

The Social Problems Series

EDITED BY

OLIPHANT SMEATON, M.A., F.S.A.

THE HOUSING OF THE WORKING
CLASSES AND OF THE POOR

THE HOUSING OF THE WORKING CLASSES AND OF THE POOR

BY

M. KAUFMAN, M.A.

RECTOR OF INGWORTH AND VICAR OF GALTHORPE, NORFOLK

AUTHOR OF

"CHARLES KINGSLEY, SOCIALIST AND SANITARY REFORMER"

"SOCIALISM AND MODERN THOUGHT"

"SOCIAL DEVELOPMENT UNDER CHRISTIAN INFLUENCE,"

BEING THE DONNELLAN LECTURES DELIVERED

BEFORE THE UNIVERSITY OF DUBLIN, 1899-1900

ETC. ETC. ETC.

LONDON: T. C. & E. C. JACK

16 HENRIETTA STREET, W.C.

AND EDINBURGH

1907

B. KALYANARA SIVAR & CO., BARRACK.

PREFACE

A FEW words by way of preface will suffice to supply a key to the plan adopted in this little volume. Throughout it has been the set purpose of the writer to avoid every appearance of over-statement of the facts, and to keep clear of the hortatory method in bringing home the lessons to be learned therefrom. The facts are startling enough without the addition of realistic colouring, and if the arguments founded on them be sound, and the course of action suggested reasonable, there is no need for special pleading in the monitory style.

In the discussion of the Housing Question there has been a vast expenditure of warmth, and even heat. What is wanted is less emotional fervour and more light, as a directing force. In treating the subject in this spirit the present writer has been much assisted by his predecessors in the same field. Apart from making full use of Blue Books and official reports, he has freely availed himself of the information to be found in the works of Mr. George Haw, Dr. E. Bowmaker, Mr. T. Locke Worthington, the various tracts on the subject published by the Fabian Society, and that most valuable *répertoire* of reliable information, Mr. W. Thompson's *Housing Handbook*.

The *Actes du vii^{me} Congrès international des Habitations à Bon Marché tenu à Liège*, just published, and containing the latest reports and utterances from the best-known authorities on the subject at home and abroad, has also been used. In addition to these may be mentioned M. Lucien Ferrand's latest work on *L'Habitation à Bon Marché* (1906); Eugen Jägers' *Die Wohnungsfrage* and Dr. Ludwig Sinzheimer's *Die Arbeiterwohnungsfrage*; Dr. W. Hanauer's *Die Arbeiterwohnungsfrage* from the Hygienic point of view; and last, but by no means least, Mr. T. C. Horsfall's brochure on *The Improvement of the Dwellings and Surroundings of the People—The Example of Germany*; a Supplement to the "Report of the Manchester and Salford Citizens' Association for the Improvement of the Unwholesome Dwellings and Surroundings of the People" (1904).

The special thanks of the writer are due also to J. Theodore Dodd, Esq., Barrister-at-Law, for putting into his hand a variety of the most useful publications on the subject; also to Dr. Alfred H. Carter, of Birmingham, for placing at his disposal Reports and other publications throwing light on the progress of Housing Reform in that town, and in Manchester and Salford. He also is indebted to Mr. Henry R. Aldridge, the Secretary of the National Housing Reform Council; Mr. Hecht, the Secretary of the Land Reform Association; the Secretaries of the National Union of Women Workers of Great Britain and Ireland and the Garden City Association; to Miss Churton, of the Rural Housing and Sanitation Association, for similar help; also to Mr. R. M. Gwynn, Fellow of Trinity

PREFACE

vii

College, Dublin, for materials referring to the Housing Question and Housing Reform in Ireland.

But for the ready help of these and others taking an interest in the Housing Movement, who in the most generous manner put materials and useful information at the author's disposal, the volume now before the reader could not be what he ventures to think it really is, *i.e.* a small all-round book on the subject, for the use of those who wish to study the subject with profit to themselves, and, it may be hoped, with the further purpose of facing one of the most important questions of the day, with a view to better the position of those for whom healthy and happy homes are urgently needed.

CONTENTS

CHAP.	PAGE
PREFACE	v
INTRODUCTION	1
I. PAST EFFORTS AND PRESENT NEEDS	9
II. FACING THE FACTS	22
III. THE LAW'S DEMAND AND THE LAW'S DELAY	33
IV. BY ORDER OF THE LOCAL AUTHORITIES	41
V. LANDLORDS AND SLUMLORDS	50
VI. DESERTED VILLAGES	59
VII. COTTAGES CHEAP NOT NASTY	68
VIII. INDIVIDUAL AND COLLECTIVE EFFORT	81
IX. HELPS AND HINDRANCES	93
X. WHAT REMAINS TO BE DONE	104
XI. THE HOUSING PROBLEM IN GERMANY	116
XII. THE HOUSING QUESTION IN FRANCE AND BELGIUM	128
CONCLUSION	138