

4

A TREATISE  
 ON  
**D W E L L I N G S**  
 FOR  
**THE LABOURING CLASSES,**

SUGGESTED BY THE PLANS FOR MODEL LODGING HOUSES

DESIGNED AND CONDUCTED BY

Captain Rudston Read.

LATE PRINCE CONSORT.

*3. Foster St. - Warwick - 1/2*

CAPTAIN E. RUDSTON READ,

FORMERLY 9th (QUEEN'S ROYAL) LANCERS.

LONDON:

PRINTED AT THE STEAM PRESS, 23, LISLE ST., LEICESTER SQUARE

1868.

[ENTERED AT STATIONERS' HALL.]

4

A TREATISE  
ON  
**D W E L L I N G S**  
FOR  
THE LABOURING CLASSES,  
SUGGESTED BY THE PLANS FOR MODEL LODGING HOUSES  
ORIGINALLY PROJECTED BY  
HIS ROYAL HIGHNESS THE LATE PRINCE CONSORT.

BY  
CAPTAIN E. RUDSTON READ,  
FORMERLY 9th (QUEEN'S ROYAL) LANCERS.

---

LONDON:  
PRINTED AT THE STEAM PRESS, 23, LISLE ST., LEICESTER SQUARE

1868.

[ENTERED AT STATIONERS' HALL.]

Houses of the Oireachtas

A TREATISE  
ON  
**D W E L L I N G S**  
FOR  
THE LABOURING CLASSES,

SUGGESTED BY THE PLANS FOR MODEL LODGING HOUSES  
ORIGINALLY PROJECTED BY

HIS ROYAL HIGHNESS THE LATE PRINCE CONSORT.

BY  
CAPTAIN E. RUDSTON READ,

FORMERLY 9th (QUEEN'S ROYAL) LANCERS.

---

LONDON :

PRINTED AT THE STEAM PRESS, 23, LISLE ST., LEICESTER SQUARE

1868.

[ENTERED AT STATIONERS' HALL.]

Houses of the Oireachtas

A TREATISE  
ON  
DWELLINGS FOR THE LABOURING CLASSES.

---

So much has been said and written of late on the necessity of providing "*Dwellings for the Labouring Classes*" of the Metropolis, that little further can or need be said upon the subject; and any argument in support of its claims to attention must be quite unnecessary.

The question, therefore, resolves itself into a consideration of the principles upon which a grand comprehensive plan—applicable not merely to the Metropolis but to the whole country—should and must be founded in order to be successful; but though involving mere matter of dry detail, it is not the less interesting, shewing, as it does, what a reformation may be effected by a measure of the magnitude now contemplated, and which, from its importance must necessarily be made a Government measure to command the success it deserves.

It is due to the memory of His Royal Highness, the late Prince Consort, to attribute to him the origin of "*Model*

*Lodging Houses,*” and several Philanthropists, dealing as largely with the subject as can possibly be accomplished by any individual exertion, and conferring very great benefits on the industrial poor, have followed in his steps; but before any general effect can be produced by such comparatively feeble means, many generations must pass away, whereas, should the initiative be taken by the Government, the existing evils so loudly calling for amendment may, as far as the Metropolis is concerned, be completely eradicated in the course of a very few years.

The following synopsis will clearly show that for the same amount of rent which the most miserable hovels now command, not only can respectable Lodging accommodation be supplied, but the tenants provided for in temporary sickness;—provided for when decrepid and worn out—provide schools for educating their children, and having them cared for,—and still leave an important balance at the disposal of the Chancellor of the Exchequer.

The investigation of the subject has cost the Author much time and mental labour, and the result of his studies and calculations demonstrate that his system *must* prove successful; and he confidently hopes that it will be entertained and adopted by the State.

The avidity, with which the boon, already placed within their reach, by the Philanthropists alluded to above, has been accepted by the people, can leave no doubt that

under the proposed extended system they would gladly avail themselves of the benefits it confers, and that in a very short space of time a great moral and physical revolution would be accomplished.

The fundamental features of this extended system are few and simple, while they admit of almost any expansion.

#### THEY CONSIST AS FOLLOWS:

1st. In providing Lodging accommodation for the Labouring and Industrial Classes on economical, yet self-supporting principles, and at rents commensurate with their earnings.

2nd. In the contraction of Pauperism within the narrowest limits, and in the proportionate reduction of the Poor's Rate, as the natural consequence.

3rd. In providing a fund for support in temporary sickness.

4th. In providing a Superannuation Fund for maintenance in old age.

5th. In providing Schools for the education of the children.

6th. In providing a fund applicable to National purposes in the reduction of Taxation.



7th. In conveying the fee-simple of the property to Government, as a security against deferred claims for temporary or permanent maintenance (clauses 3 and 4).

8th and lastly. In classifying the gross revenue under the several heads of "*Maintaining Rents*," and "*Surplus Rents*," (Appendix B.) and in appropriating them respectively to the purposes, and in the manner shewn in the Appendices C. and D.

The foregoing features are more particularly and fully explained in Appendices A., B., C., and D., as follows:—

#### **APPENDIX A.**

Shews the cost, including purchase of Land, of a square of unostentatious buildings of solid and fireproof construction, with spacious rooms calculated to lodge two hundred and eighty families, in addition to the establishment of sixty-four Shops for the retail of food and other necessaries, as shewn on the basement plan.

#### **APPENDIX B.**

Shews the distribution of the gross Revenue under the several heads of "*Maintaining Rents*" and "*Surplus Rents*."

#### **APPENDIX C.**

Shews the amount of the charges to be brought against "*Maintaining Rents*."

**APPENDIX D.**

Shews the accumulation which would accrue to a tenant at the expiration of any number of years from 1 to 35, from the surplus rents, whatever they may be fixed at, the minimum limit being sixpence, and the maximum three shillings.

**GENERALITIES.**

1. By way of encouraging frugality, all applicants for Lodging accommodation shall be entitled to the same benefits as are conferred on actual tenants, under clauses 3, 4, and 5, on payment of the entrance fee required from all tenants, together with the amount of "Surplus Rent" which they may elect to qualify under. They shall come into possession of their rooms according to priority of application. The fund arising from the entrance fees shall form the nucleus of an Indemnity Fund against defaulting tenants and empty tenements.

2. By reference to the Architect's ground plan it will be seen, that arrangements have been made for utilizing the basement for Shops, and provision is also made for schools and playgrounds for the children, which, it is intended, shall be supported out of "Surplus Rents" (see clause 5), and by the bye-laws of the institution it will be compulsory on the parents to send their children to them and submit to all the regulations.

3. In preparing the Appendices A., B., C., and D., all the calculations have been made so as to render the adaptation of the system to the requirements of the Metropolis only; but it is conceived that, when thoroughly established, and the great advantages which must necessarily ensue, are practically shewn, that the inhabitants of every town throughout England and Wales will gladly avail themselves of the sound and permanent benefits which these institutions will confer upon their labouring classes.

4. The foregoing details must be considered only as explanatory of the principles of the system, the working detail of which, though not overlooked, it is considered premature and unnecessary to dwell upon at this stage; it being sufficient to state that while a parental care is exercised throughout the system, the grand principle of self-reliance is maintained and inculcated.

APPENDIX A.

Estimate of the cost of erecting a Square of Dwelling Houses (including purchase of Land) to accommodate Two Hundred and Eighty Families; with provision for Sixty-four Double Shops in the Basement.

Dr.	£ s. d.	Gr.
To Capital Account ... ..	39,536 11 0	
		By Erection of a Building containing 280 Tenements of two rooms each, at an estimated cost of £91 each ... ..
		25,480 0 0
		„ Erection of 64 Double Shops, at an estimated cost of £91 each ... ..
		5,824 0 0
		„ Purchase of 10,000 superficial yards of Land, at 4d. per yard rental, and 20 years purchase ... ..
		3,333 6 8
		„ Interest at 3 per cent. per annum, for one year, on £18,985 6s. 8d., being one half the cost of Buildings and the whole cost of Land ... ..
		569 11 0
		„ Contingencies at 12½ per cent., on £34,637 6s. 8d., the total cost of Land and Building ... ..
		4,329 13 4
	<u>£39,536 11 0</u>	<u>£39,536 11 0</u>

APPENDIX B.

Shews the amount of the Gross Revenue and its distribution under the respective heads of "*Maintaining Rents*" and "*Surplus Rents.*"

Dr.	£ s. d.	Cr.
To Gross Rental on 280 Tenements, at 6s. per week, or £15 12s. per annum ...	4,368 0 0	By Charges against " <i>Maintaining Rents,</i> " as per Appendix C., viz.:—
„ Ditto, ditto, on 64 Shops, at 9s. per week, or £23 8s. per annum ...	1,497 12 0	Interest or Sinking Fund 1,581 9 4
„ Rent of Ground for School Buildings, 2,809 superficial yards, at 4d. per yard per annum ...	46 16 4	Rates and Taxes ... 1,182 9 8
		Repairs ... 147 16 5
		Administration ... 295 12 10
		Fire Insurance ... 19 11 3
		3,226 19 6
		„ Balance being " <i>Surplus Rents,</i> " applicable for the purposes of School, Sick, & Superannuation Funds and in reduction of Taxation, (see clauses 3, 4, 5, & 6, under the head of General Features) ...
		2,685 8 10
	£5,912 8 4	£5,912 8 4

### APPENDIX C.

Shews the amount of charges to be brought against "Maintaining Rents."

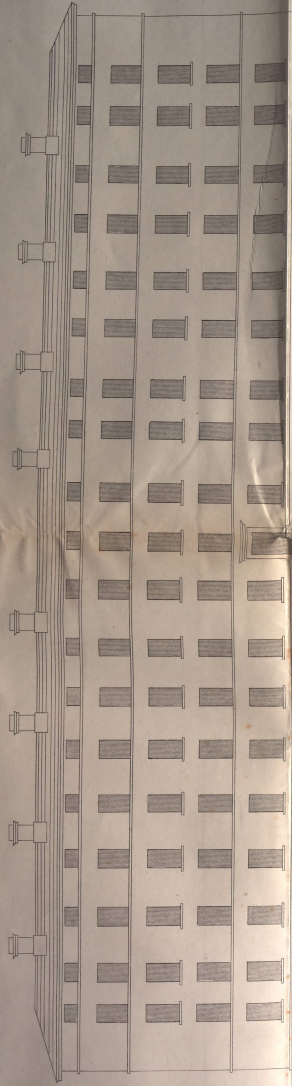
	£	s.	d.
By Interest and Sinking Fund, at 4 per cent. per annum (extending over 36 years) on £39,536 11s. 3d. (Appendix A.) ... ..	1,581	9	4
„ Rates and Taxes, including Water ... ..	1,182	9	8
„ Repairs, &c., estimated at 2½ per cent. on Gross Revenue ...	147	16	5
„ Administration, estimated at 5 per cent. on Gross Revenue	295	12	10
„ Fire Insurance at the rate of 2s. 6d. per cent. on one half the total cost of building, £15,652... ..	19	11	3
	£3,226 19 6		

### APPENDIX D.

Shewing the accumulation (in addition to Dwelling House Accommodation) which will accrue to any Tenant at the expiration of any number of Years from one to thirty-five, by payment of the stated weekly rentals.

Number of Years.	Weekly Rent 3s.	Weekly Rent 3s. 6d.			Weekly Rent 4s.			Weekly Rent 4s. 6d.			Weekly Rent 5s.			Weekly Rent 5s. 6d.			Weekly Rent 6s.			Weekly Rent 3s.	Number of Years.
		£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.		
1st Year		1	6	0	2	12	0	3	18	0	5	4	0	6	10	0	7	16	0		1st Year
2nd "		2	12	9½	5	5	6½	7	18	3¾	10	11	1	13	3	10½	15	16	7½		2nd "
3rd "		4	0	4½	8	0	8½	12	1	0¾	16	1	5	20	1	9½	24	2	1½		3rd "
4th "		5	8	9½	10	17	6½	16	6	3¾	21	15	1	27	3	10½	32	12	7½		4th "
5th "		6	18	0½	13	6	1	20	14	1½	27	12	2	34	10	2½	41	8	3		5th "
6th "		8	8	2	16	16	4	25	4	6	33	12	8	42	0	10	50	9	0		6th "
7th "		9	19	2¾	19	18	5½	29	17	8½	39	16	11	49	16	1¾	59	15	4½		7th "
8th "		11	11	2¼	23	2	4½	34	13	6¾	46	4	9	57	15	11½	69	7	1½		8th "
9th "		13	4	1¼	26	8	2½	39	12	3¾	52	16	5	66	0	6¼	79	4	7½		9th "
10th "		14	18	7¾	29	17	3½	44	15	11½	59	14	7	74	13	2¾	89	11	10½		10th "
11th "		16	13	0	33	6	0	49	19	0	66	12	0	83	5	0	99	18	0		11th "
12th "		18	9	0	36	18	0	55	7	0	73	16	0	92	5	0	110	14	0		12th "
13th "		20	6	0¾	40	12	1½	60	18	2¼	81	4	3	101	10	3¾	121	16	4½		13th "
14th "		22	4	3	44	8	6	66	12	9	88	17	0	111	1	3	133	5	6		14th "
15th "		24	3	7	48	7	2	72	10	9	96	14	4	120	17	11	145	1	6		15th "
16th "		26	4	1	52	8	2	78	12	3	104	16	4	131	0	5	157	4	6		16th "
17th "		28	5	9¾	56	11	7½	84	17	5¼	113	3	3	141	9	0¾	169	14	10½		17th "
18th "		30	8	9¼	60	17	6¾	91	6	3¾	121	15	1	152	3	10¼	182	12	7½		18th "
19th "		32	13	4¾	65	6	9½	98	0	2¼	130	13	7	163	6	11¾	196	0	4½		19th "
20th "		34	18	7½	69	17	3	104	15	10½	139	14	6	174	13	1½	209	11	9		20th "
21st "		37	5	7	74	11	2	111	16	9	149	2	4	186	7	11	223	13	6		21st "
22nd "		39	13	11½	79	7	11	119	1	10½	158	15	10	198	9	9½	238	3	9		22nd "
23rd "		42	3	9¼	84	7	6½	126	11	3¾	168	15	1	210	18	10¼	253	2	7½		23rd "
24th "		44	15	1	89	10	2	134	5	3	179	0	4	223	5	5	268	10	6		24th "
25th "		47	7	11¼	94	15	10½	142	3	9¾	189	11	9	236	19	8¼	284	7	7½		25th "
26th "		50	2	4½	100	4	9	150	7	1½	200	9	6	250	11	10½	300	14	3		26th "
27th "		52	18	5½	105	16	11	158	15	4½	211	13	10	264	12	3½	317	10	9		27th "
28th "		55	16	2½	111	12	5	167	8	7½	223	4	10	279	1	0½	334	17	3		28th "
29th "		58	15	8¼	117	11	4½	176	7	0¾	235	2	9	293	18	5¼	352	14	1½		29th "
30th "		61	16	11½	123	13	11	185	10	10¾	247	7	10	309	4	9½	371	1	9		30th "
31st "		65	0	1	130	0	2	195	0	3	260	0	4	325	0	5	390	0	6		31st "
32nd "		68	5	1	136	10	2	204	15	3	273	0	4	341	5	5	409	10	6		32nd "
33rd "		71	12	0¼	143	4	0½	214	16	0¾	286	8	1	358	0	1¼	429	12	1½		33rd "
34th "		75	1	0	150	2	0	225	3	0	300	4	0	375	5	0	450	6	0		34th "
35th "		78	12	0	157	4	0	235	16	0	314	8	0	393	0	0	471	12	0		35th "

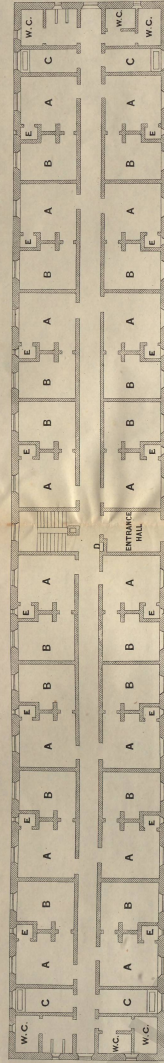
N.B.—To the above will have to be added periodically the profit accruing on the principle of Mutual Insurance.



Designed by H.A. Darbishire.

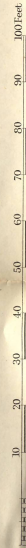
ELEVATION.

Drawn by J. Mitchell.

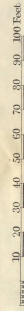
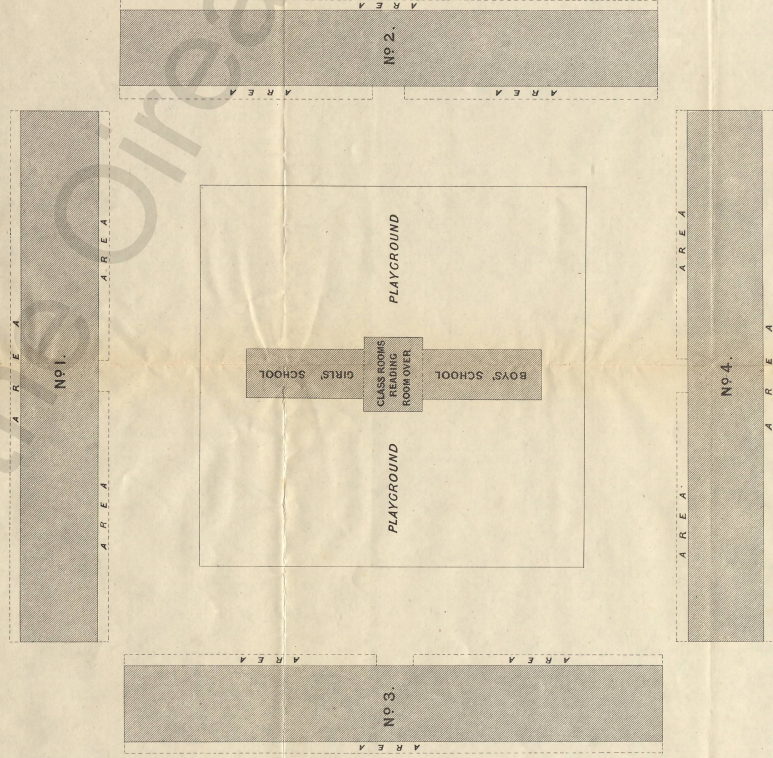


A. LIVING ROOM 12.0x15.0  
 B. BED ROOM 12.0x10.0  
 C. SCULLERY 12.0x10.0  
 D. LIFT, E. PANTRY  
 L. LAUNDRIES & WAREHOUSES  
 & BATHS IN ATTIC.

PLAN.



Drawn by J. Mitchell.



Drawn by J. Mitchell.