

# THE LONDON Tenant's Sanitary Catechism.

THE attention of householders and lodgers is directed to the powers given to local authorities and to the Local Government Board by the Acts mentioned below. Occupiers finding that their houses are not in the sanitary condition prescribed by those Acts, should fill in the answers to the questions printed below in the spaces provided for them and should then send this paper, either signed by themselves OR NOT, to the Sanitary Inspector for the district, who will be obliged when he receives it to enquire into the matter.

Any person employed in an insanitary workshop may use this form to describe it, and in such cases the form should be sent either to the Sanitary Inspector of the district or to the Factory Inspector, Home Office, Whitehall, S.W., who will cause enquiry to be made.

QUESTIONS.	ANSWERS.
1. Name of borough and ward or parish.	
2. Name of street and number of house.	
3. Name of occupier or occupiers.	
4. Name and address of the reputed owner.	
5. Has the house a water closet for the sole use of its inmates ?	
6. If not, how many (a) persons, (b) houses use the same closet ?	
7. If a water closet, is it properly flushed with water from a cistern separated from that used for drinking water ?	
8. Is any of the rooms fitted with a proper sink ? Is the sink in sound condition and trapped ?	
9. Is there a properly constructed dustbin or sanitary pail for the sole use of the inmates ? Is it regularly emptied ?	
10. Is the water supply abundant ? Is it constant or intermittent ? Are the cisterns regularly cleaned and in an accessible place for inspection ?	

## QUESTIONS.

## ANSWERS.

11. Are the taps conveniently placed? If a tenement house, is there one on each floor?

12. If the house is a tenement house, is there (a) suitable cooking accommodation for each family, (b) a suitable pantry or other storage accommodation for food on each floor?

[N.B.—(a) can only be demanded if the house was built or first used as a tenement house after August, 1908, and (b) if it was built or first used as a tenement house after August, 1909. London County Council (General Powers) Acts, 1908 and 1909.]

13. Are the ceilings, walls, and floors throughout in a proper state of repair?

14. Is the roof sound and watertight?

15. Are there bugs or other vermin in any part of the house?

16. Is any part of the house damp?

17. Is the back yard properly drained and paved?

18. If underground rooms are used for sleeping in, (a) what height are they from floor to ceiling, (b) what distance are they below the surface of the street, and (c) how are they lighted, ventilated and drained?

19. How many rooms are there in the house?

20. Is the house or are any of the rooms so overcrowded as to be dangerous or injurious to the health of the inmates?

21. Is *any* part of the house in such a condition as to be a nuisance or to be dangerous or injurious to the health of its inmates?

22. What is the space, back and front, between the house and the nearest buildings?

23. Has the house through ventilation, or is it a back to back house?

24. Are there any works near which cause bad smells or noises at night? Are there any factory chimneys which persistently pour smoke upon the dwelling?

**QUESTIONS.****ANSWERS.**

25. What weekly rent do you pay ?  
 26. Was the house in proper condition when you became the tenant ?

Signature .....

Address .....

Date .....

**NOTES.**

The following notes will be found useful.

**PUBLIC HEALTH (LONDON) ACT, 1891.**

Section 2 defines nuisances which may be dealt with summarily. These include "premises in such a state as to be a nuisance or injurious or dangerous to health ;" pools, ditches, gutters, watercourses, cisterns, water closets, privies, urinals, cesspools, drains, dungpits, or ashpits so foul as to be a nuisance or injurious, etc. ; any accumulation or deposit similarly a nuisance or injurious, etc.; and "any house or part of a house so overcrowded as to be injurious or dangerous to the health of the inmates, whether or not members of the same family." Overcrowding is defined in the Model Byelaws as being more than one adult to three hundred cubic feet of air space, two children being equal to one adult.

Section 3 directs the local authority on ascertaining the existence of any nuisance to take immediate steps to mitigate it, and the procedure under this Act has since been simplified by the Housing and Town Planning, etc., Act, 1909. See below.

Section 7 permits the closing for a given period, to be decided on in each case, of any house for persistent overcrowding, *i.e.*, two convictions within three months.

Section 16 directs the local authority to make byelaws to prevent nuisances arising (1) from offensive matter flowing from any manufactory, slaughter yard, etc.; (2) from keeping animals in unsuitable places ; (3) from the yards of dwelling houses or open spaces connected therewith not being properly paved.

Sections 21 and 23 deal with bad smells, noises at night, and black smoke coming from factories and works. Where such nuisances can be proved, they must be abated, but it must be noted that the persistent pouring of black smoke is difficult to prove.

Section 30 requires the local authority to make provision for the due and regular removal of house refuse, and in default a fine not exceeding twenty pounds may be imposed. No one employed in this work may accept fees or gratuities from the occupier of any house or his servant.

Section 37 deals with the provision of ashpits and water closets, etc. Each house newly built or rebuilt must be provided with a proper and sufficient water closet, and in any house already built, the local authority may require such provision to be made. But where a water closet before the passing of this Act had been used by the occupants of two or more houses, it may, if the local authority thinks it sufficient, continue to be so used, and the local authority need not require a water closet to be provided for each house.

**(N.B. But all local authorities should so require.)**

Sections 39 and 50 require local authorities to make byelaws as to the proper supply of water for water closets and for securing cleanliness and freedom from pollution of cisterns, tanks, etc., used for storing of water used or likely to be used for drinking or domestic purposes or for manufacturing drink.

Section 94 requires local authorities to make and enforce such byelaws as are requisite for dealing with houses let in lodgings or occupied by members of more than one family (1) for registering and inspecting them ; (2) for fixing the number of per-

sons who may occupy them and the separation of the sexes; (3) for enforcing drainage and promoting cleanliness and ventilation; (4) for cleansing and lime-washing at stated times; and (5) for taking precautions in case of infectious disease.

This does not apply to common lodging houses, which are dealt with in separate Acts.

#### THE HOUSING OF THE WORKING CLASSES ACT, 1890.

Section 31 provides that if four or more householders in or near a street make written complaint of any house or houses in that street, the Medical Officer of Health shall inspect and report to the local authority the condition of the property in question.

Section 38 gives power to the local authority to order the removal of any building which though not in itself unfit for human habitation causes an obstruction to other buildings by stopping ventilation, impeding light or preventing necessary improvements to such other buildings from being carried out.

#### LONDON COUNTY COUNCIL (GENERAL POWERS) ACT, 1907.

Section 78 requires that a supply of water shall be provided on each storey of a tenement house unless it can be shown that such a supply is not reasonably necessary.

#### THE HOUSING AND TOWN PLANNING, ETC., ACT, 1909.

Under the provisions of this Act, sections 14, 15, 16, 17, and 18, extended powers are given to the local authorities for keeping houses in repair and closing or demolishing insanitary dwellings. The duty of making from time to time a house to house inspection is laid upon the local authority. The local authority having served an order upon any landlord for necessary repairs, may in the event of their not being carried out within the time specified, do the work itself and recover the cost from the landlord. Further the landlord of a house in London rented at £40 a year or under is bound to make it "in all respects reasonably fit for human habitation" before letting it and afterwards to keep it so, and damages may be recovered against him if he neglects to do so and the tenant suffers thereby. The local authority also may put it into proper condition and charge the landlord with the cost. The procedure with regard to closing orders and orders for demolition has been altered so that the local authority may now make such orders instead of a magistrate, and the owner can appeal against them only to the Local Government Board. Further, the local authority may pay to any occupier of property against which a closing order is made a reasonable sum for the cost of removal, and this sum may be recovered by the local authority from the owner.

By section 10 provision is made whereby if the local authority refuse to take steps to deal with any insanitary property, any four inhabitant householders in the district may appeal to the Local Government Board, who may order a public enquiry to be held and as a result of such enquiry may make an order directing the local authority to take the necessary steps.

Section 17 (7) provides that an underground room used as a sleeping place shall be deemed unfit for human habitation if it is more than three feet below the surface of the street and not on the average seven feet from floor to ceiling, and if further it does not comply with the regulations made by the local authority for proper ventilation, drainage, etc. The local authority must make such regulations when required to do so by the Local Government Board, or in default the Local Government Board will make them. Such regulations must be made by the local authority with the consent of the Local Government Board when required by the Local Government Board to do so. If the local authority does not make the regulations or if the Local Government Board does not approve them, the Local Government Board may make them itself, and they will have the same force as though made by the local authority. Underground rooms not complying with these regulations are not necessarily closed for other purposes than use as sleeping places.

Section 43 prohibits the building at any time after the passing of this Act of back to back houses.

Any Act of Parliament may be obtained for a few pence from P. S. King & Son, Great Smith Street, Westminster, S.W.

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