5,325	65.1	1,550	+ 527	23.4	18.9	- 4.5	219	2.7	195	+ 76	11.6	12.6	+ 1.0	1.18	1.16			
East Ham (M.B.)...	133,487	+ 63,305	+ 37,479	123,135	92.2	49,783	+ 17,184	+ 24,146	26.7	37.3	+ 10.6	8,436	6.3	6,656	+ 1,082	+ 4,176	9.7	13.4	+ 3.7	1.30	1.15	1.20
Ilford ...	78,188	+ 30,322	+ 36,944	52,046	66.6	10,264	+ 266	+ 6,706	8.6	13.1	+ 4.5	1,532	2.0	1,020	- 37	+ 603	12.0	10.0	- 2.0	1.21	1.11	1.09
Leyton ...	124,735	+ 35,806	+ 25,823	100,943	80.9	46,943	+ 8,825	+ 22,441	24.8	37.6	+ 12.8	6,533	5.2	5,631	+ 503	+ 3,083	10.4	12.0	+ 1.6	1.21	1.16	1.16
Loughton ...	5,433	+ 850	+ 703	3,523	64.8	2,076	+ 904	24.8	38.2	+ 13.4	165	3.0	165	- 31	16.7	7.9	- 8.8	1.16	1.10			
Waltham Holy Cross	6,795	+ 483	+ 246	5,541	81.5	2,038	- 386	+ 648	21.2	30.0	+ 8.8	276	4.1	175	- 219	+ 61	8.2	8.6	+ .4	1.23	1.10	1.09
Walthamstow ...	124,580	+ 48,785	+ 29,449	111,816	89.8	47,771	+ 15,778	+ 19,498	29.7	38.3	+ 8.6	9,102	7.3	6,746	+ 1,423	+ 3,573	11.2	14.1	+ 2.9	1.26	1.19	1.22
Wanstead ...	13,830	+ 2,136	+ 4,651	6,311	45.6	1,483	+ 67	+ 252	13.4	10.7	- 2.7	95	.7	95	- 65	19	9.3	6.4	- 2.9	1.21	1.05	1.04
West Ham (C.B.)...	289,030	+ 62,455	+ 21,672	204,562	91.5	177,428	+ 33,184	+ 47,307	48.7	61.4	+ 12.7	43,714	15.1	40,308	+ 5,670	+ 15,518	19.1	22.7	+ 3.6	1.35	1.33	1.37
Woodford ...	18,496	+ 2,774	+ 4,698	11,171	60.4	3,838	+ 618	+ 1,198	19.1	20.8	+ 1.7	417	2.3	336	- 32	+ 51	10.8	8.8	- 2.0	1.23	1.14	1.08
Total in Essex (a)	838,938	+ 256,454	+ 175,323	716,886	85.5	362,003	+ 136,682	34.0	43.2	+ 9.2	74,085	8.8	64,304	+ 29,098	15.6	17.8	+ 2.2	-	1.26	1.27		
(b)	820,435	+ 253,312	+ 170,709	705,010	85.9	356,929	+ 75,057	+ 134,770	34.2	43.5	+ 9.3	73,453	9.0	63,743	+ 8,275	+ 28,955	15.7	17.9	+ 2.2	1.32	1.26	1.27
<i>Herts.</i>																						
Barnet ...	10,440	+ 1,451	+ 2,081	7,234	69.3	3,062			29.3			348	3.3	236			7.7					1.09
Bushey ...	6,978	+ 1,018	+ 2,414	4,140	59.3	1,539			22.1			159	2.3	99			6.4					.98
Cheshunt ...	12,954	+ 2,672	+ 662	10,680	82.5	4,786	- 288	+ 2,496	18.6	36.9	+ 18.3	570	4.4	432	- 40	+ 217	9.4	9.0	- .4	1.08	1.08	1.10
East Barnet Valley	12,381	+ 2,379	+ 2,287	8,072	65.2	2,647	+ 294	+ 923	17.1	21.4	+ 4.3	351	2.8	244	+ 110	- 55	17.3	9.2	- 8.1	1.18	1.21	1.09
Watford (part) ...	2,633	+ 16	+ 511																			
Total in Herts (a)	45,386	+ 7,536	+ 7,955	30,126	66.4																	
(b)	25,335	+ 5,051	+ 2,949	18,752	74.0	7,433	+ 6	+ 3,419	17.0	29.3	+ 11.4	921	3.6	676	+ 70	+ 162	12.8	9.1	- 3.7	1.11	1.13	1.10

Urban Districts.	Total Population.			1-6 roomed tenements.		1-4 roomed tenements.						Living more than 2 persons per room.							Average number of persons per room in 1-4 roomed tenements.		
	1911.	Increase or decrease in the period.		Population, 1911.	Proportion of total population.	Population, 1911.	Increase or decrease in the period.		Proportion of total population.		All tenements.		1-4 roomed tenements.								
		1891-1901	1901-1911				1891-1901.	1901-1911.	1901.	1911.	Increase or decrease in percentage, 1901-11.	Number of persons, 1911.	Proportion of total population.	Number of persons, 1911.	Increase or decrease in the period.		Proportion of total occupants of such tenements.				
		1891-1901	1901-1911				1891-1901.	1901-1911.	1901.	1911.	Increase or decrease in percentage, 1901-11.	Number of persons, 1911.	Proportion of total population.	Number of persons, 1911.	1891-1901.	1901-1911.	1901.	1911.	Increase or decrease in percentage, 1901-11.	1891.	1901.	1911.
<i>Surrey.</i>				per cent.				per cent.	per cent.		per cent.		per cent.	per cent.							
Barnes ...	30,377	+ 3,148	+ 12,556	67.9	20,611		+ 4,707	26.6	30.5	+ 4.9	1,427	4.7	1,308		+ 678	13.8	14.1	+ .3			
Carshalton ...	11,034	+ 1,321	+ 4,888	59.9	6,967		+ 1,268	18.3	21.5	+ 3.2	337	2.9	202	+ 63	+ 72	10.5	8.1	- 2.4	1.13		
Croydon (C.B.) ...	109,551	+ 31,200	+ 35,656	71.7	121,558		+ 19,130	19.3	26.5	+ 7.2	7,002	4.1	5,815	+ 846	+ 2,142	14.2	12.9	- 1.3	1.21		
E. & W. Molesey ...	6,492	+ 638	+ 458	72.2	4,686		+ 998	12.5	27.0	+ 14.5	218	3.4	174	+ 71		13.6	9.9	- 3.7	1.14		
Epsom ...	19,156	+ 2,498	+ 8,241	45.0	8,616		+ 1,789	18.3	19.8	+ 1.5	568	3.0	485	+ 19	+ 311	8.7	12.8	+ 4.1	1.17		
Esher and The Dittons (part)	9,901	+ 1,382	+ 2,843	79.6	7,887						353	3.6									
Ham ...	1,435	- 19	- 25	67.7	971		+ 83	35.8	42.2	+ 6.4	71	4.9	71	+ 57		2.7	11.7	+ 9.0	1.11		
Kingston-on-Thames (M.B.)	37,975	+ 7,316	+ 3,600	74.9	28,428		+ 4,823	19.8	30.6	+ 10.8	2,216	5.8	1,922	+ 295	+ 814	16.3	16.5	+ .2	1.24		
Merton ...	12,938	+ 1,166	+ 8,428	88.4	11,437				23.3		473	3.7	344				11.4		1.09		
Richmond (M.B.)	33,221	+ 4,797	+ 1,549	57.5	19,108		+ 2,279	22.4	28.2	+ 5.8	1,249	3.8	1,090	+ 267		13.0	11.6	- 1.4	1.12		
Surbiton ...	17,717	+ 2,839	+ 2,700	67.7	10,226		+ 1,868	12.3	21.2	+ 8.9	462	2.6	297	+ 127		9.2	7.9	- 1.3	1.09		
Sutton ...	21,270	+ 3,246	+ 4,047	56.3	11,980		+ 401	9.0	20.5	+ 11.5	688	3.2	497	+ 101	+ 299	12.7	11.4	- 1.3	1.12		
The Maldens and Coombe	12,137	+ 1,205	+ 5,904	68.0	8,249		+ 1,237	17.0	18.9	+ 1.9	401	3.3	334	+ 262		6.8	14.5	+ 7.7	1.05		
Wimbledon (M.B.)	54,966	+ 15,875	+ 13,314	67.3	36,970		+ 4,668	20.4	24.0	+ 3.6	2,137	3.9	1,782	+ 202	+ 841	11.1	13.5	+ 2.4	1.20		
Total in Surrey (a)	438,778	+ 76,612	+ 104,159	67.8	297,692						17,602	4.0									
(b)	314,552	+ 61,456	+ 69,746	68.2	214,519				18.7	25.5	+ 6.8	12,948	4.1	10,703	+ 1,488	+ 4,479	13.6	13.3	- .3	1.21	
Total Extra-London Urban Districts (a)	2,549,908	+ 614,389	+ 629,754	76.0	1,937,204						177,099	6.9									
(b)	2,107,678	+ 546,323	+ 542,688	78.0	1,714,541				30.0	37.9	+ 7.9	164,461	7.5	142,509	+ 16,563	+ 62,316	16.2	17.1	+ .9	1.31	

(a) Totals for all districts.

(b) Totals for districts for which complete figures are available.

NOTE.—The Census returns for 1891 and 1901 required information to be furnished as to the number of rooms if the tenements consisted of less than 5 rooms, while the census of 1911 required this information in respect of all tenements. In considering the figures of tenements (of 1-4 rooms) and overcrowding, it is necessary to bear in mind that the comparison between 1911 and preceding years is affected by the greater completeness and accuracy of the 1911 figures, though it is impossible to say to what extent.

APPENDIX 3.

WORKING CLASS DWELLINGS PROVIDED AND DEMOLISHED, 1911-1916.

TABLES showing (i.) the number of rooms provided in working-class dwellings,

(ii.) the number demolished, and

(iii.) the net increase or decrease in working-class accommodation in London in the years 1911 to 1916.

(i.) *Rooms provided.*

City or Metropolitan Borough.	Number of rooms provided.						Total 1911-1916.
	1911.	1912.	1913.	1914.	1915.	1916.	
Battersea	3	—	—	—	—	—	3
Bermondsey	56	110	47	223	—	347	783
Bethnal-green	—	—	—	48	18	53	119
Camberwell	503	154	137	291	—	3	1,088
Chelsea	—	—	1,461	—	270	672	2,403
Deptford	145	72	88	39	85	4	433
Finabury	—	—	—	—	—	—	—
Fulham	61	556	97	35	184	—	933
Greenwich	471	133	258	33	—	496 (a)	1,391
Hackney	128	19	64	24	21	27	283
Hammersmith	144	244	499	500	—	—	1,387
Hampstead	—	—	—	—	—	—	—
Holborn	—	—	—	—	—	—	—
Islington	—	—	28	—	—	—	28
Kensington	—	54	24	—	44	96	218
Lambeth	87	336	62	453	30	96	1,064
Lewisham	269	208	258	476	208	5	1,424
Paddington	—	—	—	—	16	—	16
Poplar	78	44	24	60	—	—	206
St. Marylebone	—	89	—	279	103	—	471
St. Pancras	288	396	592	383	6	—	1,665
Shoreditch	597	128	138	—	—	—	863
Southwark	422	383	274	108	503	12	1,702
Stepney	86	99	40	47	52	—	324
Stoke Newington	—	—	—	—	—	48	48
Wandsworth	1,450	709	974	1,032	379	183	4,727
Westminster (City)	—	15	505	—	—	—	520
Woolwich	416	418	611	1,268	4,690 (a)	8,357 (a)	15,760
City of London	—	—	—	—	—	—	—
TOTAL	5,204	4,167	6,181	5,299	6,609	10,399	37,859

(a) Including accommodation provided by the Government in 1915 and 1916 as follows :—

Borough.	Number of rooms.		
	Cottages.	Hutments (Temporary)	Total.
Woolwich, 1915	4,010	—	4,010
" 1916	1,557	6,408	7,965
Greenwich, 1916	—	496	496
Total	5,567	6,904	12,471

(ii.) Rooms demolished.

City or Metropolitan Borough.	Number of rooms demolished.						Total 1911-1916.
	1911.	1912.	1913.	1914.	1915.	1916.	
Battersea	—	205	48	62	91	56	462
Bermondsey	19	228	261	691	232	15	1,346
Bethnal Green	—	106	116	63	127	35	447
Camberwell	19	179	304	420	64	18	1,004
Chelsea	558	435	491	—	238	—	1,722
Deptford	18	171	17	100	27	8	341
Finsbury	64	281	282	469	—	73	1,169
Fulham	132	—	83	44	21	—	280
Greenwich	132	217	319	8	24	5	705
Hackney	48	125	267	202	56	182	880
Hammersmith	209	76	130	72	91	58	636
Hampstead	—	10	—	—	14	42	66
Holborn	73	157	10	159	12	57	468
Islington	33	103	469	195	178	38	1,016
Kensington	114	25	162	16	58	—	375
Lambeth	1,478	1,301	788	1,017	127	223	4,934
Lewisham	6	19	76	54	4	—	159
Paddington	24	105	331	160	4	12	636
Poplar	38	286	56	181	44	—	605
St. Marylebone	403	220	206	108	343	11	1,291
St. Pancras	104	580	183	687	452	104	2,110
Shoreditch	210	74	145	284	—	68	781
Southwark	614	309	638	431	260	315	2,567
Stepney	89	879	446	491	55	36	1,996
Stoke Newington	—	—	12	5	68	—	85
Wandsworth	106	61	39	110	62	63	441
Westminster (City)	231	505	168	505	107	71	1,587
Woolwich	92	127	127	213	131	13	703
City of London	155	6	—	22	—	—	183
Total	4,969	6,790	6,174	6,669	2,890	1,503	28,995

(iii.) Net increase or decrease in housing accommodation.

City or Metropolitan Borough.	Number of rooms.						Total 1911-1916.	
	1911.	1912.	1913.	1914.	1915.	1916.	Increase.	Decrease.
	Battersea	+ 3	— 205	— 48	— 62	— 91	— 56		459
Bermondsey	+ 37	— 118	— 214	— 368	— 232	+ 332		563
Bethnal Green	—	— 106	— 116	— 15	— 109	+ 18		328
Camberwell	+ 484	— 25	— 167	— 129	— 64	— 15		
Chelsea	— 558	— 435	+ 970	—	+ 32	+ 672	681	
Deptford	+ 127	— 99	+ 71	— 61	+ 58	— 4	92	
Finsbury	— 64	— 281	— 282	— 469	—	— 73		1,169
Fulham	— 71	+ 556	+ 14	— 9	+ 163	—	653	
Greenwich	+ 339	— 84	— 61	+ 25	— 24	+ 491	686	
Hackney	+ 80	— 106	— 203	— 178	— 35	— 155		597
Hammersmith	— 65	+ 168	+ 369	+ 428	— 91	— 58	751	
Hampstead	—	— 10	—	—	— 14	— 42		66
Holborn	— 73	— 157	— 10	— 159	— 12	— 57		468
Islington	— 33	— 103	— 441	— 195	— 178	— 18		988
Kensington	— 114	+ 29	— 138	— 16	— 14	+ 16		157
Lambeth	— 1,391	— 965	— 726	— 564	— 97	— 127		3,870
Lewisham	+ 263	+ 189	+ 182	+ 422	+ 204	+ 5	1,265	
Paddington	— 24	— 105	— 331	— 160	+ 12	— 12		620
Poplar	+ 40	— 242	— 32	— 121	— 44	—		309
St. Marylebone	— 403	— 131	— 206	+ 171	— 240	— 11		820
St. Pancras	+ 184	— 184	+ 409	— 304	— 446	— 104		445
Shoreditch	+ 387	+ 54	— 7	— 284	—	— 68	82	
Southwark	— 192	+ 74	— 364	— 323	+ 243	— 303		865
Stepney	— 3	— 780	— 406	— 444	— 3	— 36		1,672
Stoke Newington	—	—	— 12	— 5	— 68	+ 48		37
Wandsworth	+ 1,344	+ 648	+ 935	+ 922	+ 317	+ 120	4,286	
Westminster (City)	— 231	— 490	+ 337	— 505	— 107	— 71		1,067
Woolwich	+ 324	+ 291	+ 484	+ 1,055	+ 4,559	+ 8,344	15,057	
City of London... ..	— 155	— 6	—	— 22	—	—		183
Total	+ 235	— 2,623	+ 7	— 1,370	+ 3,719(a)	+ 8,896(a)	23,637(a)	14,773

(a) Including housing accommodation, permanent and temporary, provided by the Government (see note on preceding page).

+ 8,864

APPENDIX 4.—Working-Class Accommodation, Greater London, 1902-16.

Table showing the working-class accommodation provided and demolished in Greater London during the years 1902-16.

[Prior to 1912 the information was not compiled for the whole of Greater London.]

Year.	NUMBER OF ROOMS.						
	London.	Extra-London.			Total—Greater London.		
		Part of area. (29 districts).	Part of area. (42 districts).	Whole area.	Part of area.	Part of area.	Whole area.
			(a) Provided.				
1902... ..	21,978	35,808			57,786		
1903... ..	25,906	38,006			63,912		
1904... ..	24,614	33,095			57,709		
1905... ..	26,076	36,874			62,950		
1906... ..	20,469	29,482	38,967		49,951	59,436	
1907... ..	15,178	24,138	31,938		39,316	47,116	
1908... ..	10,387	16,862	22,195		27,249	32,582	
1909... ..	5,711	15,798	21,150		21,509	26,861	
1910... ..	6,950	14,079	18,229		21,029	25,179	
1911... ..	5,204	12,114	15,680		17,318	20,894	
Average (10 years)	16,247	25,626			41,873		
1912... ..	4,167	9,456	11,454	13,141	13,623	15,621	17,308
1913... ..	6,181	7,452	9,827	11,933	13,633	16,008	18,114
1914... ..	5,299	7,576	10,466	12,725	12,875	15,765	18,024
1915... ..	6,609	3,722	5,247	8,999	10,331	11,856	15,608
1916... ..	10,399	5,096	5,755	9,264	15,495	16,154	19,668
Average (15 years)	13,008	19,304			32,312		
			(b) Demolished.				
1902... ..	4,201	86			4,287		
1903... ..	4,431	472			4,903		
1904... ..	5,598	545			6,143		
1905... ..	11,768	245			12,013		
1906... ..	6,187	336	494		6,523	6,681	
1907... ..	6,372	364	727		6,736	7,099	
1908... ..	3,961	304	380		4,265	4,341	
1909... ..	4,569	199	232		4,768	4,801	
1910... ..	3,992	204	276		4,196	4,268	
1911... ..	4,969	673	807		5,642	5,776	
Average (10 years)	5,605	343			5,948		
1912... ..	6,790	353	493	807	7,143	7,283	7,597
1913... ..	6,174	500	672	983	6,674	6,846	7,157
1914... ..	6,669	649	901	1,287	7,318	7,570	7,956
1915... ..	2,890	581	714	1,031	3,471	3,604	3,921
1916... ..	1,503	550	581	924	2,053	2,084	2,427
Average (15 years)	5,338	404			5,742		
			(c) Net Number Provided.				
1902... ..	17,777	35,722			53,499		
1903... ..	21,475	37,534			59,009		
1904... ..	19,016	32,550			51,566		
1905... ..	14,308	36,629			50,937		
1906... ..	14,282	29,146	38,473		43,428	52,755	
1907... ..	8,806	23,774	31,211		32,580	40,017	
1908... ..	6,426	16,558	21,815		22,984	28,241	
1909... ..	1,142	15,599	20,918		16,741	22,060	
1910... ..	2,958	13,875	17,953		16,833	20,911	
1911... ..	235	11,441	14,873		11,676	15,108	
Average (10 years)	10,642	25,283			35,925		
1912... ..	— 2,623	9,103	10,961	12,334	6,480	8,338	9,711
1913... ..	7	6,952	9,155	10,950	6,959	9,162	10,957
1914... ..	— 1,370	6,927	9,565	11,438	5,557	8,195	10,068
1915... ..	3,719	3,141	4,533	7,968	6,860	8,252	11,687
1916... ..	8,896	4,546	5,174	8,340	13,442	14,070	17,236
Average (15 years)	7,670	18,900			26,570		

APPENDIX 5.—LOCOMOTION FACILITIES.

(i.) Number of railway passengers with workmen's tickets in the year 1913, and proportion of total passengers :—

Railway.	Number of passengers with workmen's tickets, 1913,	Total number of passengers, including season ticket holders, 1913.	Proportion of workmen to total passengers.
<i>London Local Railways—</i>			Per cent.
Central London	4,396,640	37,513,341	11·7
City and South London	5,840,109	22,773,830	25·6
London Electric	21,136,580	100,088,171	21·1
Metropolitan (including Great Northern and City)	17,525,840	113,427,092	15·5
Metropolitan District	15,657,958	88,871,332	17·6
North London	6,488,192	30,598,731	21·2
Total Local Railways	71,045,319	393,272,497	18·1
<i>Trunk Railways serving London—</i>			
Great Eastern	27,949,982	134,327,046	20·8
South Eastern and Chatham	14,727,280	79,293,623	18·6
London and South Western	9,332,134	77,211,162	12·1
London, Brighton and South Coast	9,415,404	80,425,711	11·7
Great Northern	6,694,127	64,664,662	10·4
London and North Western	20,744,508	127,349,830	16·3
Midland (including London, Tilbury and Southend)	30,391,278	140,586,643	21·6
Great Western	14,185,438	137,931,962	10·3
Great Central	5,218,492	40,251,532	13·2
Total Trunk Railways	138,658,643	882,042,171	15·7
Other Railways not serving London	71,162,001	503,346,153	14·1
Total Great Britain	280,865,963	1,778,660,821	15·8

(ii.) Limits of workmen's fares of 2d. and 4d. return on London railways :—

2d. Return.		4d. Return.	
Most outlying station between which and terminus the fare applies.	Distance from terminus.	Most outlying station between which and terminus the fare applies.	Distance from terminus.
<i>North of the River—</i>		<i>North of the River—</i>	
Blackwall (G.E. Rly.)	miles. 3·5	North Greenwich (G.E. Rly.)	miles. 4·4
Poplar (N.L. Rly.)	6·5	North Woolwich (G.E. Rly.)	9·1
Canning Town (G.E. Rly.)	6·1	Manor Park (G.E. Rly.)	6·6
Plaistow (Mid. Rly.—L.T. & S. Branch)	4·6	Leytonstone (G.E. Rly.)	6·5
Stratford (G.E. Rly.)	4·4	Leytonstone (Mid. Rly.)	12·0
Wood Street, Walthamstow (G.E. Rly.)	7·1	Tottenham (Hale) (G.E. Rly.)	8·3
Enfield Town (G.E. Rly.)	10·7	Enfield (G.N. Rly.)	9·1
Finsbury Park (G.N. Rly.)	4·4	New Southgate (G.N. Rly.)	6·4
Finsbury Park (G.N. & C. Rly.)	3·5	Woodside Park (G.N. Rly.)	8·7
Finsbury Park (L.E. Rly.)	3·9	Hendon (Mid. Rly.)	8·9
Crouch Hill (Mid. Rly.)	4·1	Wembley Park (Met. Rly.)	8·3
Highgate (L.E. Rly.)	4·3	Kensal Rise (L. & N.W. Rly.)	9·6
Golder's Green (L.E. Rly.)	5·9	Willesden (L. & N.W. Rly.)	9·7
Chalk Farm (N.L. Rly.)*	5·6	North Ealing (M.D. Rly.)	9·2
Finchley Road (Mid. Rly.)	3·7	Ealing Broadway (M.D. Rly.)	9·6
Finchley Road (Met. Rly.)	3·8	Acton (G.W. Rly. and Met. Rly.)	9·2
Loudoun Road (L. & N.W. Rly.)*	2·5		
Edgware Road (L.E. Rly.)	4·3	<i>South of the River—</i>	
Westbourne Park (G.W. Rly. and Met. Rly.)	3·7	Putney (L. & S.W. Rly.)	5·9
Wood Lane (C.L. Rly.)	6·8	Southfields (L. & S.W. Rly.)	6·7
High Street, Kensington (Met. Rly.)	6·8	Tooting Junction (L.B. & S.C. Rly.)*	9·1
Hammersmith (L.E. Rly.)	4·5	Selhurst (L.B. & S.C. Rly.)	9·7
Hammersmith (M.D. Rly.)	5·2	Crystal Palace (S.E. & C. Rly.)	9·4
Walham Green (M.D. Rly.)	4·8	Crystal Palace (L.B. & S.C. Rly.)	7·5
		Woodside (S.E. & C. Rly.)	12·0
<i>South of the River—</i>		Kent House (S.E. & C. Rly.)	8·1
Battersea Park Road (S.E. & C. Rly.)	5·9	Catford (S.E. & C. Rly.)	7·7
Clapham Junction (L. & S.W. Rly.)	4·0	Greenwich Park (S.E. & C. Rly.)*	8·0
Clapham Common (C. & S.L. Rly.)	3·8	Plumstead (S.E. & C. Rly.)	10·0
Herne Hill (S.E. & C. Rly.)	4·3		
South Bermondsey (L.B. & S.C. Rly.)*	1·6		
Southwark Park (S.E. & C. Rly.)*	1·7		
Surrey Docks (E.L. Rly.)	2·4		

* Station closed temporarily.

(iii.) Number of workmen's trains daily to the several London termini.

Railway.	Terminus.	Number of workmen's trains daily inwards.
Metropolitan	Aldgate	69 (b)
	Baker Street	23
	Shoreditch	18
		110
Metropolitan District	Mansion House (a)	91(c)
Baker Street and Waterloo	Piccadilly Circus (a)	79
Great Northern, Piccadilly and Brompton	Piccadilly Circus (a)	80
City and South London	Bank (a)	76
South Eastern and Chatham... ..	Victoria	8
	Charing Cross	20
	Holborn, Ludgate Hill and St. Paul's	28
	Cannon Street	19 (d)
		75
London, Brighton and South Coast	Victoria	30
	London Bridge	41
		71
Ditto "Cheap" Trains	London Bridge	2
Great Eastern	Liverpool Street	47
	Fenchurch Street	18
		65
Ditto "Cheap" Trains	Liverpool Street	57
	Fenchurch Street	12
		69
Charing Cross, Euston and Hampstead	Charing Cross	57
London and South Western	Waterloo	44
North London	Broad Street	31
Midland	St. Pancras	5
	Moorgate Street	8
	Fenchurch Street	10
		23
Great Northern	King's Cross	4
	Moorgate Street	10
		14
Waterloo and City	Bank	12
Great Western	Paddington	10
London and North Western	Euston	9
Great Central	Marylebone	6
		853
	Workmen's Trains	71
	"Cheap" Trains	
	Total	924

(a) These stations though not physical termini are regarded as termini for the purposes of this table. The trains from both directions are included in the number shown.

(b) Including 2 terminating at Liverpool Street, and 1 at King's Cross.

(c) Including 3 terminating at Aldgate East (from the East).

(d) Including 3 terminating at London Bridge.

London County Council.

HOUSING AFTER THE WAR.

Extract from the Minutes of Proceedings at a meeting of the Council on
23rd July, 1918.

Report of the Housing of the Working Classes Committee.

17th July, 1918. T

Housing after the war.

1.—One of the questions which have been engaging the earnest attention of those whose business it is to consider the domestic action to be taken in connection with the return of peace conditions in this country is that of improved housing accommodation for the people. Keen interest is taken in this question by all classes of the community, and the part to be taken by the Council in any general plan has occupied our most serious attention.

The Local Government Board, within whose jurisdiction the question of local action lies, has recently called for a full expression of the Council's attitude to this question, and we have gathered that the Board desires that a very broad view shall be taken of the prospective situation. If this is to be done, the views of the various local authorities whose areas surround the county of London must be ascertained, and due weight must be given to the special knowledge of the several metropolitan borough councils as regards the requirements and conditions of the metropolitan boroughs. For this purpose we propose to hold conference with all the circa-London local authorities and to confer with the metropolitan borough councils. It is obvious that many important questions intimately connected with the main housing issue must arise in connection with any such conference, and the value of a free interchange of views in this matter would be considerably discounted if such questions were excluded. We have, therefore, asked the committees concerned in these questions to report simultaneously with us with a view to the Council authorising their discussion.

It does not appear to us, however, to be necessary for the Council to delay the formulation of preliminary views. Indeed, we are of opinion that the tentative expression by the Council of a policy conceived on broad lines may well assist in focussing and crystallizing the views of other authorities.

The conditions which will obtain for some time after the declaration of peace cannot be foretold with any exactitude. It will be safe only to say that the public need for action will be great, while the economic situation will be strained. Proof of public need is afforded by the existing facts as to the increased pressure on accommodation created by the cessation of building operations during the war and by the deterioration of accommodation which has inevitably taken place. This has resulted in increased overcrowding in dwellings otherwise suitable and in the continued habitation of dwellings which in normal circumstances could no longer be regarded as suitable at all. Pressure, in short, has produced and intensified slums. Causes of a strained economic situation may be cited in the increased and increasing cost of labour and materials and in the resumption and redistribution of industrial activity which will accompany demobilisation.

To assist local authorities in meeting the abnormal situation which will thus arise, the Local Government Board, by circular dated 18th March, 1918, has announced that the Government will make a grant towards the deficiency to be expected upon the erection of new working-class dwellings. This grant will take two forms. For the first seven years, at least, after the declaration of peace a grant of 75 per cent. of the estimated annual deficit will be made. At the end of this period the dwellings will be valued, and 75 per cent. of the excess of the outstanding loan over that value will be met by the State.

Dwellings are built by the Council under the Housing Acts either in pursuance of an obligation laid upon it by a scheme under Part I. or Part II. of the Act of 1890 or, apart altogether from obligation, under Part III. of the Act. When dwellings are built by the Council in pursuance of an obligation the financial result of the operation is estimated on the basis of the value of the land for housing purposes and not upon its cost. No element of the cost of clearing away an insanitary area is therefore involved. The deficiency grant will apply to dwellings erected under Part III., but we are given to understand that it will not be paid in respect of dwellings built in pursuance of an obligation. So long as dwellings are built during the period defined by the Local Government Board we are unable to see any reason for this differentiation.

The need for rehousing is at least as great or there would be no rehousing obligation. The economic conditions are as strained in the one case as in the other. Upon this we feel so strongly that we regard the removal of this inequity as a condition precedent to the emergency policy which we are prepared to suggest to the Council.

In order to be in a position to advise the Council on this emergency policy, we have for some time been collecting detailed information as to the housing conditions now existing in London and we propose to submit this information to the Council for publication at an early date. In the meantime, however, we think that the Council should lay down in broad preliminary outline the course which it will follow for the period which the Local Government Board has recognised as that during which at least abnormal conditions will prevail, namely, seven years from the declaration of peace.

It is open to the Council to pursue in this period a policy of quantity or a policy of quality. To justify a policy of quantity it would be necessary to ascertain first of all the amount of additional accommodation likely to be required. Present conditions are such as to preclude the possibility of making any estimate of this. On the other hand, no uncertainty exists as to the facts necessary to justify a policy of quality. The number of houses in London requiring improvement from the point of view of sanitary arrangements, distribution, age and the like is readily ascertainable, and the amount of work involved in dealing with these houses and providing healthy homes instead can be estimated. It is a kind of work to benefit most those who are poorest and most unsuitably housed; it belongs peculiarly to local government authorities throughout the country; and it has a far-reaching influence in raising the general standard of public health as well as on the individual occupant of the new houses. These and other such considerations as ought, in our opinion, to guide the framing of a public policy, have caused us to conclude that the policy of the Council should be one of quality.

The questions of the pace at which this broad general policy shall be pursued and its extent are of the first importance. On these questions the keynote should, we think, be acceleration. So much importance do we attach to this that we propose that all action should be subject to the necessary amendments of the law being obtained to make it possible to deal with slum property both quickly and cheaply. Legislation in this direction has long been promised on behalf of the Government. This was clearly brought to the notice of the Local Government Board in the Council's letter of 11th May, 1914, reported on 23rd February, 1915 (p. 272), in which the following passage occurs—

“ Authoritative ministerial statements have, since the date of this resolution (29th July, 1913) been made indicating the form which legislation will take. Property taken for, *inter alia*, ‘ slum ’ clearances, is to be acquired at a value assessed by a new body of Judicial Commissioners, and by a simplified process. Both the Chancellor of the Exchequer in his speeches last autumn, and the Prime Minister in his speech at the National Liberal Club on 9th December last, said that the object and result of this reform would be to reduce greatly the cost of acquiring property by local authorities in such cases as that now under consideration. Moreover, the Chancellor of the Exchequer in his speech on the Budget on the 4th instant, said that the present cost of clearing ‘ slum ’ property is ‘ prohibitive.’ ”

Subject to this long-promised legislation being obtained, we are prepared to recommend the Council to proceed at a pace and to an extent which is the measure of our conviction that the policy we advocate is sound and necessary. Apart from acceleration due to amended legislation, both pace and extent depend upon a variety of factors, among which may be mentioned the cost and availability of labour and materials, the cost of acquiring property, the facility with which property can be dealt with or acquired and houses be demolished, and the extent and availability of building land. All these matters are important, all are difficult of estimation, but nearly all are reducible with more or less accuracy to a money basis. We think, therefore, that the pace and extent of the Council's policy may conveniently be expressed in terms of capital expenditure spread over the period which we have already mentioned—seven years from the conclusion of peace. Taking this basis, we have carefully assessed the amount of work which, in the light of experience, we think the Council could reasonably hope to undertake, and have arrived at the conclusion that this may be put at a total of £3,500,000, spread over the period of seven years at the rate of about £500,000 a year. We are not prepared to say in detail the exact meaning of these figures in improved slum areas and wholesome dwellings, but that the magnitude of the undertaking may be, perhaps, the better realised, we would draw attention to the fact that, even with the costly processes involved in the existing law, the Council, for nearly £2,000,000, has, in the past, cleared 55 acres of slums and provided new dwellings in connection therewith for over 16,000 persons.

To carry out the policy which we have thus outlined the general procedure would be, first, by way of building under Part III. of the Housing Act of 1890 new houses both upon estates ripe for development and upon sites adjoining or near actual insanitary or overcrowded areas. This action will, we hope, serve to create a healthy draught from insanitary to wholesome property. The estates already in the Council's possession and available for this purpose cover 106½ acres, and are capable of accommodating an ultimate population of some 17,000 persons on the basis of two per room, while doubtless some opportunities will occur for the acquisition of partially developed estates in suitable localities. Secondly, and as far as possible concurrently, we would proceed to deal with insanitary houses and areas; and thirdly, and also concurrently, we would propose the erection of new dwellings as land thus became available.

We recommend—

(a) That the Housing of the Working Classes Committee be authorised to hold conference with the local authorities whose areas surround the county of London and to confer with the metropolitan borough councils to enable them to report fully on the most effective methods for improving the housing conditions of Greater London as a whole. [Agreed as amended]

(b) That, subject (1) to the financial assistance mentioned in the Local Government Board circular of 18th March, 1918, being applied to all buildings erected under Parts I., II. and III. of the Housing of the Working Classes Act, 1890, and (2) to the passing of the long-promised legislation for accelerating and cheapening the acquisition of slum property, the policy of the Council as regards housing during the period of seven years following the conclusion of peace be as follows—

(i.) To accelerate the development of estates already in the Council's possession and other estates available and ripe for immediate development by the erection of new dwellings under Part III. of the Housing of the Working Classes Act, 1890.

(ii.) To arrange for the closing and demolition of insanitary houses.

(iii.) To accelerate the clearance of insanitary areas under either Part I. or Part II. of the Housing of the Working Classes Act, 1890, and the erection of new dwellings on the cleared areas and elsewhere.

(iv.) To spend upon capital account for purposes arising out of this resolution a sum at the rate of about £500,000 a year for the seven years following the declaration of peace, or a total in that period not exceeding £3,500,000. [Agreed.]

(c) That the foregoing resolutions (a) and (b) be communicated to the Local Government Board [Agreed.]

H. DE R. WALKER,
Chairman.

Motion made—That the report be received.

Debate.

Motion put and agreed to.

Resolved—That the report be received.

(1a.) Recommendation No. 1 (a) moved.

Amendment moved by Mr. Hobson, seconded by Lieut.-Col. Tasker—That the following be added—“and that the Chairman and Vice-Chairman of the Building Acts Committee, the Finance Committee, the Highways Committee and the Improvements Committee be associated with the Housing of the Working Classes Committee at any conferences held under this authority.”

The Chairman of the Committee intimated his willingness to accept the amendment.

Amendment put and agreed to.

Motion, as amended, put and agreed to.

Resolved—That the Housing of the Working Classes Committee be authorised to hold conference with the local authorities whose areas surround the county of London and to confer with the metropolitan borough councils to enable them to report fully on the most effective methods for improving the housing conditions of Greater London as a whole, and that the Chairman and Vice-Chairman of the Building Acts Committee, the Finance Committee, the Highways Committee and the Improvements Committee be associated with the Housing of the Working Classes Committee at any conference held under this authority.

(1b and c.) Recommendations No. 1 (b) and (c) moved, put and agreed to.

Resolved accordingly.

Report of the Finance Committee.

17th July, 1918.

Housing after the war.

1.—The Housing of the Working Classes Committee have informed us of the recommendations which they propose to submit with regard to the provision of houses for the working classes after the war.

The salient features of the proposals of the Housing Committee, which are subject to Government acquiescence in certain conditions, are as follows—

(i.) Expenditure by the Council of about £500,000 a year for seven years after the war, *i.e.*, a total outlay of £3,500,000, partly for housing and partly for dealing with insanitary areas.

(ii.) The grant by the State of a percentage of the loan charges sufficient to relieve the Council of 75 per cent. of the estimated annual deficit on the erection of all dwellings erected under the Act of 1890 for at least seven years after the completion of the buildings, with a final adjustment of the contribution by the State thereafter based on the difference between the then value of the dwellings and the outstanding debt thereon.

It is proposed that the Council shall expend during the seven years after the war as much as it has spent during the whole period of the nearly 30 years of its existence, the net capital expenditure incurred by the Council up to 31st March, 1918, having been £1,146,164 for clearance schemes and £2,353,717 for dwellings and estates under the Housing Acts, making a total of £3,499,881.

It is important to bear in mind that, while the loan charges in respect of the capital outlay of £1,146,164 fall upon the rates, the loan charges on the capital expenditure of £2,353,717, or 67 per cent. of the whole, are met out of the rents of the dwellings and have involved no charge on the rates, the policy of the Council having been that all dwellings erected by it should be self-supporting; and taking the dwellings as a whole this object has been achieved.

It is estimated that the rents obtainable during the years immediately following the termination of the war will not be sufficient to meet the increased loan and other charges due to the necessarily high cost of building, and the high rate of interest upon the capital employed. If this be so it will create an emergency situation, due to the war, which will necessitate a departure from the sound economic policy of avoiding a charge on the rates for dwellings. There should, however, be a limit to this departure from the Council's practice, and while it is impossible at the present time to suggest such a limit, we desire to emphasize the importance of the Council reverting to its pre-war policy as soon as possible.

The Government, in announcing their policy in regard to housing after the war, have not found it possible to estimate what will be the financial effect thereof, and for similar reasons it is impossible for us to forecast what will be the ultimate effect on the rates of the proposed expenditure of £3,500,000.

GEORGE T. GOLDIE,
Chairman.

Resolved—That the report be received.

NOTE.—The Council on 23rd July, 1918, also authorised the discussion at the proposed conference of the questions of town planning, the formation of arterial roads, and the provision and adequacy of means of transit so far as they are ancillary to the question of housing after the war.

On 30th July, 1918, the Council further directed that the chairman and vice-chairman of the Parks and Small Holdings and Allotments Committee should be associated with the Housing of the Working Classes Committee at the conference.

James Bird

—
Clerk of the Council.

The County Hall,
S.W.1.

London County Council.

HOUSING AFTER THE WAR.

Extract from the Minutes of Proceedings at a Meeting of the Council on 3rd June, 1919.

Report of the Housing of the Working Classes Committee.

21st and 28th May, 1919.

Housing policy.

1.—The circumstances of the time have made it necessary for us to bring before the Council a proposal of very great magnitude. Section 7 (1) of the Housing, Town Planning, etc., Bill, 1919, as passed by the House of Commons, provides that, in respect of certain housing schemes approved by the Local Government Board which have resulted or are likely to result in a loss, the Board may pay to the local authority concerned such part of the loss as may be determined to be so payable under regulations to be made by the Board if the schemes be carried out within such period as may be specified by the Board with the consent of the Treasury. Draft regulations to give effect to the proposal have now been submitted to Parliament and, as previously indicated by the Board, the financial assistance to be given by the State is intended to relieve the local authority of the burden of any annual deficit in so far as it may exceed the produce of a rate of a penny in the £ on the area chargeable. The regulations provide that the schemes towards the losses on which the Board will be liable to contribute shall include—

(a) Any scheme under Part III. of the Act of 1890 which is submitted to the Board *within three months from the date of the passing of the Act.*

(b) Any rehousing scheme in connection with an improvement or reconstruction scheme under Part I or Part II of the Act of 1890 ;

provided that *no payment shall be made in respect of*

“expenses accruing after the 31st day of March, 1921, or after such later date as the Board may allow, unless the scheme has been carried into effect by the local authority before that date,”

or in respect of the

“cost of acquiring or clearing a site under Part I. or Part II. of the Act of 1890, where the site has been acquired or cleared, as the case may be, before the 6th day of February, 1919.”

A scheme is to be deemed to have been carried into effect when all the houses to be provided or acquired thereunder are let or available for letting. All schemes which relate exclusively to the area of any one local authority are to be regarded together as one scheme.

Although the conditions requiring the submission of schemes within three months, and the completion thereof in less than two years, may without much difficulty be observed in the case of ordinary urban and rural districts, it is obvious that they are not applicable to the county of London with its population of approximately 4½ millions, and that it will be necessary for the Local Government Board to exercise the power which it will have under the Act and to allow much more time in the case of London. The Council should put forward, for approval by the Board, a scheme for the provision of additional dwellings and the clearance of insanitary areas which it can reasonably hope to carry out within a specified period. The scheme should provide or stipulate that agreement with the Local Government Board as to the time limit in connection with the financial assistance should be arrived at before the commencement of operations so that the Council may be guaranteed that such financial assistance shall extend to the whole of the work completed within that time limit or within a reasonable time after it in case unavoidable circumstances prevent the Council, after showing all due diligence, from completing the specified work within that time limit. If the Board should find itself unable to guarantee the financial assistance for all the work completed within the term of five years and a reasonable time thereafter if circumstances do not admit such completion, we think that the Council should in that case reduce its programme to such work as can be done in such shorter period as the Board will allow. We consider that it is of the greatest importance to arrive at a clear understanding with the Board on this subject before the work is finally undertaken.

We have very carefully, for many months past, examined into the most pressing needs of London in the matter of housing accommodation, and we have formulated an extensive programme of work to be undertaken in the immediate future and to be embodied in a scheme which we now submit in broad outline. The Council must obviously deal with the admitted insufficiency of the accommodation available for persons of the working classes, as well as with the insanitary conditions prevailing in many parts of London. Effective measures for dealing with the latter are rendered more difficult by reason of the displacements of population involved in the clearance of large areas. The provision of additional accommodation is thus of paramount importance for this as well as for other reasons.

The programme of work must accordingly be based primarily on the existing need, and it will be convenient for us to deal with this under certain main heads, afterwards indicating the manner in which, in our opinion, the Council should, in the first instance and in the immediate future, endeavour to meet the need.

Dealing first with the question of the insufficiency of accommodation to meet present requirements we would again refer to the importance of there being a margin of empty houses to allow of the changes which are essential for the full development of every large community. This margin has been gradually diminishing since 1910. There was, however, ample accommodation available until 1914 when the average proportion of vacant rooms in a number of metropolitan boroughs had been reduced to 1·2 per cent. The tendency thus shown of available margin to disappear was reflected in the letting of tenements in the Council's dwellings, the percentage of empties in the March and June quarters in 1914 being 1·24. This loss has since been reduced to approximately ·1 per cent., a figure which practically represents only the empties due to changes of tenancies. Between September, 1914, and March, 1917, a margin of about 1 per cent. was absorbed, and although some new accommodation was provided, almost entirely by the Government, in the early years of the war, practically none has been added since 1917. According to the census of 1911 the accommodation in 1-6-room tenements in London was 2,755,680 rooms, and owing to the numerous factors involved, including demobilisation, changes in employment since the armistice, the reduction in the birth rate and the industrialisation of certain districts, the Council will appreciate the difficulty of giving an estimate of the leeway which has to be made up and of the margin required to place the matter on a satisfactory footing. After full consideration, however, of all the facts available, we are disposed to think that the figure should not be taken at fewer than 40,000 rooms which on the basis of the actual occupation of the Council's cottages and dwellings (1·2 persons per room) may be regarded as representing approximately accommodation for 50,000 persons.

Closely allied with this question is that of the normal growth and movement of the population. From 1901 to 1911 the population of London as a whole was practically stationary, there being a decrease of nearly 166,000 in the population of the City and 19 metropolitan boroughs, and an increase of nearly 151,500 in the remaining nine boroughs mostly on the confines of the county. During the same period new working-class accommodation containing over 162,000 rooms was provided in the county. The shifting of the population thus indicated is no doubt largely due to the destruction of buildings in connection with the industrialisation of the more central parts, but as the area of suitable land for building diminishes in the outlying districts it is not likely that the growth of population within the county will be rapid in the future. We think that the number of persons for whom new accommodation will be required for some time to come may reasonably be taken as 10,000 a year.

In dealing with the provision of such accommodation, however, it is necessary to bear in mind the activities of other housing authorities and agencies, and the Council may hope that the demand will be largely met in such manner. Metropolitan borough councils are preparing housing schemes, and it would naturally fall upon them to convert larger houses into working-class dwellings and to exercise the proposed new power of repairing houses and rendering them habitable where the owner is unable or unwilling to do so. There will also be new construction by the housing trusts, on the Duke of Cornwall's estate and probably by public utility societies, the formation of which is being very strongly encouraged by the Government.

Dealing next with existing accommodation of an unsatisfactory character, we may remind the Council that in 1911 the medical officer of health reported that there were throughout London about 1,900 groups of three or more houses which were either insanitary or so congested, badly arranged, or badly situated, that they required to be dealt with. Many of the houses have since been demolished, but it is estimated that the remaining dwellings are occupied by about 184,000 persons.

Another class of property to which attention should be directed is the one to be found more especially in the older parts of London. The occupation of many houses in those parts is rendered undesirable on health grounds on account of their age, defective construction, decay, dampness or dilapidated and verminous condition. We have no detailed particulars of the extent of this class of accommodation, but it is estimated that the areas thus occupied have a population of about 365,000. A large number of the houses are no doubt only fit for demolition, while others could be renovated and made habitable.

The evil of overcrowding is also a matter which must be considered in connection with a comprehensive survey of the housing conditions in London. It is impossible to give any exact figures as to the extent to which overcrowding does actually take place. Indeed this may be ascertained or judged according to at least three different standards, while the figures available for calculation are eight years old, viz., those in the census returns of 1911. One standard for estimating is that of more than two persons per room *without* making any allowance for children. According to this standard, which was used in the census, there were 758,786 persons occupying 270,352 rooms in overcrowded conditions, and assuming these rooms might be occupied by 1½ persons per room on an average, there would be an excess population of 353,258. If an allowance were made for children on the basis adopted for the Council's dwellings, viz., a child under five years of age being reckoned as *nil*, and a child between five and ten years of age as half an adult, the excess would be 169,783. With a similar allowance for children and allowing an average of two persons per room, the excess would be 118,000. There was therefore in 1911 a possible range from 118,000 to over 350,000 persons living in overcrowded tenements. For present purposes we think that a figure of 200,000 may be taken, but it is probable that after eliminating the number

occupying unhealthy and insanitary houses, to which we have already referred, about 40 per cent., or say 80,000, might be taken as having been in 1911 the population in excess of the number for which the tenements would provide reasonable accommodation.

Having thus briefly surveyed the nature and extent of the evils to be remedied, we desire to give an outline of the proposals which we have under consideration or in contemplation. It is obvious that these cannot now be submitted at the present time with any degree of completeness, nor if possible would it be in the public interest to enter into great detail on certain points until plans or schemes are more fully matured. The Council will desire to do all in its power to meet the requirements of the situation, and our aim will be to press forward schemes so far as all the conditions will permit.

The work to be done may conveniently be divided under the following heads—

- (i.) Development of existing estates.
- (ii.) Acquisition of new estates.
- (iii.) Clearance of insanitary areas.
- (iv.) Improvement of unhealthy dwellings.

As regards existing estates we may remind the Council that there are three estates acquired under Part III. of the Housing Act of 1890, which are not yet fully developed, two of them being outside the county. The areas of undeveloped land and the approximate number of rooms which it was intended to provide under schemes which have been sanctioned are as follows—

	<i>Acres.</i>	<i>Rooms.</i>
(i.) Old Oak estate, Hammersmith	31·61	2,765
(ii.) Norbury estate, Croydon	10·92	873
(iii.) White Hart-lane estate, Tottenham	64·00	4,774
Total	106·53	8,412

The completion of these estates involves the erection of about 2,000 cottages with accommodation for about 10,000 persons, and arrangements have been made for work to be commenced immediately on the Old Oak and Norbury estates. Tenders for a section of the work will be received at an early date, and progress will be made with the remainder with as little delay as possible.

A scheme for the development of a part of the White Hart-lane estate on the lines of a garden suburb is awaiting the approval of the Local Government Board.

Proposals for the acquisition of additional estates are engaging our most careful attention. The Council has already, on our recommendation, approved of the purchase of the Dover House estate, Roehampton (143 acres) for mixed development, and it is estimated that accommodation for about 6,000 persons in about 1,200 cottages can be provided on the portion to be retained by the Council.

Other large tracts of suitable land are at present the subject of negotiation or investigation. It would be unwise to give any details, but as an indication of our views as to the requirements we may say that with the maturing of plans already under consideration it is probable that from 25,000 to 26,000 cottages could be erected with accommodation for approximately 130,000 persons, making, with the figures already given, a total of approximately 29,000 cottages, with accommodation for, say, 145,000 persons. This estimate does not include rebuilding on cleared insanitary areas to which we refer later.

It is difficult to estimate the time required to carry out a programme of this magnitude, but it may, we hope, be possible to carry it out within a period of about five years, subject to sufficient labour and materials being obtainable and to the absence of any special difficulties with regard to land. We are, however, fully aware that this term is a very short one in comparison with the work to be done in it, and if the scheme is to be carried out within that time or approximately to it, very great exertions on our part and a considerable strengthening of official staff will be necessary.

As regards insanitary areas a scheme for the clearance of the Tabard-street area, Southwark, is in process of execution, and, since the removal of restrictions on capital expenditure, the Council has decided to undertake the clearance of the whole of the Brady-street area, Bethnal-green. The scheme for dealing with this area has already been prepared and is about to be submitted to the Local Government Board for approval.

On the Tabard-street area new dwellings to accommodate 1,960 persons have still to be provided and the Brady-street scheme provides for the rehousing of 1,500 persons. Plans for a part of the former are now before the Local Government Board.

In addition our attention is being specially directed to 22 other areas which in our opinion should be dealt with as far as possible concurrently with the provision of new houses. It is estimated that these areas have a population of about 40,000. As the Council is aware, more or less rehousing accommodation is usually necessary on the cleared sites. The larger areas to which we have referred are such as are usually dealt with by the Council under Part I. of the Housing Act, and the new dwellings required for rehousing will be in addition to the provision which we have suggested should be made under Part III. of the Act. Much time is necessarily involved in the complete execution of clearance schemes, but it will be readily seen that the amount of building under this head will be considerable in the near future.

We should add that there are many small areas or groups of houses which would naturally receive the attention of the metropolitan borough councils as authorities which are empowered to take action under Part II. of the Act of 1890, and the Housing, Town Planning, etc., Act of 1909, as well as under the Public Health (London) Act, 1891, with regard to unhealthy houses and overcrowding.

We put forward no programme with regard to unhealthy houses, in respect of which—as in the case of overcrowding—the existence of alternative accommodation is essential before any effective action can be taken, the main reason being that this is a sphere of activity appertaining primarily to metropolitan borough councils. We think that it should be realised clearly that the Council has here no primary powers, and that any forward movement must therefore rest with the borough councils. But we deem the full use of these powers to be a matter of the greatest importance and we have already held consultations with representatives of the borough councils, at which there has been a valuable exchange of ideas. We are convinced that as soon as a margin of accommodation is available the borough councils should again be approached, particularly those in whose districts we know that unhealthy houses or conditions of overcrowding exist, with a view to the preparation of schemes of co-operative action. One direction in which the Council might offer to co-operate would be in the provision of new accommodation, either within or without the county, to re-house those who had been displaced by the closing or demolition of unhealthy houses, or the stringent administration of any by-laws directed against overcrowding.

The proposals now made must be regarded, as we have already indicated, not as a programme of final and complete reform, but as intended to meet the pressing requirements of the present time. It is not possible to forecast with any certainty what will, some years hence, be the pressure of population upon accommodation in and around London. Nor is it possible to foretell to what extent a few years hence private enterprise by which, with comparatively small exceptions, the whole of London has hitherto been built, will be able to resume its activity. It is also probable that there may be a largely increased growth of public utility societies and housing trusts within the next few years. If also the metropolitan borough councils take the active steps which we anticipate and use their powers under the Housing Acts vigorously, the amount of work necessary for the Council to take under Parts I. and II. may be much diminished. We are therefore of opinion that it will be wise to limit the present programme to a term of five years from the date of the approval of the scheme by the Board, and that the Council should before the end of that period reconsider the whole matter in the light of conditions then existing. In order to proceed by definite stages we have divided the period into two parts, one before and one after 31st March, 1921, a date mentioned in the draft regulations of the Local Government Board. We recommend—

(a) That a scheme be made and submitted to the Council without delay for the provision by the Council of dwellings for the working classes and the improvement of housing conditions in London on the following basis—

(i.) The provision within a period of five years from the date of the approval of the scheme by the Local Government Board of a total of not fewer than 29,000 new dwellings, exclusive of those to be erected upon the cleared sites of insanitary areas, to accommodate a population of approximately 145,000 persons upon condition that the financial assistance of the State shall not be limited to work completed in any part of this period, and provided that the Council shall not lose such assistance if the Council fails to complete within the time limit through circumstances beyond its control, such as labour, materials and difficulties with regard to sites, after showing reasonable diligence in prosecuting the scheme.

(ii.) The provision, if possible, of not fewer than 10,000 of the dwellings referred to in (i.) before 31st March, 1921, to accommodate about 50,000 persons.

(iii.) Immediate steps for securing the clearance of certain of the worst remaining insanitary areas containing a population estimated at 40,000. [Agreed.]

(b) That before the end of the period of five years mentioned in the foregoing scheme the Council do reconsider the position, having regard to the then existing conditions of the supply and demand of houses and to the existing sanitary conditions, and do thereafter decide what further steps should be taken to meet those conditions. [Agreed.]

(c) That the resolution No. 1 (b) of 23rd July, 1918 (p. 759), in regard to the housing policy of the Council during the period of seven years following the conclusion of peace, be rescinded. [Agreed.]

BERNARD HOLLAND,
Chairman.

Motion made—That the report be received.

After debate,

Motion put and agreed to.

Resolved—That the report be received.

(1 a to c.) Recommendations No. 1 (a) to (c) inclusive moved, put and agreed to.

Resolved accordingly.

James Bird

Clerk of the Council.

The County Hall,
S.W. 1.